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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 09 September 2026 10:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: FG/51/26/PL

Ferring Country Centre And Riding Stables Rife Way Ferring BN12 5JZ.

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

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

The BNG assessment proposes a habitat gain of 11.80%.

The BNG is delivered through the proposed creation of 0.04ha mixed scrub and 0.2ha of individual trees. However, the site is surrounded by a ring of mature trees. The creation of mixed scrub is high risk and considered unfeasible because no tree assessment has been undertaken and the root protection zones have not been identified so planting in the root zones could damage the tree roots and limit the successful establishment of the mixed scrub due to shading and competition for water and nutrients.

It would be advisable to locate the BNG enhancements on another part of the site where trees are not a constraint.

I advise an arboricultural assessment is provided.

The Preliminary Ecological Appraisal (PEA) has assessed impacts of this proposal on protected species. The report identified no impacts to protected species. No further surveys are required.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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