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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 29 July 2026 10:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Y/36/26/PL

Land adjacent to Pippin Cottage North End Road Yapton BN18 0DS.

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

Recommendation: No objection subject to conditions.

The BNG report and Statutory Metric show a loss of -12.70% in habitat units. Provision of offsite BNG units is required.

Evidence that offsite units will be secured has been provided.

The BNG report and Statutory Metric show an increase of 42.94% in hedgerow units. This exceeds the mandatory 10% required.

The PEA by Arun Ecology dated October 2025, has assessed impacts of this proposal on protected species. The report identified no impacts to protected species. No further surveys are required. The impacts of lighting on bats are discussed in section 6.3.3 and makes recommendations in section 6.3.4.

The PEA by Arun Ecology dated October 2025 makes recommendations for ecological enhancements in section 6.4.4.

These include:

- One bat box to be installed on one mature tree within the development boundary;
- One bird box to be installed on a mature tree within the development boundary; and
- One bee brick to be installed on a south facing wall of each of the new dwellings within the development boundary.

I recommend the following conditions:

BNG1

ECOBNG2 – to include the recommendations for ecological enhancements set out in section 6.4.4.

ECOLIGHT2

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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