

Hampshire Homes Ltd
Unit 8 Chatmohr Estate
Crawley Hill
Nr Romsey
SO51 6AP

Date: 18th May 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: LU/43/26/DOC

Dear Mr Healy,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition following LU/246/24/PL relating to conditions 14-risk associated with contamination, 15-program for archaeological works and 17-Biodiversity Net Gain Plan.

Land at Toddington Lane Littlehampton BN17 7PN

Notification regarding the above application:

Condition Number 17

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).

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Condition 17 of LU/246/24/PL is hereby refused.

The Council's Ecologist advised a number of inaccuracies in the information provided, including:

- Missing answers in the Gain Plan for questions 4.3 to 4.5, 4.7 to 4.12, 4.17 to 4.18, 7.1 to 7.6, and 8.1 + 8.4.
- No post-development habitat plan has been provided.
- As a result of not achieving the required 10% on-site BNG, a revised metric showing onsite or offsite provision of units is required; and
- Proof of purchase of the off-site credits.

Despite a request for further information being made on two occasions to the agent, no further details have been provided. The proposal has failed to evidence the statutory BNG of 10% (either on-site or off) as such this application is being refused until such time the applicant can provide the required details.

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 flourish and a period.

Neil Crowther
Group Head of Planning