

Mrs Karen Barnes
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Date: 18th November 2025

Please ask for: Emma Sheppard

Tel:

Your Ref:

Our Ref: BE/91/25/DOC

Dear Mrs Barnes,

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/150/22/OUT relating to
condition number 18 - Biodiversity Enhancement Strategy.
Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Notification regarding the above application:

Condition Number 18

Prior to the commencement of development above slab level a Biodiversity Enhancement Strategy for protected and priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) Detailed designs or produce descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

Decision:

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

The Biodiversity Enhancement Strategy prepared by Tetra Tech, ref 784-B071527 (October 2025) provides suitable details of mitigation and enhancement. In consultation with the Councils Ecologist, this condition is fully discharged insofar as the submission of details relates and on the understanding that the ecological enhancement measures will be carried out in accordance with the approved details.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning