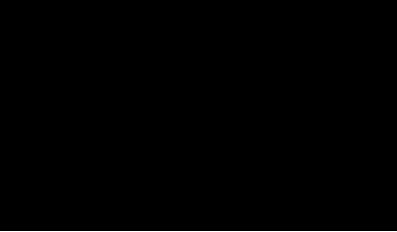


PL- Consultation- Ecology response



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Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 22 April 2026 10:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: M/20/26/PL

86 Ancton Way Middleton-on-sea PO22 6JP.

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

Recommendation: No objection subject to conditions.

A Small Sites BNG metric has been submitted and shows a gain of 134.56%. This is based on a 60 m2 good condition Sustainable Drainage System being created.

The SSM habitat guide describes SUDs as:

Target Habitat Description for Moderate Condition

- In a management plan aiming to achieve ‘moderate’ condition the bioswale or SuDs will show:
- Different plant species that flower at different times of the year, providing nectar sources for a range of insects and other invertebrates. Plant species offer flowers for wildlife over most of the year and are appropriate according to size and type of SuDS.
 - Mostly of native species.

Where non-native plant species are present, they are not harmful9 to wildlife. The planting mix would exclude invasive non-native species (INNS). If INNS are present, they cover less than 5% of the total area.

Target Habitat Description for Good Condition

- In addition to the characteristics for moderate condition, the bioswales or SuDs in ‘good’ condition will show these features:
- A variety of plants and habitat components that give structure to the bioswale or SuDs habitat. Includes features such as open water, vegetation in the water or at the edges, wet grassland, areas of longer grasses, shrubs or trees. The variety means no single habitat component or vegetation type covers more than 80% of the habitat area.
 - 100% native species that are suitable for wetland environments, including the structural vegetation types, or native species characteristic of pond edges.

The plans do not show a Suds system that matches this description.

I believe that this application is exempt from BNG under de minimis. This is based on the negligible impact to habitats and because of the small scale and nature of the development.

Biodiversity gain that is compliant with our policies can be delivered through the inclusion of ecological features onsite.

A bat roost assessment has been submitted. The site was assessed as having negligible impact to bats or other protected species. No further surveys are required.

Ecological enhancements are recommended. These include bat roost features, Bird boxes, bug hotels, log piles, hedgehog house and small mammal gaps in fencing.

I advise condition ECOBNG2.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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