

From: Daun Johnson on behalf of Planning.Responses
Sent: 15 June 2026 11:44
To: Planning Scanning
Subject: FW: P/76/26/PL

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Daun Johnson
Technical Support Unit Assistant
Planning Services

T: 01903 737762 Ext 37762
E: Daun.Johnson@arun.gov.uk

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: 15 June 2026 10:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: P/76/26/PL

Sefter Farm Pagham Road Pagham PO21 3PX.

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

Recommendation: No objection subject to conditions.

The site is partly within the Manhood Peninsula biodiversity opportunity area. Local Plan Policy ENV DM3 Biodiversity Opportunity Areas applies to this application.

There is a calculated **net gain of 0.82 BU for area habitats, equivalent to 14.51%**, associated with the current development proposals.

There is a calculated **net gain of 0.48 BU for linear units, equivalent to 28.45%**, associated with the current development proposals.

There is a calculated **net gain of 0.43 BU for Watercourse units, equivalent to 1334.66%**, associated with the current development proposals.

The proposed BNG exceeds the mandatory requirements and is acceptable. The proposed habitat gains are consistent with Policy ENV DM3 Biodiversity Opportunity Area.

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 Habitat Management and Monitoring Plan (HMMP).

Habitats to be secured:

- Medium distinctiveness habitats; Other neutral grassland, Rural Tree (10), Mixed Scrub, Species-rich native hedgerow, and ditches.

The PEA has assessed impacts of this proposal on protected species. The report identified no impacts to protected species. No further surveys are required.

The PEA by Imprint Ecology dated May 2026 makes recommendations for ecological enhancements in section 7.

I recommend the following conditions:

BNG1

PCBNGMON1 HMMP Condition

ECOBNG2- to include 1 bird box, 1 bat box and 1 reptile hibernacula

ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

T: 01903 737579
E: jonathan.best@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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