

Susan Haley

From: Amber Willard
Sent: 12 May 2025 14:26
To: Planning.Responses
Subject: FW: BN/46/25/PL
Attachments: Land South of Wandleys Lane Eastergate BNG HMMP Rev 2_.pdf; Land to the South of Wandleys Lane, Eastergate - BNG Metric - Rev 2 (May 25).xlsm; 230010_16A_proposedlandscapestrategy-A1 SHEET.pdf; 230010_05A_proposedsiteplan-A1 SHEET.pdf; bn-46-25-pl action sheet.docx

Hi

Please can the attached be substituted for BN/46/25/PL. I attach an action sheet.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department







Tel: 01903 737942
E: amber.willard@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Sent: 12 May 2025 11:49
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: BN/46/25/PL

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Hi Amber,

I hope you are well and had a lovely weekend.

Please find attached the revised reports and drawings which address the ecology officers' comments. This includes a revised BNG Habitat Management and Monitoring Plan, BNG metric, proposed landscape strategy and proposed site plan.

Please let me know if you require any further information.

Kind regards,
Lucy

Subject: [EXTERNAL] FW: BN/46/25/PL

Dear Lucy,

It was nice to meet you yesterday.

I have just received some comments from our ecologist regarding BN/46/25/PL at Wandleys Lane. Forwarded below.

I believe he requires some clarification regarding the tree planting /modified grassland with regards to the BNG figure.

Please can you address his comments.

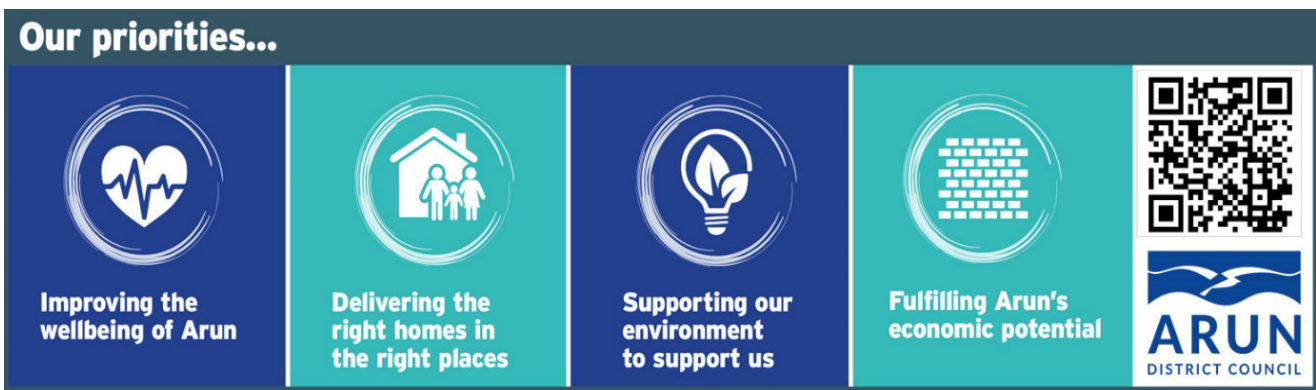
Thanks
Amber Willard MRTPI
Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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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,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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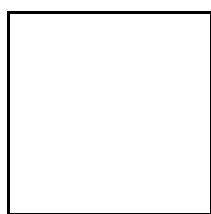
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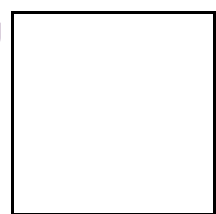
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 **Lucy Robinson Planning**
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