

Henry Adams LLP
Rowan House
Baffins Lane
Chichester
PO19 1UA

Date: 7th October 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: K/23/26/DOC

Dear Mrs Appleton,

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 K/46/23/PL relating to conditions 5-air quality assessment, 7-scheme to deal with risks of contamination, 18-Biodiversity Net Gain Design Stage Report and 21-Reptile Mitigation Strategy.

Land north-east of Kingston Lane Kingston Lane Kingston

Notification regarding the above application:

Condition Number 18

Prior to commencement of development a Biodiversity Net Gain Design Stage Report, in line with Table 2 of CIEEM Biodiversity Net Gain report and audit templates (July 2021), shall be submitted to and approved in writing by the Local Planning Authority which provides a minimum of 10% measurable biodiversity net gain, using the DEFRA Biodiversity Metric 4.0 or any successor. The content of the Biodiversity Net Gain report should include the following:

- Baseline data collection and assessment of current conditions on site;
- A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
- Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;
- Details of the implementation measures and management of proposals;
- Details of any off-site provision to be secured by a planning obligation;
- Details of the monitoring and auditing measures.

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and policies ENV SP1 and ENV DM5 of the Arun Local Plan.

Decision:

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

The submitted Biodiversity Net Gain Design Stage Report (Version 1, 04/09/26) by South Downs Ecology clearly demonstrates a gain above 10% in biodiversity for both habitats and hedges, and provides the necessary level of detail concerning 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