



Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

10-20 Marine Place, Worthing, West Sussex, BN11 3DN

Client:

Mr Paul Craig

Survey date:

12/02/2026

Project:

This report is prepared to inform a planning application with Worthing Borough Council. This proposal can be described as "Proposed demolition of existing buildings and construction of a three-storey building comprising 27no 1-bed apartments, with associated internal communal areas, secure cycle and bin storage, and hard and soft landscaping"

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.

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Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

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.](#)

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference TQ 14890 02554 and has an area of approximately 0.068ha comprising one building, developed land; sealed surface and shipping containers. The site is situated in a an urban area, surrounded by residential and commercial buildings and roads. The English Channel is located approximately 300m south.
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are three priority habitats located within 2 km of the site. These comprise deciduous woodland, coastal vegetated shingle and traditional orchard. The closest priority habitat comprises deciduous woodland, located ~695 m from the site. The site is situated in an urban context and is not well connected to any habitats of biodiversity value. <u>Designated Sites</u> There are no other statutory sites within 2 km of the site. The site does fall within the impact risk zone for Cissbury Ring SSSI however, the proposed development type is not listed as possible high risk with regard to this designation. The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

Recommendations

No recommendations.

Habitats and Flora

The site survey was undertaken by Chantae Bleakman-Wells BSc(Hons), MSc, MRSB, Consultant Ecologist (Accredited Agent to Natural England Bat Licence Number: 2025-86119-CL18-BAT)

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
12/02/2026	8.9	92	90	24.7	None

Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations <i>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.</i>
Onsite habitats
Summary of Survey Findings <u>Developed land; sealed surface (u1b) - Industrial building (817)</u> The majority of the site is comprised of concrete paving, with a small number of metal shipping containers present, currently used as site office. In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition. <u>Building (u1b5)</u> There is one building on site, which is used as an out-building. Full details for buildings on site are included within Table 4. Impacts No direct impacts to any habitats on site will occur as a result of the proposed development.

Recommendations

No recommendations.

Invasive / Non-native species

Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site.

Impacts

None.

Recommendations

None.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations <i>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.</i>
Invertebrates
Summary of Survey Findings The site provides no suitable habitat for notable assemblages of invertebrates. Impacts No impacts anticipated. Recommendations The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates: • Incorporation of bee bricks into the fabric of the new building. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation
Roosting Bats
Summary of Survey Findings There is one building within the site. Due to lack of suitable roosting features, lack of direct evidence of bats and the urban location of the site, the building is assessed as negligible value to roosting bats. As such, no further surveys are required.

Buildings

Building B1 Description

B1 is a single-storey, detached out-building constructed of brick. It features a double-pitched roof clad with metal sheeting. No roosting features or bat evidence were noted within the building.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have negligible habitat value for roosting bats due to the building contained no suitable features for roosting bats.



B1



B1

Impacts

The risk to roosting bats is acceptably low.

Recommendations

In the unlikely event that bats, or evidence of bats, is observed, then all works must stop with immediate effect and advice must be sought from a suitably qualified ecologist.

Foraging and Commuting Bats

Summary of Survey Findings

There are no habitats on site which could be used for foraging bats. There are no strongly connected linear features present that may provide cohesive commuting routes between the site and features in the urban landscape.

Impacts

No impacts are anticipated.

Recommendations

None.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on or within the building, however the building provides suitable shelter and could be used by common nesting birds.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

The building will be demolished as part of the proposed development. The loss of such habitats is likely to be inconsequential to local bird populations, however, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Enhancements

Installation of three integrated swift bricks at the site will enhance the site for breeding birds. The integrated swift bricks (considered to be universal nest bricks for small bird species) to be integrated within the fabric of the building during construction, to be clustered together. To be suitable for swifts, they will need to be placed at least 5m above ground level under the eaves of a building. Integrated nesting bricks are preferable to bird boxes; even if it cannot fulfil the height requirement for swifts, it will still be suitable for other passerine species. These bird boxes should be sheltered from prevailing wind, rain, and strong sunlight, and should be placed on an open aspect with no trees or large shrubs potentially obstructing flight paths.

Reptiles

Summary of Survey Findings

No suitable terrestrial habitat for reptiles was present within, or connected to, the site.

Impacts

No impacts are anticipated.

Recommendations

None.

Amphibians

Summary of Survey Findings

A review of MAGIC database found no granted EPSL for great crested newts within 2km of the site.

No ponds are located on, or adjacent to, the site.

No suitable terrestrial or aquatic habitat for amphibians were present on, or connected to, the site.

Impacts

No impacts are anticipated on great crested newt or common amphibians.

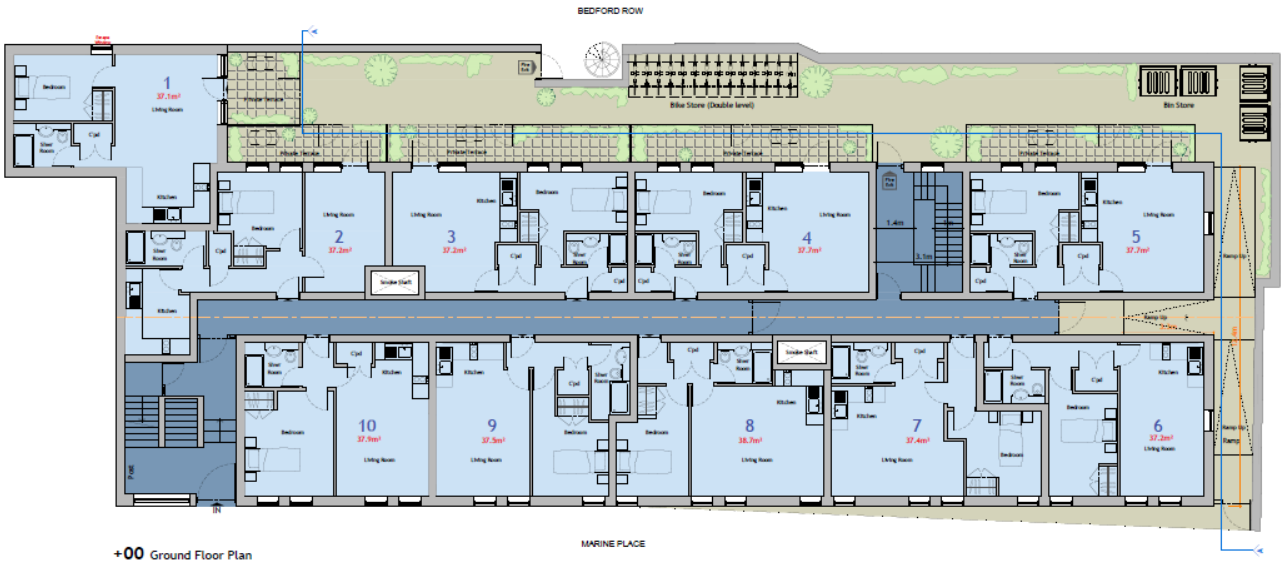
Recommendations None.
Badgers
Summary of Survey Findings No evidence of badgers was observed within the site, nor is there any suitable foraging or commuting habitat for badgers within the site.
Impacts No impacts are anticipated.
Recommendations None.
Riparian animals
Summary of Survey Findings There are no riparian habitats on or adjacent to the site.
Impacts No impacts are anticipated.
Recommendations None.

Hazel dormouse
Summary of Survey Findings There are no suitable habitats on site to support hazel dormice. Impacts No impacts are anticipated. Recommendations None.
Other e.g. small mammals
Summary of Survey Findings There is no suitable terrestrial habitat for hedgehogs within the site. Although the connectivity of the site is limited with the surrounding urban infrastructure, hedgehogs are common to urban areas and can commute through gardens and gaps in fencing. As such, the presence of foraging, sheltering and commuting small mammals on site cannot be discounted. Impacts Construction activities could result in the death or injury of hedgehogs, if present. 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 small mammals 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 1: Proposed Development Plan

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+00 Ground Floor Plan

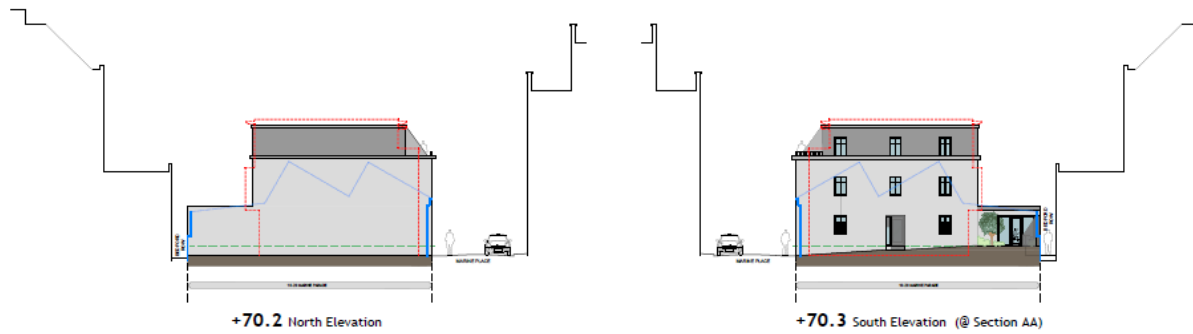
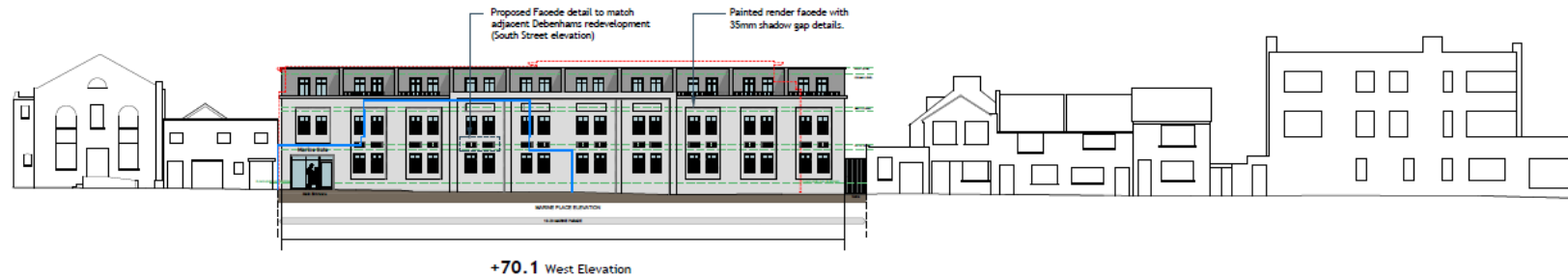
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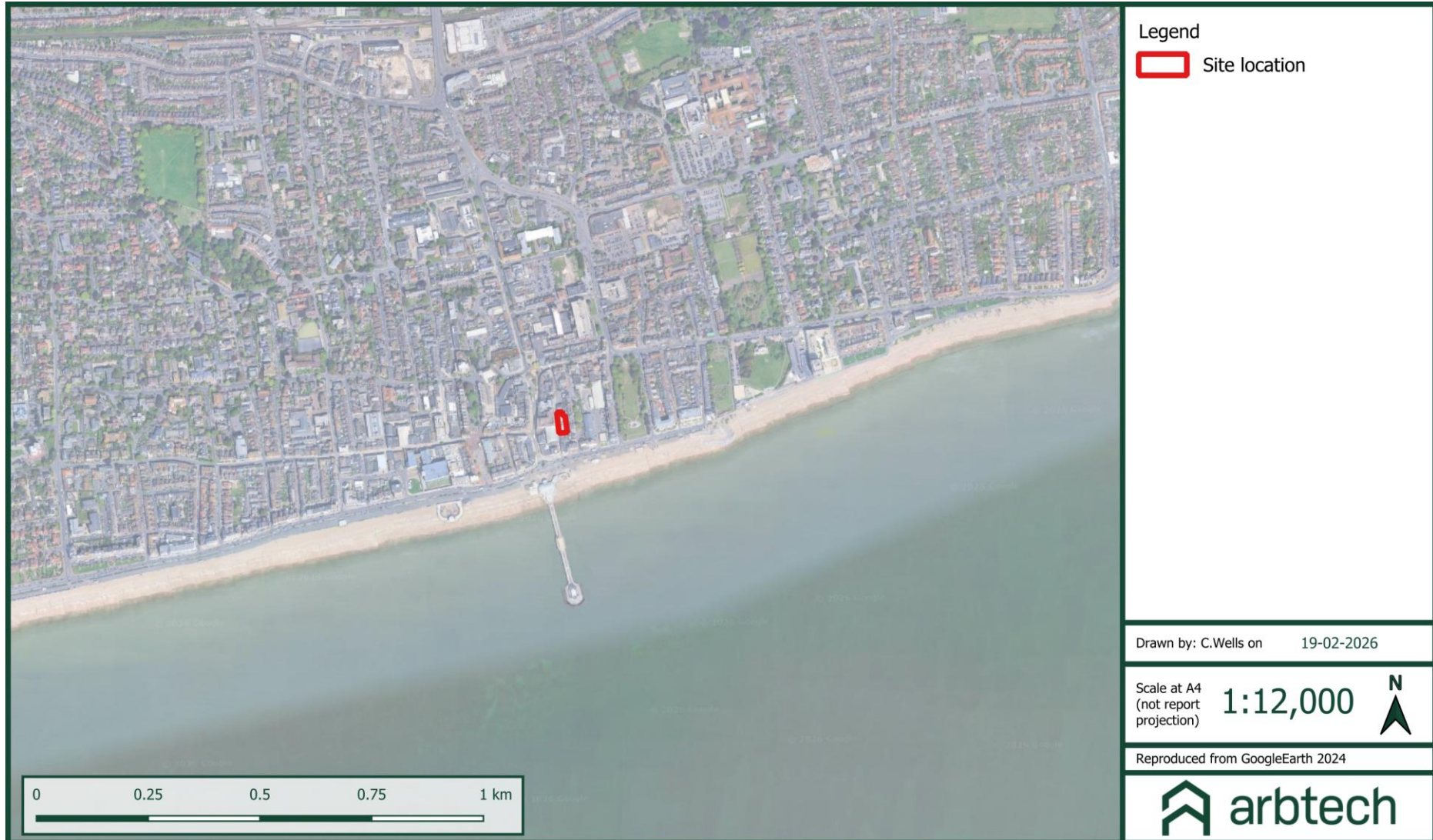
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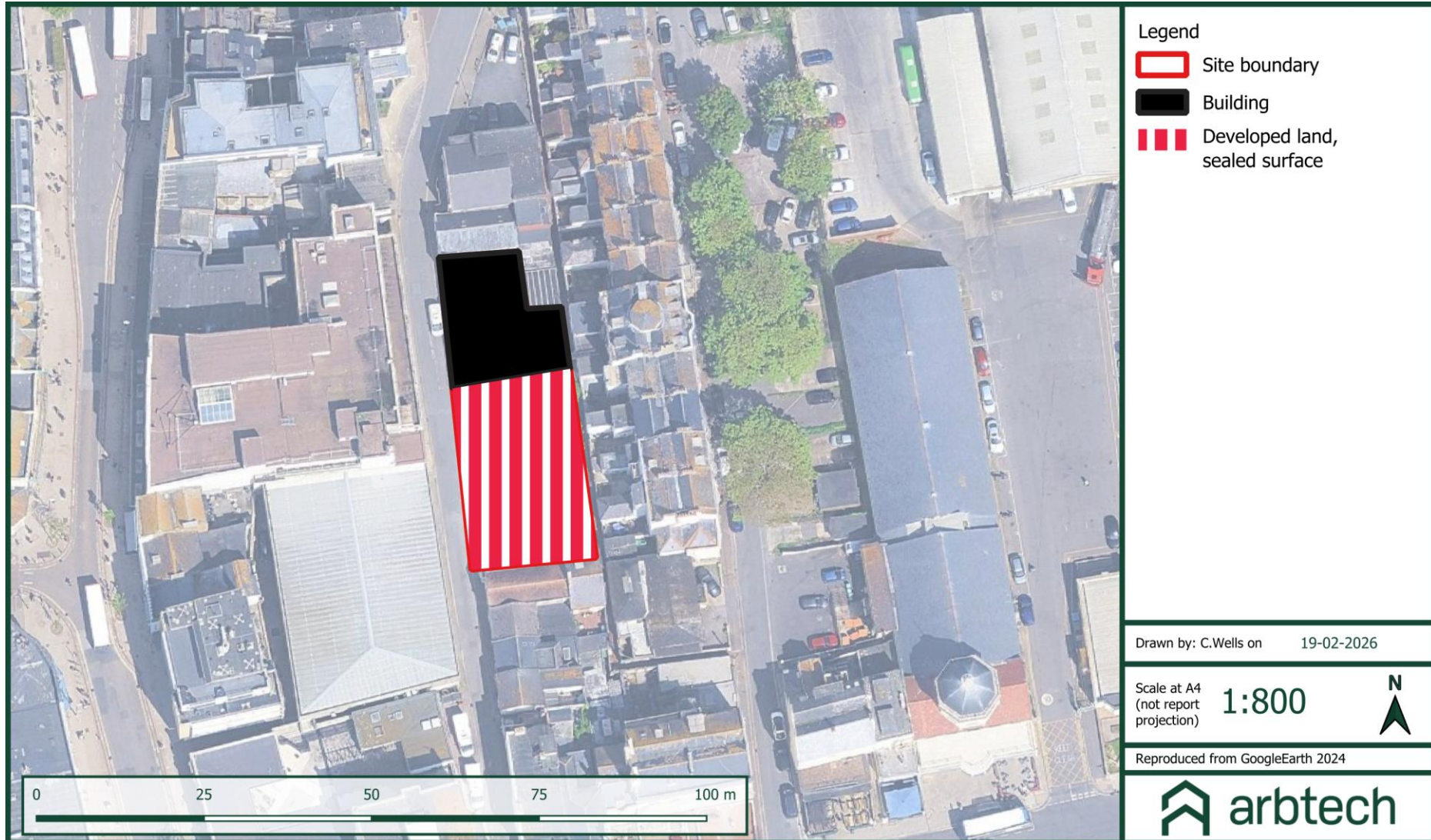
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Appendix 2: Site Location Plan



Appendix 3: Habitat Survey Plan



Appendix 4: Site Photographs



Photo 1: Developed land; sealed surface



Photo 2: Developed land; sealed surface



Photo 3: Developed land; sealed surface



Photo 4: B1



Photo 5: B1

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