

John Hall Consulting Ltd
113 Limmer Lane
Felpham
PO22 7LR

Dear Mr Hall,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of matters reserved by condition

Development: Approval of details reserved by condition imposed under WA/65/24/PL relating to conditions 6-Environmental Management Plan and 7-lighting plan, 11-Archaeological works, 13-vehicular access, 14-safeguarding mineral resources, 16-BNG plan-30 year monitoring plan, 17-Construction Environmental Management Plan and 19-statutory Biodiversity Net Gain Plan (please see WA/89/25/DOC for discharge of conditions 2-surface water drainage, 3-additional surface water run-off and 5-surface water drainage survey).

Location: Lower Farm Yapton Lane Walberton BN18 0AS

Thank you for your recent application which I received on 16th October 2025. It is being validated by Mrs D Johnson who will be able to assist you should you have any questions.

I regret that I am unable to accept your documents as a valid application until the following item(s) have been received or resolved :-

Please provide the BNG Metric as an excel file.

Please provide a fully completed Biodiversity Net Gain Plan using the Government's Template available at <https://www.gov.uk/government/publications/biodiversity-gain-plan>

Please provide a condition assessment (Section 4.15 on the Gain Plan Template).

Please provide a pre-development Habitat Survey Report and Map (on site baseline) (section 4.16 on Gain Plan Template).

Please provide a post-development Habitat Map or Landscape Plan (on site) Section 4.17 on Gain Plan Template).

More information can be found at <https://www.arun.gov.uk/making-a-planning-application>.

Please provide a lighting plan (condition 7).

For further detailed information on validation requirements please go to our website and refer to the requirements list for this type of application: <https://www.arun.gov.uk/making-a-planning-application>
If you are unable to access the website, please contact this office so a copy can be sent to you.

If providing additional documents or information, please email it to: planning.responses@arun.gov.uk with a covering email clearly explaining what is being provided. Do not resubmit it via the planning portal as we receive all the original information plus any amended information and it is not clear what has changed. Please provide the above by **30th October 2025** or your application will be closed as incomplete and where a fee has been paid, I will retain £40.00 (or the entire fee, if less than £40.00) to cover the cost of administering the return. If you have difficulty meeting this deadline please contact the above officer to agree an extension to this time scale. Once the application has been closed, you will need to submit a fresh application if you still want to proceed.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>