

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** Jonathan Best <Jonathan.Best@arun.gov.uk>  
**Sent:** 26 November 2024 15:41  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Amber Willard <Amber.Willard@arun.gov.uk>  
**Subject:** AL/127/24/PL

Land North of The Haven and East of Northfields Lane Westergate PO20 3UH.

I have reviewed this application with regards to ecology.

The site is within the Singleton and Cocking SAC 1200m HRA buffer. An appropriate assessment is required.

The EIA identifies that a dormouse licence is required.

Recommendation: Approve with conditions.

The EIA identifies protected species using the site. Bats 7 species and dormice on the northern hedge..

The EIA relies on data from an adjacent site undertaken in 2017 for Nyton Nursery site complemented by a static bat survey.

Dormice are recorded in the hedge to the north of the site.

There is suitable habitat for reptiles although no records from the Nyton Nursery site were recorded.

Because the area where the house will be built in in the centre of the site has been cleared of vegetation and the ecological enhancement plan protects the retained-on site habitat situated around the outside of this area further surveys would not alter the conclusions of the EIA. The enhancement plan provides a significant habitat buffer around the development and gains for habitats that will adequately mitigate potential impacts to protected species from this development. In lieu of species surveys a precautionary approach to species protection will be addressed through conditions.

The following ecological enhancements have been proposed as suited to the location and the proposals and would result in a Biodiversity Net Gain, in accordance with Local and National Policy. Please refer to GS344.Northfields.EEP.v1 for more details of habitat enhancements:

- Addition of bird boxes to the trees and open nestboxes in the hedges;
- Addition of at least 1no. integrated swift feature and 1no. integrated general bird box to the dwelling;
- Addition of bug hotels to gardens, integrated bee bricks to the dwelling;
- Addition of bat boxes to suitable trees, and integration of at least one cavity or crevice feature to the dwelling, facing south;
- Addition of a hedgehog house or similar log shelter to the corners of site;
- Planting of new native trees suited to the location;
- Broadening of the margins of site by planting and seeding with a hedgerow wildflower mix;
- Enhancement of mixed scrub round the site to ensure ongoing connectivity;
- Planting of new hedges to buffer disturbance and create new connective habitats;
- Infill planting of existing hedges to bolster their value as connective features;
- Careful de-silting, rubbish removal and scrub reduction around the pond, and seeding with a pond-edge seed mix.

Recommended conditions:

## **PCEPS1**

**EPS Condition: ACTION REQUIRED: SUBMISSION OF A COPY OF THE EPS LICENCE FOR Dormice**

Any works which will impact the breeding / resting place of dormice shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

**Reason:** To conserve protected species and allow the Local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the

Wildlife & Countryside Act 1981 (as amended) and Arun Local Plan policy ENV DM5. This is required to be a pre-commencement condition as otherwise there would be a risk of harm to protected species and their habitat.

**ECOBNG2** - to include the enhancements listed above.

**ECOLIGHT2**

**PCECOCON1**

Regards,

**Jonathan Best MCIEEM**  
Ecology Officer, Planning Policy

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