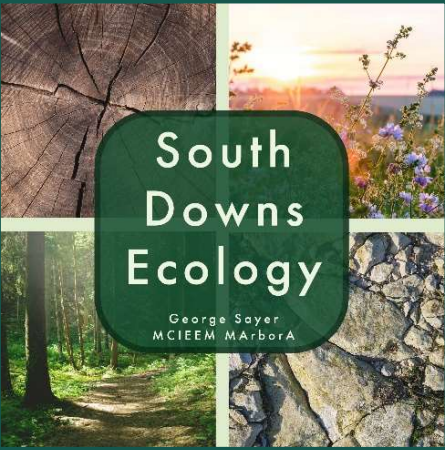


Ecological Impact
Assessment

27 Park Lane, Southwick



South
Downs
Ecology

George Sayer
MCIEEM MARBORA

Quality Assurance:

Document reference	GS637.27ParkLane.EcIA.v1
Site	27 Park Lane, Southwick, West Sussex
Client	Mr and Mrs Paxford
Author	George Sayer BSc (Hons) PgDip MCIEEM MArborA Principal Ecologist and Director
Report issue date	13/09/2026
Report conditions	The methods and recommendations in this report are based on the following: CIEEM Guidelines for Ecological Report Writing 2017 (CIEEM, 2017) CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2024) Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include: CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017) CIEEM Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. Second Edition (CIEEM, 2020) Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023)

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Summary

Mr and Mrs Paxford have commissioned an Ecological Impact Assessment (EclA) of proposals for a small extension, new rooflights, and roof alterations to form a room in the roof at 27 Park Lane, Southwick, West Sussex (hereafter referred to as “the site”).

A Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PBRA)-level walkover survey was carried out on 1st September 2026 by Aidan Bird, Level 2 Licenced Bat Surveyor, and this report produced by George Sayer (BSc (Hons), PgDip, MCIEEM, MArborA, Principal Ecologist, Level 2 Licenced Bat Surveyor and Director of South Downs Ecology).

The proposals are for a small single-storey extension, new rooflights, and the connection of two existing pitched roof forms via a new flat roof to create a room in the roof, together with associated works.

Overall, the site consists of habitats of negligible-low ecological value and is not anticipated to have any significant impact upon ecology. The building offers negligible bat roost potential. Given the limited scale of works and the negligible bat roost suitability identified, it is considered that works could proceed without further survey, subject to a Precautionary Working Method Statement being adopted and adhered to throughout the works.

The only other impacts identified would be very minor risks to nesting birds and common garden wildlife such as hedgehogs, and amphibians; though such impacts can easily be avoided through following the recommended mitigation measures outlined within this report.

The information contained within this assessment is likely to be sufficient to determine that impacts upon designated sites and protected habitats are highly unlikely.

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 minor net gain.

The proposals include new and proportionate ecological enhancements. The proposals would therefore accord with the relevant Adur Local Plan policies, the NPPF (2026), the Environment Act (2021) and other relevant policy and legislation.

1.0 Introduction

- 1.1 Mr and Mrs Paxford have commissioned an Ecological Impact Assessment (EclA) of proposals for a small extension, new rooflights, and roof alterations to form a room in the roof at 27 Park Lane, Southwick, West Sussex (hereafter referred to as “the site”).
- 1.2 A PEA/PBRA-level walkover survey was carried out on 1st September 2026 by Aidan Bird, Level 2 Licenced Bat Surveyor, and this report produced by George Sayer (BSc (Hons), PgDip, MCIEEM, MArborA), Principal Ecologist and Director of South Downs Ecology. The following EclA report has been authored by George Sayer.
- 1.3 Based on the results of the survey, recommendations for mitigation and ecological enhancements have been provided.

Site Description and Surrounding Area

- 1.4 The site consists of a single-storey detached dwelling with an attached triple garage, set within established residential gardens. The gardens are laid to lawn and contain paved patio areas, ornamental planting beds and shrubs, a small ornamental pond, and a number of scattered trees along the boundaries.
- 1.5 The site lies within a well-established residential area of Southwick, within the administrative area of Adur District Council, approximately 1km south of the South Downs National Park boundary and close to the Adur Estuary and Shoreham-by-Sea seafront. The surrounding area is predominantly residential, with some areas of amenity open space and recreation grounds nearby.

Proposals

- 1.6 The proposals comprise a small single-storey extension, new rooflights, and alterations to the roof to connect two existing pitched roof forms via a new flat roof, creating a room in the roof with associated new stair access, together with the installation of photovoltaic (PV) panels to the roof slopes.

2.0 Scope of Appraisal

1. *Identify whether any bats are using the buildings on-site, their species, roost type, numbers and access or roost locations;*
 2. *Identify the impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
 3. *Determine Licencing Requirements and the Most Appropriate Procedure in this Case;*
 4. *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 from the date of survey, 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 is still valid.

3.0 Planning Policy and Legislation

National Planning Policy

- 3.1 Chapter 19 of the National Planning Policy Framework (August 2026, effective 17 August 2026) sets out the government's policies for conserving and enhancing the natural environment. Its stated objective is "to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth."
- 3.2 This chapter comprises one plan-making policy and five national decision-making policies:
- 3.3 N1 – Identifying environmental opportunities and safeguards (plan-making): Development plans should draw on Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans and similar evidence to: set out a hierarchy of designated sites and valued landscape/geodiversity/biodiversity features (e.g. chalk streams); identify opportunities for habitat restoration and strengthened ecological networks; steer development toward land of least environmental value (limiting development in Protected Landscapes, avoiding best/most versatile agricultural land, avoiding harm to designated nature sites); and set green infrastructure standards aligned with Natural England's Green Infrastructure Standards. Local biodiversity net gain (BNG) standards above the statutory minimum are only permitted for specific site allocations where fully justified and deliverable and must not apply to development exempt from statutory BNG.
- 3.4 N2 – Improving the natural environment (decision-making): Development proposals should assess and, where possible, conserve or enhance environmental qualities (habitats, landscape character, agricultural land quality — favouring poorer-quality land); connect to wider ecological networks; retain and enhance existing natural features (trees, hedgerows); use green infrastructure/nature-based solutions for multiple benefits (biodiversity, SuDS, climate resilience, recreation); minimise biodiversity harm and support priority species (proposals must incorporate swift bricks unless technically impracticable); and ensure long-term management of green infrastructure. Where significant harm to biodiversity cannot be avoided, adequately mitigated, or compensated as a last resort, the development should be refused. Enhancements beyond statutory BNG can only be required via up-to-date plan policy for specific allocations, not applied generally or to exempt development.
- 3.5 N3 – Trees in new development: New streets should generally be tree-lined, with trees incorporated elsewhere (parks, community orchards) using appropriate species/placement (with arboricultural advice) and secured long-term maintenance.

- 3.6 N4 – Protected Landscapes (National Parks, the Broads, National Landscapes): Development should be limited in scale/extent, sensitively sited/designed, with substantial weight given to conserving natural beauty, wildlife and cultural heritage. Major development within Protected Landscapes should be refused except in exceptional circumstances demonstrated to be in the public interest, assessed against: need (including national considerations such as mineral supply and economic impact of refusal); the cost/scope of siting elsewhere; and environmental/landscape/recreational harm and scope to mitigate it. Where major development is exceptionally approved, mitigation of impacts on special qualities (e.g. tranquillity, dark skies) is required. Development within the setting of Protected Landscapes must avoid/minimise adverse impacts.

- 3.7 N5 – Maintaining the character of the coast: Development should preserve undeveloped coastline character while improving public access, and must not hinder the King Charles III England Coast Path. Heritage Coast development should respect special character, with major development in Heritage Coast areas not supported unless compatible with that character. Sites within Coastal Change Management Areas are also subject to policy F9.

- 3.8 N6 – Areas of particular importance for biodiversity and geodiversity: A tiered protection regime applies:

- 3.9 International sites (Habitats sites): refuse unless an appropriate assessment concludes no adverse effect on site integrity (alone or in-combination), or the derogation tests are met (no feasible less-damaging alternative, imperative reasons of overriding public interest, and compensatory measures secure network coherence) — or the impact is addressed via an Environmental Delivery Plan with the developer paying the nature restoration levy.

- 3.10 National sites (SSSIs): support only if no adverse effect on notified features, or benefits clearly outweigh impacts on those features and the wider SSSI network, or impacts are addressed via an Environmental Delivery Plan with the nature restoration levy.

- 3.11 Local sites (Local Nature Reserves, local wildlife/geological sites): support only if no significant adverse effect on site integrity, or benefits clearly outweigh impacts on the qualifying features. Irreplaceable habitats (e.g. ancient woodland, ancient/veteran trees) must be refused loss/deterioration unless wholly exceptional reasons exist (e.g. certain infrastructure projects) with a suitable compensation strategy. This policy applies to impacts from development both inside and outside designated boundaries.

- 3.12 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

- 3.13 The site lies within the administrative area of Adur District Council; the Adur Local Plan (2017) shall be used to assess proposals for compliance with Local Planning Policy.
- 3.14 Policy 31 (Biodiversity) sets out that development proposals should protect and enhance biodiversity, avoid harm to habitats and species, and provide net gains for biodiversity where possible, in line with the mitigation hierarchy and national policy.

Legislation

- 3.15 Legislation relating to wildlife and biodiversity of particular relevance to this EclA includes:
- The Conservation of Habitats and Species Regulations 2017;
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Natural Environment and Rural Communities (NERC) Act 2006;
 - The Hedgerow Regulations 1997;
 - The Protection of Badgers Act 1992;
 - The Wild Mammals (Protection) Act 1996;
 - The Environment Act 2021.
- 3.16 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.
- 3.17 All UK bird species are protected against disturbance whilst occupying a nest under the 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 targets of UK and Local Biodiversity Action Plans and 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.
- 3.18 All other mammals receive general protection against cruelty, inhumane killing or injuring under the Wild Mammals (Protection) Act 1996. This protection includes 'intentional' crushing and asphyxiation, for example that might occur when excavating mammal burrows.
- 3.19 Great crested newts (GCN) are protected under The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone to intentionally kill, injure or disturb a GCN or to damage, destroy or block access to areas of suitable habitat.
- 3.20 Badgers are protected under the Protection of Badgers Act 1992. It is an offence to harm badgers or disturb badgers and their setts.

- 3.21 In England, Biodiversity Net Gain (BNG) is mandatory from 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. There are a number of exemptions, including for de minimis impacts and householder applications; the applicability of these exemptions to the proposed development is considered further below.

4.0 Methods

Desktop Study

- 4.1 A desktop study was conducted using the government 'MAGIC' Map GIS tool; a search was carried out for all international (Ramsar, SAC, SPA) and national statutory designated sites (SSSI, NNR, LNR) within 2km of the site; and non-statutory designated sites within 1km of the site. These have been summarised below and their significance considered in the context of the development proposals. Given the overall scale and nature of the site and the proposals, a full data search from Sussex Biological Records Centre (SxBRC) was not considered appropriate. This is in accordance with CIEEM current guidance for such projects (CIEEM, 2020).

Preliminary Bat Roost Assessment

- 4.2 A site visit was conducted on 1st September 2026. Habitats were recorded according to the UK Habitat Classification System as described within the UK Habitats Manual, Version 2.01 (UKHab Ltd. 2023).
- 4.3 During the survey 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 survey.
- 4.4 The building was assessed externally by an experienced, licenced bat ecologist (Aidan Bird) for its potential to hold roosting bats; obvious access points or roost features were identified where relevant. Any evidence of bats such as grease marks, bat droppings or urine splashes were noted. The bat roost assessment was conducted following the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023).
- 4.5 Due to the site visit being carried out over one day, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within best practice guidelines and all reasonable effort has been made to identify evidence of protected species.

Ecological Impact Assessment

- 4.6 The methodology for Ecological Impact Assessment (EcIA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2024). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration, and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.
- 4.7 Each ecological feature within the site has been considered within a defined Geographic context such as:
- International and European;
 - National;
 - Regional;
 - County;
 - District;
 - Local;
 - Site Level;
 - Negligible.
- 4.8 Based upon CIEEM guidance, value was determined with reference to the following factors:
- Its inclusion as a Designated Site or other protected area;
 - The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);
 - The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);
 - The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;
 - The site's social and economic value.
- 4.9 Specifically, in the case of bats, the impact assessment has been conducted in accordance with the recently published Bat Mitigation Guidelines (Reason and Wray, 2025).

5.0 Baseline Ecological Conditions and Protected Species Assessment

Desk Study

Designated Sites

- 5.1 The following is a summary of protected and notable wildlife sites within the vicinity of the site. Statutory designated sites of national and international importance were searched for within 2km of the site, and non-statutory sites of local importance within 1km. No statutory designated sites (SSSI, SAC, SPA, Ramsar or NNR) were identified within 2km of the site. The non-statutory site of local importance within 1km is summarised in Table 1 below.
- 5.2 This information is included so that the site can be considered within the ecological context of the surrounding area, guiding decisions related to habitat change and protected species; these sites are not necessarily representative of the habitat on or surrounding the site and may not be influenced by the proposals.
- 5.3 The following non-statutory or locally designated site is present within 1km of the site:

Table 1: Non-statutory and Locally Designated Sites

Site Name	Reason for designation	Distance from site
<i>Shoreham Beach</i>	<i>Local Nature Reserve (LNR) – vegetated shingle beach and coastal habitat of local wildlife value.</i>	<i>~1.5 km SW</i>

Habitats

Desk Study

- 5.4 No UK Priority Habitats are recorded within 1km of the site, which lies within a well-established residential area of Southwick.

Site Assessment

- 5.5 The site is given over to the habitats discussed further below.

u1b5 – Developed land; sealed surface – Building

- 5.6 The site contains a single-storey detached dwelling with an attached triple garage. The building offers negligible ecological value in a broader sense. The potential for this building to support protected species is discussed in more detail in the Bats section below.

Vegetated Garden

- 5.7 The property is surrounded by established residential gardens. There are areas of amenity lawn, paved patio and paths, ornamental planting beds and shrubs, and a small ornamental garden pond. A number of trees are present along the site boundaries. The habitats are common and largely ornamental in nature, typical of a residential garden, and are considered to be of site value.

Protected Species

Bats

Desk Study

- 5.8 A full search of Natural England's European Protected Species Mitigation licence register was not considered proportionate given the small scale of the proposals and the negligible bat roost potential identified for the building during the site visit (see Site Assessment below).

Site Assessment

- 5.9 27 Park Lane is a single-storey detached dwelling of modern construction, built of brick with a painted rendered finish above a brick plinth. The roof is of concrete tile construction with dark-stained timber fascias and closed soffits throughout.
- 5.10 The roof comprises a series of hipped and gable pitches, with the area affected by the proposed works comprising two adjoining pitched roof sections that are to be joined via a new flat roof to form a room in the roof. The tiles, ridges and hips appeared well-sealed, with closed eaves and no obvious gaps observed during the site visit.
- 5.11 The soffits and fascias are of stained timber construction and generally appear tightly-sealed, with no evidence of gaps suitable for bat access observed during the site visit.
- 5.12 No external evidence of bats, such as droppings, staining or feeding remains, was observed during the site visit.
- 5.13 The existing loft spaces in the area of the proposed works are a mixture of fully boarded and internally plastered spaces and unconverted eaves, which are tight limiting roosting opportunities for bats. No evidence of bats was found within.
- 5.14 Overall, there are very limited opportunities for bats to access the building and no evidence of bats. The building offers 'negligible' suitability for bats.
- 5.15 The garden habitats, including the ornamental shrubs, lawns and pond, may attract invertebrates and provide foraging opportunities for bats. The trees within and surrounding the site are also likely to provide foraging and commuting habitat for bats. The site is also surrounded by dwellings which would create significant lightspill. The site is considered to be of low-site value for foraging and commuting bats.

Birds

Site Assessment

- 5.16 The building offers limited potential for nesting birds, with tightly-sealed soffits and fascias throughout.
- 5.17 The vegetated gardens and boundary trees will provide foraging and nesting habitat for a range of common bird species. Overall, the habitats within the site are of site value to birds.

Other Species

- 5.18 No other protected species were recorded during the site visit. The garden habitats would likely provide limited commuting and foraging habitat for hedgehogs although this is reduced by the continuity of surrounded dwellings. The garden pond and grassland areas may also support common and widespread amphibians such as common toad, although no evidence of these species was recorded.
- 5.19 The site is therefore likely of site value for common mammals and amphibians, and of negligible value for other species.

6.0 Impact Assessment

Designated Sites

Potential Impacts

- 6.1 Due to the small scale of the proposals and the absence of any statutory designated sites within 2km of the site, no impacts upon designated sites are anticipated.
- 6.2 There is no significant potential for impacts upon designated sites given the nature of the proposals.

Mitigation and Compensation

- 6.3 All construction will be undertaken in accordance with best practice advice with regards to control of dust, noise, and emissions. No chemicals or fuels shall be stored on open ground.
- 6.4 Any external lighting will be designed in accordance with the principles of the BCT/ILP Guidance Note 08/23 to minimise impacts on foraging and commuting bats.

Residual Impacts

- 6.5 The impacts will be **negligible**.

Habitats

Potential Impacts

- 6.6 The proposals would only impact the existing building. In the absence of mitigation, the proposals would include dust, noise and light pollution of adjacent habitats. Given the nature and scale of the proposal, impacts are of **minor magnitude** at no more than **site level**.
- 6.7 The proposals are exempt from Mandatory BNG under the householder development exemption, given the works comprise alterations and a small extension to a single dwellinghouse.

Mitigation and Compensation

- 6.8 All construction will be undertaken in accordance with best practice advice with regards to control of dust, noise, and emissions. No chemicals or fuels shall be stored on open ground.

Residual Impacts

- 6.9 Once mitigation is taken into account, the impacts will be **negligible**.

Bats

Potential Impacts

- 6.10 The building offers negligible bat roost suitability in the area of the proposed works (see Site Assessment above). No impacts upon roosting bats are therefore anticipated.
- 6.11 Given the overall size and nature of the proposals, the potential impacts to foraging and commuting bats is considered to be very low, and can be reduced to negligible levels following appropriate measures.
- 6.12 Some minor changes in lighting might occur during and after construction, but any increase is expected to be minimal.

Mitigation and Compensation

- 6.13 Following the guidance within the UK Bat Mitigation Guidelines (Reason and Wray, 2023), given the negligible bat roost potential of the building, further surveys for bats are not considered necessary. A precautionary working method statement shall nonetheless be adopted to ensure that the risk of disturbance to any bats or their roosts is minimised to a negligible level.

Precautionary Working Method Statement

Soft Strip of Roof

- 6.14 All tiles requiring removal shall be taken off with great care. Tiles shall be carefully lifted away from the roof, the underside checked and then stacked or disposed of. Flashings shall be manually lifted away from roof features such that there is no risk of crushing a bat beneath. Any timberwork shall be checked and manually removed with great care. Felt shall be inspected for any evidence of bats such as droppings, before being carefully peeled off the roof.

Unexpected Finding of a Bat or Evidence Thereof

- 6.15 Should evidence of bats such as droppings, or bats themselves be found, works should cease until an appropriate course of action is determined. Should the evidence not suggest a high risk of bats being present (e.g. small numbers of aged droppings) it may be possible to proceed subject to further ecological advice. Should a bat or more recent evidence be found, it is likely that works would have to cease until a licence or further advice from Natural England can be obtained.
- 6.16 Should a bat be found the bat's welfare must be paramount in the next steps; where undisturbed, the bat may be left in-situ, the surroundings reinstated, and a licence sought. Should the bat be disturbed, a decision should be made as to whether it should be left in-situ, moved to a bat box, or taken to a Wildlife Rehabilitation Centre (i.e. if it displays injuries or is obviously unwell, underweight etc.). In the case a bat is moved or exposed by works, this would likely constitute disturbance under the relevant legislation.

Continued Ecological Functionality

- 6.17 The bat box and retained sections of the roofs will provide continued ecological functionality.
- 6.18 Works will be designed to minimise disturbance of any bats which might use the surroundings. No construction phase external lighting will be used.
- 6.19 Any works shall be undertaken with due consideration and measures to minimise dust and noise. No external works lighting shall be used. Any new external lighting, if necessary, shall accord with the principles of the BCT/ILP Guidance Note 08/23. New external lighting shall be aimed downwards and be warm white in spectrum (below 3000K) and set with appropriate controls such that unnecessary lightspill is avoided.
- 6.20 The garden habitats will remain *in situ* so not to reduce prey availability for foraging bats.

Residual Impacts

- 6.21 The overall impact of the scheme will be **negligible**. New roosting features would result in a **positive** impact.

Nesting Birds

Potential Impacts

- 6.22 The building is unlikely to support nesting birds, and no significant vegetation removal is proposed as part of the works.

Mitigation and Compensation

- 6.23 Should any active nests be found, these must be afforded a 5m disturbance buffer and chicks must be allowed to fledge and leave the location before removal of the nest.

Residual Impacts

- 6.24 The overall impact of the scheme will be **negligible**. New nesting features would result in a **positive** impact.

Other Species

Potential Impacts

- 6.25 In the absence of mitigation there is a low risk of hedgehogs and other mammals, as well as common amphibians being disturbed, especially if materials are not stored properly during construction. There is a low risk of injury or death during site clearance works.

Mitigation and Compensation

- 6.26 A precautionary working method will be implemented during construction, including the following measures:
- Any excavations will be covered overnight, or a rough timber ramp will be installed to enable any trapped animals to escape;
 - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which wildlife could use;
 - All materials shall be stored on hard or bare surfaces or pallets, and any piles of aggregates, timber etc. will be checked for the presence of hedgehogs and other wildlife before removal. Grassland shall be kept close-cut around the development areas, and will be checked for signs of hedgehogs before any clearance;
 - If any hedgehogs or other wildlife are found in the working area, these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Residual Impacts

- 6.27 The overall impact of the scheme will be **negligible**.

7.0 Ecological Enhancements

7.1 The development proposals will be expected to demonstrate an overall positive impact on the natural environment, in accordance with Adur Local Plan Policy 32 (Biodiversity). The following ecological enhancements have been proposed as suited to the location and the proposals, and would result in a Biodiversity Net Gain, in accordance with Local and National policy:

- Incorporation of a bat box within the site, with one small crevice-style box to be installed on or incorporated into the building, facing south;
- Incorporation of a bird box within the site, with one small passerine box to be installed on the building, facing north or east (the height of the building does not lend itself to swift boxes).

8.0 Conclusions

- 8.1 Overall, the site consists of habitats of negligible-low ecological value and is not anticipated to have any significant impact upon ecology. The only impacts identified would be minor risks to nesting birds, hedgehogs and common amphibians; though such impacts can easily be avoided through following the recommended mitigation measures outlined within this report. No further bat surveys are recommended, given the negligible bat roost potential identified for the building.
- 8.2 The information contained within this assessment is likely to be sufficient to determine that impacts upon designated sites and protected habitats are highly unlikely.
- 8.3 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 minor net gain.
- 8.4 The proposals include new and proportionate ecological enhancements. The proposals would therefore accord with the relevant Adur Local Plan policies, the NPPF (2026), the Environment Act (2021) and other relevant policy and legislation.

9.0 References

- Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. Fourth Edition. Available online: <http://www.bats.org.uk/pages/batsurveyguide.html>
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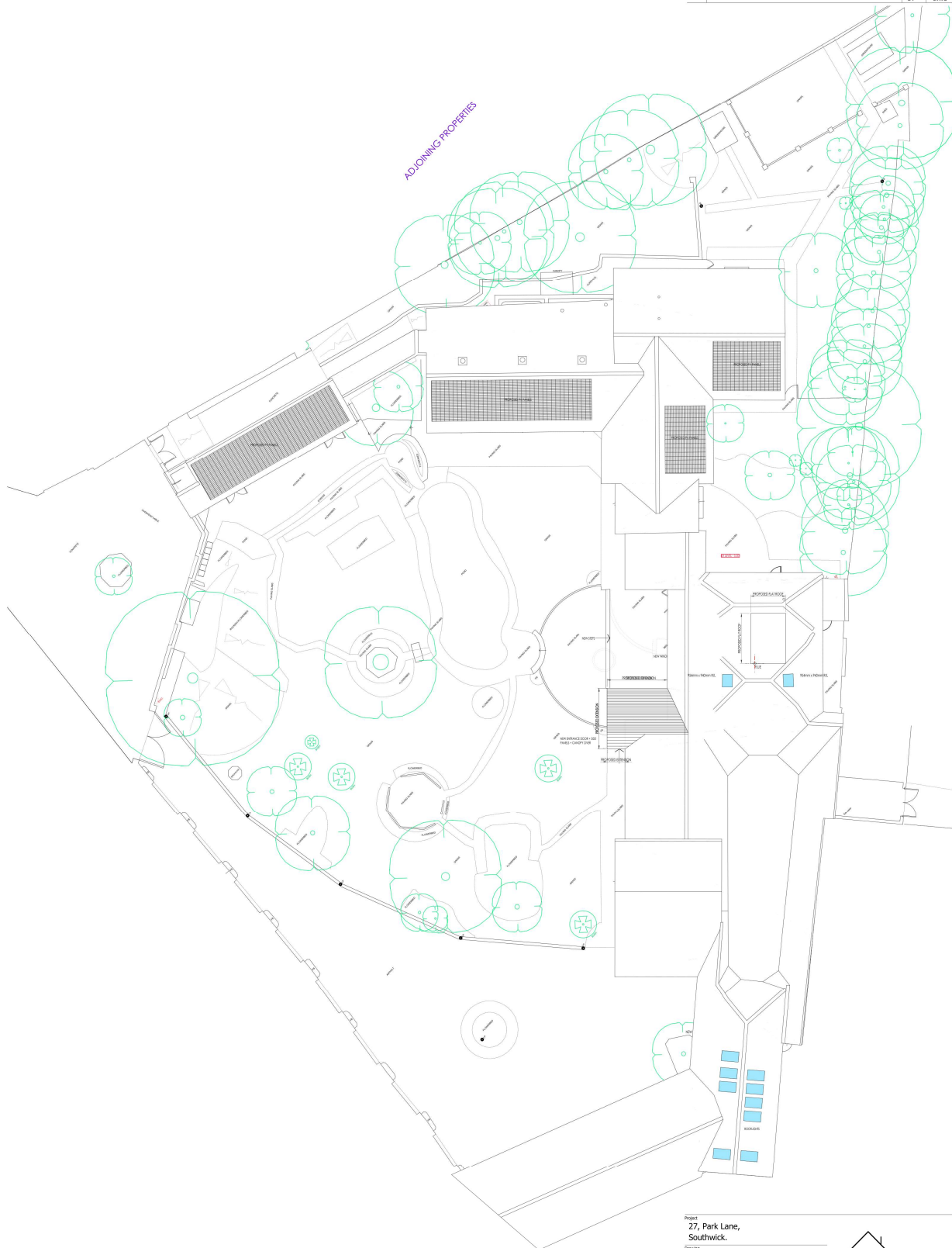
10.0 Appendix A – Site Location Plan



11.0 Appendix B – Site Existing and Proposed Plans

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES ONLY.
 ALL DIMENSIONS RELATING TO SUB-CONTRACTOR OR SUPPLIERS WORK MUST BE CHECKED ON SITE AND AGREED BETWEEN THE GENERAL CONTRACTOR & THE SUB-CONTRACTOR(S) SUPPLIER. ALL DIMENSIONS ARE IN MILLIMETERS (UP IN SOUTH AFRICA).
 ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATIONS RECOMMENDATIONS & PUBLICATIONS.

REV.	AMENDMENT	BY	DATE



Project:
 27, Park Lane,
 Southwick.

Drawing

Proposed Site/Roof Plan

Date: June 2026

Scale: 1:125 @ A1

Doc No: DLS-184-PL-01

Drawn by:

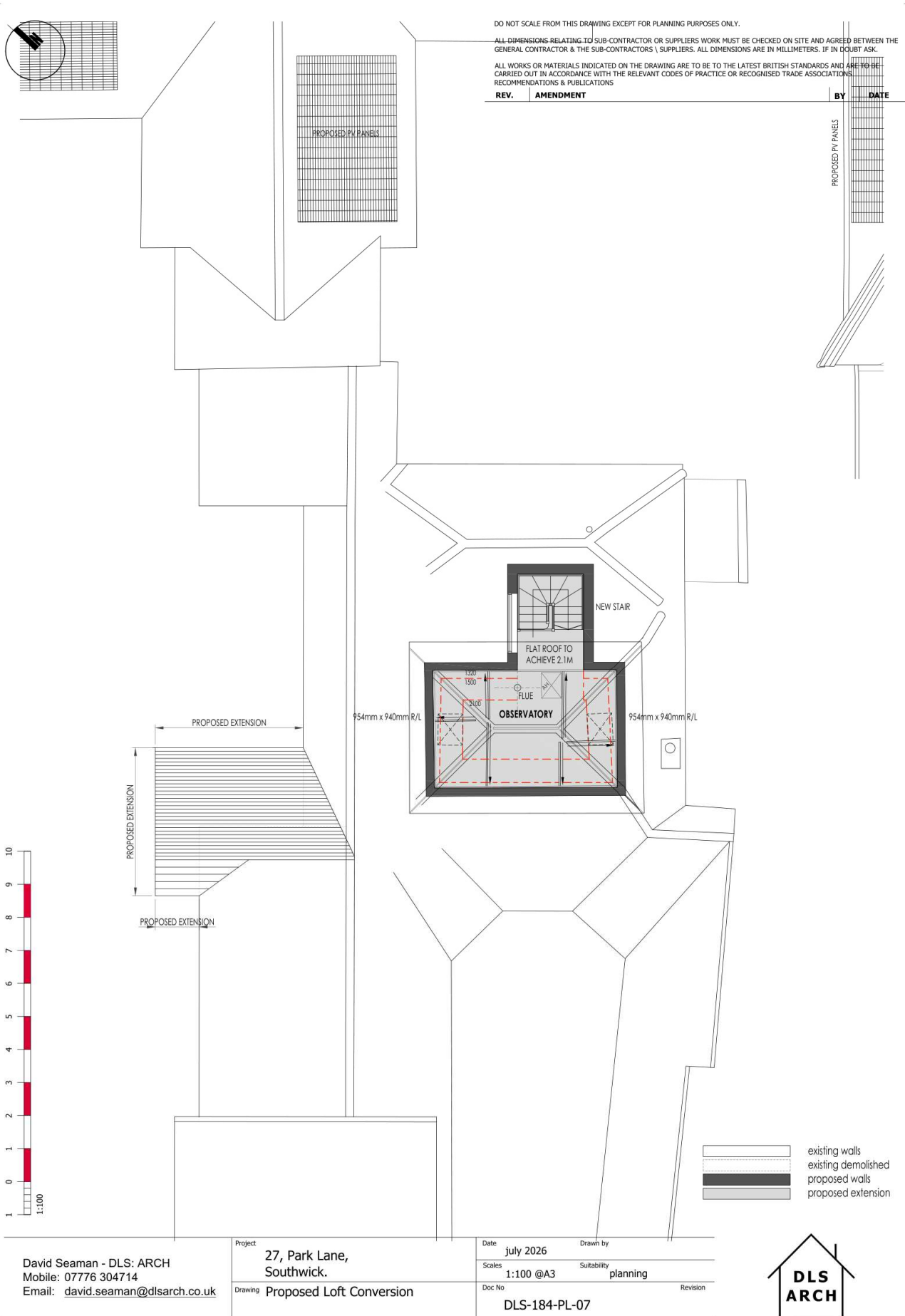
Sustainability

planning

Revision



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12.0 Appendix C – Site Photos

Photo 1 – Rear elevation of the dwelling, showing the pitched, hipped concrete tile roof and closed eaves.



Photo 2 – Photo showing photovoltaic (PV) panel installation to the rear roof slope.



Photo 3 – The detached triple garage building, with hipped tile roof and closed eaves.



Photo 4 – Junction of two pitched roof sections in the area of the proposed works, showing closed eaves and no evidence of gaps.



Photo 5 – Interior of the existing loft spaces, in the areas of the proposed works.



Photo 6 – The ornamental garden pond.

