
FW: BR/5/26/PL BNG revisions

From Harry Chalk <Harry.Chalk@arun.gov.uk>

Date Tue 07/04/2026 09:36

To Planning.Responses <Planning.Responses@arun.gov.uk>

 4 attachments (3 MB)

35 Glamis Street_SSM_5349_map_v3.pdf; 35 Glamis Street_SSM_5349_v3.xlsm; 35 Glamis Street_SSM_5349_report_v3.pdf; Sub Plan Action Sheet (2).docx;

[REDACTED]

Harry Chalk, MSc
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Nigel Crawle [REDACTED]

Sent: 24 March 2026 07:40

To: Harry Chalk <Harry.Chalk@arun.gov.uk>

Subject: Re: BR/5/26/PL BNG revisions

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Hi Harry

Sorry I attached the wrong files yesterday - here are the updated ones.

Best regards

Nigel.

On 23 Mar 2026, at 16:53, Nigel Crawle [REDACTED] wrote:

Dear Harry

BNG revisions

I have reviewed the BNG metric and removed the 3 trees from calculation which were included before, and reviewed if any additional measures could be included.

I have now included some of the sedum roof areas which were not listed before.

The metric however now produces a net figure which is below the 10% required so we would need to consider off site provision to make up shortfall if granted approval.

How does this work with ArunDC ?

Is it something which needs to be confirmed before commencement on site or before determination ?

I have attached updated BNG reports.

We are happy to include the other suggested ecological features.

Best regards

Nigel.

On 20 Mar 2026, at 15:57, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Dear Mr Crawley,

Please see the below comments received from our Ecologist. It appears the current BNG details are incorrect, and the Metric will need amending.

Can you confirm when revised details to address the concerns can be provided?

Many thanks,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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From: Jonathan Best <Jonathan.Best@arun.gov.uk>

Sent: 20 March 2026 15:24

To: Planning.Response <Planning.Responses@arun.gov.uk>

Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>

Subject: BR/5/26/PL

35 Glamis Street Bognor Regis PO21 1DJ.

I have reviewed this application with regards to ecology and Biodiversity Net Gain.

Recommendation: I recommend holding this application until further details are provided on the SSM BNG metric post development values.

No ecological assessment of the site has been undertaken. This is acceptable due to the limited habitat and low ecological value present.

BNG

A small sites metric has been submitted.

The provision of tree planting is welcomed but cannot count towards the post biodiversity unit value as it is located within private gardens.

The small sites metric user guide states.

The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record created private gardens as either:

- 'urban – vegetated garden'; or*
- 'urban - unvegetated garden'*

You should not:

- record the creation of any other new habitats within private gardens*
- record enhancement of any habitat within private gardens*

Therefore, the gains recorded cannot be counted and consequently the gains are incorrectly calculated in this metric. A revised metric is required to show the post development BNG value. Offsite BNG may be required.

The Gain Plan is not required until after the application has been determined.

Ecological features are advised for the townhouse. A integral swift brick and a integral bat tube are advised.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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