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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: 11 September 2026 15:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: WA/76/26/PL

North Choller Farm Barnham Lane Walberton BN18 0AX.

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

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

Recommendation: No objection subject to conditions.

The BNG report and Statutory Metric shows a loss of -33.80% in habitat units. Provision of offsite BNG units is required.

The Preliminary Ecological Appraisal (PEA) has assessed impacts of this proposal on protected species. The report identified no impacts to protected species. No further surveys are required apart from an updated badger walkover survey to ensure no setts have been created between the last visit on site and the start of works.

The Preliminary Ecological Appraisal (PEA) by the Ecology Partnership dated July 2026 makes recommendations for ecological enhancements in section 4.29.

These include:

- Log piles

- Hedgehog gaps in fences and hedgehog boxes along the boundary
- Integrated bat tubes
- Barn owl boxes be installed onsite to replace the loss of the existing barn owl boxes located inside the buildings onsite
- Integrated Swift Bricks

The National Planning Policy Framework August 2026, policy N2 Improving the natural environment para 1f and the National Planning Practice Guidance December 2024 Paragraph: 017 Reference ID: 8-017-20250609 advise that integrated nest boxes in developments at a ratio of a minimum of one nest box per unit,

Additional surveys for three species were submitted for Bats, reptiles, and Great Crested Newt eDNA to support this application.

The surveys did not record the presence of any bat roosts, GCN in the ponds or reptiles on site.

The recommendations for each of the species surveyed have been captured within the PEAs recommendations.

I recommend the following conditions:

BNG1

ECOBNG2

ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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