

Artisan PPS Ltd
Berwick House, Homechurch
Upper Street, Baylham
Ipswich
Suffolk
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 11

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 **APPROVE details reserved by this condition**

The submitted Biodiversity Net Gain (BNG) Plan dated 18/01/26 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 period.

Neil Crowther
Group Head of Planning