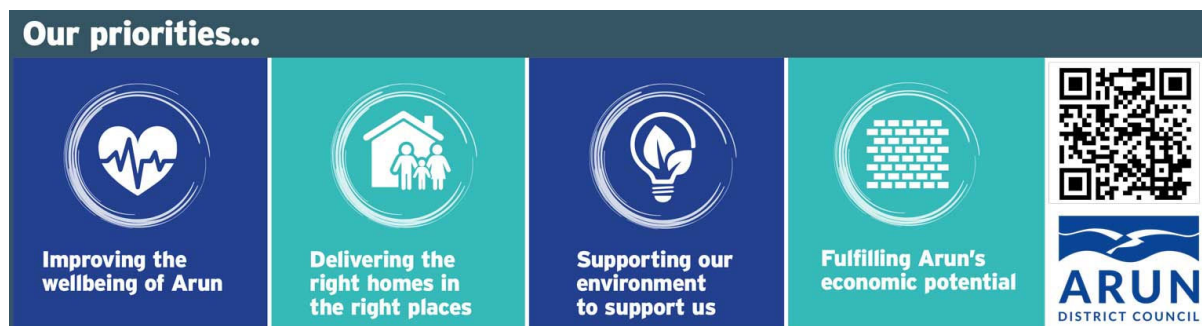


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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 21 May 2025 16:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: P/43/25/PL

Land to the west of Inglenook Hotel 255 Pagham Road Nyetimber, PO21 3QB.

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

Recommendation: I recommend holding this application until further details are provided on the trees in relation to BNG.

The BNG report and Statutory Metric shows a loss of 5.53% in habitat units. Offsite provision of BNG units is required.

The BNG report and Statutory Metric shows a loss of 100% in Hedgerow units. Offsite provision of BNG units is required.

The BNG Metric has missing data tabs and also appears to have discrepancies regarding tree data as the Tree Survey Report records 10 trees with a girth greater than 300mm. This would give a habitat unit value of 0.33. Two of the medium trees (T4 and T6) are scheduled for removal and both may have a TPO on them. This has not been included in the Metric as all the trees are noted as retained. Clarification on the trees is required.

The PEA has assessed impacts on protected species. The report identified no impacts to protected species. A precautionary Badger survey 6 weeks before the commencement of works is required.

The PEA recommends Mitigation for the impacts of the development including: bat friendly lighting. Maintaining the grass sward height of less than 10cm to deter reptiles, retaining trees and hedges and installing bat and bird boxes.

I advise the following conditions:

BNG1

ECO BNG2 - to include 3 integral bat boxes and 6 integral swift bricks, Hedgehog gaps in fences and planting native species of local provenance.

ECO LIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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