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From: Elaine Walby on behalf of Planning.Responses
Sent: 31 July 2026 16:56
To: Planning Scanning
Subject: FW: F/36/26/OUT

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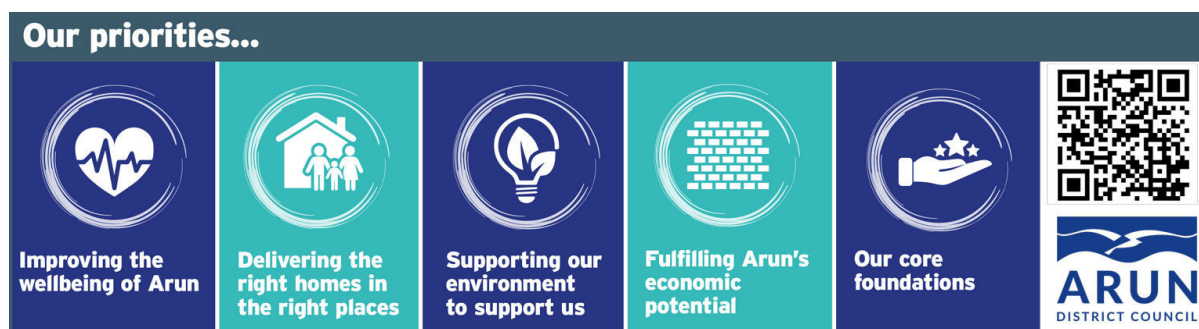
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 31 July 2026 12:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: F/36/26/OUT

Paynters Croft, Burndell Road Yapton BN18 0HR.

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

Recommendation: No objection subject to conditions.

There is a calculated **net Loss of 1.39 Biodiversity Units for area habitats, equivalent to - 15.83%**, associated with the current development proposals. Offsite BNG will be required.

There is a calculated **net gain of 1.73 Biodiversity Units for linear units, equivalent to 54.66%**, associated with the current development proposals.

The proposed losses of existing habitats are:

- Traditional orchard 0.054ha
- Other woodland broadleaved 0.062ha
- Ornamental lake or pond 0.001ha
- Urban Tree good condition 0.081ha and moderate condition 0.033ha.
- Native hedgerow good condition 0.021km and moderate condition 0.007km

The following habitats are proposed to be retained:

- Urban Tree good condition 0.037 and moderate condition 0.016 ha
- Species rich native hedgerow 0.13 km
- Native Hedgerow good condition 0.077 km moderate condition 0.041 km
- Line of trees 0.12 km

There are proposed gains in the following habitats:

- Traditional orchard 0.11ha
- Other woodland broadleaved 0.055ha
- Other neutral grassland 0.11ha
- Urban tree 0.12ha
- Species-rich native hedgerow 0.32 km

The strategic significance for the habitats present will require review as the West Sussex LNRS was published before this application was received.

The hedge along the southern boundary does not appear to be recorded in the baseline map.

At the outline stage it is difficult to quantify the post development BNG habitats. A detailed landscape/BNG plan is required at reserved matters stage.

On review of the BNG Metric and BNG assessment the development proposes to provide significant onsite BNG habitat gains. Guidance states these habitats are required to be secured for 30 years through a S106 agreement and be supported by a Habitat Management and Monitoring Plan (HMMP).

Habitats and Species

The Arboricultural Impact Assessment does not identify which trees and hedges will be lost.

The Ecological Impact Assessment (EclA) has assessed the proposals for impacts to protected species.

Bats

The existing buildings were surveyed for bat roosts. This included identification of potential roosting feature then emergence surveys. No bat roosts were recorded within the development site.

The bat activity levels on site were considered to be high. Activity was dominated by Common Pipistrelle and Soprano Pipistrelle (both considered to be common species within the UK) with low levels of *Myotis* spp (including Daubenton's, Natterer's and Whiskered/Brandts), Noctule and Serotine with occasional recordings of *Plecotus* spp, Leisler's, and Barbastelle on site. The site was found to be of regional value for commuting bat and foraging bats. Measures to protect and enhance opportunities for commuting and foraging bats is advised.

The static surveys between June and October 2024 recorded up to 10 species and high numbers of passes by Common pipistrelles. The rare barbastelle was recorded on the western boundary. Barbastelle, Whiskered/Brandts and *Plecotus* spp (long eared bats) are sensitive to light and could be disturbed by increased light levels. A bat friendly lighting scheme is required to avoid disturbance to these species.

Daubenton's bat forages over water so inclusion of ponds or SUD's features would benefit this species.

Further bat emergence and activity surveys are required at reserved matters stage. The current survey data is from 2024.

Reptiles

Site clearance works would result in the loss of reptile habitat. Subsequent construction of the residential development would ensure this loss is permanent.

Given the size of the suitable habitat on site, the low numbers recorded during the surveys and the status of Slow Worms in West Sussex, loss of habitat and individual animals of these species would be significant (in terms of their conservation status) within the local area. Therefore, an adverse impact is certain at the local level.

Further reptile surveys are required at reserved matters stage. The current survey data is from 2024.

Para 6.5 makes recommendations for protection of the reptiles on site. A conditioned reptile mitigation strategy should take forward these recommendations.

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Dormice were scoped out on the grounds of habitat suitability and site connectivity to other woodland and scrub. This is acceptable.

The EclA by Ecosupport Ltd dated 1st May 2026 makes recommendations for ecological enhancements in section 6.8.

These include integral swift nesting bricks at a ratio of 1:1.

50% of the new dwellings to have integral bat bricks.

Hedgehog gaps in the fences between to properties.

I recommend the following conditions:

BNG1

PCBNGMON1 HMMP Condition

PCREP1

LIGHT01

PCECOCON1

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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