







Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 29 April 2025 14:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BN/46/25/PL

Land South of Wandleys Lane Eastergate PO20 3SE.

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

Recommendation: I recommend holding this application until further details are provided on the post development BNG habitats.

The site is within the Singleton and Cocking SAC 1200m HRA buffer. An appropriate assessment may be required.

The BNG report shows an increase of 21.61% in habitat units. This exceeds the mandatory 10% required.

The BNG report shows an increase of 10.45% in hedgerow units. This exceeds the mandatory 10% required.

The metric calculations and BNG HMMP include enhancement of modified grassland to other neutral grassland delivering 0.40 habitat units however, the landscape plans show 20 trees proposed for the same areas.

If the trees are planted on the modified grassland the enhancement to other neutral grassland is unlikely to be successful especially as the tree planting aims to provide a continuous canopy. This requires clarification as failure to deliver the grassland enhancement would mean that the development could fail to meet the minimum 10% net gain.

The Preliminary Ecological Appraisal has assessed the proposals for impacts to protected species. Only low and negligible impacts were identified appropriate mitigation is provided. No further surveys are required.

The ecological enhancements could include 2 Loggeries along the wooded boundary and hedgehog gaps in fences.

The site is in an area important to rare bats. These bats are sensitive to light pollution therefore bat friendly lighting is required.

Recommended Conditions:

BNG1

ECOBNG2 to include 10 bat boxes, 10 Swift bricks,

ECOLIGHT2

Regards,

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Ecology Officer, Planning Policy

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