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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	 Our core foundations	 
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 09 April 2026 10:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: A/41/26/PL

Premier Inn Roundstone Lane Angmering BN16 1EB.

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

Recommendation: No objection subject to conditions.

There is an issue with the BNG Metric baseline habitat relating to trees.
The Arboricultural Method Statement states in table 7 that 4 trees are being felled.

T10 Leyland Cypress Fell to ground level and grind stump. B1
T11 Leyland Cypress Fell to ground level and grind stump. C2
T12 Cherry Laurel Fell to ground level and grind stump. C2

T13 Common Yew Fell to ground level and grind stump. C2

The Metric User Guide states.

'Do not use the hedgerow module classifications 'line of trees' and 'ecologically valuable line of trees' to record linear formations of trees in the urban environment. These classifications should only be used for rural lines of trees.'

I advise that the listing for the line of trees should be entered into the Habitat TAB as individual trees, because they are not rural trees.

In line with the guidance if trees are being removed this loss should be recorded in the BNG metric. When the tree loss for this application is included in the metric the baseline results could fall below the mandatory 10%. Clarification is sought on the trees issue.

The BNG report shows an increase of 13.19% in habitat units. This exceeds the mandatory 10% required.

The BNG report shows an increase of 23.86% in hedgerow units. This exceeds the mandatory 10% required.

The PEA by Arbtech dated 30/09/2024, has assessed impacts of this proposal on protected species. The report identified no impacts to protected species. No further surveys are required. The Bat Emergence and re-entry survey by Arbtech did not record any bats.

No recommendations were made for ecological enhancement through provision of ecological features. Inclusion of integral swift bricks and bat tubes are advised to meet Local Plan policy ENV DM5.

I recommend the following conditions:

BNG1

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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