

[REDACTED]

From: Daun Johnson on behalf of Planning.Responses
Sent: 21 September 2026 08:57
To: Planning Scanning
Subject: FW: LU/174/26/PL



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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 18 September 2026 14:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: LU/174/26/PL

Flint Acre Toddington Lane Littlehampton BN17 7PN.

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

Recommendation: No objection subject to conditions.

The BNG report and Statutory Metric shows a loss of -100% in habitat units. Provision of offsite BNG units is required.

The BNG Metric indicates that no habitats present are being retained. The applicant has provided no information on the habitats being created.

How much of the site will be hard standing?

Vegetated garden would reduce the % BNG loss onsite and require less offsite compensation saving money.

It is disappointing that none of the native trees onsite are being retained. Considerate design could accommodate the trees present. One of the key principles of the BNG hierarchy is to retain habitat onsite where possible.

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.

The Preliminary Ecological Appraisal (PEA) by Arbtech dated 15/05/2026, makes recommendations for ecological enhancements.

I recommend the following conditions:

BNG1

ECOBNG2 – to include bat and bird boxes and hedgehog homes and gaps in fencing.

ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

T: 01903 737579

E: jonathan.best@arun.gov.uk

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

