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From: Elaine Walby on behalf of Planning.Responses
Sent: 06 August 2026 14:50
To: Planning Scanning
Subject: FW: Y/31/26/PL updated ecology comments

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Arun District Council, Civic Centre, Maltravers Rd
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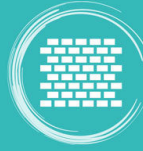
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 04 August 2026 14:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Y/31/26/PL updated ecology comments

2 Downview Road Yapton BN18 0HS.

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

Recommendation: I recommend holding this application until further details are provided on the BNG baseline habitats and post development calculations.

The trees that have been removed should be counted in the baseline as either individual trees, a line of trees or a hedge. The line of beech formed a parcel of habitat and should be recorded as lost within the BNG assessment.

There were individual trees and a line of native trees that have been felled and removed from the garden. Street view imagery from 2019 shows that there were more than 5 trees and that the trees were quite mature. I counted 14 trees most of which were beech. The stem diameter is unverified, so it is unclear if they are small or medium sized trees. Habitat present in 2020 should be recorded as the site has been degraded,

The BNG report shows an increase of 10.22% in habitat units.

The BNG report shows an increase of 24.17% in hedgerow units.

The development proposes 1 small tree. This cannot count towards BNG as it is in a private garden.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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