



Artisan
Planning & Development Consultants

Discharge Of Conditions 9, (HMMP) and 11, (BNG Plan) of Planning Permission WA/108/24/PL

Land at Stoney Brook Farm,
Eastergate Lane, Walberton
BN18 OBA

Planning Statement

Prepared for New City Joinery Ltd.

February 2026

Artisan Ref: A4641(b)

Date	Version	Author	Checked by
01/02/2026	0.1 Internal draft	LS	MJS
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Appendix 1 copy Decision Notice WA/108/24

1. Background & Planning Submission Checklist

Background

- 1.1 Planning Permission WA/108/24/PL was granted on the 19 November 2025 for the "Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and Landscaping". (Copy decision Notice appears as Appendix 1 to this Statement.

Planning Submission Checklist

- 1.2 This application is for the discharge of conditions 9 and 11 of the permission which relate to the provision of a Habitat Management and Monitoring Plan (HMMP) and to a Biodiversity Gain Plan.
- 1.3 It should be noted that a S106 Agreement has been completed to secure the HMMP.

Planning Submission Checklist

- 1.4 This application comprises the following:

General

Application form
Application fee of £298

Technical Reports

Planning Statement by Artisan February 2026

by Dwight Ecology (for condition 9)

- HMMP

by Dwight Ecology (December 2024) for Condition 11

- BNG Baseline Map Commercial Building
- BNG Proposed Map Commercial Building
- Stoney Brook Farm Commercial Building BNG Plan (Report)
- Stoney Brook Farm Statutory Biodiversity Metric Calculation
- Biodiversity Gain Plan Form (Feb 2026)

2. Condition no.9 HMMP.

- 2.1 Condition 9 of the Planning Permission (extracted and copied below), requires the provision of a Habitat Management and Monitoring Plan (HMMP).

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 HMMPT 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.

- 2.2 An HMMP produced by Charlie Dwight Ecology is submitted in discharge of this condition.

3. Condition No. 11 Biodiversity Net Gain Plan

- 3.1 Condition 11 of the Planning Permission (extracted and copied below), requires the provision of a BNG Plan:-

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).

- 3.2 A BNG Plan in the form of the following document list has been provided by Dwight Ecology in discharge of this condition.

- a) BNG Baseline Map Commercial Building
- b) BNG Proposed Map Commercial Building
- c) Stoney Brook Farm Commercial Building BNG Plan (Report)
- d) Stoney Brook Farm Statutory Biodiversity Metric Calculation
- e) Biodiversity Gain Plan Form Checklist (Feb 2026)

END

Appendix 1

Copy Decision Notice WA/108/24/PL