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Berwick House, Homechurch
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IP6 8RF

Date: 10th March 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: WA/8/26/DOC

Dear Mr Short,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under WA/108/24/PL relating to conditions 9- Habitat
Management and Monitoring Plan and 11- Biodiversity Gain Plan.
Stoneybrook Farm Eastergate Lane Walberton BN18 0BA

Notification regarding the above application:

Condition Number 9

1. Prior to the commencement of development but after the approval of the Biodiversity Net Gain Plan a 30-year Habitat Management and Monitoring Plan (HMMP) for the provision of a minimum 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be based upon Natural England's Habitat Management and Monitoring Plan Template and shall include the HMMP Companion Document and a list of what will form part of the Habitat Management and Monitoring Reports submitted for Part 2. of this condition.

2. From the date of last occupation, or the date that the BNG creation and enhancement works have been completed, whichever is the earliest, a BNG Habitat Management and Monitoring Report must be submitted to and approved in writing by the Local Planning Authority by years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

The development shall proceed on the basis of all approved documents and timings as approved under 1. and 2. for the duration of the HMMP.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and Arun Local Plan policies ENV SP1 and ENV DM5. This must be a pre-commencement condition because it relates to the creation and retention of biodiversity net gain in accordance with schedule 7A to the Town and Country Planning Act 1990.

Decision:

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

The submitted Habitat Management & Monitoring Plan dated 24/02/26 (Version 02) provides for the necessary level of detail concerning management and monitoring of the BNG proposals. Part 1 of the condition is discharged insofar as the submission of details relates and on the understanding that the approved management and monitoring regime is implemented in full.

Part 2 of the condition requires further applications by years 2, 3, 4, 5, 10, 15, 20, 25 and 30. Only after the 30-year approval will the condition be discharged 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