

From: Nicola Oktay on behalf of Planning.Responses
Sent: 07 August 2025 09:08
To: Planning Scanning
Subject: FW: Y/32/25/PL

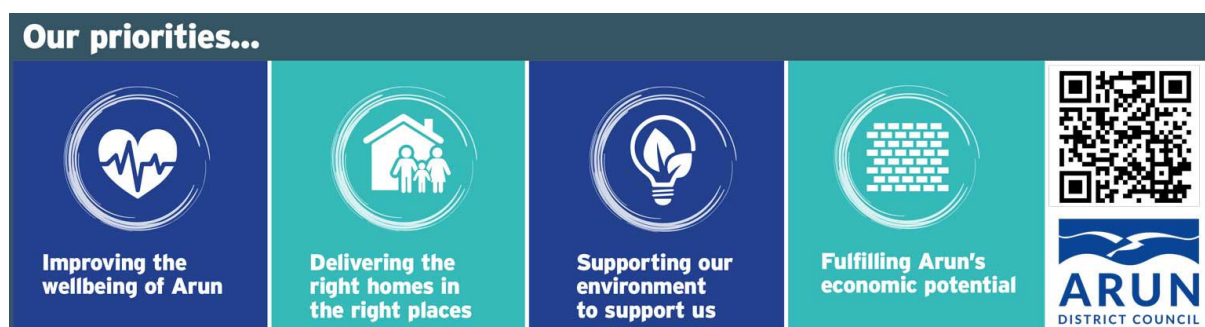
Ecology and Biodiversity Net Gain response

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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 05 August 2025 09:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/32/25/PL

Land West of Bilsham Road Yapton BN18 0LA.

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

Recommendation: No objection subject to conditions.

The revised BNG Metric dated 1st May 2025 sets out the gains provided on site this has reduced gains but still exceeds the mandatory BNG requirement.

The BNG assessment report dated July 2025 refers to figures from the previous Metric submitted on the 2nd May 2025 also dated the 1st May 2025. This is confusing and the BNG post development habitat plan within the report may need updating as I am unclear which metric it relates to.

There is a calculated **net gain of 5.10 BU for area habitats, equivalent to 24.82%**, associated with the current development proposals.

There is a calculated **net gain of 1.84 BU for linear habitats, equivalent to 47.33%**, associated with the current development proposals.

There is a calculated **net gain of 0.20 BU for Watercourse units, equivalent to 10.88%**, associated with the current development proposals.

Habitat enhancement includes creation of Scrub, neutral grassland, other broadleaved woodland, and urban trees. Native and non-native hedgerow will be planted and the ditch along the western boundary will be enhanced.

The development will provide significant onsite BNG. This needs to be secured through a S106 agreement and a HMMP.

The Preliminary Ecological Appraisal has assessed the proposals for impacts to protected species.

The PEA recorded no bat roosts present there are trees that have roost features, but these will be retained. 8 species of bat were recorded commuting and foraging along the boundaries. This included the rare Barbastelle which are sensitive to light. A bat sensitive lighting scheme is recommended.

Bat boxes are recommended for suitable trees around the boundary.
Integral bat tubes are advised for the dwellings at a ratio of 1:2.

Two species of reptile were recorded during the surveys. Slow worms and common lizard.

There is a significant population of slow worms on the site boundaries and a small population of common lizards. A reptiles mitigation strategy is required. Hibernacula are advised as an enhancement.

No evidence of Great crested newts was recorded during the eDNA assessment of applicable waterbodies. GNC are not considered a constraint.

In line with best practice and [National Planning Practice Guidance \(NPPG\)](#) integral Swift bricks should be installed onto the new dwellings at a ratio of 1:1.

I recommend the following conditions:

BNG1

PCBNGMON1

PCREP1

ECOLIGHT2

PCECOCON1

ECOLEMP1 - to include the bat tubes and swift bricks.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy







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