



Arun District Council
 Maltravers Road
 Littlehampton
 West Sussex BN17 5LF
 Tel: 01903 737756
www.arun.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	51
Suffix	
Property Name	
Address Line 1	High Street
Address Line 2	
Address Line 3	West Sussex
Town/city	Bognor Regis
Postcode	PO21 1RX

Description of site location must be completed if postcode is not known:

Easting (x)	493545	Northing (y)	98977
Description			

Applicant Details

Name/Company

Title

Mr

First name

Shozlul

Surname

Amin

Company Name

Armaan Consultancy

Address

Address line 1

1 Bramshott Road

Address line 2

Portsmouth

Address line 3

Town/City

Southsea

County

Country

GB

Postcode

PO4 8AN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Planning Permission BR/38/23/PL relates to the redevelopment of 51 High Street, Bognor Regis, comprising the demolition of part of the existing rear building and the construction of a new mixed-use development incorporating a ground floor commercial storage unit with two self-contained residential flats above, together with all associated external works and ancillary development.

This application does not seek to amend the approved development but is submitted solely as an Application for Approval of Details Reserved by Condition to discharge Condition 8 relating to biodiversity enhancement measures.

Reference number

 51 High Street, Bognor Regis

Date of decision (date must be pre-application submission)

15/09/2026

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 8 – prior to development above dampproof course, details of the improvements to secure biodiversity net gain were required to be submitted and approved. Following a review of the planning history it appears that an application has not been submitted or approved by the Local Planning Authority.  an application to discharge the condition is required. The application should be submitted via the planning portal: www.planningportal.co.uk . Guidance on the validation requirements and the relevant fee can be found on the Council website: [Apply for planning permission | Arun District Council](#) .

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This application seeks approval of the biodiversity enhancement details required by Condition 8 of Planning Permission BR/38/23/PL. The submission comprises a Biodiversity Enhancement Statement prepared by Armaan Consultancy, setting out the proposed biodiversity enhancement strategy for the completed development.

The proposed measures include the installation of one Swift Nesting Box, one Bat Box, one Green&Blue Bee Block (Small), one Insect Hotel and native flowering planting within the rear courtyard.

The submission also includes annotated elevation drawings, an annotated site plan identifying the proposed locations of all biodiversity enhancement features, manufacturer's product specifications and datasheets, a long-term maintenance and management strategy, site photographs, and supporting consultation correspondence.

Collectively, the submitted information demonstrates how the proposed biodiversity enhancements satisfy the requirements of Condition 8 and facilitate its formal discharge by Arun District Council.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☐ The applicant

☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

51High Street Bognor Condition8

Date (must be pre-application submission)

28/07/2026

Details of the pre-application advice received

From: Nicola Moore Nicola.Moore@arun.gov.uk

Sent: Tuesday, July 28, 2026 11:55 am

To: [REDACTED]@com

Subject: FW: [REDACTED] - 51 High Street, Bognor Regis – Condition 8 Clarification

Dear Armaan

Further to my email yesterday, I have now had the opportunity to discuss your email dated 20 July with our Ecology officer.

The enhancements you are considering in paragraph 2, appear to be acceptable. Ideally, swift box nesting should be located on a North or East facing elevation, and the bat box on a South or West facing elevation.

With regards to level of information, this again appears to be acceptable. As previously explained, you will be required to submit an Application for Approval of Details Reserved by Condition. This should include all the information you have suggested in paragraph 3. It would be helpful if you could provide specific product details for the bat box and swift nesting box. Once the information you are proposing has been submitted, it will be formally reviewed by our Ecology officer, who will provide comments to the Planning officer allocated the application.

I note your comments regarding timescales and would be grateful if you could ensure the application is submitted and validated by no later than 18 September. If you anticipate any delays to meeting this deadline, please advise accordingly.

Kind regards

Nicky

Nicky Moore
Compliance Officer, Planning

Ext: 01903 737944
E: nicola.moore@arun.gov.uk

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Shozlul Amin

Date

15/09/2026