

John Hall Consulting Ltd
113 Limmer Lane
Felpham
PO22 7LR

Date: 2nd December 2025

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: WA/90/25/DOC

Dear Mr Hall,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under WA/65/24/PL relating to conditions 6-Environmental Management Plan, 11-Archaeological works, 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-additonal surface water run-off and 5-surface water drainage survey).

Lower Farm Yapton Lane Walberton BN18 0AS

Notification regarding the above application:

Condition Number 17

No development shall take place, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP (Biodiversity) shall include the following.

1. Risk assessment of construction activities potentially damaging to biodiversity.
2. Identification of "biodiversity protection zones".
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological impacts during construction (may be provided as a set of method statements).
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. Use of protective fences, exclusion barriers and warning signs.
9. Containment, control, and removal of any invasive non-native species present on site.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction

period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species), and Arun Local Plan policy ENV DM5. This is required to be a pre-commencement condition as otherwise there would be a risk of harm to protected species and their habitat.

Decision:

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

The submission comprising of the "Construction Environmental Management Plan (CEMP)" (October 25) by The Ecology provides an acceptable scheme and satisfies the requirements of the condition. The condition is fully discharged insofar as the submission of details relates and on the understanding that the plan will be in force throughout the construction process.

The development must be implemented in accordance with this information.

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 flourish and a period.

Neil Crowther
Group Head of Planning