

Biodiversity Report

Proposed Loft Extension

Applicant: Daniel Peach

Site Address: 2 Henty Close, Walberton, Arundel, West Sussex BN180PW

Date: 18/11/2025

Prepared by: Daniel Peach

1. Introduction

This Biodiversity Report has been prepared to support a planning application for a proposed loft extension at the above property. The purpose of this assessment is to consider any potential impacts of the development on local biodiversity, including habitats, protected species, and ecological networks, and to outline appropriate mitigation or enhancement measures in line with national and local planning policy.

The report follows relevant guidance including the National Planning Policy Framework (NPPF), local planning authority biodiversity policies, and best practice for small residential developments.

2. Site Description

The site comprises a single-storey residential dwelling located within a built-up suburban area. The property is surrounded by similar residential housing with private gardens. Key characteristics include:

- Building age: 1950s
- Habitat type: Residential garden with typical ornamental planting and lawn
- Surroundings: No designated wildlife sites within the immediate boundary
- Current roof structure: Tiled pitched roof with no visible evidence of significant gaps or features associated with roosting bats

No ponds, streams, or semi-natural habitats are present on-site. The property lies within a low-risk urban setting with limited ecological sensitivity.

3. Proposed Development

The proposal involves a loft extension including:

- Hip-to-gable or dormer construction
- Installation of new roof windows
- Internal reconfiguration

All works are contained within the existing residential curtilage. No demolition of outbuildings or removal of mature trees is proposed.

4. Assessment of Potential Ecological Impacts

4.1 Protected Species – Bats

- Loft extensions can potentially affect bat roosts.
- A visual inspection of the roof exterior and interior showed no evidence of bats, such as droppings, staining, feeding remains, or roosting structures.
- Roof tiles appear well sealed with no notable gaps or lifted tiles.
- The site is in a typical urban setting with low bat activity and limited suitable roost features.

Conclusion:

The risk of bats being present is low. A full Preliminary Roost Assessment (PRA) or bat emergence survey is not considered necessary for this small-scale development unless otherwise requested by the Local Planning Authority (LPA).

4.2 Birds

- No removal of trees, hedges, or shrubs is proposed.
- The works will not affect bird nesting habitats.

Mitigation:

Any external works should avoid the main nesting season (March–August), or a quick nesting bird check should be carried out before work begins.

4.3 Other Wildlife

There are no ponds, natural features, or semi-natural habitats on-site that would support amphibians, reptiles, or terrestrial mammals such as hedgehogs. The development is unlikely to impact any protected or priority species.

5. Habitat Impact

The proposal involves alterations to the existing structure only and does not result in:

- Loss of green space
- Removal of mature vegetation
- Encroachment into nearby habitats

Overall habitat impact is negligible.



Area in yellow showing development location.

6. Biodiversity Enhancements (NPPF Requirement)

To support local biodiversity in line with UK planning guidance, the following proportionate enhancements are proposed:

Recommended Enhancements

1. **Integrated Bat Box or Bat Tile**
Installation of 1× bat roosting feature on the new extension façade or roof.
2. **Bird Nest Boxes**
Installation of 1× swift box or general bird nest box on an external wall.
3. **Planting Enhancements**
Add pollinator-friendly plants (lavender, buddleia, verbena, rosemary) within the garden.
4. **Permeable Surfacing (If applicable)**
Any new hard landscaping will use permeable materials to support sustainable drainage.

These enhancements provide a clear biodiversity net gain proportionate to the scale of development.

7. Conclusions

- The proposed loft extension is small in scale with low ecological risk.
- There is no evidence of bats or other protected species being present within the existing loft or roof structure.
- The development will not adversely affect local habitats or ecological networks.
- Appropriate biodiversity enhancements can be incorporated as part of the development to support local wildlife and comply with planning policy.

Overall, the development is considered acceptable in biodiversity terms, subject to the adoption of the recommended enhancement measures.