

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

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	 Our core foundations	 
--	---	---	---	--	--

Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 23 March 2026 15:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: AW/42/26/PL

Rowland Rank Centre Aldwick Road Aldwick PO21 3QQ.

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

The BNG report and Small Sites Metric shows a loss of 8.73% in habitat units. Provision of offsite BNG units is required.

Trees are provided as mitigation this is welcome however, The small sites metric user guide states.

The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record created private gardens as either:

- *‘urban – vegetated garden’; or*
- *‘urban - unvegetated garden’*

You should not:

- *record the creation of any other new habitats within private gardens*
- *record enhancement of any habitat within private gardens*

So, any tree planting will not count towards post development BNG. The metric should be revised to show this.

The hedge is non native and being retained. The development has not provided a 10% gain of hedgerow, so BNG offsite units are required.

No ecological assessment has been provided. this is acceptable as the habitat is a small, vegetated garden.

I recommend the following condition.

BNG1.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

T: 01903 737579

E: jonathan.best@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



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	 
---	--	--	---	--