

Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

28th August 2026
Reference: **PP-15191028**

Dear Sir/Madam,

Site: Land West Of Yapton Lane, Walberton

Re: Discharge of Condition on outline application granted at appeal APP/C3810/W/22/3309365 for Condition 4, 8, 12, 13, 16, 24 and 35.

This application is on behalf of Doswell Projects Limited for the discharge of Conditions 4, 8, 12, 13, 16, 24 and 35 of the outline planning permission granted at appeal under the reference APP/C3810/W/22/3309365 for an Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)).

Please find below a list of the conditions and relevant documents regarding each of these conditions.

Condition 4 states:

At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority before any development in that phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter

Relevant documents:

- 'As Designed' SAP Calculations (ref: 17.08.26 Renewable Planning Condition – Yapton Lane v3)

Condition 8 states:

No development shall commence until an acoustic assessment has been undertaken to determine the impact of noise from commercial related noise sources (including DM Chainsaws) on the proposed dwellings. The results of the assessment and details of a scheme of mitigation measures necessary to ensure an appropriate level of aural amenity within habitable rooms and amenity in garden areas shall be submitted and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Relevant documents:

- Noise Impact Assessment (ref: AS11980.260706.NIA.2.1)

Condition 12 states:

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the local planning authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Relevant documents:

- Noise Impact Assessment (ref: AS11980.260706.NIA.2.1)

Condition 13 states:

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the external noise levels within the curtilage of residential units will conform to the 'Design criteria for external noise' upper guideline value of 55dB LAeq,T as specified within section 7.7.3.2 of BS 8233:2014 shall be prepared.

Guidance on sound insulation and noise reduction for proposed development shall be submitted to and approved in writing by the local planning authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Relevant documents:

- Noise Impact Assessment (ref: AS11980.260706.NIA.2.1)

Condition 16 states:

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 3.1 or any successor. The content of the Biodiversity Net Gain Design Stage Report should include the following:

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

As part of this submission, it is acknowledged that there is a shortfall of 0.38 units required to achieve the 10% Biodiversity Net Gain requirement. These units will therefore need to be purchased from an external provider. Discussions have already taken place with external providers regarding the purchase of the required units, and further details can be provided upon request.

Relevant documents:

- Biodiversity Net Gain Assessment (ref: Yapton Lane BNG Final Rev A)

Condition 24 states:

Prior to the commencement of development, a scheme for incidental extraction of the safeguarded mineral resources underlying the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to:

- *an assessment of the extent, volume and practicability for incidental extraction, which shall be based on detailed ground investigations; and*
- *the methodology for which any identified incidental mineral extraction would be carried out, which shall include a detailed programme/phasing of extraction, and details of the proposed destination/use of the mineral*

Relevant documents:

- Mineral Resource Assessment (ref: Mineral Resource Assessment DP250)

Condition 35 states:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

Relevant documents:

- WSI (ref: 20s116evWSI)

A Non-Material Amendment application will shortly be submitted and should be read in conjunction with this Discharge of Conditions application.

I trust that the submitted information is sufficient for the discharge of the conditions listed, however if you require any further information then please do not hesitate to contact me.

Yours sincerely,

[Redacted Signature]

Lucy Robinson

Planner

Henry Adams LLP