

James Wells Architects
Sussex House
12 Crane Street
Chichester
PO19 1LJ

Date: 19th June 2026

Please ask for: Hebe Smith
Tel: 01903 737626

Your Ref:

Our Ref: BE/39/26/DOC

Dear Mr Newton,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under BE/10/25/S73 relating to condition 8-
Biodiversity Net Gain Plan.
Walnut Tree Cottage Shripney Lane Bersted PO22 9NR

Notification regarding the above application:

Condition Number 8

Prior to occupation of the dwelling details of Biodiversity Net Gain shall be submitted to and approved by the Local Planning Authority. The details so approved shall be implemented no later than 6 months following the occupation of the dwelling and permanently retained thereafter.

Reason: In accordance with policy ENV DM5 of the Arun Local Plan and the National Planning Policy Framework.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The proposed biodiversity net gain measures have been assessed and found to be acceptable. The condition is discharged on the basis that the measures shown on the following documents are implemented no later than 6 months following the occupation of the dwelling and permanently retained thereafter.

The approved documents are:

- Biodiversity Enhancement Statement (June 2026)
- Site Block Plan (Ecology) Dwg. 104

It is understood the Insect house has been placed on the ground. Our Ecologist identifies that this is preferable to attaching to a tree as it would be less prone to being predated by earwigs if at ground level in a sunny area facing south.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, consisting of stylized initials 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning