



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



From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 25 April 2025 15:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: BE/44/25/PL

Land adjacent to 21 Greencourt Drive Bersted PO21 5EU.

I have reviewed this application with regards to ecology and Biodiversity Net Gain.
Recommendation: No objection subject to conditions.

Due to site clearance the site has negligible value for reptiles and nesting birds. Although, there are four target notes indicating locations of vegetation cuttings, rubble piles, log piles and bamboo and buddleia present. Care should be taken when removing these features if during the winter as

there may be hibernating hedgehogs and reptiles present that were not picked up during the site survey. The following recommendations are advised in the PEA.

- 9.1.2 Check the outbuilding prior to demolition for the presence of any nesting birds
- 9.1.3 Minimise future lighting to avoid disturbance to foraging and commuting bats
- 9.1.4 Careful removal of remaining rubble piles and refugia piles from site to avoid disturbance to any reptiles, small mammals or hedgehogs that could reside in the piles.
- 9.1.5 Enhancement measures include the installation of hedgehog access holes, a stag beetle hotel (can be buried into the new gardens), the installation of bird boxes post development to provide additional nesting opportunities.

The BNG assessment shows the on-site baseline biodiversity unit value is currently 0.1770 habitat units. The Small Sites Metric headline results show a 100% loss of onsite habitat. Under the principals of BNG the applicant is required to first provide onsite biodiversity gain and only at a last resort seek offsite BNG units.

The proposed site plan shows landscaping, gardens and trees. This could count towards onsite BNG delivery.

Submission of a revised SSM to include the onsite habitats is advised.

If the BNG assessment is not revised offsite provision of BNG is required.

The Small Sites Metric has no mechanism for securing offsite units. The Metric will need to be transferred to the Statutory Metric by an ecologist and show the offsite BNG required then resubmitted.

A draft Biodiversity Gain plan is required prior to determination. This is so we can be confident that BNG will be secured either on site or offsite.

A LEMP has been submitted to support this application. The measures within the plan are acceptable.

Conditions:

BNG1, Biodiversity Gain Plan Condition.

ECOBNG2, BNG (Small Sites): Biodiversity Enhancement Layout. To include the recommendations listed in section 9 of the PEA.

Regards,

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