Preliminary Bat Roost Assessment

86 Ancton Way,

Bognor Regis,

West Sussex

Version 1 – 20th March 2025

South Downs Ecology

Preliminary Bat Roost Assessment

86 Ancton Way, Bognor Regis, West Sussex, PO22 6JP

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Summary

Mr and Mrs Riley commissioned a Preliminary Bat Roost Assessment, carried out 15th March 2025, for demolition and reconstruction of a new dwelling on a slightly expanded footprint at the property currently known as 86 Ancton Way, Bognor Regis, West Sussex, PO22 6JP.

The proposals are not anticipated to have any significant impact upon ecology; the habitats proposed for removal offer no significant potential for protected species. The dwelling overall offers '**negligible-low**' bat roost potential, and the proposals offer negligible risk of disturbing or harming bats. Some basic measures are proposed to ensure no harm to bats in the highly unlikely event of them being found during works.

No other ecological constraints have been identified.

When mitigation and enhancements have been considered, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, could result in a minor net gain. The proposals would therefore accord with the relevant local policies.

1.0 Introduction

1.1 Jeanette and Andy Riley have commissioned a Preliminary Bat Roost Assessment for proposals to demolish or partially demolish the current dwelling and construct a new two storey dwelling to match neighbouring properties at the property known as 86 Ancton Way, Bognor Regis, West Sussex, PO22 6JP (SU 98830 00378, hereafter referred to as 'the site').

1.2 A Preliminary Bat Roost Assessment of the site was carried out on the 15th of March 2025; the following ecological impact assessment report completed by Aidan Bird with the supervision of George Sayer (*BSc (Hons)* Environmental *Sciences, PgDip Endangered Species Recovery, MArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN - Ecologist*). This appraisal consisted of an assessment of habitats and structures to determine their potential for protected species. Following this an on-site and desktop assessment was undertaken, of the likelihood of National or European Protected Species being present on or near site, and the constraints these may pose on the development proposals.

1.3 Based on the results of the appraisal, recommendations for further survey, mitigation and potential ecological enhancements have been provided.

Site Description and Surrounding Area

1.4 The site consists of a small narrow detached single-story dwelling nestled within a row of houses on Ancton way. The front of the property consisted of an impermeable concrete driveway and rear was a maintained grassland with some dotted mid-sized bushes and trees. At the far end of the garden sits a timber constructed outbuilding which backs onto the adjacent wooded area.

1.5 The site is on the outskirts of the small village of Elmer, a part of Bognor Regis. It is south of the single carriageway road A259, and c.300m North of Elmer beach. The site is separated form the A259 by arable fields with interconnecting established hedgerows and woodland strips.

Proposals

1.6 The current proposal is for demolition of the current dwelling and reconstruction of a two-storey house with a slight expansion of the property width. The rear garden will see improvements with permeable patio area and pathway to the outbuilding. The boarders are to be enhanced with further shrubs and bird boxes added to the outbuilding which has no further work planned. The size and habitat impacted from the proposals is below the threshold required to conduct a full PEA. This report aims to provide guidance around the potential impacts this will have on the site's ecology, and specifically those towards protected species.

2.0 Scope of Appraisal

1. *Identify habitats and features which may have potential for protected species;*
2. *Identify whether any signs of protected species are present on-site;*
3. *Recommend whether further surveys are required, or whether there are any relevant constraints with regards to protected species;*
4. *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
5. *Provide suggestions as to how the site and proposals could be enhanced with regards to protected species and habitats.*

2.1 This appraisal and assessment is deemed to be relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site. Should the site or proposals alter, the ecologist should be consulted to confirm that the appraisal remains valid.

3.0 Planning Policy and Legislation

National Planning Policy

3.1 The National Planning Policy Framework (NPPF) 2023 sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

3.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

3.3 The site is located within the Arun District; the current local Plan 2011-2031 was adopted in 2018 and comprises a written statement and supporting Policies Maps 1-4 (Arun District Council, 2018). Alongside this plan future development decisions will also consider the Clymping neighbourhood plan (Arun District Council, 2023a) and National Planning Policy Framework (Department for Levelling Up, Housing and Communities, 2023). Issues of nitrate pollution, water quality and abstraction have generated environmental problems within neighbouring authorities, especially in relation to sensitive internationally designated sites. These have seen restrictions placed upon planning applications until nitrate and water neutrality can be demonstrated. Although "not currently an issue in Arun", the district is aided with guidance from statements of Southern water, Natural England and the Environment agency (Arun District Council, 2023b).

3.4 The local plan sets out Arun's future vision and guides developments; their objective for the natural environment is "to plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity".

3.4.1 *ENV SP1 Natural Environment*

Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.

3.4.2 *ENV DM1 Designated Sites of biodiversity or geological importance*

Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted.

Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated:

i. There is no alternative solution (which shall be adequately demonstrated by the developer).
ii. There are reasons of public health or public safety or Adoption Arun Local Plan 2011-2031 (July 2018) Arun District Council 209 17 Natural Environment
iii. There are benefits of primary importance to the environment or
iv. There are imperative reasons of overriding public interest.

Notwithstanding the above however, the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to;

i. The European, National or Local status and designation of the site;
ii. The nature and quality of the site's features, including its rarity value;
iii. The extent of any adverse impacts on the notified features of interest;
iv. The need for compensatory measures in order to re-create remaining features of habitats on or off the site.

Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.

3.4.3 *ENV DM2 Pagham Harbour*

Within Zone A (0-400m from the boundary) as identified on the Policies Maps, development will only be permitted in exceptional circumstances where the developer is able to demonstrate there will be no detrimental effects on Pagham Harbour, including non-native species and the water environment. Regard shall also be had to tests 1-4 as set out in Policy DM1 (Designated Sites of Biodiversity or Geological Importance).

Within Zone B (0-5km) for all new residential development and development which is likely to have an impact on Pagham Harbour will be required to:

i. Make developer contributions towards the agreed strategic approach to access management at Pagham Harbour.

ii. create easily accessible new green spaces for recreation within or adjacent to the development site. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use. 212 Arun District Council Adoption Arun Local Plan 2011-2031 (July 2018) 17 Natural Environment

Major developments (as defined in the GDPO 1995 as amended(61)) taking place outside Zone B and close to its boundary will be considered on a case by case basis to determine any potential effects on Pagham Harbour, and the need for any avoidance or mitigation measures.

3.4.4 *ENV DM3 Biodiversity Opportunity Areas*

Development shall:

a. Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones
b. Be designed in order to minimise disturbance to habitats

Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.

3.4.5 *ENV DM4 Protection of trees*

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or

b. Would enhance the survival and growth prospects of other protected trees;

c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland. 216 Arun District Council Adoption Arun Local Plan 2011-2031 (July 2018) 17 Natural Environment

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

d. Land and tree surveys

e. A tree constraints plan

f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

3.4.6 *Policy ENV DM5 Development and biodiversity Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.*

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species.This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species.

In general, the Council aim to assure long term survival of the most valuable and threatened species and habitats. All developments should therefore consider the preservation and enhancement of local biodiversity throughout the design process of development schemes. Proposals that are likely to have an adverse effect on Sites of Special Scientific Interest (SSSI) will not normally be permitted. Retention of trees and habitat is desired but in certain circumstances a new resource of at least equivalent value should be provided where there is loss of the original feature as a result of development. Any proposals should consider impacts on environmentally significant sites both within Arun and neighbouring planning authorities. Development plans should enhance the sites biodiversity by creating new, or improving existing, habitats.

A guide to Legislation

3.5 Bats

3.5.1 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017, and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

3.6 Birds

3.6.1 All UK bird species are protected against disturbance whilst occupying a nest (Wildlife and Countryside Act 1981). Developments that could predictably disturb, kill or injure nesting birds could result in an offence. Furthermore, a number of bird species are listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.

3.7 Herpetofauna – Amphibians and Reptiles

3.7.1 Reptiles are protected from intentional killing, injuring, and "taking" (Wildlife and Countryside Act 1981). The smooth snake, sand lizard, natterjack toad, pool frog, marine turtles, and great crested newt are species awarded higher protection against deliberate direct and indirect killing, disturbance, and obstruction.

3.8 Other Mammals

All mammals receive protection against cruelty, inhumane killing or injuring (Protection of Mammals Act 1996).

Badgers are protected along with their setts under 'The Protection of Badgers Act 1992' and the 'Wildlife and Countryside Act 1981'. It is an offence to kill, injure or interfere with a badger sett.

Otters became extinct in Sussex from the 1960s but are slowly increasing in numbers; it is an offence to kill, injure, take, or disturb them (Wildlife and Countryside Act 1981). Particular care should be taken if a river or tributary is within the 1km.

3.9 Plants and Fungi

3.9.1 The Wildlife and Countryside Act 1981 makes it an offence to intentionally pick, uproot or destroy those species listed within schedule 8 (Crown and database right, 2011). Furthermore, many rare and threatened species are listed under section 41 of the 'Natural Environment and Rural Communities Act 2006' whereby regard for conservation must be incorporated into any planning decision.

3.9.2 Hedgerows of continuous length exceeding 20m and those under but connecting to another at each end, are protected by The Hedgerows Regulations 1997.

3.9.3 It is an offence to plant, cultivate, or cause growth to plants listed as Schedule 9 (Crown and database right, 2011) and the 36 invasive alien species (DEPRA & APHA, 2022).

4.0 Methodology

Desktop Study

4.1 A desktop study was conducted using the government 'MAGIC' Map GIS tool; a search was carried out for all Natural England Mitigation Licences within a zone of influence of the site. These have been summarized below and their significance considered in the context of the development proposals. A search was also carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland. Given the overall scale and nature of the site and the proposals, a full data search from SxBRC was not considered appropriate. This is in accordance with CIEEM current guidance for such projects (CIEEM 2020).

Site Visit

4.2 A site visit was conducted on 15th March 2025. During the surveys any constraints with regard to protected species were considered; the site was considered for its potential for protected species even when signs of these species were not noted at the time of the surveys.
Other species have been considered where relevant.

4.3 The property was initially assessed by Aidan Bird, an ecologist with 5 years' relevant experience (accredited agent under George Sayer, MCIEEM, 2018-34434-CLS) for its potential to hold roosting bats; roof voids were assessed where relevant, and access points identified. Any evidence of bats such as grease marks, bat droppings, urine splashes were noted. The bat roost assessment was conducted following the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition (2023).

4.4 Due to the site visits being carried out within a short time period, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within the Bat Survey Guidelines and all reasonable effort has been made to identify evidence of protected species.

Evaluation

4.5 Requirement for further surveys was assessed following the Bat Conservation Trust Guidelines (Collins, 2023) and Bat Workers' Manual (Mitchell-Jones & McLeish, 2012). Subsequent requirements for mitigation and enhancement will be in accordance with the most recent bat mitigation guidelines (Reason & Wray, 2023) and artificial lighting guidance (Institution of Lighting Professionals, 2023).

5.0 Baseline Ecological Conditions and Protected Species Assessment

Habitats

Desk Study

The site is located on the southern edge of deciduous woodland with further priority woodland habitats to the north (c.300m). Separated by urban areas, the beach at Elmer contains coastal vegetated shingle (c.380m SE). Although not designated, the landscape to the north of the property resides within a potential wildlife corridor with a variety of arable fields and connective habitats

5.1 Furthermore, there are nearby Local Wildlife Sites (LWS) (formerly known as Sites of Nature Conservation Importance - SNCIs) which are designated locally for their wildlife importance but do not carry any statutory protection. These are two coastal areas of Elmer rocks and Middleton shingle areas, furthermore Ryebank rife and its tributaries reach across the area to the north of the Elmer.

Site Assessment

5.2 The site contains a well-maintained lawn with dotted forbs and established small shrubs. All flora on site are of minimal ecological significance to the wider area. The site boarders a strip of established deciduous woodland which are likely significant to connectivity within the wider landscape.

Bats

Desk Study

5.3 Within 2.0 km of site is one EPSML Bat Licences; a roost of brown long eared bat, common pipistrelle and serotine roost (2018-37571-EPS-MIT) located ~1.4km west.

5.4 The only Special Area of Conservation in the district is the Arun Valley; the nearest designated for bats, is the Singleton and Cocking Tunnels at ~18.0km north-west. Singleton and Cocking Tunnels constitute the most important sites for hibernating bats in south-east England, in particular barbastelle Barbastella barbastellus and Bechstein's myotis bats Myotis bechsteinii. This is the one of the only known locations in Britain for the mouse-eared bat Myotis myotis

5.5 The site is on the boarder of a potential wildlife corridors/stepping stones set out within a 2022 Arun BNG report. These are strategic proposed area to facilitate movement and prevent fragmentation of high value habitats (ClearLead Consulting Limited, 2022).

5.6 The site is connected to the wider biodiversity opportunity areas through arable land, woodland strips, and hedgerows. The proposed plans will not affect the potential bat corridor identified in the district, however this does not exclude the potential for bat species to be using the area and potentially roosting on or nearby the site. Noteworthy, the Nathusius Pipistrelle (*Pipistrellus nathusii*) has been recorded locally east of the site and at Climping beach SSSI (Appx 1 - Figure 3) (ClearLead Consulting Limited, 2022).

Site Assessment – Direct Impact

5.7 The proposed development will involve complete demolition of the current property and then reconstruction using a slightly enlarged footprint, this will destroy all features of the current building. The current building contains few features that would constitute potential roosting features (PRFs) for bats. The uPVC facia on the southern gable end contains a small crevice with potential access to the loft space however the plastic boards likely inhibit any access with the smooth face. The roof comprises of flat fibreboard tiles in varying condition with no observable opportunity for access through any lifted tiles. The ridge tiles have some small gaps of missing mortar, however with binoculars, it is observed that these do not provide access into the loft void or further crevice therefore unlikely to provide a suitable roost feature.

The side and front felted flat roof areas do not provide significant crevices and termination of the eaves from the main house are well sealed. All potential crevices were inspected using high power artificial torch, mirror, thermal camera or an endoscope.

5.8 In summary, the building contains few features suitable for bats. When taken into context with the wider area and adjacent dwellings the building is considered to be of 'negligible' bat roost potential. No evidence of bat presence was identified inside or around the building.

Site Assessment – Site Impact

5.9 The further outbuilding on-site is not due to be affected by the planned development.

5.10 The outbuilding located at the bottom of the garden on the north boundary is well-constructed with a flat roof and timber cladding. The timber cladding has significantly lifted in places to allow for bats, birds or other wildlife to access. There is no evidence visible that the outbuilding is being used by bats however the breathable membrane currently in place could potentially cause entanglement of bats should there be any future uptake of the construction as a roost. There is currently no requirement for this to be changed however should be considered if there are any future works planned. A change to a non-woven membrane such as 1F felt would remove this hazard. The building is considered to have 'low' potential for roosting bats.

5.11 The immediate surroundings are of a mown lawn with few shrubs; surrounded by houses on each side with the exception of the northern perimeter where a woodland strip and connecting hedgerows is present. The site itself is considered 'low potential' for foraging and commuting bats, with 'moderate potential' in the wider surroundings.

Birds

Desk Study

5.12 Numerous bird species are present in the local area, including a number of farmland and coastal species. The site is within a zone of the countryside stewardship scheme targeting the lapwing (*Vanelllus vanellus*) as a priority species; any proposals will have a negligible effect considering the size of the site. Barred warbler (*Curruca nisoria*), Wryneck (*Jynx torquilla*), and grey wagtails (*Motacilla cinerea*) are a few interesting species scarcely recorded in the local area. Birds relevant to the proposals which are present locally include swallow *(Hirundo rustica)* and house sparrow (*Passer domesticus)*.

Site Assessment

No evidence of bird activity was found in or on the building, with gables and eaves being sufficiently sealed. The sites northern boundary provides a good opportunity for nesting and foraging (Apx.2_Photo.14), there are no current plans that would have a significant impact.

Badgers

Desk Study

5.13 Badger population and distribution data records are kept confidential due to the high rates of related crime and government endorsed culling. Generally, they can be considered ubiquitous in most areas excluding the heavily urbanised. A factor of concern in coastal or rife areas would be groundwater level and flood potential. The site is located in close proximity to these zones so unlikely to have the appropriate conditions suitable for sett formation.

Site Assessment

The works are not anticipated to have any wider impacts on the local badger population, such as breaking of commuting corridors or loss of foraging habitat.

Amphibians

Desk Study

The Great Crested Newt (Triturus cristatus) is the only amphibius European protected species likely to be present locally (ARC, 2010); the nearest known ponds are *c1.6k*m (MAGIC 2023). This distance is likely outside the range of a potential coloniser however there may be additional ponds locally where they are present but unrecorded.

Site Assessment

Given the lack of local and suitable breeding ponds locally its highly unlikely they would present. The linked habitats contain potential opportunities for commuting and hibernation.

Other

5.14 No potential for or of any other protected species such as water vole, dormouse, or reptile was recorded on site. The garden is suitable for hedgehogs, a species that were made a priority of concern within the last decade (Wilson & Wembridge, 2018). No impacts upon other protected species are considered likely and have not been assessed further.

6.0 Evaluation of Impacts and Mitigation

Bats

6.1 The building offers 'low-negligible' bat roost potential and the adjacent buildings also appear largely unsuitable; there is no significant risk of disturbing a bat roost; however, individual pipistrelles roosting or hibernating in gaps in the building cannot conclusively be ruled out.

6.2 Construction noise, dust, lighting and vibration may temporarily make the adjacent off-site woodland slightly less suitable for foraging and commuting bats. Given the overall size and nature of the site, the potential impact to foraging bats is very low. As a matter of caution, all ridge tiles being removed shall be done so carefully by hand with the gaps being checked for signs of bats. Such works should proceed with a method statement (Appx.3) to ensure adequate protected.

6.3 Any works shall be undertaken with due consideration and measures to minimise dust, lighting and noise. No external works lighting shall be used other than for emergency purposes. All new lighting shall accord with the principles of the BCT/ILP Guidance Note 08/23.

6.4 The overall impact of the scheme will be negligible. New roosting features and enhancement of the site would result in a gain for bats.

Nesting Birds

6.5 The likelihood of any birds being disturbed is very low, but given the semi-rural location, all eaves shall be checked immediately prior to works to ensure no new nests are present. Should an active nest be found, any chicks must be allowed to fledge before removal. Addition of the proposed bird boxes on the outbuilding will have a positive influence on local semi urban bird populations by providing further nesting opportunities.

Amphibian

6.6 There should be no significant impact on amphibians by the proposed development. Materials should be stored on hard or bare ground, not on any tall grass located on the site's periphery. Furthermore, any work carried out should consider the potential impacts on terrestrial stage amphibians; this would be done by removing anything with the ability to support hibernation carefully by hand (*e.g* paving slabs, deadwood).

Other Species

6.7 There is no potential for significant impacts upon badgers, water voles, dormice, reptiles, or invertebrates. Works in the garden have low potential to disturb hedgehogs; this could be avoided through storing materials on hard or bare ground, moving piles of logs or debris by hand, and by adding ramps and covers to any large pipes or excavations to allow escape.

7.0 Ecological Enhancements

7.1 Because of the scale and nature of the proposals, ecological enhancement opportunities within the construction zone are limited. The most beneficial enhancements would involve provision of new bat roost features and further integration of bird nesting features such as sparrow terraces and swift boxes. Additional boxes can be placed on nearby suitable trees or fencing.

7.2 Bug hotels and bee bricks are excellent enhancements to aid invertebrates. These can be purchased or self-made using natural materials, such as straw, bark, wood, and bamboo canes. Guides for construction are available across many different platforms including (The Wildlife Trust, 2023) (RSPB, 2023).

7.3 Deadwood can provide a home for many species. Leaving wood piles on the ground under a shaded area will maintain a moist environment and encourage a multitude of organisms including fungi (The Royal Horticultural Society, 2023a).

7.4 Efficient nests are essential for hedgehogs to survive the winter months. Supplying a dedicated hedgehog box can provide them with a safe and suitable location to hibernate (The British Hedgehog Preservation Society, 2023). Hedgehogs travel extensive distances so ensuring there is good accessibility to and from the site will be a benefit to the species. This could be done by as simple as cutting a 13cm² hole in fencing (Hedgehog Street, 2023).

7.5 Water is an essential resource for wildlife. Where space is limited, the addition of a water receptacle such as a bird bath will be a significant benefit to many species, especially during summer months. Where possible, implementation of ponds for wildlife are one of the most effective garden features to encourage wildlife (The Royal Horticultural Society, 2023b).

7.6 Garden plants are becoming increasingly important for wildlife. They interact with multiple organisms from providing sources of food such as berries, fruits, nectar to creating habitat. There are many plants that will encourage a variety of wildlife, such as the RHS 'Plants for Pollinators' list (The Royal Horticultural Society, 2023c).
It is also good to consider a range of plants with varying flowering and fruiting times, to support wildlife during every month of the year.

8.0 Conclusions

8.1 Overall, the proposals are considered to represent a '**negligible**' impact upon ecology and no further surveys are recommended. The proposal area consists of existing building and developed land, of negligible ecological value.

8.2 The proposals stand a '**negligible**' chance of disturbing bats or their roosts provided basic avoidance measures are incorporated into construction.

8.3 No significant effects are anticipated upon any designated sites or priority habitats.

8.4 When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a net gain.

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10.0 Appendix 1 - Site Plans

Figure 1: Aerial imagery of the site, displayed as a red polygon marker, and surrounding area. Map created using © 2023 Google Earth

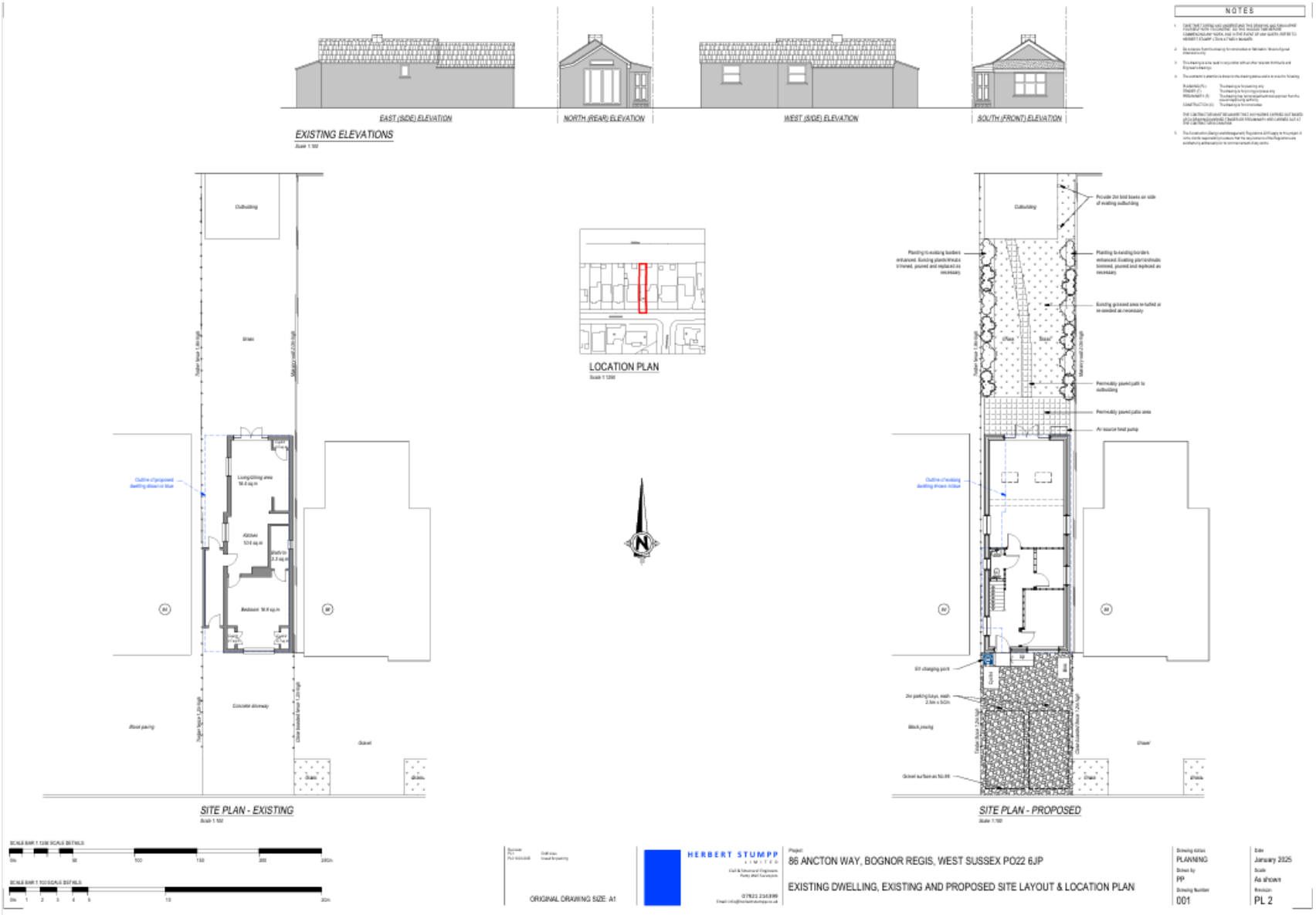

Figure 2: Proposed development plan and drawings produced by Herbert Stumpp Limited

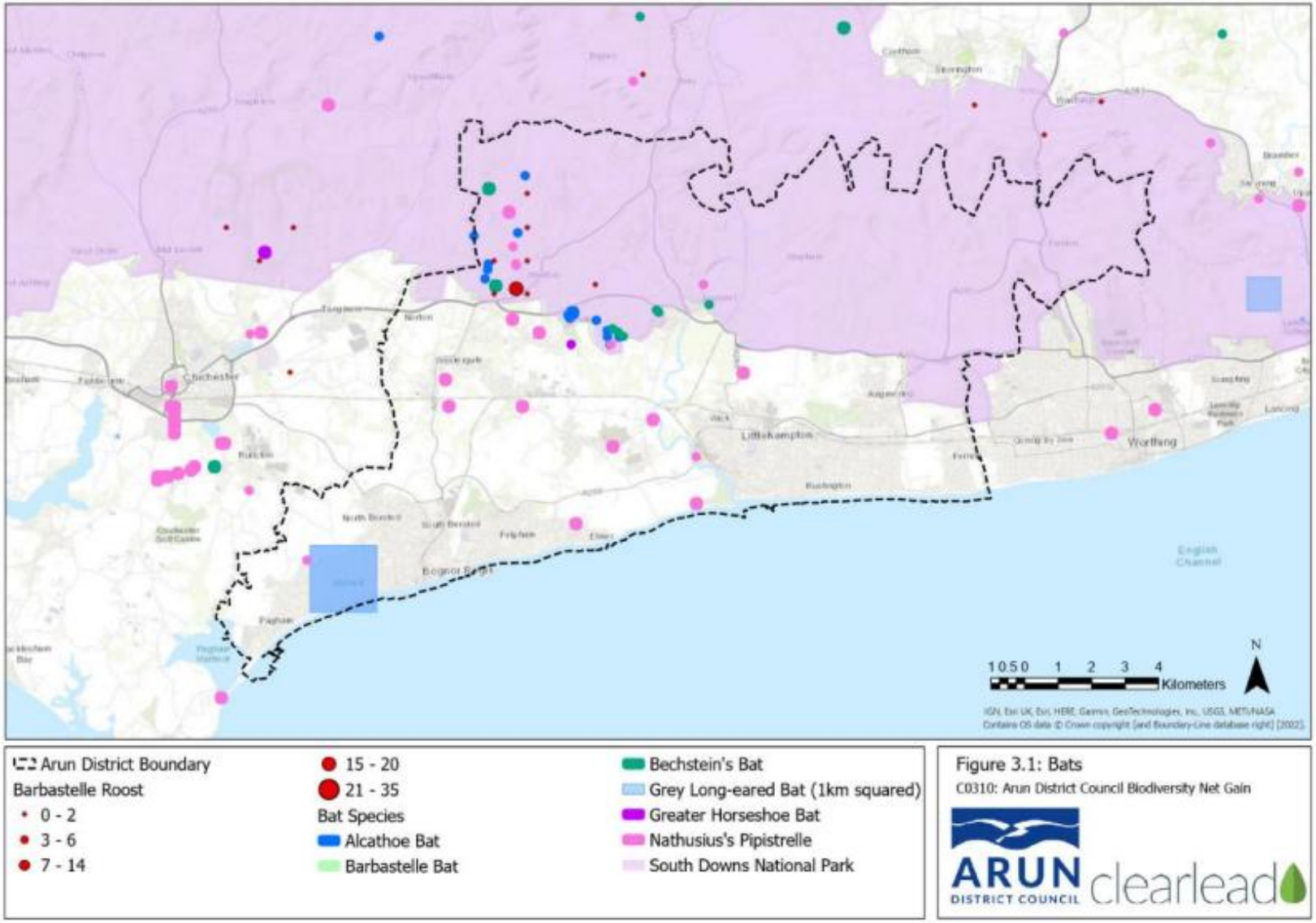

Figure 3: Map produced by Arun District Councils BNG Evidence Study focused on bats (ClearLead Consulting Limited, 2022)

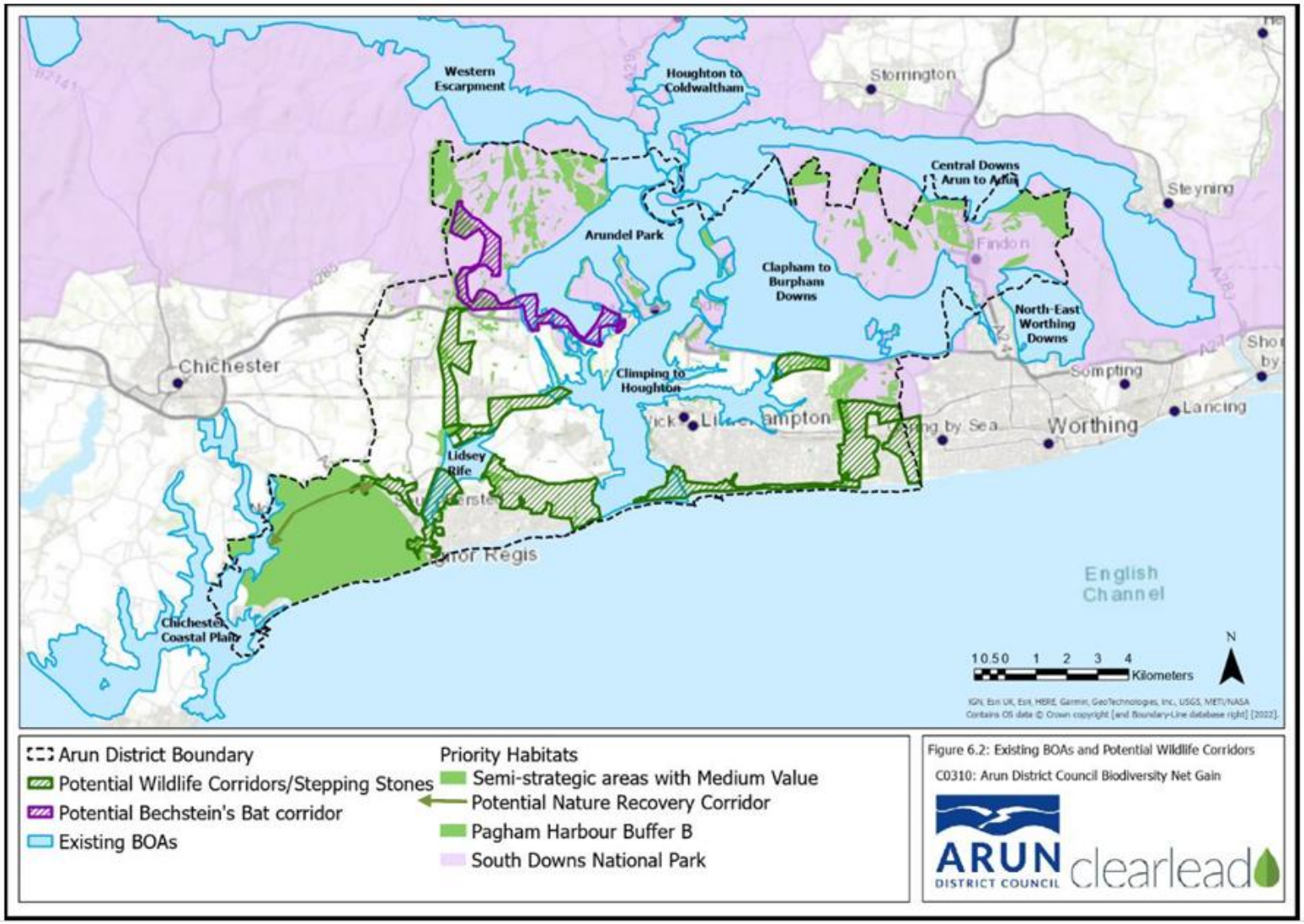

Figure 4: Map produced by Arun District Councils BNG Evidence Study focused on biodiversity opportunity areas and potential wildlife corridors (ClearLead Consulting Limited, 2022)

11.0 Appendix 2 – Site Photos

Photo 1 – View of the front of the property

Photo 2 – View of the rear of the property

Photo 3 – Timber clad outbuilding at the bottom of the garden

Photo 4 – Internal loft void observing the southern end of the building (front gable)

Photo 5 – Loft void facing the rear of the property (North)

Photo 6 – Further photo of the north end of the property loft void

Photo 7 – West roof pitch with flat fibreboard tiles

Photo 8 – East roof pitch with small patch repair visible halfway down

Photo 9 – Northern gable end showing roof tiles oversailing with well-sealed timber

Photo 10 – West side of the properties roof

Photo 11 – North side of the outbuilding that boarders the woodland strip

Photo 12 – Internal picture of the outbuilding demonstrating breathable membrane

Photo 13 – Internal flat roof of the outbuilding

Photo 14 – Adjacent woodland strip and arable land behind