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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 25 June 2026 11:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/30/26/OUT + P/31/26/OUT updated ecology comments

Land North of Summer Lane Pagham.

I have reviewed the updated information for ecology and Biodiversity Net Gain.

Recommendation: No objection subject to conditions.

A post development habitat plan has been provided. This is acceptable.

There are still errors in the statutory metric.

There are errors contained within the BNG metric relating to the pre and post areas as they do not match. For on-site *area habitats*, the total area of lost habitat was found to be 8.01 ha, and the total area of created habitat was found to be 7.99 ha. These areas should be equal. Tab A2 habitat creation strategic significance is missing.

Also, The numbers of trees are missing.

These errors can be addressed at the reserved matters stage.

On review of the BNG Metric and BNG assessment the development proposes to provide significant onsite BNG habitats. Guidance states these habitats are required to be secured for 30 years through a S106 agreement and supported by a 30-year Habitat Management and Monitoring Plan (HMMP).

The updated Extended Phase 1 Ecological Assessment by Phillips Ecology, dated April 2026 now takes into account the BOA. This meets local plan policy ENVDM3 and is acceptable.

The report notes that subject to implementation of mitigation measures further surveys for Badgers, Breeding and wintering birds and hedgehogs are not required. Dormice, Great Crested Newts, and water vole have been scoped out as there is no suitable habitat present. This is acceptable.

Further surveys for bats may be required depending on the proposals if they directly or indirectly impact the identified features on trees around the site. This can be addressed at the reserved matters stage.

The report notes that further reptile surveys are required at the reserved matters stage.

Breeding Bird Enhancements: The ecological enhancement recommendations have been updated to include additional measures for breeding birds. This is addressed through habitat creation and nesting boxes. This is acceptable.

Numbers and locations of integral nesting and roosting features and other ecological features such as reptile hibernacula, insect hotels and hedgehog gaps are required at the reserved matters stage.

I recommend the following conditions:

BNG1

PCBNGMON1

PCBNG1

PCECOCON1 – to include the ecological recommendations in sections 15 and 16 of the updated Extended Phase 1 Ecological Assessment.

ECOLIGHT2

PCREP1

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

T: 01903 737579

E: jonathan.best@arun.gov.uk

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