Arun District Council
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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 4

No development shall take place, 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 could 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" (Rev 01, 04 June 2025) by The Ecology Co-op 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.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning