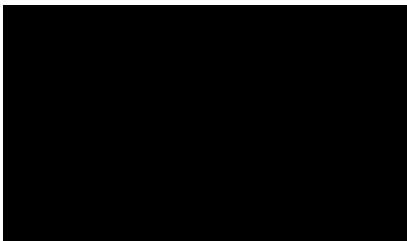
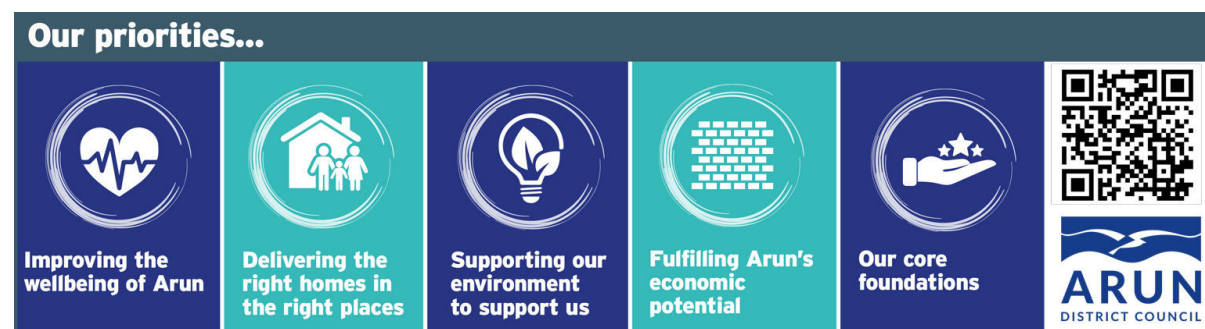


PL- Consultation- Ecologist response



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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 29 May 2026 16:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: P/56/26/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: No objection subject to conditions.

The BNG report and Statutory Metric shows a loss of 27.91% 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.

A post development habitat plan will be required to discharge the Gain Plan.

An updated PEA walkover has been submitted by David Archer Associates dated 30/03/2026. This report states there has been no change to the habitats apart from the loss of 7 trees. The metric baseline has been updated to record habitat value present. This is acceptable.

The 2024 PEA has assessed impacts on protected species. The report identified no impacts to protected species. A precautionary Badger survey is required 6 weeks before the commencement of works. This should be conditioned

The 2024 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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