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Arun District Council, Civic Centre, Maltravers Rd
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Our priorities...

 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: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 05 November 2025 10:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/107/25/PL

Land at West Barn Old Dairy Lane Norton PO20 3AF.

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

Recommendation: No objection subject to conditions.

The site is within the Singleton and Cocking SAC 1200m HRA buffer. However, given the scale and nature of the development an appropriate assessment is not required.

The BNG report and Statutory Metric shows a loss of 19.01% in habitat units. Provision of offsite BNG units is required.

The PEA has assessed impacts of this proposal on protected species. The report identified no impacts to protected species. No further surveys are required.

Because the site is within the Singleton and Cocking SAC 1200m HRA buffer zone bat friendly lighting is advised.

I recommend the following conditions:

BNG1

ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

T: 01903 737579

E: jonathan.best@arun.gov.uk

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