

From: A Khail [REDACTED]
Sent: 27 August 2026 22:08
To: Elaine Walby
Cc: Planning.Responses
Subject: Re: Request for further information BR/144/26/PL
Attachments: Scanned Document 12.pdf; response to requisition.pdf; Requisition.pdf; 13 NORMANTON AVENUE(TWO Storey).pdf; 13 NORMANTON AVENUE(TWO Storey) 2.pdf; t_ocella8i_email_BR_144_26_PL202608191323449058.pdf

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Dear Ms Walby,

Re: BR/144/26/PL

13 Normanton Avenue, Bognor Regis, PO21 2TU

Further to your validation letter regarding the above application, please find attached the additional/revised information requested.

1. Revised Block Plan – Drawing 110

The architect has revised the block plan to address the points raised in your letter. The 1:500 scale bar has been corrected and the distances between the proposed development and the site boundaries have now been annotated on the drawing.

2. Pagham Harbour Section 106 Unilateral Undertaking

Please find attached the amended Unilateral Undertaking, which now refers to the current planning application **BR/144/26/PL**.

The property is currently undergoing compulsory first registration with HM Land Registry. The application is in the name of **Tescon Development Limited** and HM Land Registry has allocated **Title Number WSX460774**.

I have therefore amended the undertaking to accurately reflect the current registration position.

I also attach the available HM Land Registry correspondence confirming the first-registration application and allocated title number. Further confirmation from my solicitor can be provided if required.

3. Red-edge plan

Please find attached the relevant plan showing the application site edged red.

4. £600 Legal Checking Fee

The requested **£600 legal checking fee** for the Pagham Harbour agreement has now been paid to Arun District Council under planning application reference **BR/144/26/PL**. I attach the payment confirmation/receipt for your records.

I trust the above addresses the outstanding validation requirements. I would be grateful if you could confirm receipt and advise whether the application can now be validated, or whether Legal Services requires any further documentation regarding the pending first registration.

Kind regards,

Abdul Khail
Tescon Development Limited

12:20 



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To: Abdul Khail >



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On 19 Aug 2026, at 13:27, Elaine Walby <Elaine.Walby@arun.gov.uk> wrote:

Good afternoon

Apologies, yes you are correct. The 6th August was when the rules changed and you definitely do not need to provide the biodiversity information.

I have amended the letter, please find attached.

Kind regards

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904

E: elaine.walby@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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<https://www1.arun.gov.uk/planning-application-finder>



From: A Khail [REDACTED]
Sent: 18 August 2026 12:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Request for further information BR/144/26/PL

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BR/144/26/PL – Request to Reconsider Biodiversity Net Gain Validation Requirement

Dear Ms Walby,

Re: BR/144/26/PL – 13 Normanton Avenue, Bognor Regis, PO21 2TU

Thank you for your letter dated 18 August 2026 regarding the outstanding validation requirements for the above application.

I would be grateful if the Council could reconsider the requirement for the Biodiversity Net Gain Metric and associated BNG information in light of the changes to the statutory BNG exemptions which came into effect on **6 August 2026**.

The current Government guidance states that, from 6 August 2026, mandatory Biodiversity Net Gain does not apply to planning applications for developments where the site area within the red-line boundary is **0.2 hectares or below**, subject to the exception where onsite priority habitat is negatively impacted.

This application was submitted and received by the Council on **6 August 2026**.

The site is substantially below the 0.2-hectare threshold. The Small Sites Metric prepared for the site records approximately **450 m² (0.045 hectares)** of area habitat/site coverage assessed within the metric.

The site comprises an established residential property with developed/sealed surfaces, modified domestic grassland and individual trees. The proposals retain the mature TPO oak, and the information prepared for the application does not identify any irreplaceable habitat as being affected.

In these circumstances, I would be grateful if you could confirm whether **BR/144/26/PL qualifies for the 0.2-hectare BNG exemption** applicable to applications made from 6 August 2026 and, consequently, whether the BNG Metric and associated BNG validation information can be removed from the outstanding validation requirements.

If the Council considers that the exemption does not apply, I would appreciate it if you could explain the basis for that conclusion, including whether the Council considers that any onsite priority habitat would be negatively impacted by the proposed development.

I would be grateful if this could be considered before I incur any further costs or undertake additional work in relation to the BNG requirement.

Kind regards,

Abdul Khail
Tescon Development Limited

Sent from my iPhone

On 18 Aug 2026, at 11:51, planning.responses@arun.gov.uk wrote:

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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