

Ecology response

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: 27 March 2025 11:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Y/15/25/PL

Stakers Farm North End Road Yapton BN18 0DU.

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

Recommendation: No objection subject to conditions.

There is a calculated net gain of 0.02 BU for area habitats, equivalent to a gain of 10.28%, associated with the current development proposals.
This meets the mandatory requirements.

The EIA has identified 2 transient Bat roosts present within the buildings and nesting birds. The site contains suitable reptile habitat.

The bat roosts are for Common pipistrelle and Brown long eared bats. A low impact bat licence will be required to mitigate for the loss of the day roosts.

Nesting birds are mitigated through the timing of works outside nesting season.

Proposed reptile mitigation is through adopting a precautionary approach. Removal of compost heaps will be done with caution and due care following a check by a qualified ecologist.

These are acceptable.

The recommendation within the EIA proposes the following ecological enhancement for the site:

- Seeding areas of grassland to the site frontage with a low-flowering lawn mix to provide a pollinator resource.
- Planting of 7no. new native trees.
- The use of flowering shrubs as listed within the RHS 'Plants for Pollinators' plant list within new planting to the gardens;
- Installation of bird boxes either to the dwellings or to a nearby tree;

The BNG Assessment Report offers the following proposals to result in the creation of new habitat on site including:

- 0.022ha of artificial unvegetated, unsealed surface comprising a new gravel turning and parking area to the north of the site.
- 0.208ha of development land, sealed surface to include the buildings, parking and access.
- 0.002ha of other neutral grassland near the entrance of the site, which shall be formed of grassland sown with a suitable low-flowering wildflower mix such as Emorsgate EL1 flowering lawn.
- 0.078ha of vegetated garden within the private garden areas of the site.
- 0.0122ha of individual trees including 3no. small trees to be planted near the entrance of the site.
- 0.001ha of introduced shrub within the south-west corner of the site.

The proposed site layout plan 1020/09 REVB shows a line of new boundary planting. This has not been included in the EIA recommendations or the BNG assessment.

Clarification on the number and species of trees being planted is required.

I recommend the following conditions:

BNG1

ECOLIGHT2

ECOBNG2 – To include recommendations in the EIA and the boundary planting illustrated in the site layout plan. Integral nest bricks are preferred to tree mounted boxes.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

T: 01903 737579

E: jonathan.best@arun.gov.uk

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