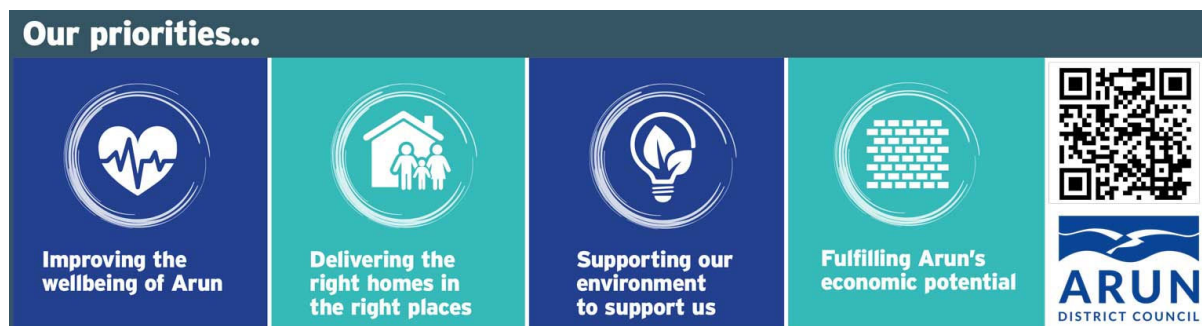


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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 28 May 2025 15:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: P/40/25/PL

Land South of Summer Lane and West of Pagham Road Pagham.

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. An appropriate assessment may be required. However, given the scale of the development and the fact that the site is enclosed by hedges, has large reservoirs present and is a busy operational farm makes the site unlikely to be suitable for

Brent geese. So, the appropriate assessment should scope out impacts from this development on the Pagham SAC.

There is a calculated **net gain of 0.98 BU for area habitats, equivalent to 18.52%**, associated with the current development proposals.

There is a calculated **net gain of 0.36 BU for Watercourse units, equivalent to 55.79%**, associated with the current development proposals
This exceeds the minimum 10% requirement.

A proportion of the habitats and ditched being delivered are of medium distinctiveness. The habitat units of medium distinctiveness are over 3 habitat units, and the watercourse units are 0.97. The BNG is considered significant and should be secured by a S106 agreement.

The Ecological Impact Assessment has assessed the proposals for impacts to protected species. No impacts were identified no further surveys are required.

Precautions proposed as mitigation for reptiles and GCN include an ecologist attending site to carry out a pre-commencement hand search of the working area. Works will be scheduled outside the reptile hibernation period. Before works begin, the ecologist will also deliver a toolbox talk to all contractors on site, outlining how to identify reptiles and GCNs. Grass will be maintained at a low height to deter reptiles and piles of soil, pallets and rubble will be located on hard standing. This is acceptable.

Proposed ecological enhancements include installing 1 bat box, 1 nest box and 1 log pile. Given the size of the site increasing the number of ecological enhancements is advised.

I recommend the following conditions:

BNG1

PCBNGMON1

ECOBNG2 – Nest boxes, Bat boxes, Log piles.

ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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