

# Biodiversity First Impressions Checklist

**Lewis & Co Planning**  
town planning consultants

**SITE ADDRESS: 26 Ditchling Road, Brighton**

Biodiversity Indicators – do any of the following apply to the proposed development?	Answer Yes or No	Notes (indicators of:)	Biodiversity Concerns Addressed
All buildings with weather boarding, roof voids and/or hanging tiles that are within 200m of woodland and/or fresh water	No	Bats	
Pre-1960 detached buildings or structures within 200m of woodland and/or fresh water;	No	Bats	
Pre-1914 buildings or structures within 400m of woodland and/or fresh water;	No	Bats	
Pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weather boarding regardless of location;	No	Bats	
All tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;	No	Bats	
All bridge structures (especially over water and wet ground).	No	Bats and Water Vole	
Any structure with gaps around roof structures such as flashing, ridge tiles, fascia and soffit boards within 200m of woodland and/or fresh water	No	Bats	
Structures where there is known current or historic bat use	No	Bats	

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Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.	No	Bats, Barn Owls, Breeding Birds, and Dormouse	
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	No	Bats, Breeding Birds, Dormouse, Badger, Schedule 8 Plants and Fungi and Stag Beetle	
Proposals within 200m of a designated site for nature conservation	No	Bats, Barn Owls, Breeding Birds, Great Crested Newts, Dormouse, Water Vole, Badger, Reptiles, Amphibians, Schedule 8 Plants and Fungi, Stag Beetle, Aculeate hymenoptera, other priority species and notable species of local concern (for example, swifts)	
Proposed tree work (felling or lopping) and/or development affecting: old and Veteran trees that are older than 100 years;	No	Bats, Barn Owls, Breeding Birds, and Stag Beetle	
Proposed tree work (felling or lopping) and/or development affecting: trees with obvious holes, cracks or cavities;	No	Bats, Barn Owls, and Breeding Birds	

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Proposed tree work (felling or lopping) and/or development affecting: trees with a diameter greater than 1m at chest height;	No	Bats, Barn Owls, and Breeding Birds	
Proposals affecting natural cliff faces, crevices or caves.	No	Bats, Breeding birds, Great Crested Newts, Reptiles, and Aculeate hymenoptera	
Major proposals within 500m of a pond or Minor proposals within 100-250m of pond, or where the site or part of it lies within a District Licensing Amber or Red Risk Zone for Great Crested Newts	No	Great Crested Newts, Water Vole, Amphibians,	
Proposals affecting or within 200m of a river, stream, lake, or other aquatic habitats such as reedbed, grazing marsh and fen.	No	Bats, Breeding Birds, Water Vole, Reptiles, Amphibians and Schedule 8 Plants and Fungi	
Proposals affecting brownfield sites, allotments and railway land which involve a change to derelict areas with exposed soil, brambles, piles of rubble etc of more than 100m <sup>2</sup> .	No	Breeding Birds, Great Crested Newts, Badger, Reptiles, Amphibians, Stag Beetle,	
Loss or modification of grassland grazed by horses, cattle or sheep, or more than about 100m <sup>2</sup>	No	Schedule 8 Plants and Fungi, Aculeate hymenoptera and other priority species	
Proposals for large wind turbines	No	Bats, Breeding Birds,	

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Proposed development affecting any buildings, structures, feature or locations where protected, notable or Priority species are known to be present.	No	Bats, Barn Owls, Breeding Birds, Great Crested Newts, Dormouse, Badger, Reptiles, Amphibians, Schedule 8 Plants and Fungi, Stag Beetle, Aculeate hymenoptera and other priority species	
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