Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Mrs Debbie Holcombe
Bersted Parish Council
Community Centre
Chalcraft Lane
Bognor Regis
PO21 5TU

Date: 1st September 2025

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: BE/102/25/DOC

Dear Mrs Holcombe,

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 reference BE/103/24/PL relating to condition number 4 - CEMP (Biodiversity) and condition number 7 - Biodiversity Gain Plan.
Bersted Brooks Nature Reserve off Rowan Way Bognor Regis

Notification regarding the above application:

Condition Number 7

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).

Decision:

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

The submitted Biodiversity Net Gain (BNG) Plan dated 12/08/25 and the contents of the "Combined

Biodiversity Impact Calculation & River Condition Assessment" (ref P6364, 25/02/25) provide 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



Neil Crowther
Group Head of Planning