

**From:** Simon Davis  
**Sent:** 26 June 2026 17:06  
**To:** Planning Scanning  
**Subject:** FW: WA/46/26/PL

**From:** Maria Tomlinson [REDACTED]  
**Sent:** 26 June 2026 16:00  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** RE: WA/46/26/PL

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Hi Simon,

Sure, no problem. I will ask the ecologist and get back to you.

Enjoy the weekend.

Kind regards,  
Maria.

Maria Tomlinson MRTPI | Senior Planner | [REDACTED]



**Planning, Architecture & Land Promotion**  
32 North St, Chichester, PO19 1LX

Website: [www.ss-p.co.uk](http://www.ss-p.co.uk)

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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Sent:** 26 June 2026 15:16  
**To:** Maria Tomlinson [REDACTED]  
**Subject:** FW: WA/46/26/PL

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Dear Maria,

Please note the below ecology comments. Can you comment on the BNG issue identified please.

Kind Regards

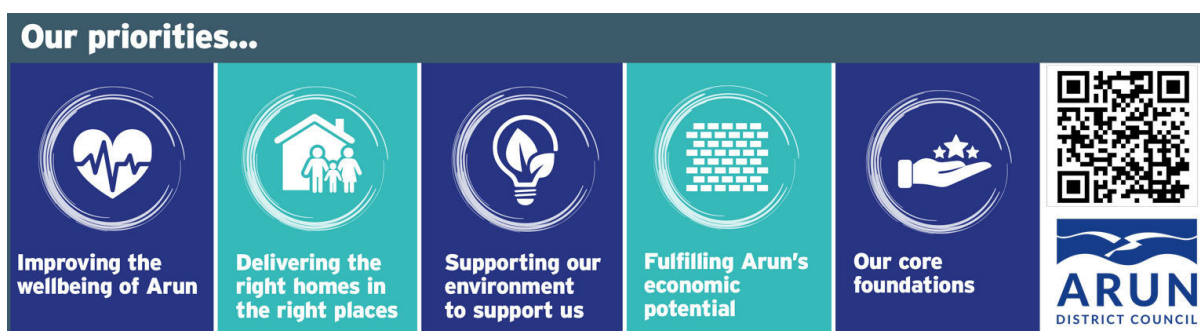
Simon

**Simon Davis MRTPI**  
**Principal Planning Officer**, Directorate of Growth

**T:** 01903 737874  
**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)

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Littlehampton, West Sussex, BN17 5LF  
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**From:** Jonathan Best <[Jonathan.Best@arun.gov.uk](mailto:Jonathan.Best@arun.gov.uk)>  
**Sent:** 26 June 2026 14:58  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** WA/46/26/PL

Land At Freeman Close Walberton BN18 0AE.

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

Recommendation: No objection subject to conditions.

The site is within the Singleton and Cocking SAC 1200m HRA buffer. However, given the scale and nature of the development an appropriate assessment is not required.

There is a calculated **net gain of 0.73 BU for area habitats, equivalent to 10.68%**, associated with the current development proposals.

There is a calculated **net gain of 0.22 BU for linear units, equivalent to 24.98%**, associated with the current development proposals.

**TAB - A3.** The BNG metric proposes habitat enhancement of Other Neutral Grassland. The parcels G7, G9, G13, G22 and TF3 show enhancement to moderate condition in the comment's column but good condition in the condition change and post intervention columns. Clarification on this is required. If the target condition for ONG is moderate the onsite BNG may not achieve the required 10% uplift.

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).

The Ecological Assessment by The Ecology Co-op dated 26th March 2026 makes recommendations for ecological enhancements in sections 4.4 and 5.

I recommend the following conditions:

BNG1

PCBNGMON1 HMMP Condition

ECOLIGHT2

ECOBNG2 - to include the recommendations set out in section 5 of the Ecological Assessment