Smith Simmons & Partners

# BIODIVERSITY ENHANCEMENT STATEMENT & LIDSEY DRAINAGE ASSESSMENT

Roof extension to facilitate creation of new habitable first floor, single storey front porch, side and rear extensions, and installation of solar panels, following demolition of existing detached garage.

Pantiles West Walberton Lane Walberton BN18 0QS

OCTOBER 2025

Planning, Architecture & Land Promotion

RIBA RTPI Royal Town Planning Institute

This additional information accompanies a householder planning application for a roof extension to facilitate creation of new habitable first floor, single storey front porch, side and rear extensions, and installation of solar panels, following demolition of existing detached garage at Pantiles West Walberton Lane, Walberton BN18 0QS. It should be read in conjunction with the Planning Design & Access Statement submitted with the proposal.

## Biodiversity Enhancement Statement

As set out below, the proposal seeks to protect and enhance the existing on-site natural environment in accordance with Policy ENV DM5 (Development & Biodiversity) of Arun Local Plan. This seeks to achieve a net gain in biodiversity and protect existing habitats on site and encourages incorporation of elements of biodiversity including bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats. 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 to be incorporated into the development scheme to avoid loss of species.

With regard to protected species the application is supported by a Bat Survey Report which was undertaken at an appropriate time of year and by a qualified and suitably licensed person. It includes a Phase 1 Bat Survey (daytime building inspection or bat scoping survey) of the detached bungalow and two Phase 2 Bat Surveys (dusk emergence check or presence/absence surveys). The results of these surveys confirm that the bungalow is used as a day roost by very small numbers of common pipistrelles and brown long-eared bats. It confirms a Bat Mitigation Licence will be required to allow the proposed works to commence, and a 'low impact' Bat Mitigation Class Licence (BMCL) will be suitable for the site. Appropriate mitigation and compensation measures have been agreed, and an Outline Mitigation Plan is included within the report. A Natural England Bat Mitigation Class Licence will be applied for once planning permission Is granted.

The proposal has had regard to Natural England's standing advice for protected species. As set out in the statement a temporary roosting option, for the period of construction, two good quality bat boxes will be erected on a mature tree, in the grounds of the property, prior to works. Permanent roosting opportunities for crevice dwelling bats, such as pipistrelles will be incorporated into the re-modelled building. Four purpose-made bat roosting units will be fitted into new gable walls, at a high level, but ideally, not immediately above or adjacent to doors or windows. In addition, a suitable section of the new house roof void, (measuring approximately 6m x 2m x 2.4m high), prior to BMCL application) will be allocated for bat use.

To offer and increase greater potential for biodiversity and new habitats bird boxes will be located on the site in the garden. Hedging to the rear site boundaries which provides connectivity for wildlife is unaffected by the proposal and trees, lawn and borders within the garden are being retained.

## Lidsey Drainage Impact Assessment

The site lies within the Lidsey Waste Water Treatment Catchment Area which is an area that lies in the catchment area of the Lidsey Waste Water Treatment Works and covers areas in Barnham, Eastergate, Flansham, Fontwell (North of the A27 above the racecourse and South of the A27), Middleton on Sea , Norton, Nyton, Slindon, Walberton, Westergate, Woodgate and Yapton. These communities have been experiencing foul water flooding of roads and property which has led to the pollution of watercourses. This is assumed to have been caused by the sewerage system being overloaded, as a result of ground water infiltration and surface water inundation of the sewerage system. This compromises its

functioning as it is not designed to accept surface water drainage which should be dealt with by appropriate land drainage. Flooding has also occurred, possibly due to increased surface runoff overloading capacity in the main river network and its tributaries.

The Lidsey surface water management plan (SWMP) is a collaborative effort by West Sussex County Council, Southern Water, and Arun District Council to address surface water flooding in the Lidsey Sewage Treatment Works catchment area and surrounding communities like Barnham, Middleton, Elmer, Slindon, and Westergate. The plan identifies causes of flooding and proposes measures, including Sustainable Drainage Systems (SuDS), to reduce risk and inform development in the area. The site lies within Lidsey local Risk Zone LFRZ_001 as indicated in the plans extracted below.

**Figure 7.3 - Flood Risk LFRZ_001 (1 in 100 year storm event)**

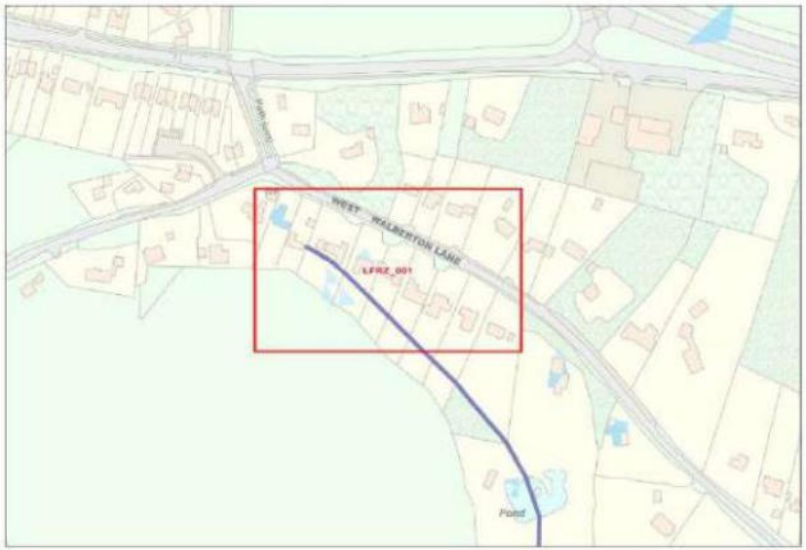


**Table 7-3 - Summary of local flood risk within the LFRZ_001**

| Flood Risk Source | | | |
|---|---|---|---|
| Pluvial Flood Risk | Fluvial Flood Risk | Ground Water Flood Risk | Public Sewer Flood Risk |
| Medium | Low | Medium | High |
| **Flood Mechanism** | | | |
| Public sewer flooding due to hydraulic overload in West Walberton Lane. Flooding of the public sewer system is primarily caused by clear water inflow into the public foul sewer system through infiltration of ground water and surface water inflows / inundation. | | | |
| **Flood Risk Receptors** | | | |
| Highway and residential properties | | | |
| **Flood Hazard** | | | |
| No specific flood hazard is predicted for 1% annual chance storm event (1 in 100 year return period) | | | |
| **Validation** | | | |
| Discussions with residents mainly concerned pluvial flooding and the state of the highway drainage in the area. Surface water runoff from the highway was the only known source of flooding. SWS confirm historic local flooding from the public sewer system. | | | |



[redacted]

Figure 7.4 - Flood Hazard LFRZ_001 (1 in 100 year storm event)

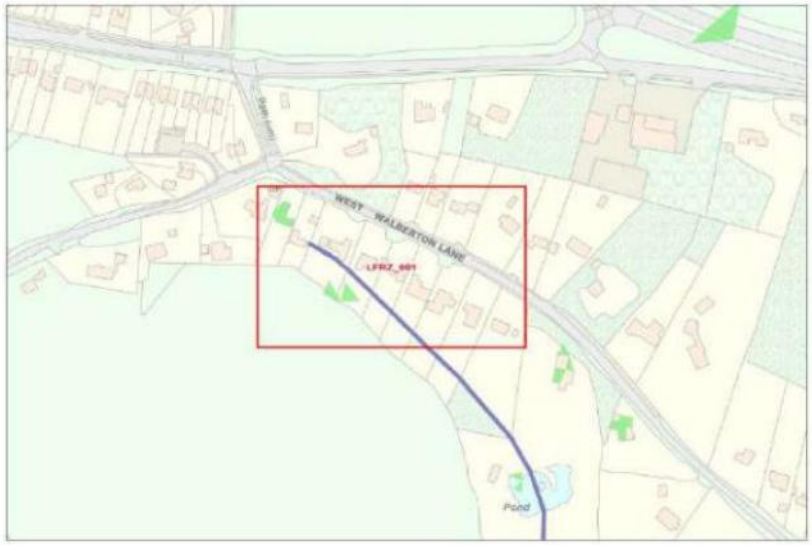


Table 7-4 - Predicted Residential and Commercial Property Flood Impact LFRZ_002

| Rainfall Return Period | Predicted number of properties at risk of flooding | |
|---|---|---|
| | Residential | Commercial |
| 1 in 30 Year | 8 | 1 |
| 1 in 100 Year | 15 | 1 |
| 1 in 100 Year + (Climate Change (2080's) | 21 | 1 |

As stated within the supporting Planning Design & Access Statement the existing development already benefits from a foul water connection as existing. No changes are proposed to the existing foul or surface water arrangements on site. There will be no increase to the foul water waste as the proposed extension will facilitate an enhanced single-family dwelling, with no change to occupancy.

Therefore, as there would be limited changes proposed in terms of either foul or surface water drainage as part of the proposals, there would be no impact adverse impact on the Lidsey Wastewater Treatment Area.



[redacted]