

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 19

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>

Decision:

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

The submitted Biodiversity Net Gain (BNG) Plan dated 30/10/25 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 flourish and a period.

Neil Crowther
Group Head of Planning