
FW: Planning Decision on BR/5/25/PL

From Saskia Lower [REDACTED] >
To Paul Gallall [REDACTED] >; Joseph Chan [REDACTED] >

To discuss

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI

[REDACTED]

Planning Appeals are changing in April 2026. [Read our latest insights](#) to find out what's changing and how to prepare.



Shaping places.
Unlocking potential.

Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN

From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 01 April 2026 15:33
To: Saskia Lowe [REDACTED] >
Subject: Re: Planning Decision on BR/5/25/PL

Hi Saskia,

Thank you for your email - I hope you are well also.

I have spoken to our Ecologist regarding your query, and he has provided the following feedback:

'The ecology statement did specify that ecological features could be secured by condition.

Suggested improvements could include, for instance, bird boxes, bat boxes, insect hotels and hibernacula features such as wood piles all of which can be secured by an appropriately worded condition.

The statement did not specify the number of nest and bat boxes. I based that recommendation on the size of the building. It appeared from its size that it could accommodate 3 of each bat and bird boxes. These do not have to be integral and could be located on the east and west elevations.

The insect hotels and hibernaculum can be located in the grounds.

I am willing to accept two of each external swift and bat boxes.'

On this basis, we would be able to accept a scheme which would address his above requirements in order to discharge the condition.

I hope this is an acceptable alternative to the previous requirement.

Kind regards

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856

E: hannah.kersley@arun.gov.uk

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

To register to receive notification of planning applications in your area please go to [Planning application finder \(arun.gov.uk\)](http://arun.gov.uk/planning-application-finder)



From: Saskia Lowe [REDACTED]
Sent: Friday, March 27, 2026 10:01
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Sam Syke [REDACTED]
Subject: Planning Decision on BR/5/25/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Hannah,

I hope you're well.

We are currently reviewing the requirements to discharge the Biodiversity Enhancement Layout condition attached to the proposals at St Julianas. The condition states that, prior to first occupation, a Biodiversity

Enhancement Layout should be submitted for approval, including the finalised details and locations of the enhancement measures outlined within the Ecology Statement (ECE, 16/01/2025).

The condition also specifies the installation of the following:

- 3 Swift bricks
- 3 Bat boxes / tubes
- 2 Insect hotels
- 1 Hibernaculum

Having reviewed the Ecology Statement, we note that these specific measures were not explicitly detailed within the submitted document. In addition, given that the site relates to an existing building, incorporating some of these elements (such as swift bricks) may not be feasible.

On this basis, we wanted to seek your advice on whether full compliance with all of the listed measures is required, or whether a proportionate approach could be taken, delivering a selection of suitable enhancements instead.

We would welcome your thoughts on how best to proceed.

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI



Planning Appeals are changing in April 2026. [Read our latest insights](#) to find out what's changing and how to prepare.

Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
