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Arun District Council, Civic Centre, Maltravers Rd
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 10 July 2026 14:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BR/82/26/PL

63 Annandale Avenue Bognor Regis PO21 2ET.

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 BNG and bat roosts.

The PEA habitat plans show Modified Grassland, Sparsely vegetated urban land and non-native hedge present on the site.

The proposed plans suggest these habitats would be impacted by the development. The habitat present is over 5m sq. If more than 5m Sq. is being impacted statutory BNG would apply to this application. Clarification on this is required prior to determination.

The PEA by Green Acorn Ecology dated April 2026 recommends further emergence surveys for bats in section 6.5.

*Buildings B1 and B3 are considered to have **moderate** suitability for roosting bats therefore a minimum of two dusk emergence surveys per building should be undertaken between May and September inclusive to determine the presence or likely absence of roosting bats. Building B2 is considered to have **low** suitability for roosting bats therefore a minimum of one dusk emergence survey is required. The surveys should be completed using standard survey methods, including static observation of the building by suitably qualified surveyors, bat detectors and, where appropriate, night vision or infrared equipment.*

No bat emergence surveys have been provided. An emergence survey is required prior to determination.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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