

Mr Shozlul Amin
1 Bramshott Road
Portsmouth
Southsea
PO4 8AN

Dear Mr Amin,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of matters reserved by condition

Development: 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. ENF/196/26 - 51 High Street, Bognor Regis Conditions(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. In view of this, a breach of condition has occurred. To regularise the breach, 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](http://www.arun.gov.uk/planning).

Location: 51 High Street Bognor Regis PO21 1RX

Thank you for your application submitted via the internet on 15th September 2026. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number **BR/166/26/DOC**.

Once your application has been checked we will contact you again.

This letter does not confirm validity of the application/documentation submitted.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>