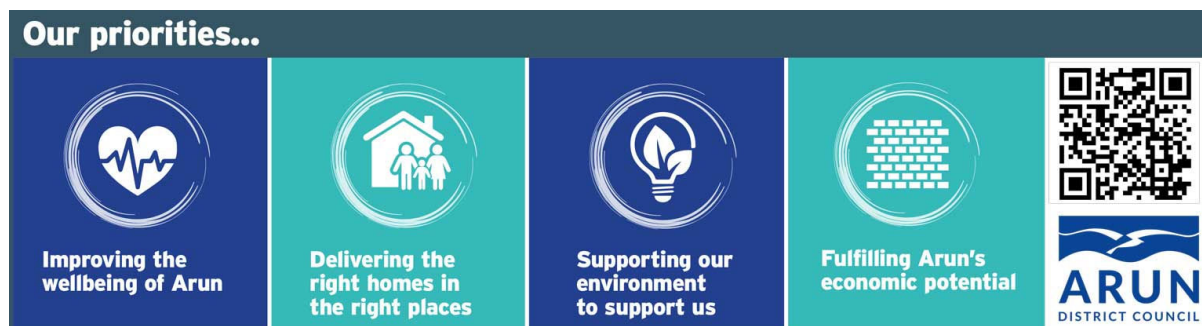


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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 21 May 2025 16:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/6/25/PL

Lagnersh House, Holiday Site Lower Bognor Road Lagness PO20 1LW.

Recommendation: No objection.

The previous application P/27/24/PL proposed biodiversity net gains of 35.88% for habitats and 27.07% for linear habitats. This exceed the minimum 10% requirement.

A previous PEA by the Ecology Co-op produced to support application P/45/23/PL (dated June 2023) identified a Badger Sett on the boundary.

This ecological assessment should be considered a material consideration for this application.

The PEA by Sylvatica Ecology Ltd dated the 3rd of July 2024 did not identify any setts on site. The report does recommend a 20-meter buffer zone for the boundary ditches around the site. This is to protect wildlife from disturbance. I recommend a condition ensuring a 20m buffer zone is implemented around the relevant boundaries. This will protect any setts and mitigate for potential disturbance to other species that may be present such as reptiles, amphibians, and dormice.

I have no further comments.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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