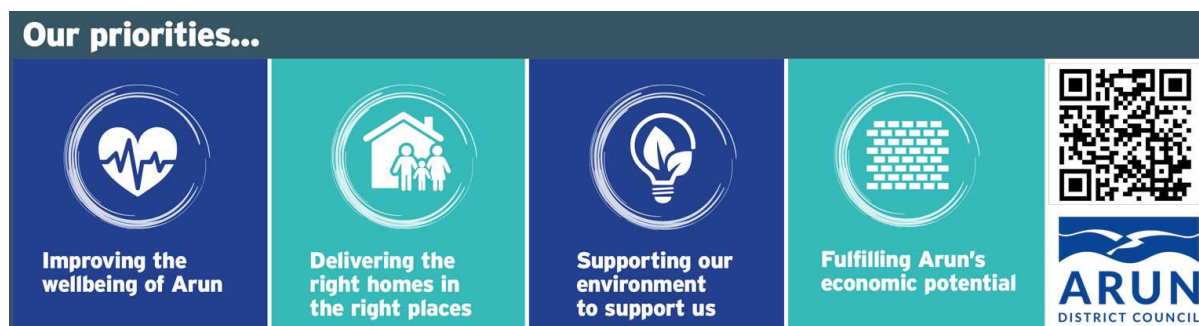


Ecology response

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 September 2025 09:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: A/142/25/DOC

Wilmington Arundel Road Angmering BN16 4ET.

I have reviewed the approval of details reserved by condition imposed under A/44/24/PL relating to condition 3 - Biodiversity Enhancement Layout.

The Biodiversity enhancement layout has one sparrow terrace identified. None of the other ecological enhancements set out in the Preliminary Ecological Appraisal CSE/6521/01 (May 2023) have been included. These are listed below.

To promote adherence to the NPPF and Arun Local Plan (2011 – 2031) the following opportunities for ecological enhancement have been identified:

Retention or enhancement of native hedgerows, trees, grassland and woodland wherever possible

- *Retention of any deadwood to create new log piles around the Site margins*
- *Aquatic habitat creation to provide new aquatic opportunities and increase biodiversity*
- *Incorporation of native plants and those of wildlife importance in to landscaping scheme to provide foraging opportunities for birds, invertebrates and bats*
- *Provision of new bat roosting and bird nesting opportunities within new building and on retained mature trees*
- *Provision of hedgehog gaps in new fencing to promote habitat connectivity across and within the Site*

The condition wording below calls for providing the finalised details and locations of the enhancement measures.

Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal CSE/6521/01 (May 2023) shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats in accordance with Arun Local Plan policies: ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF 2023 and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

Based on the information provided I cannot recommend discharge of this condition at this time.

Regards,

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Ecology Officer, Planning Policy

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