



Biodiversity Enhancement Statement

**50 Coastal Road
East Preston
Littlehampton
West Sussex
BN16 1SN**

Document date: 29th June 2026

Document ref: 7181E/26/01

PJC Consultancy Ltd
www.pjcconsultancy.com

Kent Office
The Watermill, Maidstone Road
Ashford, Kent.
TN26 1AE.

This report has been prepared by
PJC Consultancy Ltd
on behalf of
RMJ Architectural Services

Document Author

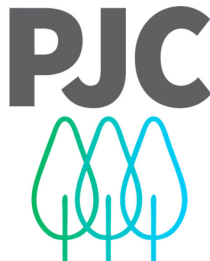
David Blagden BSc(Hons)

David is an Assistant Ecological Consultant with over four years' experience working in the ecological consultancy industry. He gained a BSc(Hons) in Wildlife Conservation at the University of Kent in 2025. David is also a Natural England CL51 licence holder for beavers

Checked and Authorised By

Naomi Cornwell BSc(Hons) MSc

Naomi is an Ecologist with six years' experience working in the ecological consultancy industry. She gained a BSc(Hons) in Animal Conservation and Biodiversity at Greenwich University in 2018 and an MSc in Oceanography (Ecological and Biological pathway) at the University of Southampton in 2021. In addition, Naomi is a Natural England class one licence holder for bats and accredited agent under a BTO Schedule 1 Disturbance Permit for nest recording of barn owl (and other birds).



arboriculture . ecology . landscape



CONTENTS

1	INTRODUCTION	4
1.1	Instruction	4
1.2	Background Information	4
1.3	Document Objectives	4
1.4	Site Description and Baseline Conditions	4
2	ENHANCEMENT MEASURES	6
2.2	Ecological Landscaping	6
2.3	Roosting Bats	7
2.4	Nesting Birds	7
2.5	Log Piles	8
3	HABITAT CREATION AND/OR MAINTENANCE SPECIFICATION	9
3.2	Ecological Landscaping	9
3.3	Ecological Landscaping	9
3.4	Roosting Bats	9
3.5	Nesting Birds	9
3.6	Log Piles	10
4	REFERENCES	12
5	APPENDICES	13
	Appendix I: Site Location Plan	13
	Appendix II: Habitat Enhancements Map	14



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy Ltd was commissioned by RMJ Architectural Services London to provide an Biodiversity Enhancement Statement (BES) which includes a framework for the enhancement of biodiversity at 50 Coastal Road, East Preston, Littlehampton, West Sussex, BN16 1SN (hereafter referred to as the 'Site').

1.2 Background Information

- 1.2.1 A full planning application (K/23/24/PL) has been approved by Arun District Council in respect of proposals for the demolition of the existing building followed by the construction of a replacement one
- 1.2.2 This BES has been informed by, and developed in conjunction with, the following documents:
- Ecological Impact Assessment report ref: LD3230-ECO-REP-001-00-EcIA (Lizard Landscape, Design and Ecology, 2024);
 - Biodiversity Net Gain Statement report ref: LLD3230-ECO-REP-003-00-BNG (Lizard Landscape, Design and Ecology, 2024);
 - Existing Site Plan drawing no:234/01/03 (RMJ Architectural Services, 2026); and
 - Proposed Site Plan drawing no: 234/01/09 (RMJ Architectural Services, 2026).

1.3 Document Objectives

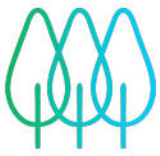
- 1.3.1 The purpose of this BES is to provide a point of reference for all ecological enhancement measures proposed as part of the proposed development to ensure an overall net increase in the ecological value of the Site post-development for wildlife.
- 1.3.2 It should be noted that the design intention of the proposed soft landscape and ecological enhancements is to increase biodiversity and net gain. This will be achieved through the creation of additional linear habitat in the form of hedgerows, as well as the installation of bat and bird boxes, and log piles.
- 1.3.3 This BES sets out a strategy for the first five years following the development. It is recommended that after five years, the objectives and prescriptions set out in the plan are reviewed and amended where necessary to ensure the objectives are achieved in the long term. Beyond the initial five-year strategy, any prescriptions amended or carried forwards will be managed and maintained in perpetuity.
- 1.3.4 It is the responsibility of developer (or the appointed contractor) to arrange for the work outlined in this document to be undertaken and to ensure all prescriptions are fulfilled during the construction and operational phase of the proposed development. Any contractors hired to carry out the relevant landscaping/habitat creation and long-term maintenance, and management operations will be appropriately experienced.

1.4 Site Description and Baseline Conditions

- 1.4.1 The Site comprises approximately 0.1 ha of land located to the north of Coastal Road within the Kingston Estate. The Site is bounded by existing residential properties and associated gardens to the east and west, an extensive area of greenspace to the north, and Coastal Road to the south. The surrounding landscape is predominantly residential, with housing extending for over 1 km to both the east and west of the Site. The foreshore is situated approximately 130 m south of the Site, while the land to the north is characterised primarily by arable farmland, extending towards the A259, which lies approximately 1.6 km north of the Site. The location of the Site within its environs is presented in Appendix I.



- 1.4.2 During the ecological walkover survey undertaken as part of the PEA report, the Site was recorded as comprising predominantly hardstanding, buildings, and modified grassland, with smaller parcels of introduced shrub, scattered trees and species-poor hedgerow. Overall, the Site was considered to provide some limited opportunities for protected and notable species.
- 1.4.3 Given that the Site was reported as being comprised of hardstanding and buildings for the majority, with small parcels of modified grassland and introduced shrub, and is located within a suburban environment, the Site was considered to provide limited opportunities for protected and notable species.
- 1.4.4 Enhancements for the Site and its management will be aimed at sympathetically enhancing the ecological value of the Site in reference to the surrounding area, by providing habitats of ecological value within the development scheme.



2 ENHANCEMENT MEASURES

- 2.1.1 The enhancement measures detailed below shall be implemented prior to the Site becoming operational, in order to provide additional foraging, commuting, shelter and breeding opportunities for a variety of protected and notable species. The location of the enhancements can be seen in Appendix II.

2.2 Ecological Landscaping

Installation of Green Roof

- 2.2.1 Included in the design proposals are the installation of a green roof on the southern and north-eastern aspects of the building. Such features increase local biodiversity and encourage a variety of invertebrates, birds, and bat species.
- 2.2.2 All green roofs designed for wildlife should be designed with the following in mind, as advocated by the Bat Conservation Trust (BCT, 2012) and the Green Roof Organisation (2021):
- 2.2.3 The roof structure must be strong enough to support the saturated load of the planted system. A typical extensive green roof weighs 150kg/m². The roof should be layered with a suitable waterproofing layer, such as reinforced bitumen systems or single ply systems, and include a suitable drainage system and growing medium specifically formulated for green roof substrates;
- 2.2.4 It is recommended that a specifically formulated green roof substrate, which are a mixture of inorganic and organic materials, are used because these provide the necessary nutrients for plants, as well as being free-draining and water-absorbent. Ideally, substrate should be varied in depth to promote vegetation diversity and to provide a range of habitats for invertebrates. The system should preferably be a substrate-based system and should include natural substrate and screened Site soil at varying depths between 75mm-150mm;
- 2.2.5 Green roofs should consist of the plantation of native wildflower species appropriate for the South-East of England and avoid the use of popular but generally non-native species of succulents.
- 2.2.6 A range of predominantly native herbaceous perennials, hardy succulents, alpine and bulbs can be utilised to attract flies, moths and other invertebrate species that will provide a feeding resource for bats. These should be installed as either a pre/off-site grown vegetation blanket/mat, plug planting at a coverage rate of 15-20 plants per m² or hydroplanting and/or seeding. Plants that are night flowering and provide nectar/feeding resources for moths should be used; planting should be matched to the bioregion and microclimate.
- 2.2.7 The seeding and plugging of native wildflowers and local grasses should also be used to encourage natural colonisation and also provide pollen and nectar sources for a variety of invertebrate species (Buglife, 2018). Wildflower species for more generalist invertebrate species should include:
- Ox-eye daisy *Leucanthemum vulgare*;
 - Common yarrow *Achillea millefolium*;
 - Hawkbits *Leontodon* spp.; and
 - Sedums *Sedum* spp.
 - For more specialised species such as bumblebees *Bombus* spp., wildflower species should include:
 - Viper's bugloss *Echium vulgare*;
 - White dead nettle *Lamium album*;
 - Red clover *Trifolium pratense*;



- Bladder campion *Silene vulgaris*;
- White campion *S. latifolia*;
- Night campion *S. noctiflora*;
- Horseshoe vetch *Hippocrepis comosa*; and
- Kidney vetch *Anthyllis vulneria*.

- 2.2.8 Any management of the green roof system should be undertaken annually and include the removal of dead vegetation and occasional cutting back of larger plant species. This should be completed outside of the flowering season (March to August inclusive) by a suitably qualified contractor.

Native Species-Rich Hedgerow Planting

- 2.2.9 A new native species-rich hedgerow will be planted in the southern aspect of the Site (see Appendix III). The hedgerow will comprise at least five native species per metre of hedgerow. Woody species planted could include the following species:

- Oak *Quercus spp.*;
- Hazel *Corylus avellana*;
- Holly *Ilex aquifoliosa*
- Birch *Betula spp.*;
- Rowan *Sorbus aucuparia*;
- Elder *Sambucus nigra*;
- Hawthorn *Crataegus monogyna*;
- Alder *Alnus spp.*;
- Honeysuckle *Lonicera periclymenum*;
- Crab apple *Malus sylvestris*.
- Field maple *Acer campestre*;
- Dog rose *Rosa canina*; and
- Guelder rose *Viburnum opulus*.

2.3 Roosting Bats

- 2.3.1 Two Schwegler 2FN, Kent Bat Boxes or similar bat boxes will be installed at suitable positions on to the new building to increase roosting opportunities for bats within the Site (see Appendix II). Any artificial roosting features should be placed between 3m and 6m above ground in a variety of locations at slightly different heights and preferably positioned facing a southerly or south-easterly direction, so that they receive sun for part of the day.

2.4 Nesting Birds

- 2.4.1 The direction of entrance holes of all nest boxes shall be positioned with a clear flight path (see Appendix II). Crucially, the boxes shall also be positioned where they are sheltered from the prevailing wind, rain, and strong sunlight as much as possible. If possible, the boxes shall be positioned with a slight downward angle to provide further protection from the rain. All artificial nesting features should be positioned at least 3m high so as to be out of reach of predators. Nest boxes will also be near to vegetation to support young birds to take their first flights.

Generalist Nest Boxes



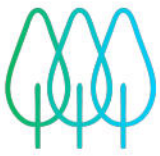
- 2.4.2 One generalist cavity-nesting box (i.e. Vivara Pro Seville or similar) will be installed at a suitable position on the western elevation of the building, in order to increase the number of nesting opportunities within the Site.

House Sparrows

- 2.4.3 At least one house sparrow *Passer domesticus* nest box (i.e. House Sparrow Terrace FSC or similar) will be installed on the north-western wall of the new building no higher than 5m above ground, avoiding areas that are exposed to strong sunlight or prevailing winds.

2.5 Log Piles

- 2.5.1 One log pile will be created, placed in the southern extent of the Site (see Appendix II), within the vegetated garden in a sunny location. The pile should contain a mixture of compact and loose material in varying size and shape and be a minimum size of 1.5m wide x 1m deep x 1m high. The creation of log piles provides increased foraging and hibernating opportunities for amphibians, reptiles and invertebrates.



3 HABITAT CREATION AND/OR MAINTENANCE SPECIFICATION

3.1.1 The establishment and management prescriptions for the enhancement measures presented below are detailed in Table 1. Each task is provided with an appropriate timescale for implementation.

3.2 Ecological Landscaping

3.2.1 The establishment and management prescriptions for the enhancement measures presented below are detailed in Table 1. Each task is provided with an appropriate timescale for implementation.

3.3 Ecological Landscaping

3.3.1 The following management techniques should be applied to all soft landscaping within the Site:

- Apply good horticultural and ecological practice to all operations within entire landscape with care during on-going maintenance to enhance all wider landscape features of installed features/planting and to encourage long-term health and vitality of all planted and sown stock;
- Ensure consistent control of invasive weeds across the entire Site;
- Promote optimum display and flowering periods through best practice pruning techniques dependent upon species and location;
- Ensure that sufficient watering is completed with regular frequency until the stock is established, particularly during the very dry growing season (typically, late June to late August) and beyond if required to maintain stock vitality;
- Once established, planting may require formative pruning to develop into healthy established forms. Where competition forces unsustainable growth, localised thinning of plant stock is recommended to promote long-term healthy group establishment;
- Promote wildlife value and species diversity where appropriate, checking on potential nesting environments prior to any maintenance works to ensure no disturbance occurs;
- Ensure scrub and hedgerow pruning is only actioned out of the bird nesting season which can fluctuate from year to year but is primarily between March and September;
- Ensure long term commitment to replacement of defective plant material in line with original design specification as outlined within detailed planting plans.

Native Species-rich Hedgerow Planting

3.3.2 Planted in triple staggered rows, once established, the hedgerow shall be managed on annual rotation, whereby only half of the hedge shall be cut each year to encourage a dense and diverse hedgerow structure.

3.3.3 The hedgerow will also be rejuvenated with additional species when it becomes sparse at the base.

3.4 Roosting Bats

3.4.1 Maintenance of bat boxes is not required. However, a ground based visual inspection of the bat boxes may be required annually to ensure no vandalism or theft has occurred. Any missing and/or damaged bat boxes shall be replaced on a like-for-like basis.

3.4.2 Please note that any methods involving the moving and/or disturbance to bats and/or their roosts will require a licence from Natural England.

3.5 Nesting Birds

3.5.1 Annual maintenance of bird nest boxes will be undertaken between November and January to remove any old nests and debris to reduce parasite build-up and prevent the spread of disease. All debris shall be removed with the inside cleaned using boiling water and left to dry naturally. The use of insecticides



or detergents must be avoided. Any missing and/or damaged bird nest boxes shall be replaced on a like-for-like basis.

3.6 Log Piles

- 3.6.1 No maintenance of the log pile is required. However, an inspection of the log pile may be required annually to ensure that the structure and integrity of the log pile is not compromised. Any damaged to the log pile or components of the log pile shall be replaced on a like-for-like basis.

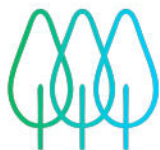


Table 1: Habitat Creation, Management and Biodiversity Strategy.

Item	Task: Management/Maintenance	Year					Timing and Responsibility
		1	2	3	4	5	
Native Species-rich Hedgerow	Planted in triple staggered rows, once established, the hedgerow shall be managed on annual rotation, whereby only half of the hedge shall be cut each year to encourage a dense and diverse hedgerow structure. Any failed specimens shall be replaced on a like-for-like basis.	X	X	X	X	X	Undertaken by the contractor or relevant landowner.
Bat Boxes	Maintenance of bat boxes is not required. However, a ground based visual inspection of the bat boxes may be required annually to ensure no vandalism or theft has occurred. If a closer inspection of the bat box is required, a suitably licenced bat ecologist may need to be consulted. Any missing and/or damaged bat boxes or tubes shall be replaced on a like-for-like basis. <i>Please note that any methods involving the moving and/or disturbance to bats and/or their roosts will require a licence from Natural England.</i>	X	X	X	X	X	Checked by the contractor or relevant landowner throughout the year.
Bird Boxes	Clean out old/used nests to encourage reoccupation. This should be undertaken annually and over the winter. Where any box is found to be damaged, it will be replaced with an equivalent nest box. Bird boxes will be checked to ensure they are secure and still facing the same orientation as when they were installed. If they are not secure, they will be removed and re-secured.	X	X	X	X	X	Bird nest boxes will be inspected by contractors or relevant landowner every year outside of the breeding bird season (March – August inclusive) to ensure they remain in viable condition.
Log Piles	Limited maintenance is required, however if the log piles dry out too much, the dead wood piles may need to be watered to maintain a damp atmosphere. As older logs begin to disintegrate, new wood should be added.	X	X	X	X	X	Dead wood piles will be checked and maintained as needed by the contractor or relevant landowner. During long dry spells, add water to maintain damp conditions.



4 REFERENCES

British Standards Institution (2013). Biodiversity. Code of practice for planning and development: 42020. BSI, London.

Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition. The Bat Conservation Trust, London.

Institute of Lighting Professionals (2023). Guidance Note. Bats and Artificial Lighting in the UK: Bats and the Built Environment Series [online] Available from: <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework (NPPF) [online] Available from: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Multi-Agency Geographic Information for the Countryside (MAGIC) (2026). MAGIC. Natural England, Leeds. [online]. Available from: <http://magic.defra.gov.uk/home.html>



5 APPENDICES

Appendix I: Site Location Plan



LEGEND:

Site Boundary

STATUS: FOR INFORMATION ONLY

PJC

The Watmill, The Mill Business Park,
Maidstone Road, Ashford, TN26 1AE
T: 01233 225365

E: contact@pjccoconsultancy.com
W: <http://www.pjccoconsultancy.com>

CLIENT: RMJ Architectural Services

PROJECT: 50 Coastal Road
East Preston
West Sussex
BN16 1SN

TITLE:
Appendix I: Site Location Plan

SCALE AT A4: 1:1	DRAWN: DB	APPROVED: NC
PROJECTION: EPSG:27700	DATE: 16/06/26	DATE: 16/06/26

DRAWING No:
PJC/6167E /26/A1/V1



Appendix II: Habitat Enhancements Map



LEGEND:

-  Sparrow box
-  Generalist bird box
-  Log pile
-  Bat box
-  Native hedgerow to be planted

STATUS: FOR INFORMATION ONLY



The Watermill, The Mill Business Park,
Maidstone Road, Ashford, TN26 1AE
T: 01233 225365

E: contact@pjcconsultancy.com
W: <http://www.pjcconsultancy.com>

CLIENT: RMJ Architectural Services

PROJECT: 50 Coastal Road
East Preston
West Sussex
BN16 1SN

TITLE:
Appendix II: Habitat Enhancements
Map

SCALE AT A4: 1:270	DRAWN: DB	APPROVED: NC
PROJECTION: EPSG:27700	DATE: 16/06/26	DATE: 18/06/26

DRAWING No:
PJC/7181E/26/A2/V1



CONTACT DETAILS

The Watermill
The Mill Business Park
Maidstone Road
Ashford
Kent
TN26 1AE

Tel: [REDACTED]

Author: David Blagden BSc(Hons)

Date: 29th June 2026

[REDACTED]