

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 17 August 2026 09:58
To: Planning Scanning
Subject: FW: WA/68/26/PL

[REDACTED]

[REDACTED]

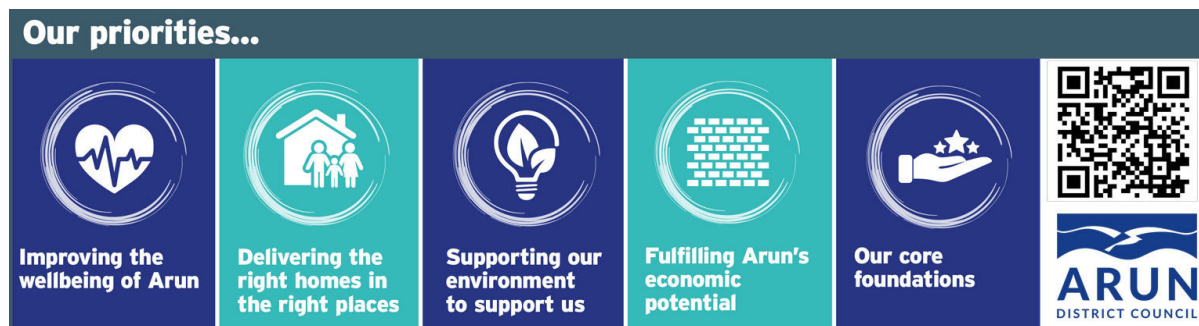
[REDACTED]

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 12 August 2026 11:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: WA/68/26/PL

The Greenway West Walberton Lane Walberton BN18 0QS.

I have reviewed this application with regards to ecology.

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.

The Ecology Addendum by the ecology Co-op dated 27th of July 2026, sets out the additional survey work for dormice and consideration of impacts to bats and reptiles.

The area was searched for evidence of dormice and no evidence of the presence of dormice was found however, the Biological records suggest the presence of dormice in the area is possible. The addendum recommends an ecological clerk of works supervise any clearance of boundary vegetation.

Reasonable avoidance measures are set out below.

- Any dense vegetation to be removed should be meticulously hand searched in small increments, from the outside of the vegetation first. When a section is determined to be clear, it can be cut back slightly, using a hand-held tools/machinery only to gain visibility gradually into the centre of the vegetation until a thin strip of vegetation remains that can be checked before being dug out.
- As recommended in the Dormouse Conservation Handbook, it is best to carry out work on small sites in the spring to summer months to ensure that dormice are active and can freely move to safety in the retained adjacent habitat north and south along the treeline and into woodland.
- All contractors will be given a Toolbox Talk covering identification of the species and the methods of working required to ensure no harm to this species should they be present. Site workers will immediately inform an ecologist if dormice are found.
- If dormice are found at any time during this process by the ECoW or a contractor, work would cease immediately. It is likely that applying for an EPS licence from Natural England would be necessary to allow the proposed development to proceed legally. Further mitigation and compensation measures may be required under such a licence.

For reptiles the following reasonable avoidance measures are set out below.

Where any clearance and cutting-back of the boundary vegetation to facilitate the development is required, care must be taken to prevent impacts upon reptiles, should they be present. This will include the following:

- the grassland within the garden should be maintained in the same way, to below a height of 5cm prior to the commencement of construction;
- the brush pile and any other piles of materials on site will be dismantled carefully by hand and moved outside of the proposed construction zone. Similarly, once any substrate has been excavated during the works, it is best practice to move materials off site, to a skip or to nearby hardstanding areas to minimise the risk of the spoil being used for shelter. If this is not possible the material should be placed on a tarpaulin and be compacted to avoid gaps and spaces;
- the shrubs and hedgerows to be removed should first be searched at ground level to check for sheltering or commuting reptiles, and cutting should be phased, to allow any amphibians or small mammals present to move to safety;
- should stumps need removal with an excavator, this should use a toothed bucket;
- these measures will only be undertaken when reptiles are active, (March to October) and the temperature is above 5°C; and
- all holes will be backfilled at the end of the working day, or a rough sawn plank can be placed in the hole to allow safe egress. Trenches and holes should be checked regularly by site staff for reptiles, amphibians and other small mammals.

A bat friendly lighting scheme is recommended.

The addendum recommends ecological enhancements in the form of 1 integral swift brick, 1 integral bat box, nesting boxes on trees and native planting. A pond is proposed in the garden alongside reinforced native planting on the southern boundary.

I recommend the following conditions:

ECOBNG2 – to include the ecological enhancements set out above.

ECOLIGHT2

PCECOCON1

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

T: 01903 737579

E: jonathan.best@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

