

From: Elaine Walby on behalf of Planning.Responses
Sent: 20 March 2026 16:15
To: Planning Scanning
Subject: FW: BR/5/26/PL

PL- Consultation- Ecology response

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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 20 March 2026 15:24
To: Planning.Responses <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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