

Our ref: CCG

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN15 5LF

22nd October 2025

Dear Sir or Madam,

**Conditions Discharge Pursuant to Planning Reference WA/63/25/PL
Demolition of existing dilapidated structure and erection of a commercial building with associated permeable hardstanding**

I attach detail regarding the following conditions relevant to the approved application WA/63/25/PL.

Condition 3 – External Materials

No development involving external materials above block level shall take place unless and until a detailed colour schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character in accordance with Arun Local Plan policy D DM1.

Condition 5 – Biodiversity Enhancement Layout

Prior to any development above block level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Biodiversity Net Gain Assessment (AEWC - June 2025) and Preliminary Ecological Appraisal (AEWC - March 2025) shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.



Condition 8 – Statutory Biodiversity Gain Plan Condition

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority, and
2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

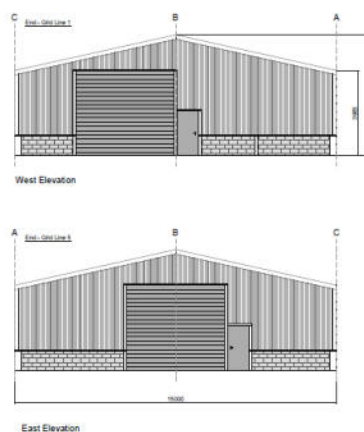
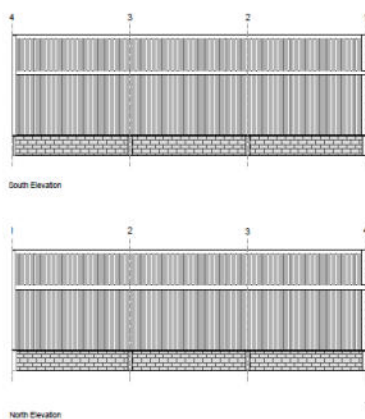
For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Evidence to Enable Discharge of Condition

Condition 3

The building will be clad externally on the sides and roof with insulated Kingspan anthracite grey (Ral 7016) which will match the existing materials used on the agricultural barn located on site. At the base of the building will be concrete block walling. A sample of which can be found below:



Wall and Roof Cladding



Condition 5 & 8

The biodiversity net gain plan attached to this application identifies the locations of the proposed BNG enhancements on site, which include the planting of 15 small native trees in the northern area and a 10 metre strip of new native hedgerow in the south-western corner of the site.



I trust the attached information is suitable to enable the discharge of the conditions noted above. Should you require any further information please do not hesitate to contact me.

Yours sincerely

Charlotte Catton-Giltinane Assoc RTPI
Senior Planner – Planning & Development

Enc: BNG Enhancement Plan