

Metis Homes Ltd
The Old Barn
Vicarage Farm Business Park
Fair Oak
Hampshire
SO50 7HD

Date: 25th March 2026

Please ask for: Amber Willard
Tel: 01903 737942

Your Ref:

Our Ref: BN/10/26/DOC

Dear Mr Adams,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition under BN/38/24/PL relating to conditions 5- gain plan, 7 - fire hydrant , 16 - cycle parking, 19 - further surveys, 20 - green roof, 21 - bat friendly lighting, 22 - bat boxes , 23 - bird boxes & 24 - bee bricks. (See Application BN/12/26/DOC for conditions 8 & 9 - drainage).

Land East Of The Croft Surgery Barnham Road Eastergate PO20 3RP

Notification regarding the above application:

Condition Number 5

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>

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of

the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Reason: In the interests of demonstrating and maintaining Biodiversity Net Gain measures in accordance with Arun Local Plan policy ENV DM5 and the NPPF.

Decision:

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

The submitted Biodiversity Net Gain (BNG) Plan dated 30/01/26 provides the necessary level of detail concerning statutory BNG. The condition is fully discharged insofar as the submission of details relates and on the understanding that the approved details are implemented in full.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC', followed by a small dot.

Neil Crowther
Group Head of Planning