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05<sup>th</sup> March 2026

Roger Knott  
 20 East Meadway  
 Shoreham by Sea  
 BN43 5RF

Ref: 26014

20 East Meadway, Shoreham by Sea, BN43 5RF. Biodiversity Net Gain Exemption Letter.

Dear Mr Knott

CT Ecology Limited was commissioned to provide advice regarding the need for a Biodiversity Net Gain Assessment in relation to the proposed re-development at 20 East Meadway in Shoreham by Sea. A site visit was undertaken on the 25<sup>th</sup> February 2026.

The site is within a coastal location in the southern extent of Shoreham by Sea, accessed from East Meadway to the south. The site extends over 215m<sup>2</sup>. Residential dwellings extend in all directions. In the wider surrounds the town of Shoreham extends to the north, east and west and the south-coast is approximately 160m to the south. Proposed works relate to the demolition of the existing building to facilitate construction of a replacement dwelling. The works will impact the on-site structure along with areas of hardstanding and unsealed surfaces to the front and rear of the building in addition to a discreet area of vegetated garden to the front of the dwelling.

A summary of the habitats is provided below.

**Table 1.0:** Habitat Descriptions

Habitat Type	UK Habitats Code (secondary codes in brackets)	Description	Area (m <sup>2</sup> )
Developed land; sealed surface. Buildings	u1b5	A series of two structures were within the site. 1) A single storey dwelling dominated the site. This had a single pitched roof together with a small flat roof extension which extended part-way along the eastern elevation. The building was of brick construction with a combination of concrete render and UPVC clad sections 2) A small timber summerhouse was to the rear of the dwelling.	85

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Developed Land; Sealed Surface. Other Developed Land	ub16	A concrete and brick driveway was to the south of the dwelling, along with concrete paving providing access. Timber decked areas dominated to the west and north of the building, providing access around the rear of the property.	80
Artificial Unvegetated, Unsealed Surface	u1c	An area of crushed aggregate extended to the east of the dwelling.	28
Suburban Mosaic of Developed and Natural Surface	u1d (828 vegetated garden)	<p>A discrete area of managed lawn was to the south of the dwelling, forming a frontage to the property.</p> <p>Grassland was dominated by perennial rye-grass (<i>Lolium perenne</i>); together with frequent fescue (<i>Festuca sp.</i>). Forbs included ribwort plantain (<i>Plantago lanceolata</i>), daisy (<i>Bellis perennis</i>) and spotted medic (<i>Medicago arabica</i>).</p> <p>The grassland has received regular long-term management through mowing and the sward was relatively short at the time of the assessment.</p> <p>A planted bed dominated by roses (<i>Rosa sp.</i>) extended along the south and west boundary of the front garden.</p>	22

Semi-natural habitats supported within the application site comprise a discrete area of vegetated garden, situated to the south of the property. This habitat extends over 22m<sup>2</sup>. The proposals will result in the removal of vegetated garden however as this area falls under the minimum requirement for BNG assessment, **the current scheme is exempt from requiring a BNG assessment** under the de-minimis exemption; whereby sites are exempt from requiring a BNG assessment if less than 25m<sup>2</sup> of semi-natural habitats are being impacted by the proposed works.

Although a targeted BNG assessment is not required for this scheme, the proposals have the opportunity to improve biodiversity within the site as a result of the works. This can be achieved through incorporating planting into the final layout. A series of climbing plants as well as raised planters could be included to the front or rear of the new dwelling. Planting should include native species, incorporating species of recognised wildlife value. The use of nectar-rich and berry producing plants will attract a range of insects and birds. Species should be carefully selected to ensure they are suitable for the area and could include coastal species which are tolerant of elevated salinity levels due to the proximity of the site to the coast. Good horticultural practice should be utilised, including the use of peat-free composts, mulches and soil conditioners, native plants with local provenance and avoidance of the use of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Bird nesting features could also be incorporated into the development. This could include a general nest box for widespread nesting birds or alternatively, a swift brick or sparrow terrace could be incorporated into the final design, where suitable, providing nesting opportunities for these declining bird species post development.



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More details regarding the site; to include photographs and a site map are appended to this document.




If you have any queries based on the above information, please do not hesitate to contact me.

Yours sincerely

[REDACTED]

Carly Teague BSc (Hons) MSc MCIEEM  
Director

**Appendix A**  
**Site Photographs**

Feature	Photograph of Feature
<p><b>Photograph 1:</b> A view towards the front of the property.</p>	 <p>25 02 2026 12:36</p>
<p><b>Photograph 2:</b> Looking towards the rear boundary towards the summerhouse (building 2).</p>	 <p>25 02 2026 12:27</p>
<p><b>Photograph 3:</b> A view along the western extent of the site.</p>	 <p>25 02 2026 12:31</p>

**Appendix B**  
**Habitat Map**

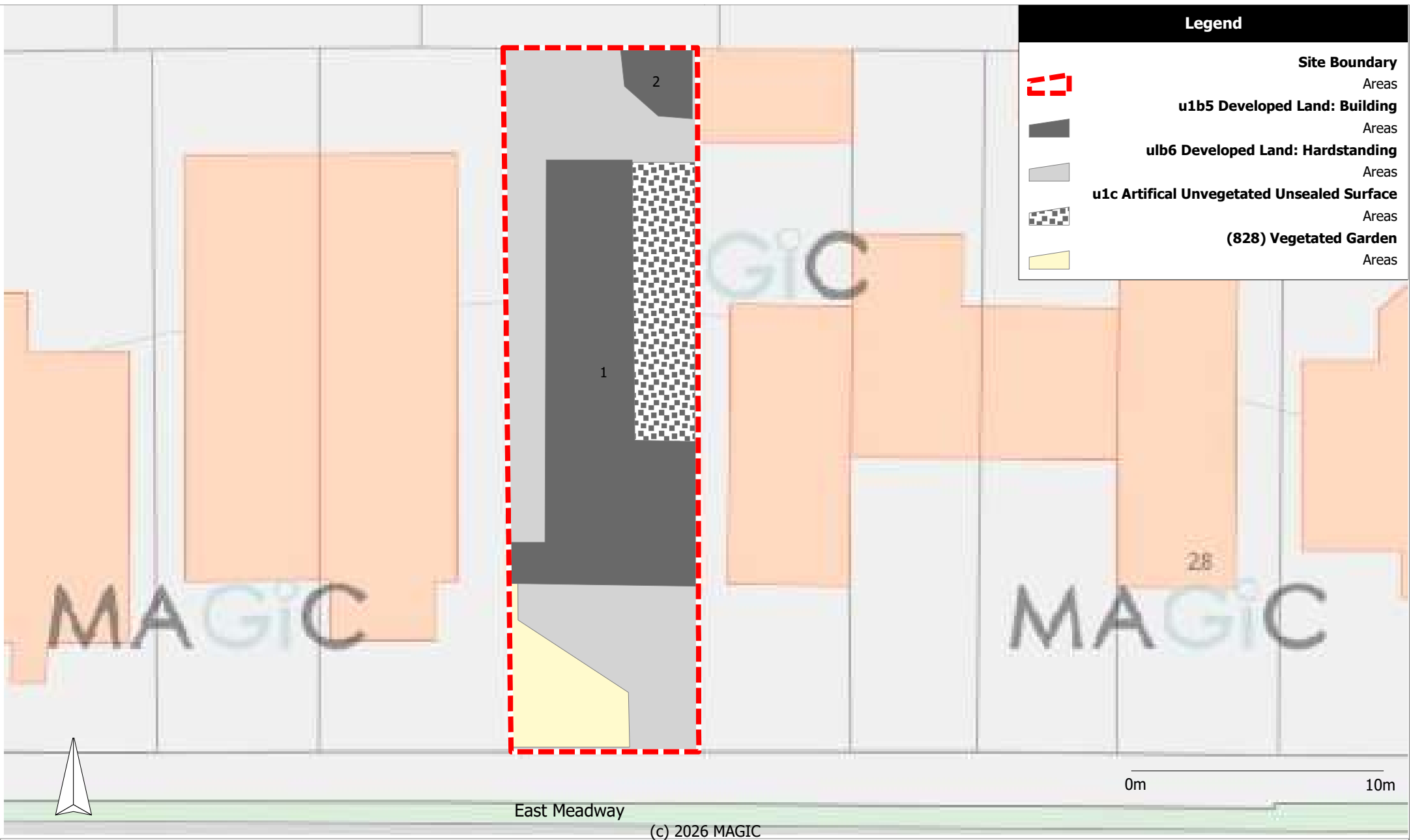


Figure 1: 20 East Meadway Habitat Survey Map

Drawn by: CT  
 Date: 05/03/2026  
 Scale: See Map