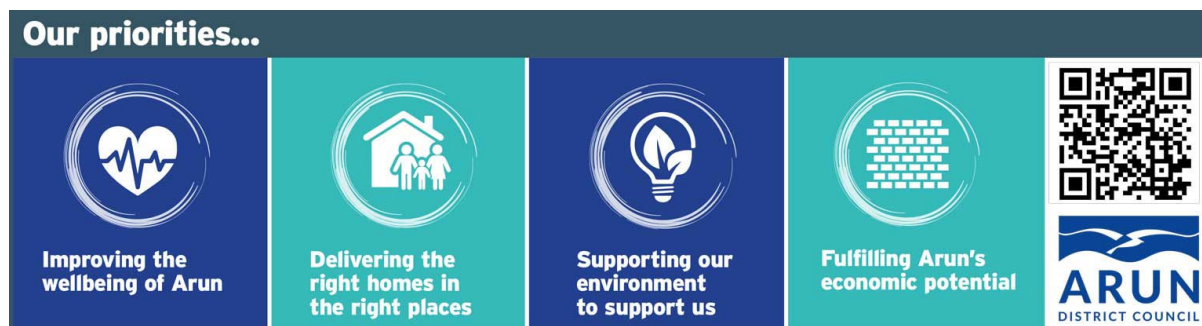


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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 22 April 2025 16:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: AL/26/25/PL

Nyton Stables Nyton Road Aldingbourne PO20 3TX.

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. An appropriate assessment may be required. As the proposal is for the creation of hard standing for storage and maintenance

areas, storage for touring caravan and show persons van, bin storage and EV charging points an appropriate assessment is not required due to the scale and nature of the development.

The BNG report shows an increase of 54.41% in habitat units. This exceeds the mandatory 10% required.

The BNG report shows an increase of 23.33% in hedgerow units. This exceeds the mandatory 10% required.

The development proposes creation of 2.25 combined units' habitat and hedgerow. This includes habitat units of medium distinctiveness and qualifies as significant BNG. A Section 106 agreement is required to secure the BNG.

The PEA was undertaken at a sub optimal time. However, the majority of the site is modified grassland therefore offers limited ecological value.

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

The PEA makes recommendations for ecological gain including:

- Buffer zones planted with native trees, shrubs and suitable wildflower grassland to create a gradual ecotone between boundary habitats and the main body of the site;
- The use of seed and fruit bearing species of tree such as cherry, rowan, birch, hawthorn and crab apple to provide a foraging resource for birds and insects and to strengthen the boundary tree line and scrub areas;
- The use of log and compost piles in habitat creation areas to provide refugia for reptiles and amphibians, with creation of a small bare earth 'bee bank' to provide habitat for mining bees in quiet areas of the site;
- Installation of bird and bat boxes into new buildings, and 'bug hotels', bird and bat boxes to mature trees;
- Incorporation of 'Hedgehog Homes' within the scheme design;
- The use of flowering lawn in areas which require regular mowing rather than a standard amenity mix;

Para 4.3.6 recommends bat sensitive lighting and compliance with Policy SD8, dark skies.

I advise the following conditions:

BNG1
PCBNGMON1
ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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