

hmo designers

DISCHARGE OF CONDITIONS 3 & 4

(BR/162/25/PL)

FOR A

CHANGE OF USE FROM C1 (BED AND BREAKFAST)

TO A 9 BEDROOM, 9 OCCUPANT HMO (SUI GENERIS)

AT

90 ALDWICK ROAD, BOGNOR REGIS, PO21 2PD

HMO Designers

Gatcombe House, Copnor Road, Portsmouth, PO3 5EJ



Date: January 2026 Ref: HD00259 Issue: 01

INTRODUCTION

1. This document has been prepared by HMO Designers to accompany an application to Arun District Council for the discharge of conditions relating to BR/162/25/PL for the change of use from C1 (Bed and Breakfast) to a 9 bedroom, 9 occupant HMO (Sui Generis) at 90 Aldwick Road, Bognor Regis, PO21 2PD.

2. This document addresses the following conditions:

Condition 3: *No part of the development hereby approved shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.*

Condition 4: *No part of the development hereby approved shall be first occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the ecological enhancement measures such as bird/bat boxes and soft landscaping features such as turfing and planters, has been submitted to and approved in writing by the Local Planning Authority.*

3. This document provides the finalised details, specifications, and proposed locations of all enhancement measures to satisfy these conditions.

CONDITION 3 - CYCLE STORAGE

To provide secure and covered cycle parking for the 9 occupants, a 10 Bike Eco Shelter with integrated cycle rack will be installed within the site. The shelter provides covered storage with capacity for 10 bicycles, exceeding the minimum requirement: 9 being for occupants and 1 extra for visitors. The shelter will be installed with the rack option but without side panels, providing weather protection while maintaining natural surveillance.

10 Bike Eco Shelter

Specification	Details
Product	UrbanFab 10 Bike Eco Shelter with Rack (USP/ES10/5HR)
Material	Mild steel frame (50mm x 25mm RHS), fully galvanised to BS EN ISO 1461:1999. Polycarbonate roof panels (clear PET).
Finish	Galvanised steel frame with clear polycarbonate roof
Configuration	Shelter with 5 bike stands (shared base bar and locking bar), no side panels
Dimensions	3500mm (W) x 2040mm (D) x 2100mm (H)
Frame	50mm x 25mm Rectangular Hollow Section (RHS)
Capacity	10 bicycles (2 per stand)
Stand Spacing	Integrated with shelter frame
Fixing	Bolted mounting system for hard surfaces
Certification	Galvanised to BS EN ISO 1461:1999
Supplier	www.urbanfab.com

Installation Requirements

- Install shelter on level hardstanding surface adjacent to building entrance.
- Bolt fix shelter frame to hardstanding using appropriate fixings.
- Cycle parking shall be retained in perpetuity for occupant use.



3 D Lee Moor Business Park
Rennington, Alnwick
NE66 3RL

Tel 01665577022
Fax 01665577901

ECO CYCLE SHELTER RANGE

Product Name: Eco Cycle Shelter and Rack

Product Code: USP/ES10/5HR

Size: 3500 mm Long x 2040 mm Wide x 2100 mm High

Description: 10 Cycle Capacity Shelter Fully Hot Dip

Galvanised



Product information: The Cycle Shelters are made with a mild steel frame and are Plate Mounted Bolt down. The Eco Cycle Shelter is very easy to assemble and is delivered flat pack. The shelter is lightweight yet robust and being galvanised will give maximum protection from rust for many years. This is a full-size shelter and will take up to 10 adult cycles. The assembly is very straight forward. The shelters are available in Galvanised finish



Product Code USP/ES10/5HR

Condition 4 - Biodiversity Enhancement Layout

Intro:
The plan below shows the approved site layout with the proposed locations of all biodiversity enhancement measures to satisfy Condition 4 of planning permission BR/162/25/PL. The enhancements have been positioned to maximise ecological benefit whilst ensuring practical installation and long-term maintenance. Bird boxes are located on the north-facing rear elevation to avoid direct sunlight, the bat box is positioned on the east elevation away from artificial lighting, and soft landscaping features are distributed throughout the site to support pollinating insects.

Key:

- 1. Bird Boxes (x2)
- 2. Bat Box (x1)
- 3. Amenity Lawn (40m²)
- 4. Climbing Plants
- 5. Mix of native pollinator-friendly plants
- 6. Sheffield Cycle Rack (9 bikes) + 1 visitor



1. Bird Boxes (x2)

Two WoodStone bird boxes to be mounted on the rear elevation at 2.5m height, north-facing, spaced minimum 3m apart.



2. Bat Box (x1)

Wooden bat box to be mounted on the front elevation (Aldwick Road) below the eaves at 4-5m height.



3. Lawn Turf(40m²)

The rear amenity space (approximately 40m²) shall be laid with standard lawn turf, providing a well-maintained grass area. This provides a functional amenity space for residents whilst being easy to maintain.

4. Climbing Plants

Native climbing plants will be installed on the east elevation to soften the building and provide foraging opportunities for pollinating insects.

5. Native Planters

Planters containing a mix of native pollinator-friendly plants will be positioned at intervals along the boundary wall to provide foraging opportunities for bees and butterflies throughout

6. Sheffield Cycle Rack (9 bikes)

Galvanised steel cycle rack with 5 hoops to be installed on hardstanding within the rear amenity area.

CONDITION 4 - BIODIVERSITY ENHANCEMENT LAYOUT

The following biodiversity enhancements will be implemented to provide ecological benefits. These measures are proportionate to the development and provide habitat for birds, bats, and pollinating insects.

1. Bird Boxes (Quantity: 2)



National Trust WoodStone 32mm Nest Box

Specification	Details
Product	National Trust WoodStone 32mm Nest Box
Material	WoodStone (concrete and wood fibre composite)
Colour	Green
Entrance Hole	32mm diameter
Weight	Approx. 4kg
Lifespan	25+ years
Target Species	Blue tits, coal tits, great tits, house sparrows
Supplier	www.birdfood.co.uk

Installation - Bird Boxes

- Mount at 2.5m height on north-facing rear elevation.
- Space boxes at least 3m apart to prevent territorial conflict.
- Ensure clear flight path; angle slightly downwards to prevent rain entry.

2. Bat Box (Quantity: 1)



Coucy Wooden Bat Box

Specification	Details
Product	Coucy Wooden Bat Box
Material	FSC Certified Timber
Colour	Black
Chambers	Multi-chamber design
Location	Front elevation (Aldwick Road), below eaves
Target Species	Pipistrelle and other common UK bat species
Supplier	www.birdfood.co.uk

Installation - Bat Box

- Mount at minimum 4m height below eaves on front elevation (Aldwick Road).
- Ensure unobstructed flight path to entrance.

3. Amenity Lawn (Rear Amenity Area)

The rear amenity space (approximately 40m²) shall be laid with standard lawn turf, providing a well-maintained grass area. This provides a functional amenity space for residents whilst being easy to maintain.



Standard Lawn Turf

Specification	Details
Product	Standard Lawn Turf
Composition	Hard-wearing grass mix
Species Count	Standard grass varieties
Coverage	Approximately 40m ² (rear amenity area)
Appearance	Green lawn
Biodiversity	Provides amenity green space
Maintenance	Mow regularly as required
Supplier	Local turf supplier

Installation - Lawn

- Prepare soil by removing weeds and debris; lightly rake to level.
- Lay turf in staggered rows, ensuring edges butt tightly together.
- Water thoroughly after laying and keep moist for first 2-4 weeks.
- Avoid heavy use for first 4-6 weeks to allow establishment.

4. Soft Landscaping - Climbing Plants

Native climbing plants will be installed on the east elevation to soften the building and provide foraging opportunities for pollinating insects.



Native Climbing Plant

Specification	Details
Plant	Native climbing plant (e.g. Honeysuckle, Clematis, or similar)
Type	Native UK climbing plant
Flowers	Seasonal flowering
Benefits	Attracts pollinators and wildlife
Location	East elevation (Nyewood Lane side)
Support	Trellis or wires as required
Supplier	Local garden centre or www.rootsplants.co.uk

5. Soft Landscaping - Planters

Planters containing a mix of native pollinator-friendly plants will be positioned at intervals along the boundary wall to provide foraging opportunities for bees and butterflies throughout the growing season.



Native Pollinator-Friendly Plants

Specification	Details
Plants	Mix of native pollinator-friendly species
Type	Native UK perennial herbs and wildflowers
Flowers	Seasonal flowering
Benefits	Native species supporting local pollinators; low maintenance
Location	Planters spaced along boundary wall
Supplier	Local garden centre or native plant supplier

SUMMARY OF ENHANCEMENT MEASURES

Item	Qty	Location	Height
Eco Cycle Shelter	1 (10 bikes)	Adjacent to building	N/A
Bird Box (WoodStone 32mm)	2	Rear elevation (north)	2.5m
Bat Box (Coucy Wooden)	1	Front elevation (Aldwick Road)	4-5m
Lawn Turf	40m ²	Rear amenity area	N/A
Native climber	1-2	East elevation	N/A
Native wildflower planters	Multiple	Along boundary wall	N/A

IMPLEMENTATION AND MAINTENANCE

All enhancement measures shall be implemented prior to first occupation and retained thereafter.

- Bird boxes: Inspect and clean annually (September-February). Replace if damaged.
- Bat box: Visual inspection only. Internal checks by licensed bat worker only.
- Lawn: Mow regularly as required. Water during establishment.
- Climbing plants: Trim annually outside bird nesting season (March-August).
- Planters: Water during dry periods. Replace plants if they do not survive.
- Cycle rack: Inspect annually for damage. Repair or replace as necessary.

Prepared by HMO Designers | January 2026