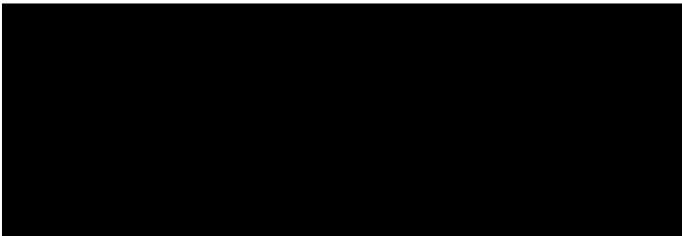


Ecology response



Arun District Council, Civic Centre, Maltravers Rd  
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**From:** Jonathan Best <Jonathan.Best@arun.gov.uk>  
**Sent:** 22 January 2025 09:35  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Amber Willard <Amber.Willard@arun.gov.uk>  
**Subject:** WA/108/24/PL

Stoneybrook Farm Eastergate Lane Walberton BN18 0BA,

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

**Recommendation: no objection, conditions advised.**

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

The BNG assessment and metric estimate that:

There is a calculated **net gain of 0.29 BU for area habitats, equivalent to 45.33%**, associated with the current development proposals.

There is a calculated **net gain of 0.10 BU for linear habitats, equivalent to 145.08%**, associated with the current development proposals.

This exceeds the minimum 10% requirement.

The bat survey is fine. A bat roost was found in building B1. A bat licence is required for works to building B1.

*Alterations to the internal layout of B1 has the potential to result in the destruction and/or disturbance to low numbers of individual Pipistrelle species of bats. Due to the presence of two bat droppings recorded upon an internal wall within a stairwell within B1, it is considered likely attributed to an individual opportunistic Common or Soprano pipistrelle bat as an occasional day roost. B1 has been assessed and is considered to be a low significance day roost, used by a low number (<3), or an individual pipistrelle species of bat, and the roost is likely to be value at a Site Level of importance.*

Bat sensitive lighting is also recommended in the bat survey and PEA.

The PEA is fine,

The PEA identified a spoil heap would be impacted by the development. The proposed mitigation of log piles adjacent to the new pond and installation of a hedgehog home is acceptable. The spoil heap should be checked for wildlife and removed outside the reptile hibernation season (Oct-March).

Although no reptile surveys have been undertaken the proposed reptile precautions and mitigation are acceptable.

The chalk stream must be protected from impacts and pollution. Proposals in the PEA address this. The removal of the leylandii saplings from the bank will benefit biodiversity and is welcomed. The riparian zone of the stream falls within the red line boundary. However, the grassland within the riparian zone is proposed to be enhanced from poor condition modified grassland to good condition through management and sowing of a suitable seed mix.

The same applies for the very small amount of other neutral grassland within the zone. This means that there are no negative impacts to the riparian zone and watercourse, so watercourse BNG assessment is not required.

The BNG report states a HMMP is required. I agree as some of the created habitats are of medium distinctiveness and should be secured.

I advise the following conditions:

- BNG1
- PCBNGMON1
- ECOLIGHT2
- PCBAT1

Regards,

**Jonathan Best MCIEEM**  
Ecology Officer, Planning Policy

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