

From: Nicola Oktay on behalf of Planning.Responses
Sent: 19 November 2025 10:09
To: Planning Scanning
Subject: FW: LU/93/25/PL additional ecology comments

Ecology response

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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 18 November 2025 15:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Subject: LU/93/25/PL additional ecology comments

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 revised BNG report dated October 2025, and Statutory Metric shows a loss of 2.02 habitat units which equals 23.22%. 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.

On review of the BNG Metric and landscape plans the development proposes to provide significant onsite BNG habitats. These habitats need to be secured for 30 years through a S106 agreement and a Habitat Management and Monitoring Plan (HMMP). On-site habitats that are significant because of their high and medium distinctiveness are set out below.

Species-rich native hedgerow with trees, Hedgerow, Creation, Size: 0.11 km, BU: 0.95, Distinctiveness: High
Species-rich native hedgerow with trees, Hedgerow, Creation, Size: 0.046 km, BU: 0.39, Distinctiveness: High
Species-rich native hedgerow with trees, Hedgerow, Creation, Size: 0.02 km, BU: 0.17, Distinctiveness: High
Urban tree, Area Habitat, Creation, Size: 0.23 ha, BU: 0.71, Distinctiveness: Medium
Species-rich native hedgerow, Hedgerow, Creation, Size: 0.054 km, BU: 0.36, Distinctiveness: Medium
Species-rich native hedgerow, Hedgerow, Creation, Size: 0.03 km, BU: 0.2, Distinctiveness: Medium
Urban tree, Area Habitat, Retention, Size: 0.098 ha, BU: 1.17, Distinctiveness: Medium
Urban tree, Area Habitat, Retention, Size: 0.15 ha, BU: 1.17, Distinctiveness: Medium
Urban tree, Area Habitat, Retention, Size: 0.1 ha, BU: 0.82, Distinctiveness: Medium
Urban tree, Area Habitat, Retention, Size: 0.033 ha, BU: 0.13, Distinctiveness: Medium
Urban tree, Area Habitat, Retention, Size: 0.016 ha, BU: 0.13, Distinctiveness: Medium

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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