

From: Nicola Oktay on behalf of Planning.Responses
Sent: 14 October 2024 10:22
To: Planning Scanning
Subject: FW: LU/246/24/PL

Ecology and Biodiversity Net Gain response

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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 11 October 2024 15:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: LU/246/24/PL

Land at Toddington Lane Littlehampton BN17 7PN.

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

Recommendation: approval of the application with conditions.

The BNG metric calculates that the onsite gain is 3.97%. This falls short of the minimum 10% gain required. The report has proposed buying offsite units as the method of making up for the shortfall of 6.03%.

Currently no onsite habitat is being retained. Options should be explored to see if the shortfall can be achieved on site first. This is consistent with the principle of considering biodiversity from the beginning of the development process. The proposed reptile translocation highlights this as the requirement to translocate the reptiles could be mitigated onsite by retaining some of the suitable habitat.
The hedge could be extended to run along the western boundary.

The post development habitat creation onsite is not large enough to be considered significant, so, this can be secured through condition rather than a S106 agreement.

A draft BNG gain plan is required prior to determination.

The PEA and reptile survey are fine. The reptile survey was undertaken in 2022. The report found that reptiles (slowworm and Common Lizard) were present. A reptile mitigation strategy comprising of translocation is proposed. This will be secured through condition.
Impacts to other species is negligible but commuting and foraging bats will benefit from an ecologically sensitive lighting scheme and extended hedge planting.

Ecological enhancements are proposed for nesting bird with four nest bricks being proposed.
I recommend another 4 universal nesting bricks are installed on the houses alongside 6 bee bricks facing south.

Recommended Conditions:

BNG1
ECOBNG2
PCREP1
ECOLIGHT2

Regards,

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