

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Jonathan Best [REDACTED]
Sent: 21 October 2024 15:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BN/128/24/RES

Eastmere Stables Eastergate Lane Eastergate PO20 3SJ.

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

Recommendation: Hold until further details are provided. Specifically the Biodiversity Enhancement Strategy.

The site is within the Singleton and Cocking SAC. An appropriate assessment is required.

The CEMP is acceptable and meets the requirements of condition 7 imposed under BN/99/22/OUT.

The application is not subject to mandatory BNG however, a BNG Metric pdf, and report have been submitted.

A post development habitat plan is requested so we can be clear what habitats will be created and where.

The submitted BNG metric is an old version, and I think the figures are wrong as the detailed results refers to areas lost as 6,788 hectares in total.

Combined area lost by distinctiveness bar

Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	114	2
Low	2832	42
V.Low	3842	57

Clarification on this is requested.

It would be good to have the full statutory metric provided so we can understand the calculations.

Condition 8 of the planning appeal decision requires a Biodiversity Enhancement Strategy. This has not been submitted yet.

The site has low populations of reptiles present. A reptile mitigation strategy is advised. As the site is within the Singleton and Cocking SAC 1200m zone a bat friendly lighting scheme is advised.

I advise the following conditions:

ECOLIGHT2

PCREP1

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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