

From: Elaine Walby on behalf of Planning.Responses
Sent: 21 May 2026 13:43
To: Planning Scanning
Subject: FW: Y/24/26/PL

PL- Consultation- Ecologist response

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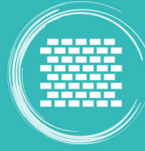
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 20 May 2026 15:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/24/26/PL

Sunnymead North End Road Yapton BN18 0DL.

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

Recommendation: No objection subject to conditions.

The site is within the Arun Valley SPA Impact Risk Zone 2. However, given the scale and nature of the development an appropriate assessment is not required.

The BNG report and Statutory Metric shows a loss of 33.37% in habitat units. Provision of offsite BNG units is proposed. The BNG report shows an increase of 10.52% in hedgerow units. This exceeds the mandatory 10% required.

The baseline habitat plan shows an area of scrub present along the boundary with the railway line. There is evidence this was cleared last year. The metric includes the scrub in the baseline which is consistent with recording habitats on sites that have been degraded.

The HMMP and Metric identifies bespoke habitat creation delivered by planting trees of medium distinctiveness offsite. Bespoke offsite BNG is required to be secured through a S106 agreement and supported by a HMMP. The HMMP has not been updated to show the changes to area habitats in the submitted metric. The original habitat percentage loss was 41.42%. This has been reduced through a revised habitat baseline.

The PEA has assessed impacts of this proposal on protected species. The report identified no impacts to protected species. No further surveys are required.

The PEA by South Coast Ecology Ltd dated 03/07/2025 makes recommendations for ecological enhancements in section 5.0.

I recommend the following conditions:

- BNG1
- PCBNGMON1
- ECOLIGHT2
- ECOBNG2 - to include the ecological enhancements in section 5 of the PEA.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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