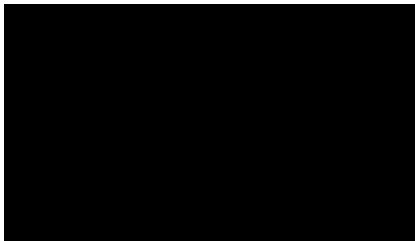


PL- Consultation- Ecology response



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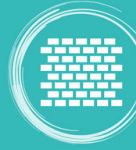
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 19 March 2026 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Y/5/26/PL

2 Downview Road Yapton BN18 0HS.

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

Recommendation: Objection due to incorrect details on BNG SSM and degradation of habitats has not been included in the baseline.

The metric dated 16 February 2026 is for named Glebe Farm Nursery School, Heighington Road, Canwick, Lincoln, LN4 2RJ. Not this site.

There appears to be other errors within the SSM. (Significance and areas).

The site had a line of mature trees present in 2024 on the southern boundary, but these have since been removed. Habitat present in January 2020 should be counted even if it is no longer present. This will change the baseline for habitats and may show a loss of biodiversity units.

The provision of hedge and tree planting is welcomed but cannot count towards biodiversity as it is located within a private garden.

The Small sites user guide states.

The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record created private gardens as either:

- *‘urban – vegetated garden’; or*
- *‘urban - unvegetated garden’*

You should not:

- *record the creation of any other new habitats within private gardens*
- *record enhancement of any habitat within private gardens*

Therefore, the gains recorded are incorrect in this metric.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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E: jonathan.best@arun.gov.uk

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