



Preliminary Ecological Appraisal

Land at New Salts Farm Barns, Shoreham

The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T +44 (0) 1372 364133 **E** info@ecologypartnership.com **W** ecologypartnership.com

CONTENTS

1.0 INTRODUCTION.....	3
2.0 METHODOLOGY	5
3.0 RESULTS.....	7
4.0 DISCUSSION	15
6.0 IMPACT ASSESSMENT.....	22
7.0 CONCLUSION	23
8.0 REFERENCES.....	24
APPENDIX 1: FULL SPECIES LIST	26
APPENDIX 2: PHOTOS.....	27
APPENDIX 3: HABITAT MAP	30
APPENDIX 4: RECORDS	31

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing, and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 INTRODUCTION

Background

- 1.1 The Ecology Partnership was commissioned by Rodway Planning to undertake a Preliminary Ecological Appraisal (PEA) for Land at New Salts Farm Barns, Shoreham, BN43 5FE, hereafter referred to as the 'site' (Figure 1).
- 1.2 The key objectives of a PEA (CIEEM 2017) are to:
- Identify the likely ecological constraints associated with a project;
 - Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);
 - Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
 - Identify the opportunities offered by a project to deliver ecological enhancement.
- 1.3 This report comprises the:
- Legislative and planning context (Section 1);
 - Assessment methodologies (Section 2);
 - Results (Section 3);
 - Implications for development (Section 4);
 - Biodiversity Net Gain review (Section 5);
 - An impact assessment (Section 6); and
 - Conclusions (Section 7).

Site Context

- 1.4 The site (TQ 20361 04682) is located in Shoreham-by-sea, south of New Salts Farm Road. It covers an area of approximately 0.57ha and consists of hardstanding and buildings with areas of grassland and scrub. The surrounding area features agricultural fields to the north, south and west, as well as some residential properties to the east. The red line boundary is shown overleaf in Figure 1.



Figure 1: Site red line boundary.

Proposed Development

- 1.5 The application is for a residential development of up to 10 dwellings with associated access, parking, gardens and landscaping. Access will be from the north via New Salts Farm Road.

Planning Policies

- 1.6 The site was surveyed to assess its ecological value and to ensure the proposals were compliant with relevant planning policy and legislation. Policy guidance is provided by the National Planning Policy Framework (NPPF 2024) as well as policies from the Adur District Council. The Adur Local Plan was adopted in 2017 and contains several policies which are considered relevant to ecology, biodiversity and nature conservation:

- **Policy 30:** Green infrastructure
- **Policy 31:** Biodiversity

- 1.7 The Environment Bill (Environment Act 2021) received Royal Assent on 9th November 2021 and is now enacted as the Environment Act 2021. Part 6 (Nature and Biodiversity) and Schedule 14 of the Environment Act 2021 insert a new section 90A and Schedule 7A into the Town and Country Planning Act 1990 (TCPA), which contain the

provisions requiring mandatory biodiversity net gain for development granted planning permission pursuant to the T CPA. These provisions require developments to provide a biodiversity value post-development that exceeds the predevelopment biodiversity value of the onsite habitats by at least 10%. This was adopted in February 2024 although there are a number of exemptions which may mean that biodiversity net gain is not required. These are listed under government guidance and are as follows:

- Development below a de minimis threshold;
- Householder applications;
- Small scale self-build and custom housebuilding;
- HS2; and
- Biodiversity net gain sites.

1.8 The assessment also takes into consideration nature conservation and wildlife legislation including, but not limited to, the Wildlife and Countryside Act 1981 (as amended), the Natural Environment and Rural Communities (NERC) Act 2006 and the Conservation of Habitats and Species (EU Exit) Regulations 2019.

1.9 The report has been produced with reference to current guidelines for PEA (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

2.0 METHODOLOGY

Desktop Study

2.1 A desktop study was completed using an internet-based mapping service (www.magic.gov.uk) for statutory designated sites and an internet-based aerial mapping service (maps.google.co.uk) was used to understand the habitats present in and around the site, including identifying habitat linkages and features (ponds, woodlands etc.) within the wider landscape.

Phase 1 Habitat Survey and UKHab Assessment

2.2 The site was surveyed on 29th May 2025 by principal ecologist Matt Pendry BSC (Hons) MCIEEM. The surveyors identified the habitats present, following the UK Habitat classification system (UKHab V2). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map.

Preliminary Roost Assessment

- 2.3 The buildings (internally and externally) were assessed for their suitability for roosting bats following Bat Conservation Trust Good Practice Guidelines (Collins 2023). The surveyors checked for evidence of roosting bat species and Potential Roosting Features (PRFs).

Table 1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Table 4.1 within the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed), 2023'.

Potential Suitability	Description of Roosting Habitats in structures	Potential flight paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground / underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade / protection for flight-lines, or generate / shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of bats as flight paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only such as maternity and hibernation – the categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such

	longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site	as river valleys, stream, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
--	---	---

*Potential roost features

Protected Species Assessments

- 2.4 Any evidence of additional protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability were used for bats (Collins 2023), breeding birds (BTO 2020), hazel dormice *Muscardinus avellanarius* (Bright *et al.* 2006), great crested newts *Triturus cristatus* (ARG 2010), reptiles (Froglife 2015), badgers *Meles meles* (Creswell *et al.* 1990) and water voles *Arvicola amphibius* (Strachan *et al.* 2011).

Limitations

- 2.5 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. The site was visited once, as such seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. Therefore, the survey provides a general assessment of the potential nature conservation value of the site and does not include a definitive plant species list.
- 2.6 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on-site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, based on this assessment it is considered reasonably likely that protected species may be present.

3.0 RESULTS

Desktop Study

- 3.1 There are no internationally designated sites within 15km of the site. The closest is Castle Hill (SAC), located c.16km east of the site.

3.2 Four national statutory designated sites are present within 2km of the site (Figure 2):

- Widewater Lagoon (LNR), located c.260m south, is designated for its vegetated shingle bank and waterfowl populations;
- Adur Estuary (SSSI), located c.380m east, is designated for its rare saltmarsh and intertidal mudflat habitats;
- Shoreham Beach (LNR), located c.480m south east, is designated for its vegetated shingle habitat; and
- Lancing Ring (LNR), located c.1.8km north west of the site boundary, is designated for its chalk grassland habitat.

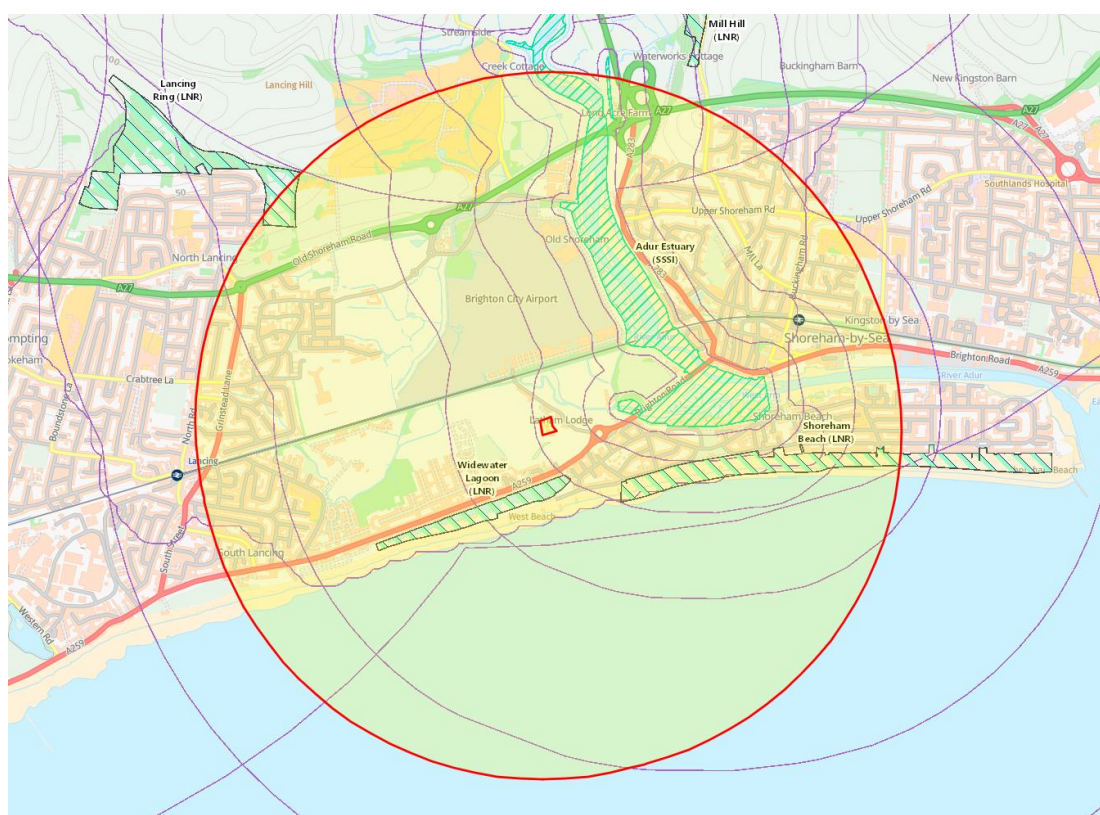


Figure 2: National statutory designated sites within 2km (red circle) of the site.

3.3 The site falls within an Impact Risk Zone (IRZ) for Adur Estuary (SSSI). According to Natural England, developments within this zone that impact green space, farmland, or rural buildings/structures may potentially have a harmful effect on the SSSI.

3.4 Four non-statutory sites are present within 2km of the site, all Local Wildlife Sites (LWS):

- Widewater lagoon, located c.260m south, is designated for its vegetated shingle bank and waterfowl populations;
- Shoreham Beach, located c.380m south, is designated for its vegetated single habitat;

- Mill Hill, located c.1.6km north east, is designated for its species-rich calcareous grassland habitat; and
- River Adur Meadows, located c.1.9km north of the site boundary and is designated for its species-rich neutral grassland habitat.

3.5 There are three priority habitats identified within 1km of the site (Figure 3). The closest of each type are:

- Coastal and floodplain grazing marsh, c.120m north east;
- Saline lagoons, c.260m south;
- Coastal saltmarsh, c.340m south;
- Coastal vegetated shingle, c.380m south;
- Mudflats, c.390m east; and
- Deciduous woodland, c.790m west of the site boundary.

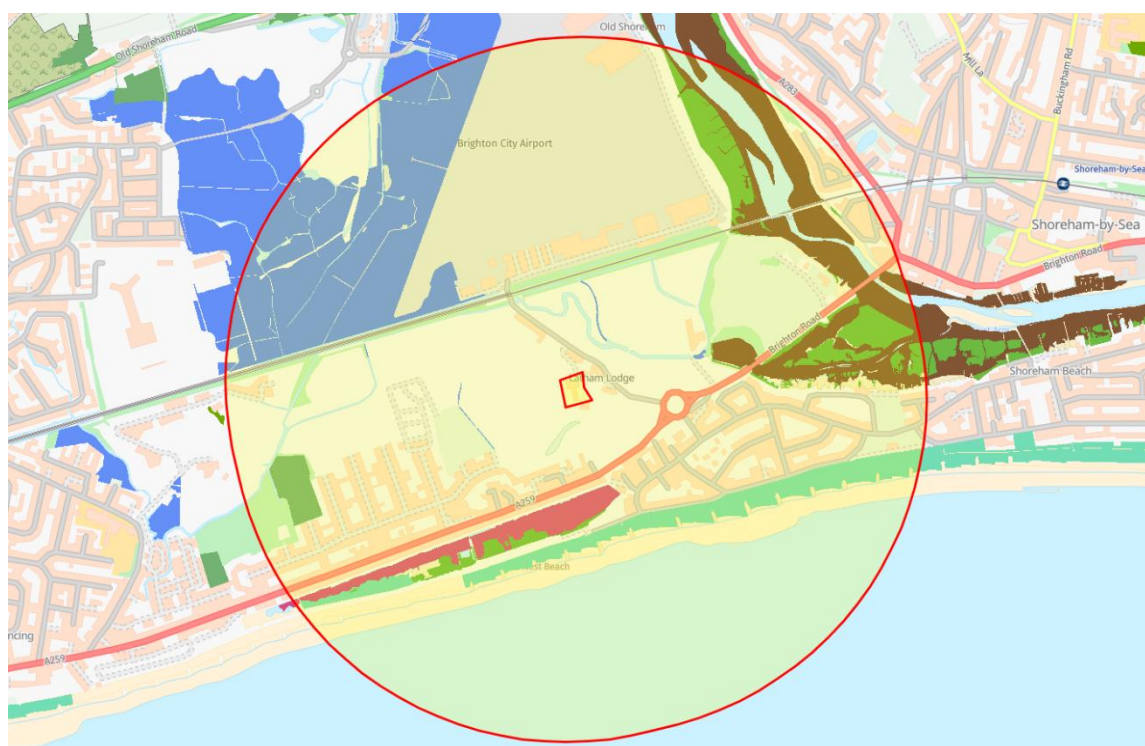


Figure 3: Priority habitats within 1km of the site. Habitats present included: coastal and floodplain grazing marsh (blue), saline lagoons (pink), coastal saltmarsh (light green), coastal vegetated shingle (turquoise), mudflats (brown) and deciduous woodland (dark green).

3.6 OS mapping and aerial images indicate there are no ponds on site and one located within 250m of the site (Figure 4). Several ditches, drains and a river are also present.

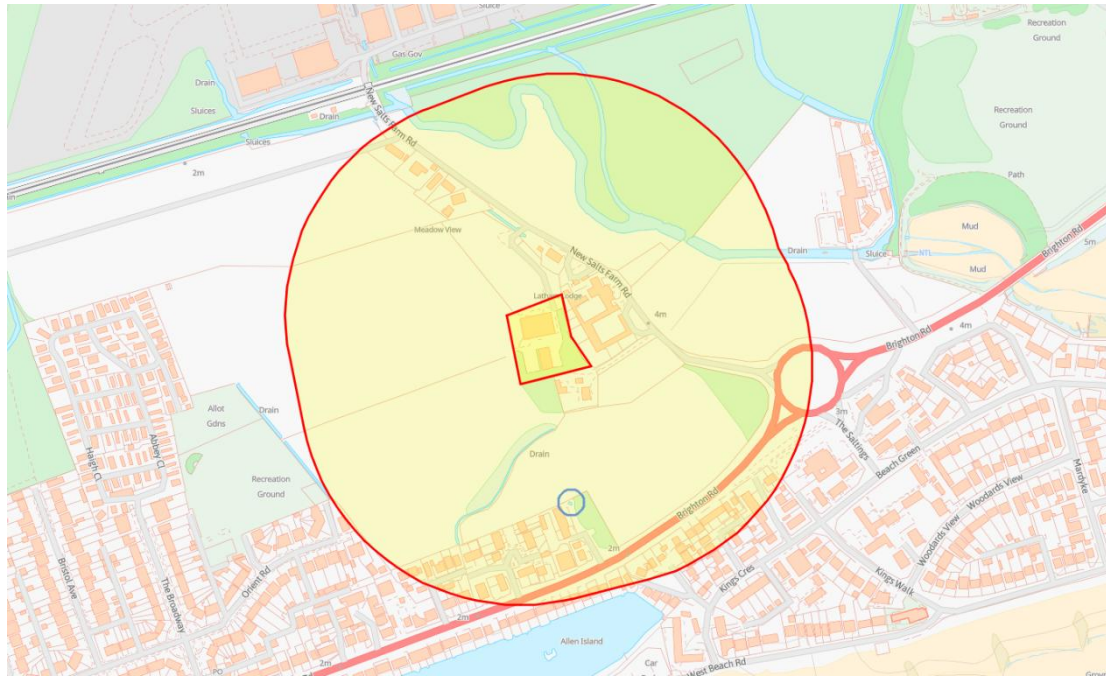


Figure 4: Ponds (blue circle) within 250m (red circle) of the site.

- 3.7 There are no European Protected Species Mitigation (EPSM) licences located within 2km of the site, with the closest being located c.2.5km east of the site. Additionally, there are no GCN class survey licence returns within 2km of the site boundary.
- 3.8 A 2km radius data search was requested from Sussex Biodiversity Records Centre (SxBRC). Notable protected species from this search are outlined below (Table 2). Only records from within the last ten years and those closest to site have been included.

Table 2: Biological Records from SxBRC within 2km of the site

Species	Status	Most recent record
Common toad <i>Bufo bufo</i>	NERC S41	c.250m south (25/05/2021)
Stag beetle <i>Lucanus cervus</i>	Habitat Directive Annex 2; NERC S41 ; Wildlife and Countryside Act (1981 as amended) Schedule 5 s9.5a	c.1.6km west (15/06/2023)
Hedgehog <i>Erinaceus europaeus</i>	NERC S41	c.530m west (28/10/2017)
Brown hare <i>Lepus europaeus</i>	NERC S41	Within 2km (03/08/2018)
Red squirrel <i>Sciurus vulgaris</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5 s9.4a/b/c/s9.5a; NERC S41	c.1.9km east (30/05/2018)
Slow-worm <i>Anguis fragilis</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5 s9.5a; NERC S41	c.900m east (12/10/2016)
Grass snake <i>Natrix Helvetica</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5 s9.5a; NERC S41	c.1.5km north east (06/06/2020)
Common lizard <i>Zootoca vivipara</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5 s9.5a; NERC S41	c.640m north east (03/08/2016)

Smooth snake <i>Coronella austriaca</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5 s9.5a; NERC S41; Habitat Regulations Schedule 2; Habitats Directive Annex 4	c.1.5km north east (12/05/2021)
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5 s9.5a/9.4b/c; NERC S41; Habitat Regulations Schedule 2; Habitats Directive Annex 4	c.1.95km north (11/06/2018)
Serotine <i>Eptesicus serotinus</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5 s9.5a/9.4b/c; NERC S41; Habitat Regulations Schedule 2; Habitats Directive Annex 4	c.1.3km north (07/05/2018)
White-tailed eagle <i>Haliaeetus albicilla</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1; Birds Directive A1	Within 2km (29/09/2023)
Red Kite <i>Milvus milvus</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1; Birds Directive A1	Within 2km (17/04/2024)
White-fronted goose <i>Anser albifrons</i>	NERC S41	Within 2km (21/12/2021)
Common scoter <i>Melanitta nigra</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1; NERC S41	Within 2km (13/11/2023)
Hoopoe <i>Upupa epops</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (02/06/2022)
Nightjar <i>Caprimulgus europaeus</i>	Birds Directive Annex 1; NERC S41	Within 2km (07/05/2021)
Little ringed plover <i>Charadrius dubius</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (17/07/2023)
Lapwing <i>Vanellus vanellus</i>	NERC S41	Within 2km (23/06/2023)
Black Tern <i>Chlidonias niger</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (08/09/2022)
Little Gull <i>Hydrocoloeus minutus</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (04/12/2023)
Herring gull <i>Larus argentatus</i>	NERC S41	Within 2km (29/05/2023)
Black-winged stilt <i>Himantopus himantopus</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (24/04/2017)
Avocet <i>Recurvirostra avosetta</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (17/07/2023)
Ruff <i>Calidris pugnax</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (18/09/2021)
Black-tailed godwit <i>Limosa limosa</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (02/10/2023)
Curlew <i>Numenius arquata</i>	NERC S41	Within 2km (03/07/2023)
Wood sandpiper <i>Tringa glareola</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (20/07/2020)
Little egret <i>Egretta garzetta</i>	Birds Directive Annex 1	Within 2km (30/10/2017)
Spoonbill <i>Platalea leucorodia</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (18/04/2023)
Kingfisher <i>Alcedo atthis</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (23/09/2023)
Cuckoo <i>Cuculus canorus</i>	NERC S41	Within 2km (13/06/2021)
Merlin <i>Falco columbarius</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (14/11/2023)
Hobby <i>Falco subbuteo</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (14/08/2023)

Quail <i>Coturnix coturnix</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (24/05/2020)
Black-throated Diver <i>Gavia arctica</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (03/01/2022)
Great Northern Diver <i>Gavia immer</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (13/03/2022)
Red-throated diver <i>Gavia stellata</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (17/12/2023)
Skylark <i>Alauda arvensis</i>	NERC S41	Within 2km (17/04/2024)
Cetti's warbler <i>Cettia cetti</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (17/04/2024)
Corn bunting <i>Emberiza calandra</i>	NERC S41	Within 2km (02/10/2023)
Yellowhammer <i>Emberiza citrinella</i>	NERC S41	Within 2km (01/06/2023)
Reed bunting <i>Emberiza schoeniclus</i>	NERC S41	Within 2km (18/04/2022)
Hawfinch <i>Coccothraustes coccothraustes</i>	NERC S41	Within 2km (16/11/2017)
Linnet <i>Linaria cannabina</i>	NERC S41	Within 2km (01/06/2023)
Bullfinch <i>Pyrrhula pyrrhula</i>	NERC S41	Within 2km (28/05/2018)
Serin <i>Serinus serinus</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (15/04/2023)
Grasshopper warbler <i>Locustella naevia</i>	NERC S41	Within 2km (24/07/2022)
Tree pipit <i>Anthus trivialis</i>	NERC S41	Within 2km (10/06/2018)
Yellow wagtail <i>Motacilla flava</i>	NERC S41	Within 2km (10/05/2020)
House sparrow <i>Passer domesticus</i>	NERC S41	Within 2km (29/05/2023)
Wood warbler <i>Phylloscopus trochilus</i>	NERC S41	Within 2km (08/08/2018)
Dunnock <i>Prunella modularis</i>	NERC S41	Within 2km (25/06/2023)
Firecrest <i>Regulus ignicapilla</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (22/10/2022)
Starling <i>Sturnus vulgaris</i>	NERC S41	Within 2km (09/06/2023)
Song thrush <i>Turdus philomelos</i>	NERC S41	Within 2km (25/06/2023)
Ring ouzel <i>Turdus torquatus</i>	NERC S41	Within 2km (11/04/2022)
Slavonian grebe <i>Podiceps auritus</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (03/01/2022)
Barn owl <i>Tyto alba</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1 Pt1	Within 2km (17/07/2021)

Habitats

- 3.9 The full species list is in Appendix 1, site photos are in Appendix 2 and the habitat map is presented in Appendix 3.

Modified Grassland (g4)

- 3.10 The grassland around the site was species-poor (4.8 species/m² average) with grasses accounting for over 90% of the coverage. The areas of grassland are managed, with a sward height of c.100mm at the time of the survey. Species were dominated by false oat grass with abundant creeping bent and couch grass and frequent perennial ryegrass, annual meadow grass and cock's-foot. Broad-leaved herbs included occasional bristly oxtongue, broad-leaved dock, creeping thistle, curled dock, Dandelion, ribwort plantain, and white clover.

Bramble scrub with tall forbs (h3d 16)

- 3.11 Bramble scrub with occasional elder was abundant around the edges of the barn buildings. Tall forbs were also present around the edge of these areas including frequent common nettle, and occasional creeping thistle, bristly oxtongue, broad-leaved dock, common mugwort, curled dock, fat hen, and hedge bindweed.

Introduced shrub (u1 847)

- 3.12 An area of leylandii shrubs was present in the north-east of the site.

Ruderal/ephemeral (u1 81)

- 3.13 An area of concrete in the south-east of the site had become colonised by white stonecrop and mosses. Ephemeral and short perenial vegetation was also present around the edges of the gravel trackways on site, including occasional canadian fleabane, equal-leaved knotgrass, fat hen, ribwort plantain and black medick.

Buildings (u1b5)

- 3.14 There are two barn buildings within the site. The western barns comprised a steel frame with breezeblocks on the lower elevations and corrugated asbestos panels on the upper elevations and roof. The roof included two pitches and the buildings were used for containing cattle and hay. The eastern barn was of a similar construction but lacked the lower breezeblock walls, with corrugated asbestos sheets instead. This was used for storing hay.

Protected Species

Bats*Ground Level Tree Assessment (GLTA)*

- 3.15 No trees are present on site, and leylandii and elder shrubs did not contain any potential roosting features (PRFs).

Preliminary Roost Assessment

- 3.16 Both buildings were open with no enclosed voids or other PRF's which bats could exploit. As such, both buildings are considered to provide '**negligible**' suitability for roosting bats.

Foraging and commuting habitat

- 3.17 The surrounding landscape is fragmented with a distinct lack of hedgerows or woodland, however, ditches may provide suitable foraging habitat. The habitat on site is unlikely to be of significant importance for bats in the local area.

Badgers and other mammals

- 3.18 No evidence of badgers was observed within the site. However, the open pasture surrounding the site provides suitable and accessible habitat for foraging and commuting badgers as well as other mammals such as foxes and hedgehogs, all of which may occasionally use the site.

Breeding Birds

- 3.19 The scrub, shrubs and barns have the potential to support nesting birds. However, were not suitable for barn owls due to a lack of suitable ledges and high light and wind exposure within the barns.

Dormice

- 3.20 The habitats within the site and the surrounding area are highly fragmented with no significant woodland or records for dormouse within the wider landscape. As such, there is negligible potential for this species on site.

Great Crested Newts

- 3.21 A single pond and a number of drains and watercourse were identified within 250m of the site (Figure 4). This pond was formally an ornamental garden pond but has since been fenced off and scrubbed over, with no apparent trace of it in 2025 imagery. The ponds were on private land and, as such, could not be accessed at the time of the survey. The ditches appear to be largely dry or support flowing water, reducing their

suitability for newts. The PEA undertaken at the land north of the New Salts Farm in 2014 (AWDM/1006/14) confirmed this to be the case for the ditches on that site as well and ruled out presence of GCN. This species was also ruled out within the Environmental Statement for Shoreham Airport (AWDM/1093/17) and none were found following surveys of ponds associated with the 249 dwelling development at Land East Of Shadwells Road to the northwest (AWDM/0961/17). There are no records of GCN within 2km of the site and the nearest EPSM licence is over 4.6km north-west of the site and nearest class licence return 7.6km north. As such, it is considered unlikely GCN would be present on site.

Reptiles

- 3.22 The grassland on site had been managed reducing its suitability for reptiles, however edge habitat is still likely to support low numbers of common reptiles.

Other Species

- 3.23 Due to a lack of suitable habitat, the site is not considered suitable for other protected species such as water voles and otters. As such, no further surveys are recommended, and these species will not be discussed further within this report.
- 3.24 The site provides potential habitat for hedgehogs.

4.0 DISCUSSION

- 4.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.
- 4.2 Provisional recommendations are also given for means to enhance biodiversity following the principle (CIEEM et al. 2016) of following the mitigation hierarchy of; avoidance, minimisation of loss, compensation on site and biodiversity offset.

Effects on Designated Sites

- 4.3 The site does not fall within or adjacent to any designated sites and there are no international statutory designations within 15km, and four national statutory designations and a further four non-statutory designations are present within 2km.

- 4.4 Adur estuary SSSI is located c.380m east and the ditches in the wider areas surrounding the application site feed into this estuary. As such it is recommended that strict pollution controls are put in place during construction and SUDS are designed into the scheme to avoid any contamination of the water entering the ditches. This will ensure impacts on the SSSI are avoided, and therefor resulting in a neutral effect.
- 4.5 Overall, given the small scale and low impact nature of the proposals, as well as the distances involved with many of the designated sites, it is considered highly unlikely that the proposals would have any significant negative impacts on any of the protected areas located near or within the site. It is also considered that any potential impacts to the site can be mitigated through pollution control measures during construction and use of SUDS.

Effects on Priority Habitats and Ancient Woodland

- 4.6 There is no priority habitat within the immediate vicinity of the site. It is recommended that pollution control measures are put in place during construction and effective use of SUDS post construction to avoid any impacts on mudflats and saltmarsh associated with Adur Estuary 340m east of the site.

Effects on On-site Habitats

- 4.7 The proposed development will result in the loss of species-poor grassland and small areas of bramble scrub within the site. These habitats are common and widespread in the local area and have relatively low ecological value. It is recommended that the proposed development includes native tree and shrub planting as well as use of flower-rich grassland and a SUDS system designed for wildlife to ensure an overall biodiversity net-gain.

Effects on Protected Species

Bats

Preliminary Roost Assessment

- 4.8 All buildings on site were considered to have ‘**negligible**’ potential to support roosting bats. As such, roosting bats are considered likely absent from site, and no further surveys are considered necessary.

Foraging and commuting habitat

- 4.9 According to Bat Conservation Trust guidelines, it is important that proportionality is employed when recommending further survey work for bat species on a proposed development site. As stated within section 2.2.19 of the latest survey guidelines (2023), the following points need to be taken into account with regard to planning bat surveys:
- Likelihood of bats being present;
 - Type of proposed activities;
 - Scale of proposed activities;
 - Size, nature and complexity of the site;
 - Species concerned;
 - Number of individuals.
- 4.10 Considering the small scale nature of the development, and sub optimal habitat on site, it is considered that no further surveys for bats are required. The redevelopment of the site is not considered to impact upon the ecological functionality of the landscape and no impacts on foraging and commuting habitat is therefore predicted.
- 4.11 All bat species are nocturnal, resting in dark conditions during the day and emerging at night to feed. Bats are known to be affected by light levels, which can affect both their roosting and foraging behaviour. Recommendations include:
- Installing lighting only if there is a significant need;
 - Using sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics;
 - Directing lighting to where it is needed and avoiding light spillage;
 - Using baffled lighting where light is directed towards the ground and
 - Avoid putting lighting near trees which are used by commuting and foraging bats.

Badgers and small mammals

- 4.12 As a precaution, best practice construction measures should be undertaken to avoid impacting badgers and other mammals. The guidelines are as follows:
- Any trenches or excavations on site should be either covered over at night or a plank of wood placed in to allow any mammals to escape if they were to accidentally fall in.
 - Any open pipes or conduits laid should be blocked off each night to prevent any mammals from entering them.
 - Disturbances, such as loud noises, vibrations and flood lighting in association with night work should be minimised.

Nesting Birds

- 4.13 The on-site trees and buildings have the potential to support nesting birds. It is recommended that any removal of suitable vegetation is undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. Buildings should be checked for nesting birds such as pigeons at any time of year. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

Reptiles

- 3.25 The majority of the site was considered suboptimal for reptiles, with the dominance of relatively short sward modified grassland and unvegetated gravel. However, the boundary habitats offered some potential to support low populations of reptiles and if not managed regularly, the grassland onsite may increase in suitability.
- 3.26 Given the limited area of boundary habitat proposed for clearance, with the development largely focussed on the central area of the site dominated by buildings and gravel, a reptile survey is not considered necessary. However, it is recommended that the site continue to be managed to a short sward throughout the period leading up to the works to prevent tussocky grassland developing and encouraging reptiles away from the edges of the site. In addition, the clearance of the bramble scrub and any taller areas of grass should be done using reasonable avoidance measures as outlined below:
- Sensitive clearance should be undertaken with the supervision of a suitable qualified ecologist.

- Initially, the ecologist will search through the hedgerow by hand to identify any reptiles and move them to a safe location.
- Following this, two cuts will take place, the first down to 150mm, and then another down to 5mm.
- The initial cut should take place in one direction, allowing reptiles to move towards retained habitat. Once the initial cut has been completed, the arising should be left for several days to allow individual reptiles to move. The arisings should be then hand collected/raked. Finally, once the arisings have been removed, a final cut should be conducted and the arisings removed. This process should take a week.
- Any log/brash/soil piles are to be removed sensitively and by hand, not using any heavy machinery. This is especially important if works must be carried out during the winter, when reptiles (and other animals) are likely to be hibernating within such structures. Grass snakes in particular prefer to hibernate in compost piles.
- Following the above, and during construction, the site is to be kept free of piles of debris such as log piles, leaf piles, brick heaps or loose soil, and grassland should be maintained at a short sward throughout the site.
- Any trenches/holes dug within the construction blue print should either be covered over at night, or a plank placed inside to assist any wildlife that may fall in.

GCN

- 3.27 GCN are considered likely absent from site, however, in the unlikely event they are found on site the reasonable avoidance measures described above for reptiles will ensure impacts on GCN are avoided. If any GCN are found during construction, works must cease, and a mitigation licence may need to be sought before they can continue.

Other species

- 4.23 The site has potential to support hedgehog and their presence on site cannot be ruled out. As such, it is recommended that best practice guidelines be followed throughout any proposed development to ensure no individuals are harmed. This includes a pre-clearance check of any scrub habitat and the translocation of any hedgehogs found to safe, retained habitat.

- 4.24 As the nature of the development is limited in nature and extent, no further surveys for other species such as reptiles are considered a requirement.

Enhancements

- 4.25 A number of enhancements can be incorporated within the development scheme to help reduce potential ecological impacts and provide net gains to biodiversity in line with policy requirements and the Environmental Act 2021.
- 4.26 It is recommended that flowering lawn mixes are used for areas of shorter grass within the development. These include a diverse mix of low-growing wildflowers and slow growing grasses allow for a short and attractive lawn with high value for pollinators. The grassland along the southern, western and northern edges of the site, could be enhanced through the creation of wildflower-rich grassland. This would involve the cutting short of the existing grass, scarifying and applying an appropriate seed mix such as Emorsgate EM5. It is also recommended that new native trees are planted throughout the scheme, including the use of fruit trees where appropriate.
- 4.27 Any attenuation ponds on site can be enhanced to provide value for wildlife. To create diverse vegetation around the ponds, pond edge wildflower seed mixes can be sown such as Emorsgate EP1F
- 4.28 Bird and bat boxes can be attached or incorporated into the buildings to increase the number of breeding/roosting opportunities (Figure 5). Woodcrete (or similar) are recommended as they provide better thermal properties, are longer lasting and more durable than wooden or plastic boxes. The boxes should ideally be positioned on a southwest or east facing aspect and at least 3m above the ground if possible.



Figure 5: (Left to right) Vivara Pro WoodStone House Sparrow Nest Box, Vivara Pro Seville 32mm WoodStone Nest Box, Beaumaris Woodstone Bat Box, Vivara Pro Build-in Woodstone Bat Box.

- 4.29 It is recommended that log piles and hibernacula be created along the edges of the site (Figure 6). The log piles should be made from native, broadleaved trees. Some of these logs should be buried c. 50cm into the soil to create new opportunities for invertebrate species such as stag beetles. Planting around the newly created and retained log piles with species such as honeysuckle or clematis can also add value.



Figure 6: Example of logpiles and hibernacular.

- 4.30 The site could be enhanced for hedgehog, through provision of hedgehog shelters in secluded areas around the edge of the development and all gardens should provide a 13x13cm access hole on each fence, to allow for safe movement of hedgehog across the site (Figure 7).



Figure 7: Example of a hedgehog shelter and fence gaps that can be utilised on site.

6.0 IMPACT ASSESSMENT

- 6.1 This section of the report forms an Ecological Impact Assessment (EcIA) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site or within the local area.
- 6.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018). In essence, an EcIA assesses the activities associated with a proposed scheme that are likely to generate changes within the identified zone of influences, on identified ecological features and receptors. The proposals are subsequently reviewed and mitigation and compensation measures are outlined which help to reduce negative impacts.
- 6.3 Table 3 below summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 3: Assessment of effects from the proposal after mitigation and compensation

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Adur Estuary SSSI	National	Sufficient pollution control measures during construction and effective use of SUDS.	Not significant
Priority Habitats mudflats and saltmarsh	National	Sufficient pollution control measures during construction and effective use of SUDS.	Not significant
Bats (commuting and foraging)	Site	Sensitive lighting schemes should be implemented to avoid impacts on bat activity.	Not significant
Nesting Birds	Site	Mitigating direct harm to nests by removal of any suitable nesting habitat outside of nesting bird season or after a check by a suitably qualified ecologist. Enhancement in the form of the installation of bird boxes.	Not significant
Reptiles	Site	Reasonable avoidance measures and sensitive clearance of habitat on site.	Not significant
Badgers and other mammals	Site	Construction safeguards are necessary to avoid impacts on badgers Enhancement could include the implementation of hedgehog houses.	Not significant

7.0 CONCLUSION

- 7.1 Adur Estuary SSSI is located 380m east of the site. It is recommended that suitable pollution controls are put in place during construction and that sufficient SUDS are designed into the scheme to avoid any impact on this designation.
- 7.2 Due to the location, scale, and type of the proposed development, direct or indirect impacts on any other designated sites are considered unlikely.
- 7.3 No priority habitat is present on or adjacent to the site. It is recommended that suitable pollution controls are put in place during construction and that sufficient SUDS are designed into the scheme to avoid any impact on mudflats and salt marsh priority habitat associated with Adur estuary SSSI.
- 7.4 Habitat on site is of low value to foraging and commuting bats and a sensitive lighting strategy is recommended.
- 7.5 Any removal of suitable vegetation should be undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. Buildings must always be checked for nesting birds, regardless of time of year. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.
- 7.6 The edge habitat also offers potential to support a low population of reptiles. While no further surveys would be necessary, reasonable avoidance measures are to be implemented for small areas of scrub and marginal grassland. Additionally, the grassland should continue to be cut to a short sward height leading up to the grounds work to ensure suitable habitat does not develop across the site.
- 7.7 Other protected species such as roosting bats, Great crested newts, dormice, otters and water voles are unlikely to use the site due to limited suitable habitat, and the development is unlikely to impact potential habitat in the surrounding area. As such, further surveys and considerations for these species are not necessary.

8.0 REFERENCES

- ARG., (2010) *UK Advice Note 5: Great crested newt habitat suitability index*. Amphibian and Reptile Groups of the United Kingdom.
- CIEEM., (2017)., *Guidelines for Preliminary Ecological Appraisal, 2nd Edition*. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM., (2018)., *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chapman, C., & Tyldesley, D. (2016). *Small-scale effects: How the scale of effects has been considered in respect of plans and projects affecting European sites-a review of authoritative decisions*. Natural England Commissioned Reports, (205).
- Collins, J. (ed.)., (2023)., *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. Bat Conservation Trust, London.
- Creswell, P., Harris, S. & Jeffies, D.J. (1990)., *The history, distribution status and habitat requirements of the badger in Britain*. Nature Conservancy Council, Peterborough.
- English Nature., (2004)., *Reptiles: guidelines for developers*. English Nature, Peterborough.
- Froglife., (2015)., *Surveying for Reptiles*. Froglife, Peterborough.
- Franklin, J. F. (1993)., 'Preserving Biodiversity: Species, Ecosystems, or Landscapes?', *Ecological Applications*, 3: 202-205.
- Joint Nature Conservation Committee., (2010)., *Handbook for Phase 1 habitat survey – a techniques for environmental audit*. JNCC, Peterborough.
- Langton, T.E.S., Beckett, C.L. & Foster, J.P. (2001)., *Great Crested Newt Handbook*. Froglife, Halesworth.
- Mitchell-Jones, A.J. (2004)., *Bat Mitigation Guidelines*. English Nature, Peterborough.
- Natural England., (2011)., *Badgers and Development: A guide to best practice and licensing*. Natural England, Bristol.
- Neal, E. & Cheeseman, C. (1996)., *Badgers*. T & A D Poyser Ltd. London.

Wells, Chanin, Gubert, (2025)., *The Dormouse Conservation Handbook*. 3rd edition. The Mammal Society.

Wilson, G.J., Harris, S. & McLaren, G. (1997)., *Changes in British badger population, 1988-1997*. People's Trust for Endangered Species, London.

Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Full species list

Common name	Latin name	DAFOR	Quadrats with presence recorded
Alexander's	<i>Smyrniolololus atrum</i>	R	
Annual meadow grass	<i>Poa annua</i>	F	
Black medick	<i>Medicago lupulina</i>	O	1, 4
Bramble	<i>Rubus</i> sp.	A	
Bristly Oxtongue	<i>Picris echioides</i>	O	
Broad-leaved Dock	<i>Rumex obtusifolius</i>	O	1
Canadian fleabane	<i>Conyza canadensis</i>	O	
Cock's-foot	<i>Dactylis glomerata</i>	F	3
Common Couch	<i>Elytrigia repens</i>	A	
Common hogweed	<i>Heracleum sphondylium</i>	R	
Common mugwort	<i>Artemisia vulgaris</i>	O	
Common Nettle	<i>Urtica dioica</i>	F	
Common ragwort	<i>Jacobaea vulgaris</i>	R	
Creeping bent	<i>Ranunculus repens</i>	A	1,2,3
Creeping Thistle	<i>Cirsium arvense</i>	O	3, 5
Curled Dock	<i>Rumex crispus</i>	O	2
Dandelion	<i>Taraxacum officinalis</i>	O	4
Elder	<i>Sambucus nigra</i>	O	
Equal-leaved knotgrass	<i>Polygonum depressum</i>	O	
False oatgrass	<i>Arrhenatherum elatius</i>	D	3, 4, 5
Fat hen	<i>Chenopodium alba</i>	O	
Fennel	<i>Foeniculum vulgare</i>	R	
Greater plantain	<i>Plantago major</i>	R	
Greater willowherb	<i>Epilobium hirsutum</i>	R	
Hawkweed oxtongue	<i>Picris hieracioides</i>	R	
Hedge Bindweed	<i>Calystegia sepium</i>	O	5
Hedge mustard	<i>Sisymbrium officinale</i>	R	5
Hemlock	<i>Conium maculatum</i>	R	
Lesser burdock	<i>Arctium minor</i>	R	1
Leylands cypress	<i>Chamaecyparis lawsoniana</i>	R	
Perennial Rye-grass	<i>Lolium perenne</i>	F	
Red Clover	<i>Trifolium pratense</i>	R	
Ribwort plantain	<i>Plantago lanceolata</i>	O	3, 4, 5
Scentless mayweed	<i>Tripleurospermum inodorum</i>	R	
Silverweed	<i>Potentilla anserina</i>	R	1
Small nettle	<i>Urtica urens</i>	R	
Spear thistle	<i>Cirsium vulgare</i>	R	1
Spear-leaved orache	<i>Atriplex prostrata</i>	R	
Spurge	<i>Euphorbia</i> sp.	R	
Tall fescue	<i>Lolium arundinaceum</i>	O	1, 2
White Clover	<i>Trifolium repens</i>	O	
White stonecrop	<i>Sedum album</i>	R	
Yarrow	<i>Achillea millefolium</i>	R	4

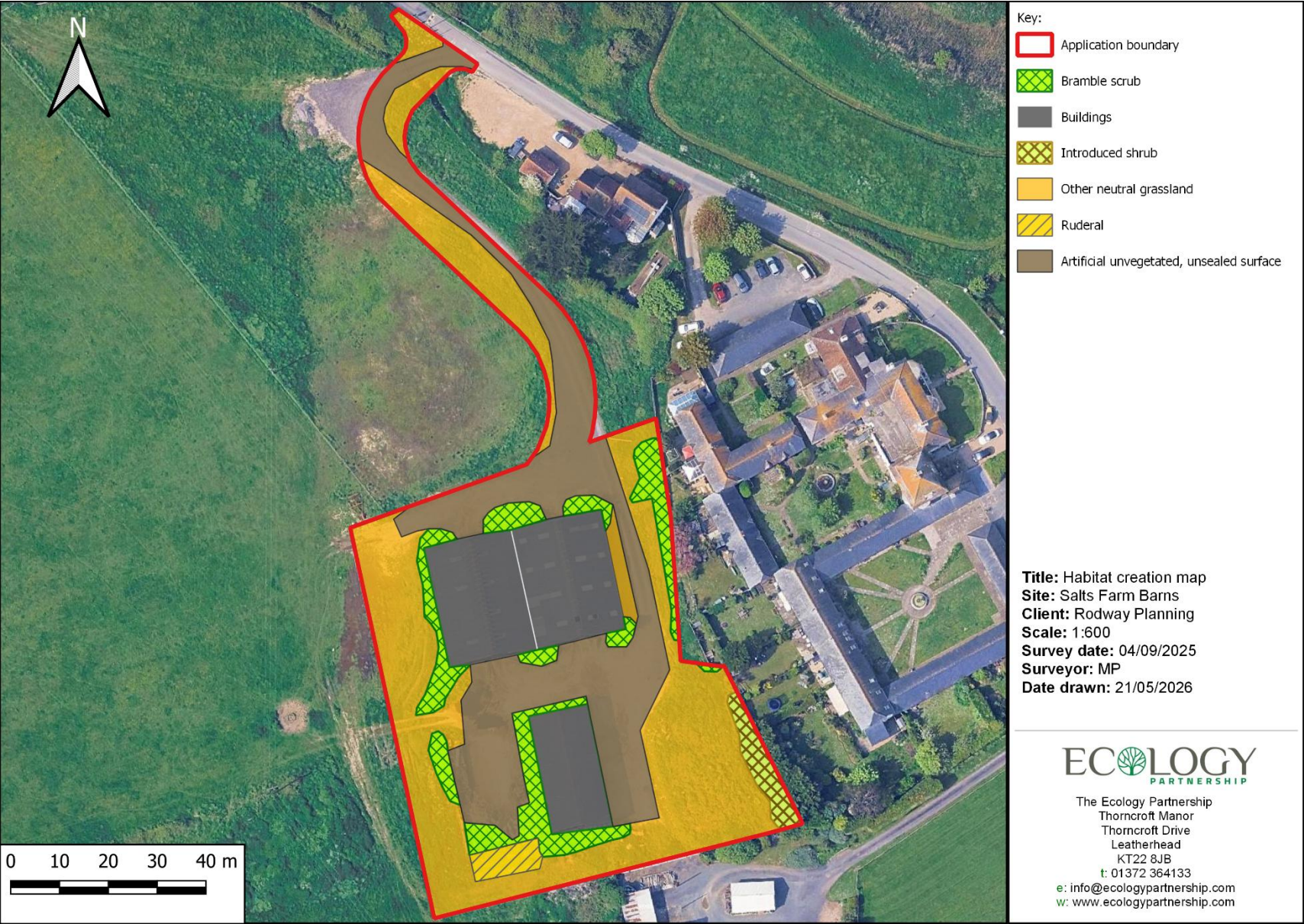
Appendix 2: Photos

Photograph 1: Western barns and gravel track	 A photograph showing a gravel track leading towards a large, dark, weathered barn structure. A white van is parked in the distance on the track. The area is overgrown with grass and weeds, and there are some puddles on the gravel.
Photograph 2: Interior of south-western barn.	 A photograph taken from inside a barn, looking down a long aisle. The floor is covered with straw. On the right side, several cows are standing behind a metal railing. The roof is made of corrugated metal with skylights. At the end of the aisle, there is a large open doorway leading outside.
Photograph 3: Grassland along southern boundary	 A photograph of a grassy field, likely a pasture, with a fence line running across it. In the background, there are some buildings and trees under a cloudy sky. A wooden structure, possibly a gate or part of a fence, is visible on the right side.

Photograph 4: Grassland along eastern boundary	 A photograph showing a grassy field with a fence line on the right and a barn in the background under a cloudy sky.
Photograph 5: Central yard	 A photograph of a muddy, cluttered central yard with various debris, a barn in the background, and a cloudy sky.
Photograph 6: North east barn.	 A photograph of a barn with a large stack of hay bales in front of it, with a blue metal structure nearby.

Photograph 7: Introduced shrub in the north-east of the site.	 A photograph showing a large, dense, green introduced shrub in the north-east of the site. The shrub is in the foreground, and a grassy field and a white building are visible in the background.
Photograph 8: Central yard between the three barns.	 A photograph showing the central yard between the three barns. The yard is muddy and wet, with a large puddle in the foreground. Hay bales and white bags are visible on the right, and a white building is visible in the background.

Appendix 3: Habitat Map



Appendix 4: Records



Ecological Data Search SxBRC/25/492 - Summary Report

An ecological data search was carried out for land at New Salts Farm Barn, Shoreham Beach on behalf of Matt Pendry (The Ecology Partnership) on 19/09/2025.

The following datasets were consulted for this report:

	Requested	Radius/buffer size
Designated sites, habitats & ownership maps	Yes	2km
Protected, designated and invasive species	Yes	2km

Summary of results

Sites and habitats

Statutory sites	1 SSSI / 1 National Park / 3 LNRs
Non-statutory sites	4 LWS / 3 Designated Road Verges
Section 41 habitats	9 habitats
Ancient and/or ghyll woodland	None present

Protected and designated species

International designations	71 species	6,907 records
National designations	172 species	22,211 records
Other designations	400 species	54,685 records
Total	435 species	60,502 records
Invasive non-native	48 species	362 records

The report is compiled using data held by Sussex Biodiversity Record Centre (SxBRC) at the time of the request. SxBRC does not hold comprehensive species data for all areas. Even where data are held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there – the area may simply not have been surveyed.

This summary page may be published.
The full report and maps may not be published or otherwise shared.

The data search report is valid until 19/09/2026 for the site named above.

The Ecology Partnership Ltd
Thorncroft Manor
Thorncroft Drive
Leatherhead
KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Matt Pendry BSc (Hons) MCIEEM

Date: 03/10/2025

Amended 15/12/2025

Amended: 21/05/2026