

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 16

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 HMMP Companion Document and a list of what will form part of the Habitat Management and Monitoring Reports submitted for Part B) 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.

The development shall proceed on the basis of all approved documents and timings as approved under A) and B) 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.

Decision:

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

The submitted Habitat Management & Monitoring Plan dated October 25 provides for the necessary level of detail concerning management and monitoring of the BNG proposals. Part 1 of the condition is discharged insofar as the submission of details relates and on the understanding that the approved management and monitoring regime is implemented in full.

Part 2 of the condition requires further applications by years 2, 5, 10, 15, 20, 25 and 29. Only after the 29-year approval will the condition be discharged 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 small dot.

Neil Crowther
Group Head of Planning