

From: Nicola Oktay on behalf of Planning.Responses
Sent: 19 November 2025 09:55
To: Planning Scanning
Subject: FW: P/118/25/PL

Ecology response

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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 18 November 2025 13:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: P/118/25/PL

44A and 44 Pagham Road Pagham PO21 4NP.

I have reviewed this application with regards to ecology and Biodiversity Net Gain.
Recommendation: No objection subject to conditions.

The site is within the Pagham Harbour Zone B. However, given the scale and nature of the development an appropriate assessment is not required.

The BNG report and Statutory Metric shows a loss of 8.70% in habitat units. Provision of offsite BNG units is required.

The BNG report and Statutory Metric shows a loss of 13.73% in Hedgerow units. Provision of offsite BNG units is required.

The BNG assessment shows that the site is developed land and vegetated garden with boundary hedging. No hedging is being removed.

No ecological assessment of the site has been undertaken. This is acceptable as the existing house is not being demolished, and the habitats present are of low ecological value.

In line with Local plan policy ENVDM3 ecological gain should be provided. this can be in the form of bat and swift bricks on the dwellings and ecologically friendly planting.

I recommend the following conditions:

BNG1

ECOBNG2 – to include bat and swift bricks.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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Arun District Council, Civic Centre, Maltravers Rd



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