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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 25 August 2026 13:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Subject: WA/61/26/PL

Riverwood Centre Yapton Lane Walberton BN18 0AS.

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

Recommendation: Hold for further information on Ecological surveys and BNG assessment.

No Preliminary Ecological Appraisal (PEA) has been submitted with this application. A PEA by Ecosupport Ltd dated December 2023 was submitted with the previous application WA/29/24/PL.

If there have been no significant changes to the site this PEA can be used to support this application.

The BNG report shows an increase of 10.08% in habitat units. This exceeds the mandatory 10% required.

The BNG report shows an increase of 518.79% in hedgerow units. This exceeds the mandatory 10% required

The medium-size Ash (T 41) as noted in the Arboricultural Impact Assessment, should be recorded in the baseline habitats in the metric as it being lost. This may change the results of the % of BNG being provided.

On review of the BNG Metric and BNG assessment the development proposes to provide significant onsite BNG habitat gains. Guidance states these habitats are required to be secured for 30 years through a S106 agreement and be supported by a Habitat Management and Monitoring Plan (HMMP).

The habitats to be secured are:

- 1.23 Biodiversity Units of medium distinctiveness Native hedgerow with trees
- 0.47 of medium distinctiveness urban trees
- 0.90 medium distinctiveness mixed scrub

The following conditions are advised.

BNG1

PCBNGMON1

ECOBNG2 should be applied to include the ecological enhancements set out in the original PEA.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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