

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 10:38
To: Planning Scanning
Subject: FW: LU/193/25/PL

Ecology response

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Our priorities...



From: Jonathan Best <Jonathan.Best@arun.gov.uk>

Sent: 10 October 2025 16:24

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>

Subject: LU/193/25/PL

Court Wick Park Courtwick Lane Littlehampton BN17 7PD.

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

Recommendation: I recommend holding this application until further details are provided on bat roost for trees impacted by works and Great Crested Newts (GCN).

The site is within the Arun Valley SPA Impact Risk Zone 2. However, given the scale, habitat present and nature of the development an appropriate assessment is not required.

The BNG report and Statutory Metric shows a loss of 1.33 Area Biodiversity Units equivalent to -33.8% habitat units. Provision of offsite BNG units is required.

The losses include high distinctiveness woodland habitat totalling -0.72 BU, Individual trees, which loses 0.071 BU, from "Individual trees - Rural tree" (0.77 BU pre-intervention, and 0.7 BU post-intervention, so a loss of 0.071 BU) and Grassland, which loses 0.68 BU, from "Grassland - Other neutral grassland" (0.68 BU pre-intervention, and 0.0 BU post-intervention, so a loss of 0.68 BU).

On review of the BNG Metric the development proposes provide significant onsite BNG in the form of high distinctiveness woodland creation and enhancement and medium distinctiveness heathland and scrub and individual trees. These habitats are required to be secured through a S106 agreement and the management and monitoring through an HMMP.

The Preliminary Ecological Appraisal by Lizard Landscape Design and Ecology Ltd dated 27/07/25 has assessed the proposals for impacts to protected species.

The PEA assessed the trees for bat roost potential. Trees 14,15, 26 and 29 have been assessed as having high or moderate roost potential. These are given the status of Partial Retain/Partial Remove in the ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT by Lizard Landscape Design and Ecology Ltd dated 12/06/25 therefore further surveys are required; the results of these surveys will be required prior to determination.

No bat activity survey has been provided so it is not possible to assess the commuting and foraging value of the site for bats.

The PEA states the site has suitable terrestrial habitat for use by Great Crested Newts and there is a pond located 10 metres from the site. The Habitat Suitability Index (HSI) assessment has assessed the pond as having poor suitability. However, a HSI assessment does not assess presence / likely absence, only habitat suitability. Therefore, given the site has suitable terrestrial habitat, we are not satisfied with the assessment to rule out impacts upon Great Crested Newts. I recommend further surveys of the nearby pond for Great Crested Newts are carried out or further information relating to why further surveys are not required and proposed precautionary mitigation measures should be provided prior to determination.

The site is considered to still be of high potential to reptiles. A reptile mitigation strategy is required.

Once the further details have been provided and the determination of the application is completed.

If approved I recommend the following conditions:

BNG1

PCBNGMON1

PCREP1

ECOLIGHT2

ECOBNG2 - to include the recommendations set out in part 6 of the PEA by Lizard Landscape Design and Ecology Ltd dated 27/07/25.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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Our priorities...



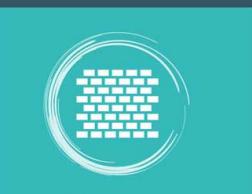
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