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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 12 May 2026 16:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Subject: R/63/26/PL

The Windmill Inn and 34 Mill Lane Rustington BN16 3JN.

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 BNG metric and roosting bats.

The BNG Metric and report shows an increase of 13.22% in habitat units. This exceeds the 10% required. Native hedgerow is also provided but cannot be calculated as there is a baseline of 0% for hedgerows.

The strategic significance for the baseline and post development habitats and hedgerows is incorrect as the LNRS has not been adopted yet.

The Metric notes 4 trees in the baseline. Trees T1 and T2 are not accounted for in the metric. These trees are marked for felling in the arboricultural impact assessment and should be included and recorded as not retained.. Tree 5 is given a value of 0.016 but has a stem diameter of 57.5 so should be listed as 0.036. T1 is small so 0.0041 and T2 is 0.036 as its diameter is 32.5. This will change the value of the BNG calculations. An updated metric is required.

The Preliminary Ecological Appraisal advises that further bat emergence surveys are required. The original emergence surveys are out of date. Because no bat roosts were recorded in 2024 one emergence survey is considered sufficient.

The PEA by Tetra Tech dated April 2026 makes recommendations for ecological enhancements in section 4.

I recommend the following conditions:

BNG1

ECOBNG2 – to include the recommendations in section 4 of the PEA.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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