



Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

Plot Adjacent 28a St Richards Road, Portslade, Brighton BN411PA

Client:

Mr P Beck

Survey date:

19/03/2026

Project:

This report is prepared to inform a planning application with Adur District Council. This proposal can be described as "Erection of attached two bedroom dwelling"

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

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings
No further surveys are required.
The proposed development requires a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain.

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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.

The survey was completed outside of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey. Given the nature of habitats present within the site, this is not anticipated to have impacted the recommendations.

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 25640 05127 and has an area of approximately 0.011ha comprising vegetated garden and developed land; sealed surface. A review of LandIs Soilscape indicates the site has freely draining slightly acid loamy soils. The site is situated within an urban location , with a trainline to the north and the tail end of the River Adur, by Southwick Ship Canal, to the south.					
Priority Habitats and Designated Sites					
Summary of Survey Findings <u>Priority Habitats</u> There are two priority habitats located within 2 km of the site. These comprise coastal vegetated shingle and deciduous woodland. The closest priority habitat comprises coastal vegetated shingle, located ~440 m S of the site. The site is not well connected to biodiverse habitats, given the urban location. <u>Designated Sites</u> The site is within the Brighton And Lewes Downs Biosphere. There is one statutory site within 2 km of the site. This is listed below: <i>Table 1a: Statutory sites within 2km of the site.</i> <table><tr><th>Designation</th><th>Distance from site</th></tr><tr><td>South Downs National Park</td><td>1740m north-west</td></tr></table> The site does fall within the impact risk zone for Adur Estuary SSSI however, the proposed development type is not listed as possible high		Designation	Distance from site	South Downs National Park	1740m north-west
Designation	Distance from site				
South Downs National Park	1740m north-west				

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, Senior, 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
19/03/2026	12.6	63	0	18.8	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>Vegetated garden (828)</u> Half of the site was comprised of recently cleared amenity lawn and introduced shrubs. At the time of survey, only bare earth was visible. The habitat has been determined from a review of areal imagery and the adjacent gardens. 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>Developed land; sealed surface (u1b)</u> The front of the site is comprised of hard-standing patio. 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.

Impacts

The proposed development will result in the loss of a small area of vegetated garden. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. However, this could lead to a net loss in biodiversity at the site.

Recommendations

The proposed development may require a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain.

Invasive / Non-native species

Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site, but, given seasonal limitations and the sites wider context, may be visible at other times of year.

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>
Roosting Bats
Summary of Survey Findings No buildings or trees were present on site. Impacts No impacts on roosting bats are anticipated. Recommendations The site can be enhanced for roosting bats by the addition of one integrated bat box within the proposed new building. The bat box should be positioned 3-5m above ground level, facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat box will be a specification suitable for crevice dwelling species such as Vivara Pro UK Build-in WoodStone® Bat Box, Habibat Bat Box 001, Unitura modular bat tubes with entrance block, or suitable alternative brands.
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

The proposed development is not anticipated to impact foraging or commuting bats.

Recommendations

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of locally characteristic trees, shrubs and hedgerow to increase foraging opportunities.

Amphibians

Summary of Survey Findings

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

A check was also completed for great crested newt class survey license returns and historic pond surveys. No records were identified.

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

There is no suitable terrestrial or aquatic habitat for amphibians within the site.

Impacts

No impacts are anticipated on great crested newt.

Recommendations

None.

Reptiles

Summary of Survey Findings

There is no suitable terrestrial habitat for reptiles within the site.

Impacts

No impacts are anticipated on reptiles.

Recommendations

None.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified within the site. 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

Noise and vibrations from the proposed development could result in the disturbance and subsequent abandonment of active bird nests nearby.

Recommendations

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.

Installation of three integrated swift bricks within the proposed building 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.

Badgers

Summary of Survey Findings

There is no suitable habitat for badgers. No evidence of badgers or badger setts was observed during the survey.

Impacts

No impacts are anticipated on badgers as a result of the proposed development.

Recommendations

None.

Riparian animals

Summary of Survey Findings

There are no riparian habitats on or adjacent to the site.

Impacts

Otters

No impacts are anticipated on riparian animals.

Water Vole

No impacts are anticipated on riparian animals.

Recommendations

Otters

None.

Water Vole

None.

Hazel dormouse
Summary of Survey Findings There are no suitable habitats on site to support hazel dormice. Impacts No impacts are anticipated on hazel dormice. Recommendations None.
Invertebrates
Summary of Survey Findings The site provides limited habitat value for a variety of commonplace species but is unlikely to support important species and assemblages. Impacts No significant impacts are anticipated. Recommendations The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates: • Planting of pollinator friendly grassland species • Incorporation of log piles/dead wood • 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
Other e.g. small mammals
Summary of Survey Findings 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.
- Any pipework exceeding 100mm will be capped overnight.
- 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.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site

Mr P Beck

Plot Adjacent 28a St Richards Road

Appendix 1: Proposed Development Plan

Not available at the time of writing

Appendix 2: Site Location Plan



Appendix 3: Habitat Survey Plan



Appendix 4: Site Photographs



Photo 1: Vegetated garden



Photo 2: Developed land; sealed surface



Photo 3: Developed land; sealed surface



Photo 4: Adjacent vegetated garden

Limitations and Copyright

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Version Control

Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc(Hons), MSc, MRSB – Senior Ecologist	24/03/2026
Final	1.0	Chantae Bleakman-Wells BSc(Hons), MSc, MRSB – Senior Ecologist	24/03/2026