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Arun District Council, Civic Centre, Maltravers Rd
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From: [REDACTED]

Sent: 25 November 2025 16:10

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: Re: al/26/25/pl

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Conditions agreed

Kind Regards,

Stephen Jupp

Stephen Jupp MRTPI
Chartered Town Planner

PO Box 839
Chichester

West Sussex
PO19 9XQ

On 25 Nov 2025, at 16:01, Amber Willard <Amber.Willard@arun.gov.uk> wrote:

Dear Mr Jupp

AL/26/25/PL - Nyton Stables

I have received confirmation that the s106 has been completed so I am just finalising the report and conditions. Some of the conditions are pre commencement and require agreement. Please let me know if you agree to the below conditions.

1. No development shall commence until such time as a scheme to dispose of foul water for that phase has been submitted to, and approved in writing by, the local planning authority in consultation with Portsmouth Water. The scheme shall be implemented in accordance with the timetable agreed as part of the approved scheme.

The scheme shall also include:

- details of how the scheme shall be maintained and managed after completion.
- details of the sewage pipe work layout and specifications.

Reason - This is in order to manage the quantity of foul sewage and protect water resources. In accordance with Arun Local Plan W DM3 and position G8 of Groundwater Protection: Principles and Practice, the applicant must use the highest specification pipework and designs to minimise leakage. This is required to be pre commencement to ensure this is in place prior to construction.

2. 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>

3. 1. Prior to the commencement of development but after the approval of the Biodiversity Net Gain Plan a 30-year Habitat Management and Monitoring Plan (HMMP) for the provision of a minimum 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be based upon Natural England's Habitat Management and Monitoring Plan Template and shall include the HMMP Companion Document and a list of what will form part of the Habitat Management and Monitoring Reports submitted for Part B) of this condition.
2. From the date of last occupation, or the date that the BNG creation and enhancement works have been completed, whichever is the earliest, a BNG Habitat Management and Monitoring Report must be submitted to and approved in writing by the Local Planning Authority by years 1,2,3,4,5,10,15,20,25,30.

The development shall proceed on the basis of all approved documents and timings as approved under A) and B) for the duration of the HMMP.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and Arun Local Plan policies ENV SP1 and ENV DM5. This must be a pre-commencement condition because it relates to the creation and retention of biodiversity net gain in accordance with schedule 7A to the Town and Country Planning Act 1990.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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