

From: Nicola Oktay on behalf of Planning.Responses
Sent: 19 June 2025 11:33
To: Planning Scanning
Subject: FW: LU/93/25/PL

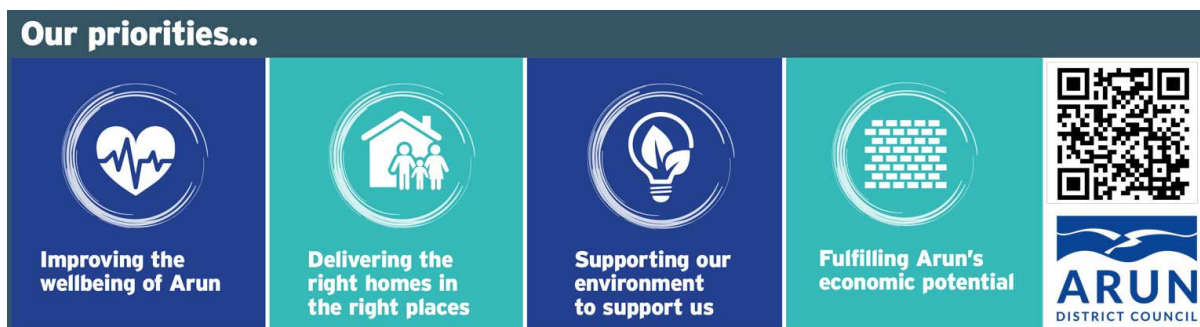
Ecology response

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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 18 June 2025 16:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: LU/93/25/PL

Units 5-7, Watersmead Business Park Norway Lane/Worthing Road Littlehampton BN17 6LS.

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 2.14 habitat units which equals 24.60%. Offsite provision of BNG units is required

There is a calculated net gain of 1.18 BU for hedgerow units, equivalent to 115.03%, associated with the current development proposals.

The Ecological Assessment has assessed impacts on protected species. The report identified no impacts to protected species. No further surveys are required.

The Ecological Assessment makes recommendations for ecological enhancements. Including Bat and Bird boxes, native planting (including 0.161KM of species rich native hedgerow with trees identifies in the BNG report) and a bat sensitive lighting scheme.

The development proposes PV panels on the roofs of the East building. I recommend installing a biodiverse roof under the PV's this will optimise their performance and help offset the shortfall in BNG habitat units.

The species rich native hedgerow and trees are listed as high distinctiveness habitat in the submitted metric. This habitat is considered significant and should be secured by a S106 agreement.

I recommend the following conditions:

BNG1,

PCBNGMON1

ECOBNG2 – to include details of bat and bird boxes and native planting.

ECOLIGHT2

Regards,

Jonathan Best MCIEEM

Ecology Officer, Planning Policy

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