

FW: lu/137/26/pl

From Amber Willard <Amber.Willard@arun.gov.uk>

Date Tue 14/07/2026 08:26

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

 3 attachments (6 MB)

31689 1 Beach Road - BNG - RevC - 10072026.pdf; 31689 1 Beach Road - SBM - RevC.xlsm; Beach Road.docx;

Hi

Please upload the attached as sub documents for LU/137/26/PL.

Please are you able to upload the below email as response to ecology aswell. I attach an action sheet.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department

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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: Maddi Dona <[REDACTED]>

Sent: 13 July 2026 13:18

To: Amber Willard <Amber.Willard@arun.gov.uk>

Cc: Declan Duff [REDACTED]
Subject: Re: lu/137/26/pl

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Dear Ms Willard,

Thank you for your email.

I have shared Ecology's comments with the consultants who prepared the Biodiversity report, and they have updated and clarified the following points in response:

- The report and metric already identified the area as vegetated garden (grass), but this has now been made clearer.
- While the BNG demonstrates a significant net gain, this cannot be reduced. The two trees are required to meet trading rules, and the garden space is already classified as the lowest distinctiveness habitat. This has now been clarified in the report.
- There is a rounding discrepancy within the biodiversity metric that cannot be amended, as it is inherent to the software. As a result, the figures may appear inconsistent, but this is due to an internal software limitation. A note has been added to explain this. The issue typically arises when both baseline and proposed values are low, as in this case.
- The report has been updated to recommend the inclusion of two swift bricks.

Please find the revised report and updated metric calculations attached. I believe these address the requirements.

Thank you

Maddi

Kind Regards

MADDALENA DONATI

BA MArch ARB RIBA

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