

REPORT UPDATE

Application no: BR/129/21/OUT
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Location: 26 Burnham Avenue Bognor Regis
Description: Outline application with all matters reserved for up to 10 No. new dwellings with associated services, landscaping, car parking & amenity (resubmission following BR/190/20/OUT).

UPDATE DETAILS

Reason for Update/Changes:

The s106 is still being prepared so there is no change to the recommendation in respect of this.

The Councils Landscape Officer responded on 12/07/21 but provides the same response as for the previous application (this is already set out in the report).

The Councils Ecologist responded on 11/07/21 and stated that:

- Bat surveys are required for the on-site buildings;
- The lighting scheme will need to be bat friendly;
- A bat brick will need to be installed on the site facing south/south west and positioned 3-5m above ground;
- A bird box will be required on either the building or a tree in the garden;
- No works to trees or clearance of vegetation during the bird breeding season;
- Conditions required in respect of hedgehogs, biodiversity net gain and sustainability.

At the time of writing (22/07/21), the bat surveys have not been received but the applicant is aware of the need to provide these before the Committee Meeting so this will be subject to a verbal report update. Conditions have already been imposed in the recommendation regarding birds nests in the building (but not the trees as this is covered by separate legislation), biodiversity enhancements (including hedgehogs & bat/bird boxes) and lighting.

An additional objection has been received on the basis of overdevelopment/character and road safety/congestion. The objector suggests a development of four retirement flats would be more appropriate.

The National Planning Policy Framework was revised on 20/07/21. There are references to 5 specific NPPF paragraphs in the report and the following is an analysis of the changes to these:

- Para 117 becomes para 119 but no change to the text;
- Para 118 becomes para 120 but no change to the text;
- Para 175 becomes para 180 with some changes to the wording of criteria (c) concerning the support of schemes to improve or integrate biodiversity. However, this is not relevant to this application;
- Para 189 becomes para 194 but no change to the text; and

- Para 197 becomes para 203 but no change to the text.

Officers Comment:

There are no changes to the recommendation or conditions.