

Ecology response

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: 20 December 2024 11:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: K/32/24/PL

Rest Harrow Middle Way East Preston BN16 1SB.

I have reviewed this application with regards to ecology.

Recommendation: Approve with conditions.

The application is exempt from mandatory BNG under Self Build but Policy ENV DM5 does apply.

The bat survey is fine in regard to the bat roost potential of the house. No further surveys are required.

If a period greater than 1 bat activity season passes between permission and development, I advise a precautionary bat roost assessment is undertaken.

Para 5.4 of the bat survey states that:

'The trees on site were assessed to hold negligible potential to support roosting bats. No trees are proposed to be impacted under the current development proposals and, as such, there are no known constraints regarding these species'.

However, the Arboricultural Appraisal Report (08/08/24) by MWA Arboriculture Ltd states that 5 trees 3 tree groups and part of a hedge will be removed.

Some of these are mature specimens. Most are non-native trees.

Removal T1, T2, T3, T4, T5, TG1,
SG1, SG3, H1 partial

The impacts of the tree removal have not been assessed and compensatory planting has not been proposed.

The tree lines are used by common and widespread species of bats for commuting and foraging. I do not feel that further bat activity surveys would provide notable information on impacts to protected species as the line of trees SG2 is retained.

The biodiversity enhancement statement proposes the following enhancements.

- Native Planting Scheme: Incorporate native shrubs, trees, and hedgerows to support pollinators, birds, and small mammals.
- Wildflower Meadows: Establish areas of wildflower meadows to attract pollinators and provide a habitat for invertebrates.
- Bat Boxes and Bird Nesting Sites: Install integrated bat boxes and bird nesting features suitable for species identified in the area
- Insect Hotels: Place insect hotels in landscaped areas to support pollinator species.

This is acceptable and will be secured by condition.

I advise that compensatory tree planting is included as part of the biodiversity enhancement.

I advise the following conditions:

ECOBNG2 - to include the enhancements listed above.

ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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