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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Site Adjacent to 74 Old Shoreham Road, New Monks Farm, Lancing, BN15 9HG

Client:

AY Developers Ltd

Survey date:

30th June 2025

Project:

This report was required to inform a planning application for the demolition of the existing bungalow at 74 Old Shoreham Road and erection of approximately 10 no. new dwellinghouses with associated access road and parking facilities (hereafter referred to as "the proposed development").

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**
PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

The site survey was undertaken by Chantae Wells BSc (Hons) MSC, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) on 30/06/2025					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
30/06/2025	14	66	20	6	None

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, photos in appendix 3 and proposal plan in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings	The site is located at National Grid Reference TQ 19063 05592 and has an area of approximately 0.6ha comprising a main residential dwelling (B1) and a private garden with piles of rubble, tall forbs and ruderal vegetation and scattered scrub with an outbuilding. The site is directly surrounded by residential dwellings to the north and west, a main A-road to the north, construction site and ditches to the east and agricultural fields to the south. The wider landscape comprises agricultural fields to the south, north and east with the town of Lancing to the west. The English Channel is located ~1680m south of site. A site location plan is provided in Appendix 2. A previous Preliminary Ecological Appraisal and Roost Assessment was conducted for the site in 2023 (Arbtech, 2023). This report assessed the on-site building as low value to roosting bats and recommended phase 2 surveys, including

	one bat emergence survey, eDNA surveys of ponds within 500m, reptile surveys, bat activity surveys, breeding bird surveys, wintering bird surveys and invertebrate scoping survey. Additionally, an older Preliminary Ecological Appraisal was conducted for the site (The Ecological Consultancy, 2012) which assessed the site to have ecological value. Further surveys were recommended for winter and breeding birds, roosting and foraging bats, widespread species of reptile, badgers, terrestrial and aquatic invertebrates, aquatic plants, water vole and great crested newts. This survey classified the land as dense scrub with tall ruderal vegetation. **On site habitats** <u>Vegetated Garden (U1, secondary code 828 with tall forbs 16, bare ground 510 and scattered scrub 10)</u> To the rear of the house is a small patch of frequently managed modified grassland, dominated by perennial rye grass and white clover. This area of garden is separated from the rest by a fence. The remaining land falls within the private curtilage of garden, with areas of scattered bramble scrub, bare ground, piles of rubble and tall forbs and ruderal vegetation. Species present included broadleaved doc, bristly oxtongue, st john's wort, common fleabane, bindweed, creeping thistle, spear thistle, common selfheal, dogrose and buddleia. No invasive species were observed. <u>Line of trees (w1g6)</u> The site is bordered by a tree line on the east, south and west boundaries. Species include sycamore, elder, cedar and willow. At least 70% of the trees are native, the canopy is continuous, multiple trees have natural ecological niches, there is not 6m of undisturbed vegetation on both sides and at least 95% of the trees are in healthy condition.

	<u>Developed land, sealed surface (u1b)</u> The building is surrounded by hard-standing pathways and a driveway. <u>Building (u1b5)</u> There is a residential dwelling within the site. This is discussed further in the bat section of the report. **Local notable habitats** There are no notable habitats within the site boundary. A review of MAGIC defra website shows Deciduous woodland priority habitat within the site, however this was not present during the survey, nor present during the previous PEA survey (2023). <u>Within 2km of the site, the following notable habitats are present:</u> Chalk rivers (closest of which is adjacent the south of the site boundary) Coastal and Floodplain grazing marsh (closest of which is approximately 0.02km southeast) Woodpasture and Parkland BAP (closest of which is approximately 0.13km northwest) Good quality semi-improved grassland (closest of which is approximately 0.2km northwest) Traditional Orchard (closest of which is approximately 0.6km west) Lowland calcareous grassland (closest of which is approximately 0.75km northwest) Coastal Saltmarsh (closest of which is approximately 1.5km northeast) Mudflats (closest of which is approximately 1.5km northeast) Intertidal Substrate Foreshore (closest of which is approximately 1.5km northeast)

	Saline Lagoons (closest of which is approximately 1.57km southeast) Coastal Vegetated Shingle (closest of which is approximately 1.6km southeast)
Foreseen Impacts	The proposed development may result in pollution of the watercourse adjacent to the south of the site. No direct impacts are anticipated on other notable habitats due to the distance of such habitats from the site.
Recommendations	A Construction Environmental Management Plan (CEMP) must be produced for the site to reduce risk of pollution to the watercourse and pollution to nearby notable habitats.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any statutory designations. **Statutory designated sites (within 2km)** There are five statutory designated sites within 2km of the site: Lancing Ring Local Nature Reserve (LNR) is located approximately 0.2km north-west of the site. This site is important for its chalk grassland, a rare and diverse habitat which supports reptiles and amphibians. Brighton and Lewes Downs Biosphere Reserve is located approximately 1km east of the site. Chalkdown land makes up the principal terrestrial landscape of the area, bounded at each end by the two river valleys. Adur Estuary Site of Special Scientific Interest (SSSI) is located approximately 1.34km east of the site. The Adur Estuary, together with Rye Harbour further to the east, represent significant areas of saltmarsh. The estuarine plant

	communities are unusual due to the relative scarcity of cord-grass, Spartina spp. The large area of intertidal mudflats within the estuary are important for a variety of wading birds. Widewater Lagoon LNR is located approximately 1.56km south-east of the site. Widewater is a shallow micro-tidal lagoon which is an area of brackish water landlocked by a man-made shingle bank. South Downs National Park is located approximately 0.1km north of the site. It is designated as a National Park because of its outstanding natural beauty, rare habitats like chalk grassland, rich biodiversity, and cultural heritage, all offering significant opportunities for public enjoyment and conservation. Non statutory designated sites cannot be ascertained without biological records data.
Foreseen Impacts	No direct impacts are anticipated on statutory designated sites given the distance of such sites to the proposed development site. Indirect impacts, such as increased recreational pressures, may occur to nearby statutory designated sites, given that ten new dwellings may result in higher levels of human activities.
Recommendations	Best practice to minimise the risk of pollution to the nearby non-statutory designated sites (which may be present) must be followed during construction.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive or non-native species recorded on site.

Foreseen Impacts	No impacts anticipated.
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	The tall ruderals and scattered scrub within the site provides suitable habitat for common invertebrates.
Foreseen Impacts	Given the small size of the site and the presence of good quality habitat in the wider landscape, the loss of the habitat within the site is not anticipated to impact populations of invertebrates. As such, impacts are considered acceptably low.
Recommendations	No further surveys.
Bats	
Summary of Survey Findings	**EPSLs** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. There is one granted EPSL for bats within a 2km radius of site, which is located approximately 1.5km north-east of the site. The EPSL allows for the destruction of a breeding site and resting site for common pipistrelle, soprano pipistrelle and serotine. **Roosting habitat** <u>Building</u> The building is a single storey, pebbledash rendered, residential bungalow with a cross hip-gable roof clad with wavy, concrete, interlocking roof tiles. The building has a flat roof extension to the south elevation. The uPVC doors and windows are tight fitted, however there are gaps between the fascia and the wall and the soffit is damaged in

	one place, leaving a large hole. These areas are suitable for crevice dwelling bats. The interior loft space measured approximately 7.5m length x 4.5m width x 2m height, lined with bitumen felt, which comprised infrequent tears, showing light ingress. No direct evidence of bats was observed in the building interior or on the exterior. The building is assessed as **low value** to roosting bats.
Foreseen Impacts	The demolition of the building will result in the destruction of bat roosts (if present). The proposed development will cause an increase to currently lighting levels. Artificial light may spill on to bat foraging and commuting habitat, such as the line of trees and thus disturb bats.
Recommendations	**Roosting bats** One bat emergence survey is required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost in the building. Infra-red cameras must be used as an aid. Three surveyors are required to provide full coverage of the building. If the absence of a bat roost cannot be determined during the first visit, then further surveys will be required. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. Surveys should be a minimum of two weeks apart. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. **This survey is scheduled to take place in the 2025 season** **Foraging and Commuting bats** Wildlife Sensitive Lighting Strategy Bats may commute and forage across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found

	within the guidance and include avoidance of light spill on to key habitats or features which bats may use for roosting, foraging or commuting.
Birds	
Summary of Survey Findings	The vegetation within the site offers suitable nesting opportunities for breeding birds. Given the distance of the site from the coastline, the site offers suitability for wintering birds.
Foreseen Impacts	Any nests on the roof of the building or within the vegetated garden (if present) will be destroyed during demolition and site clearance.
Recommendations	Wintering bird surveys will be required to establish the value of the site for overwintering waterfowl. This will comprise multiple visits between September and March to record wintering bird activity (Gilbert et al, 1998). Demolition and site clearance must be undertaken outside the period 1st March to 31st August. All active nests will need to be retained until the young have fledged. An ECoW must be present at the time of vegetation clearance.
Reptiles	
Summary of Survey Findings	The vegetated garden, including tall ruderals and scrub, provide suitable habitat for reptiles. Piles of rubble offer suitable sheltering habitat for reptiles. Furthermore, the site is connected to good quality reptile habitat to the south and east.
Foreseen Impacts	Individual reptiles may be injured or killed by heavy machinery.
Recommendations	Reptile surveys will be required to determine presence or likely absence of reptiles on the site. This will comprise the deployment and monitoring of artificial refugia over seven visits and such surveys must be undertaken between April, May and September, in accordance with current survey guidelines (Gent & Gibson, 2003). **These surveys are scheduled to take place in the 2025 season**

Amphibians	
Summary of Survey Findings	There are two granted EPSLs for great crested newts within 2km of the site, which are both located approximately 1.6km west of the site. The terrestrial habitat provides suitable commuting and sheltering opportunities for amphibians. Furthermore, the ditch to the south of the site provides suitable aquatic habitat for breeding and foraging amphibians.
Foreseen Impacts	Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton *et al.* 2001). eDNA tests of the ditch at the south of the site (2023) and the pond ~500m east of the site (2025) returned a negative result for Great Crested newts. Therefore, there is a likely absence of great crested newts in the area. When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the significant disturbance of approximately 1ha of vegetated garden. If great crested newts are present within ponds over 250m from the site, this will constitute the disturbance of 1ha over 250m of a potential breeding pond. When completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score (see table below), which states: Offence Highly Unlikely.

	<table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>0.5 - 1 ha lost or damaged</td><td>0</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td></td><td>Maximum:</td><td>0</td></tr><tr><td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table> Given this, it is deemed that precautionary working methods are acceptable to ensure risk to amphibians remains at an acceptably low level.
Recommendations	Natural England Rapid Risk Assessment states that an offence to great crested newts is highly unlikely. Risks to common amphibians can be reduced to an acceptably low level by following the outlined precautionary working methods: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Heras style fencing will be erected to separate the working area from the ditch at the south of the site, to prevent encroachment towards aquatic habitat where common amphibians could be present.

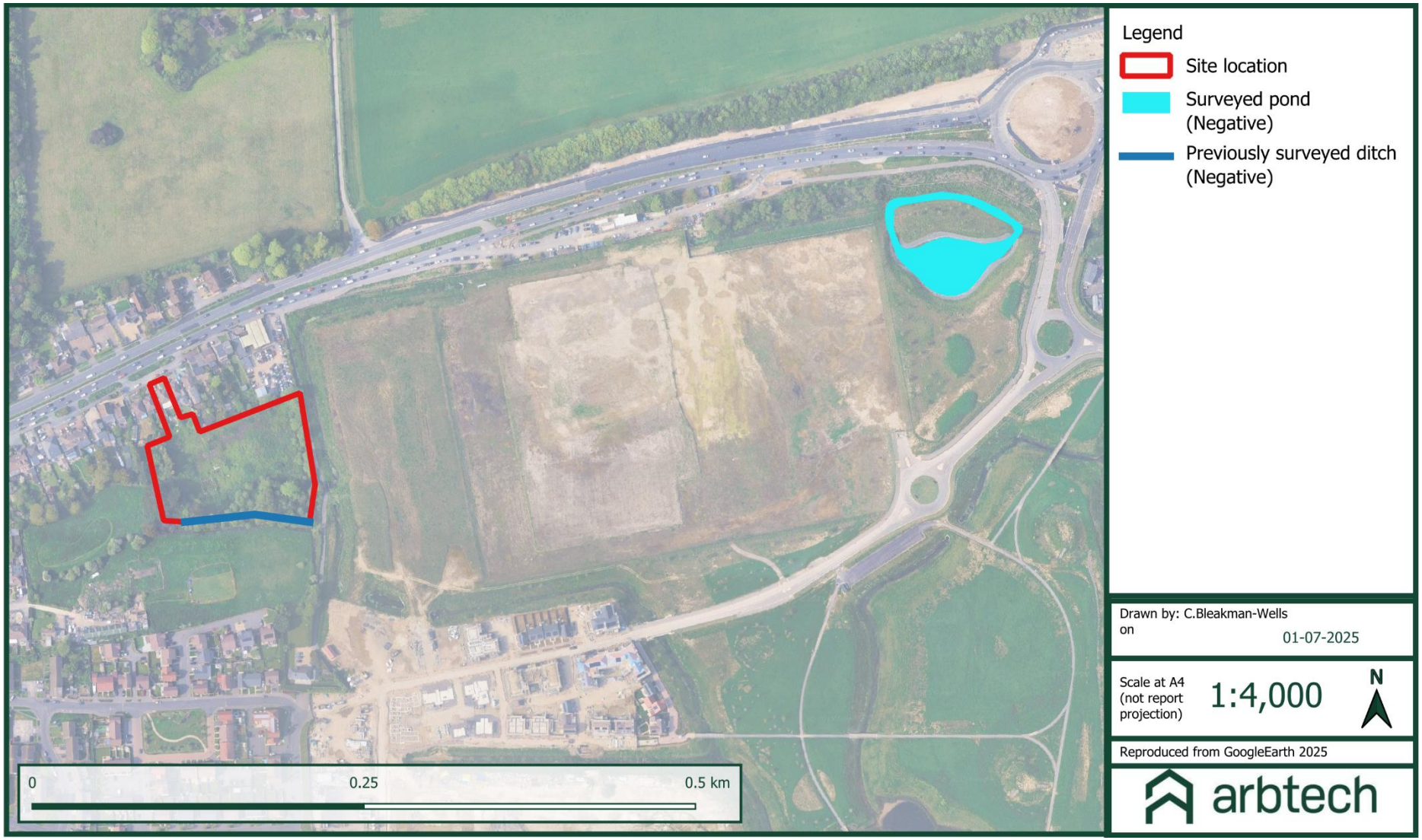
	• Brash piles, and any rubble piles that may form during the demolition and construction, will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • In the unlikely event that great crested newts are observed within the site, all works must stop with immediate effect and advice must be sought from a suitably qualified ecologist. • If any common amphibians are found on site, they should be left to disperse of their own accord. If in immediate danger and will not move of their own volition, they may be gently removed and placed in an area of vegetation. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
Badger	
Summary of Survey Findings	There were no badger setts or evidence of badgers within the site. There is no suitable habitat for badger sett creation within the site.
Foreseen Impacts	The risk to badgers is acceptably low.
Recommendations	A pre-commencement inspection of the site will be undertaken for any new badger activity, which will be facilitated by staged strimming of the site to allow access. This must be completed three months prior to the works starting. In the unlikely event that a badger sett is identified within 30m of the site, no heavy machinery may be used within a 30m buffer of each sett entrance.

Riparian animals	
Summary of Survey Findings	No evidence of water vole was observed at the ditch to the south of the site. The ditch is unsuitable for otters, given its small size, located in an urban context and not connected to suitable terrestrial habitat for otters.
Foreseen Impacts	No impacts within 5m of the watercourse. As such, the risk to riparian mammals is acceptably low.
Recommendations	Heras style fencing will be erected to separate the working area from the ditch at the south of the site, to prevent encroachment towards aquatic habitat Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
Hazel dormouse	
Summary of Survey Findings	There are no granted EPSLs for dormice within 2km of the site. Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such, habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low. Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright *et al.* 1994).
Foreseen Impacts	The risk to hazel dormice is acceptably low.
Recommendations	None.

Other e.g. hedgehog	
Summary of Survey Findings	The vegetated garden is suitable for foraging and commuting hedgehogs.
Foreseen Impacts	Hedgehogs may be injured or killed by heavy machinery.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a 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 retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations • If any hedgehogs 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.

Appendix 1a: Habitat and PRA Plan

Appendix 1b: Pond plan



Appendix 2: Location map

Appendix 3: Proposed Development

Appendix 4: Photographs

Description	Photographs
Preliminary Roost Assessment	
Overview of building exterior	   

Overview of building interior	   

Description	Photographs
Preliminary Ecological Appraisal	
Developed land, sealed surface and frequently managed grassland within private garden by rear of building	 
Vegetated garden – including tall ruderals, bare ground and scattered scrub	 

	 
Pooled water by the ditch	

Rubble piles	 

Limitations and Copyright

Limitations

Biological record data has not been used to inform this report. However, given the small area of the site and the small scale of the works, the addition of biological record data is not anticipated to significantly alter the recommendations within this report.

Legal

Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB - Consultant Ecologist	07/07/2025
Final	1.0	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB - Consultant Ecologist	07/07/2025