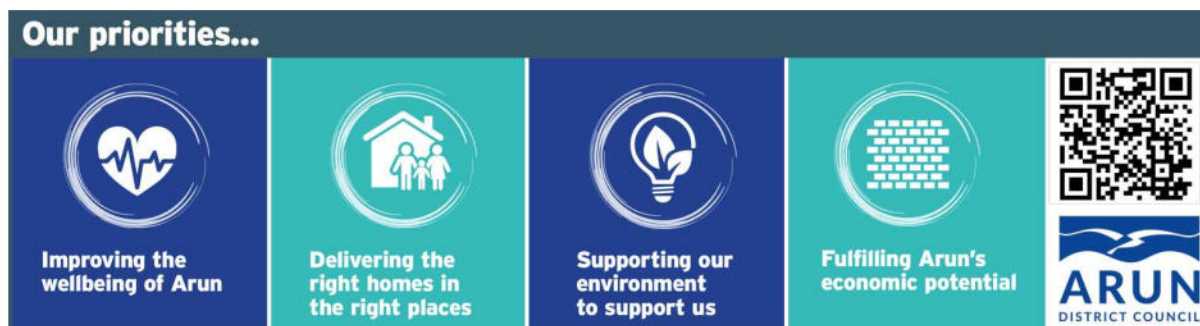


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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 16 October 2025 16:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: CM/34/25/PL

Land South East of St Marys C of E Primary School Crookthorn Lane Climping.

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

Recommendation: No objection subject to conditions.

The site is within the Arun Valley SPA Impact Risk Zone 2. An appropriate assessment may be required.

The site is within the Climping to Houghton Biodiversity Opportunity Area.

There is a calculated **net gain of 0.63 BU for area habitats, equivalent to 12.10%**, associated with the current development proposals.

There is a calculated **net gain of 0.40 BU for linear units, equivalent to 39.10%**, associated with the current development proposals.

On review of the BNG Metric and landscape plans the development proposes to provide significant onsite BNG habitats. These habitats need to be secured for 30 years through a S106 agreement and a HMMP.

The habitats that should be secured are set out below.

On-site habitats that are significant.

Other woodland; broadleaved, Area Habitat, Creation, Size: 0.68 ha, BU: 2.27, Distinctiveness: Medium

Urban tree, Area Habitat, Creation, Size: 0.1 ha, BU: 0.31, Distinctiveness: Medium

Mixed scrub, Area Habitat, Creation, Size: 0.06 ha, BU: 0.23, Distinctiveness: Medium

Other neutral grassland, Area Habitat, Creation, Size: 0.007 ha, BU: 0.026, Distinctiveness: Medium

Other retained on-site habitats that are significant.

Species-rich native hedgerow, Hedgerow, Retention, Size: 0.085 km, BU: 0.68, Distinctiveness: Medium

Other neutral grassland, Area Habitat, Retention, Size: 0.14 ha, BU: 0.57, Distinctiveness: Medium

Bramble scrub, Area Habitat, Retention, Size: 0.064 ha, BU: 0.26, Distinctiveness: Medium

Urban tree, Area Habitat, Retention, Size: 0.029 ha, BU: 0.23, Distinctiveness: Medium

The PEA has assessed impacts of this proposal on protected species. The site was identified as having high potential for reptiles. A reptile surveys was undertaken to support this application. The reptile survey was undertaken in July until September and meets best practice. I low numbers of common lizard were recorded on site. A precautionary approach to reptiles should be adopted in line with para 5.2 of the reptile survey report.

The PEA by Lizard Landscape Design and Ecology dated 19/06/2025 makes recommendations for ecological enhancements in section 6.

I recommend the following conditions:

BNG1

PCBNGMON1

ECOBNG2 - to include the recommendations in section 6 of the PEA.

ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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