

WA/100/25/PL
PL- consultation- ecology response

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: 08 December 2025 11:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: WA/100/25/PL

Sunny Corner Copse Lane Walberton BN18 0QH.

I have reviewed this application with regards to ecology.

The site is within the Singleton and Cocking SAC 1200m HRA buffer. An appropriate assessment may be required.

Recommendation: Objection due to impacts on Ancient woodland.

The development is within 15 metres of an adjacent Ancient Woodland. Standing advice on ancient woodland recommends a buffer of at least 15 metres is created to protect the woodland. Also, the proposed site plan Rev 3 suggests the development is within the root protection zone of the trees on the site. No Arboreal assessment has been provided. The plans provided do not show any habitat creation to mitigate impacts. This does not meet Arun Policy ENVDM4 protection of trees.

The PEA by the Ecology Co-op notes ponds nearby and that significant records of dormice exist but no surveys have been undertaken. It is unclear if the northern boundary with the woodland is modified grassland right up to the boundary or if any other habitat exists. There are piles of cut timbre that are suitable for reptiles and GCN hibernacula.

Although the site is exempt from BNG under self-build a BNG assessment has been provided. This assessment indicates a loss of 59% of habitat units on the site so does not meet Policy ENVDM5 Development and biodiversity.

Regards,

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