



Preliminary Ecological Appraisal

Land at 37 Barfield Park, Lancing

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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. 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 The Community Stadium Ltd to undertake a Preliminary Ecological Appraisal (PEA) for the Land at 37 Barfield Park, Lancing, BN15 9DF, hereafter referred to as 'site'.
- 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 and Ecological Impact Assessment (EcIA); and
 - Identify 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);
 - Implication for development (Section 4);
 - An impact assessment (Section 5);
 - Conclusions (Section 6).

Site Context

- 1.4 The site is characterised by other neutral grassland, with parcels of bramble scrub, mixed scrub, modified grassland and a hedgerow running along the northern boundary. The site totals *c.* 0.14ha, situated to the north-east of Lancing (central grid reference: TQ 18859 04938). The immediate surrounding area consists of residential dwellings and the Brighton & Hove Albion training ground complex to the east. The site occupies the corner plot at the north-eastern corner of Barfield Park, whilst the northern boundary runs alongside Mash Barn Lane, a road that provides access to the adjacent training ground from the A2025.
- 1.5 The red line boundary of the site and the immediate surroundings are displayed in Figure 1.



Figure 1: The approximate site red line boundary and immediate surroundings

Proposed development

- 1.6 The current proposals for the site involve the construction of a medical centre, with two flats located above with associated parking spaces and landscaping.

Relevant Planning Policies and Legislation

- 1.7 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 the Adur Local Plan (Adopted 2017). These policies included the following which are considered relevant to ecology, biodiversity and nature conservation:

- Policy 30: Green Infrastructure
- Policy 31: Biodiversity

- 1.8 The Environment Bill 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 TCPA. 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 house/building;
- HS2; and
- Biodiversity net gain sites.

1.9 The site has therefore been surveyed to assess its ecological value and to ensure compliance with national and local plan policies and other relevant nature conservation legislation including the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, and the Conservation of Habitats and Species (EU Exit) Regulations 2019.

1.10 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 search was completed using an internet-based mapping service (magic.defra.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 survey area, including identifying habitat linkages and features (ponds, woodlands, etc.) within the wider landscape. In addition to this, biological records were requested from Sussex Biodiversity Record Centre (SxBRC) with a search radius of 1km around the site. This includes protected species and non-statutory designated sites and habitats.

Preliminary Ecological Appraisal

2.2 A preliminary ecological appraisal was undertaken on the 15th September 2025 by Chris Jennings BSc (Hons) MSc MCIEEM and Sophie Baker BSc (Hons) MSc, with an update walkover undertaken on 22nd January 2026. The surveyors identified the habitats present, following the UKHab classification system. The site was surveyed on foot, and the existing

habitats and land uses were recorded on an appropriately scaled map. The potential for the site to support protected species was also assessed (CIEEM 2017).

- 2.3 In addition, the abundance of plant species in each habitat were also recorded using the DAFOR scale. This assigns species abundance to one of the following categories: Dominant, Abundant, Frequent, Occasional, or Rare.

Protected Species Assessments

Any evidence of protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability, were used for: bats in trees and buildings (Collins 2023), breeding birds (BTO 2020), dormice (Wells, Chanin, and Gubert 2025), great crested newt (ARG 2010), reptiles (Froglife 2015), badgers (Creswell *et al.* 1990) and water voles (Strachan *et al.* 2011).

Limitations

- 2.4 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 over the period of one site visit, 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 potential nature conservation value of the site and does not include a definitive plant species list.
- 2.5 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 summary 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, on the basis of 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 located within a 15km radius of the site red line boundary. The closest internationally designated sites include Arun Valley Special Protection Area (SPA) and Special Area of Conservation (SAC) located *c.* 16.9km north-west, and Castle Hill SAC located *c.* 17.2km east.

3.2 There are four nationally designated sites within a 2km radius of the red line boundary (Figure 2). These include:

- Lancing Ring LNR located c. 880m north, designated for the chalk grassland habitats;
- Widewater Lagoon LNR located c. 1km south-east, designated for the shallow micro-tidal lagoon which is an area of brackish water landlocked by a man-made shingle bank;
- Adur Estuary SSSI located c. 1.8km east, designated for the areas of saltmarsh;
- Shoreham beach LNR located c. 1.9km south-east, designated for the vegetated shingle.

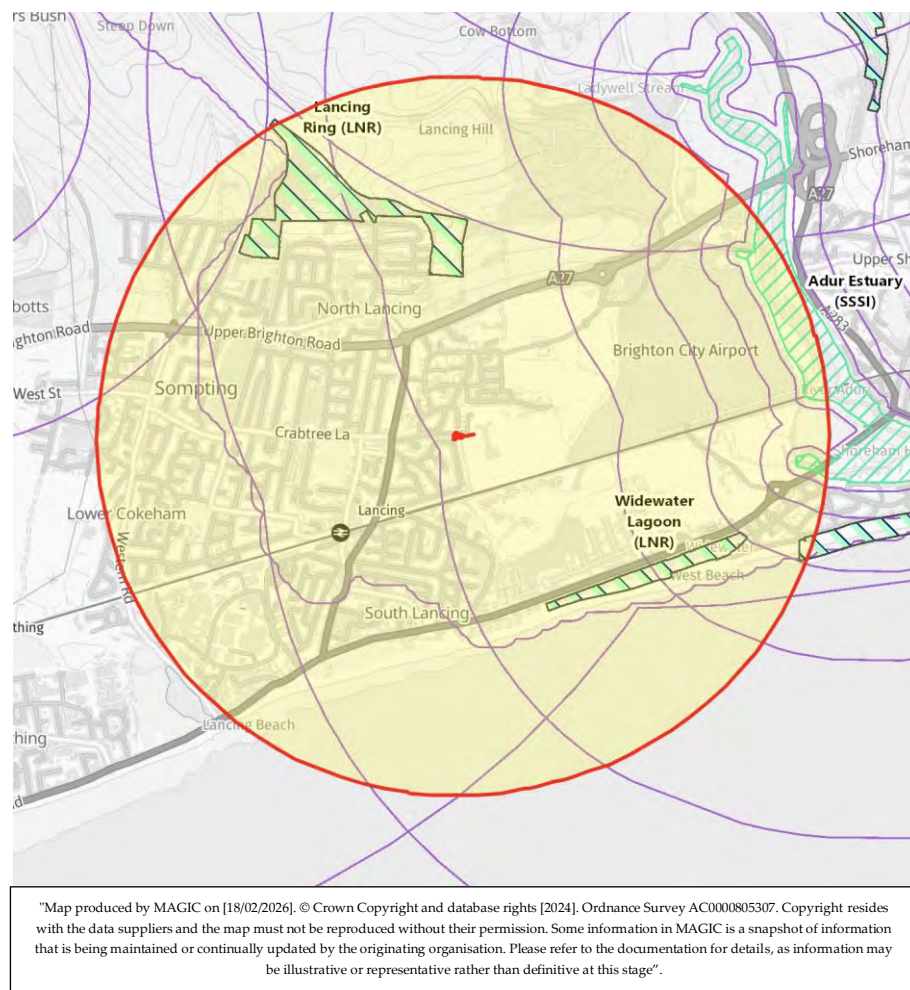


Figure 2: Nationally designated sites within 2km of the approximate red line boundary

3.3 The site lies within an SSSI Impact Risk Zone for Adur Estuary SSSI. Natural England would need to be consulted for residential developments of 50 units or more; therefore, due to the small scale of works consultation is not considered to be required.

3.4 There were no non-statutory designated sites located within 1km of the site red line boundary.

3.5 There are a number of priority habitats within 2km of the red line boundary (Figure 3), the closest of each include:

- Coastal and floodplain grazing marsh located c. 280m east;
- Traditional orchard located c. 440m south-east;
- Deciduous woodland located c. 560m north-east;
- Woodpasture and parkland located c. 620m north;
- Coastal vegetated shingle located c. 1.1km south-east;
- Saline lagoons located c. 1.1km south-east;
- Coastal saltmarsh located c. 1.2km south-east;
- Lowland calcareous grassland located c. 1.3km north-west;
- Mudflats located c. 1.8km east.

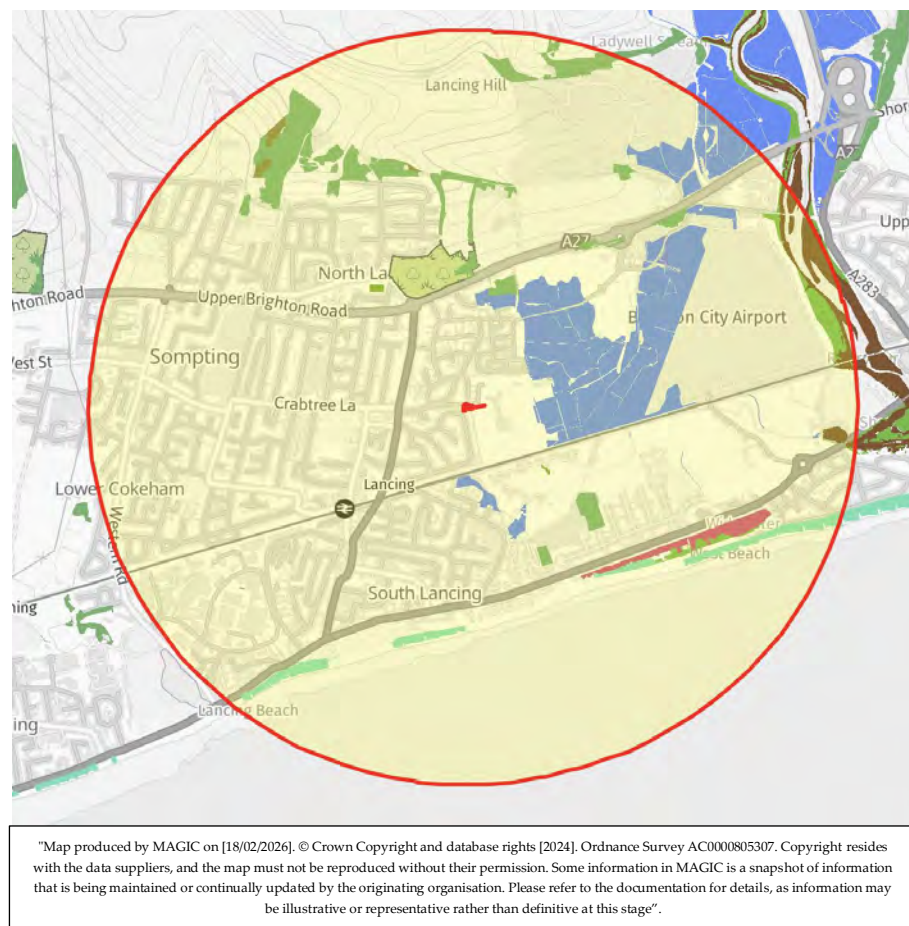


Figure 3: Priority habitats within 2km of the approximate red line boundary: coastal saltmarsh (bright green), coastal vegetated shingle (turquoise), mudflats (brown), saline lagoons (dark pink), coastal and floodplain grazing marsh (dark blue), lowland calcareous grassland (khaki green), woodpasture & parkland (shrub symbol), traditional orchard (lime green), and deciduous woodland (green).

- 3.6 OS colour mapping did not identify any ponds located within 250m of the site red line boundary; however, networks of drains were identified located towards the south-west and north-east of site.
- 3.7 A search via MAGIC maps did not find any granted EPS licences or GCN survey licence returns within 2km of the red line boundary.
- 3.8 A 1km biological records search was requested from Sussex Biodiversity Record Centre (SxBRC). The records closest to site, recorded within the last 10 years, and relevant to the habitats on site, have been included in Table 1.

Table 1: Notable species records within 1km of the site in the last 10 years

Species	Status	Distance from site	Date of record
Smooth newt <i>Lissotriton vulgaris</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5	c. 1km south-east	17/11/2019
Slowworm <i>Anguis fragilis</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5; NERC Act (2006) Section 41	Within 1km	25/09/2015
Red Kite <i>Milvus milvus</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	01/06/2023
Common Scoter <i>Melanitta nigra</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1; NERC Act (2006) Section 41; Red List BoCC	Within 1km	13/11/2023
Hoopoe <i>Upupa epops</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	18/05/2020
Little Ringed Plover <i>Charadrius dubius</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	17/07/2023
Lapwing <i>Vanellus vanellus</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	23/06/2023
Black Tern <i>Chlidonias niger</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	28/04/2021
Little Gull <i>Hydrocoloeus minutus</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	04/12/2023
Herring Gull <i>Larus argentatus</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	29/05/2023
Black-winged Stilt <i>Himantopus himantopus</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	24/07/2017
Avocet <i>Recurvirostra avosetta</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	17/07/2023
Ruff <i>Calidris pugnax</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	18/09/2023

Black-tailed Godwit <i>Limosa limosa</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	02/10/2023
Curlew <i>Numenius arquata</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	20/06/2023
Wood Sandpiper <i>Tringa glareola</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Amber List BoCC	Within 1km	20/07/2020
Little Egret <i>Egretta garzetta</i>	Birds Directive Annex 1	Within 1km	30/10/2017
Spoonbill <i>Platalea leucorodia</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Amber List BoCC	Within 1km	18/04/2023
Kingfisher <i>Alcedo atthis</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	27/08/2023
Cuckoo <i>Cuculus canorus</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	13/06/2021
Merlin <i>Falco columbarius</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	14/09/2023
Hobby <i>Falco subbuteo</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	14/08/2023
Black-throated Diver <i>Gavia arctica</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Amber List BoCC	Within 1km	14/02/2021
Great Northern Diver <i>Gavia immer</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Amber List BoCC	Within 1km	13/03/2022
Red-throated Diver <i>Gavia stellata</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	17/12/2023
Skylark <i>Alauda arvensis</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	22/05/2023
Cetti's Warbler <i>Cettia cetti</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	22/05/2023
Corn Bunting <i>Emberiza calandra</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	02/10/2023
Yellowhammer <i>Emberiza citrinella</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	01/06/2023
Reed Bunting <i>Emberiza schoeniclus</i>	NERC Act (2006) Section 41; Amber List BoCC	Within 1km	18/04/2022
Hawfinch <i>Coccothraustes coccothraustes</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	16/11/2017
Linnet <i>Linaria camabina</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	01/06/2023
Bullfinch <i>Pyrrhula pyrrhula</i>	NERC Act (2006) Section 41; Amber List BoCC	Within 1km	28/05/2018
Serín <i>Serinus serinus</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	15/04/2023

Grasshopper Warbler <i>Locustella naevia</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	24/07/2022
Yellow Wagtail <i>Motacilla flava</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	10/05/2020
House Sparrow <i>Passer domesticus</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	29/04/2023
Wood Warbler <i>Phylloscopus sibilatrix</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	08/08/2018
Dunnock <i>Prunella modularis</i>	NERC Act (2006) Section 41; Amber List BoCC	Within 1km	25/06/2023
Firecrest <i>Regulus ignicapilla</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	21/08/2022
Starling <i>Sturnus vulgaris</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	21/05/2023
Song Thrush <i>Turdus philomelos</i>	NERC Act (2006) Section 41; Amber List BoCC	Within 1km	25/06/2023
Ring Ouzel <i>Turdus torquatus</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	30/03/2019
Slavonian Grebe <i>Podiceps auritus</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	03/01/2022
Leach's Petrel <i>Hydrobates leucorhous</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	02/11/2023
Balearic Shearwater <i>Puffinus mauretanicus</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	31/10/2021
Barn Owl <i>Tyto alba</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	03/07/2023
Serotine <i>Eptesicus serotinus</i>	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	c. 880m north-west	31/08/2022
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	As above	Within 1km	10/06/2018
Hedgehog <i>Erinaceus europaeus</i>	NERC Act (2006) Section 41	c. 280m north-west	Summer 2017
Brown Hare <i>Lepus europaeus</i>	NERC Act (2006) Section 41	Within 1km	03/08/2018

- 3.9 The majority of the site is understood to have been a residential property until around 2020, when the dwelling on site was demolished, with some of the adjacent garden also incorporated into the application site. The site had been cleared with secondary habitats having developed on site since. The site was comprised of a mixture of habitats, with other neutral grassland being dominant across the site. A section of modified grassland and single oak tree were present to the east within the existing training ground, parcels of bramble scrub located towards the north and east of site, and a section of mixed scrub was located in the centre of

site. Additionally, a hedgerow runs along the northern boundary of site adjacent to Marsh Barn Lane.

- 3.10 A detailed habitat map is attached in Appendix 1, site photos in Appendix 2, and full species list in Appendix 3.

Other Neutral Grassland g3c

- 3.11 The majority of the site was comprised of other neutral grassland of mixed sward length, some areas were sparse and appeared to have been damaged through use of machinery and storage of materials. This habitat was characterised by grasses such as abundantly occurring creeping bent, frequent Yorkshire fog, occasionally occurring red fescue, false oatgrass and cocksfoot. Forbs present includes abundantly occurring ribwort plantain and occasionally occurring bristly oxtongue, common ragwort, and creeping thistle.

Modified grassland g4, 200

- 3.12 A section of modified grassland was present to the east of site; this is fenced off from the remainder of site lying within the adjacent training ground pitches. This grassland was of short sward due to the managed nature of the grassland within the training ground. This habitat was dominated by perennial ryegrass, with occasionally occurring daisy, dandelion, red fescue and rare occurrences of bristly oxtongue and ragwort. A small oak tree was also present within this grassland parcel.

Bramble scrub h3d

- 3.13 There were two parcels of scrub located onsite towards the north-west and the east which were both dominated by bramble. The section of bramble scrub towards the north-west also contained rarely occurring blackthorn, privet, field maple, and New Zealand cabbage tree. A section of bramble scrub in the north-west was separated from the wider site by a secondary fence; this had slightly differing species including rare occurrences of ivy, spindle, and cherry laurel. A hawthorn tree was also present within this habitat type, and an apple tree grew over the neighbouring fence to overhang over the feature.
- 3.14 The section of bramble scrub towards the south-east of the site had occasionally occurring buddleia and rarely occurring elder, buckthorn, and silver birch.

Mixed scrub h3h

- 3.15 There was a section of mixed scrub in the centre of site, consisting of abundantly occurring cherry, frequently occurring buddleia and honeysuckle, and occasionally occurring bramble. There was also a rare presence of an ornamental bamboo species.

Species-rich Native Hedgerow h2a5

- 3.16 A hedgerow runs along the northern boundary of site, adjacent to Marsh Barn Lane. This hedgerow was comprised of frequently occurring hawthorn and field maple, occasionally occurring hazel and buckthorn, and rare privet, dog-rose, and bramble. This hedgerow contained notable gaps in nature with hardstanding bordering the northern side facing Marsh Barn Lane. A fence ran alongside the hedgerow inside the site.

Artificial unvegetated, unsealed surface u1c

- 3.17 A section of gravel drive was present to the south-west of site. This is a shared driveway with the adjacent 36 Barfield Park.

Developed land; sealed surface – Other developed land u1b6

- 3.18 To the north of site there is a section of hardstanding present in the form of a paved footpath along Marsh Barn Lane.

Protected Species

Bats

Bat roost potential

- 3.19 There were no trees or structures located onsite, that would contain roosting bat potential. Therefore, roosting bats are not considered to be a constraint to proposed works and will not be discussed further within this report.

Foraging and commuting habitat

- 3.20 The majority of the site was of relatively limited suitability for foraging bats due to the lack of connectivity with suitable offsite habitat. The long-sward grassland, scrub, and hedgerow provide potential value as a foraging resource, but due to the lack of connectivity to the wider landscape. Due to the sites limited value and small size that it is considered unlikely to be of any significant value as a resource for foraging and commuting bats.

Badgers

- 3.21 No evidence of badgers, such as setts, latrines, mammal trails, or snuffle holes were identified anywhere on site. However, due to the open nature of the site, use of the site by foraging and

commuting badgers cannot be ruled out. The mixture of scrub and grassland would likely provide a range of foraging opportunities for any local badgers to utilise.

Reptiles

- 3.22 The grassland onsite was largely overgrown; this may provide suitable habitat for reptiles. These areas were considered suitable to provide cover from predators as well as foraging habitat for reptile species such as slow worm and common lizard. Additionally, there was a disassembled shed and aggregate pile located onsite that may provide suitable refugia for reptiles. Overall, the site was considered to provide moderately suitable habitat to support the more commonly occurring UK reptiles. The grassland area that was set within the existing training ground, however, was of a short sward and patchy in nature, this area was considered unsuitable for reptiles.

Great crested newts (GCN)

- 3.23 There are no ponds present within 250m of the site red line boundary and therefore it is considered unlikely that GCN in their terrestrial phase will be utilising the site.
- 3.24 Regarding onsite habitats, the long sward grassland and scrub were considered to provide some suitable habitat for amphibians to forage or seek refuge within. Additionally, the aggregate pile may provide refugia for the species, however, due to the lack of potential breeding ponds in the local area and lack of local records it is unlikely the species are present onsite.

Hazel dormice

- 3.25 The scrub and hedgerow present onsite were not considered suitable for dormice given the lack of connectivity with suitable offsite habitat from which a source population could persist. The parcels of scrub were isolated and therefore also considered unlikely to house dormice.

Nesting birds

- 3.26 The scrub and hedgerow onsite provide potential habitats for birds to nest within. Although no old bird nests were noted within these habitat areas during the survey, the coverage of suitable habitat is may contain active nesting birds during the appropriate season.

Other species

- 3.27 A mammal hole was present towards the east of the site; this is detailed within the section target note 1 below. This was considered likely to be a fox hole however it is recommended

that the feature be surveyed with the use of trail cameras to determine the inhabitant and level of use, to inform any required mitigation. It was not considered likely to be a badger hole, due to the shape and size of the hole, but further monitoring will confirm.

3.28 Given the open nature of the site, and presence of local records for hedgehogs, it is considered likely the species may use the site for foraging and commuting purposes.

3.29 The site was not considered to provide suitable habitat for other protected species such as otters, and water voles.

Target note 1 – mammal hole

3.30 A mammal hole was identified towards the east of site adjacent to bramble scrub.

Target note 2 – aggregate pile

3.31 There was an aggregate pile primarily consisting of bricks and rocks towards the centre of site. This was considered to potentially offer refugia for reptiles, amphibians, and small mammals.

Target note 3 – disassembled shed

3.32 There were sections of a disassembled shed located in multiple areas around site. It was considered that these could potentially offer refugia for reptile species and small mammals.

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 UKHab 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.

Effects on designated sites

4.2 The site does not fall within or adjacent to any statutory designated sites. There are no internationally designated sites located within 15km of the site, the closest internationally designated site is Arun Valley SPA located c. 16.9km north-west of the site.

4.3 There are four nationally designated sites within 2km of the site boundary; Lancing Ring LNR located c. 880m north, Widewater Lagoon LNR located c. 1km south-east, Adur Estuary SSSI located c. 1.8km east, and Shoreham beach LNR located c. 1.9km south-east. The site lies within

an SSSI Impact Risk Zone, however, due to the small scale of proposed works, consultation with Natural England is not considered necessary due to the nature of proposed works.

Effects on priority habitats

- 4.4 The species rich native hedgerow running along the north of site is considered to be a priority habitat under the National Planning Policy Framework (NPPF 2024). Within current plans, sections are to be lost for access. This hedgerow was not considered to be functionally linked to offsite habitats due to the isolated location of the site within a residential area. The hedgerow was not historic and was likely to have been planted as part of a garden boundary, however, is classed as species rich due to the species diversity within a 30m length. It is recommended that mitigation through replacement planting for any sections lost and to achieve net gain where possible.
- 4.5 The closest offsite priority habitats include coastal and floodplain grazing marsh c. 280m east, traditional orchard c. 440m south-east, and deciduous woodland c. 560m north-east. Due to the small scale of proposed works, it is considered that the works will not isolate, fragment or have any adverse impacts on these priority habitats.

Effects on on-site habitats

- 4.6 The habitats identified onsite include other neutral grassland, parcels of bramble scrub and mixed scrub, and a hedgerow running along the northern boundary of site. Within current plans, the grassland and scrub habitats are wholly to be lost, with sections of hedgerow also to be lost for new access to the north. The loss of such habitats will need to undergo a suitable biodiversity net gain assessment, with an overall net gain required for both habitat and hedgerow units.

Protected Species

Bats

- 4.7 Due to the nature of the site, it was considered to have low suitability for foraging and commuting bats, with most suitability located in the north of the site, including the hedgerow and scrub that may provide foraging resources. However, the small size and previously developed nature of the plot, as well as lack of connectivity with the local area and other suitable offsite linear habitats, it is not considered that the works will substantially affect foraging and commuting bats.

4.8 Although it is not considered the works will have any significant adverse effect on foraging and commuting bats and their favourable conservation status within the local area, a sensitive lighting strategy is recommended to be implemented. All bat species are nocturnal, resting in dark conditions in the day and emerging at night to feed. Bats are known to be affected by light levels which can affect both their roosting behaviour as well as their foraging behaviour. This needs to be taken into account, with a sympathetic lighting scheme for the development. Recommendations include:

- Lighting should only be installed if there is a significant need;
- Lighting should be avoided along all linear features such as treelines, hedgerows, and scrub which bats use to commute across the landscape to forage;
- Lights should have focussed luminance on their target area, preventing light spill and pollution into other areas of the site and local area.
- Dark buffer zones can be used as a good way to separate habitats or features from lighting by forming a dark perimeter around them. Buffer zones rely on ensuring light levels within a certain distance of a feature do not exceed certain defined limits; and
- Light levels should be kept low. All luminaires should lack UV elements when manufactured and metal halide, fluorescent sources should not be used. LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.

Badgers

4.9 Although no evidence of badgers was identified on site, use of the site by badgers for foraging and commuting purposes cannot be ruled out. Therefore, best practice guidelines are recommended to be followed, to help ensure no individuals are harmed during the construction phase of the project:

- Any excavations and/or trenches associated with construction are either covered at night or supplemented by means of escape for any badgers that may fall into the excavation whilst foraging;
- Any open pipes or conduits laid should be blocked off each night to prevent badgers from entering them;
- As far as possible, construction work should only take place between dawn and dusk with no late evening work to reduce possible disturbance.

Reptiles

-
- 4.10 There was suitable habitat across the site, including long sward grassland and associated scrub, which is likely to be lost or significantly disrupted during and post development. As such, a reptile survey should be conducted across suitable habitat on site, to assess site usage by reptiles. This must be conducted during the reptile survey season of March to September, inclusive. Some survey in October maybe be possible if suitable weather conditions persist. Reptile refugia (roofing felt mats) should be placed across site and left to bed in prior to the first check. The refugia should be checked seven times, under suitable conditions of below 18°C, in dry and clear weather.
- 4.11 Information gathered during the survey will be used to inform on a suitable mitigation strategy for reptiles during and post development.

Great crested newts (GCN)

- 4.12 The site contains some suitable terrestrial habitat for GCN notably the long sward grassland and scrub and refugia piles. However, there are no ponds located within 250m of the site red line boundary. Therefore, although there is some limited suitable habitat for GCN in their terrestrial phase, it is considered the species is not likely present onsite.
- 4.13 The Ecology Partnership had completed previous survey work for the large New Monks Farm development to the north-east of the site, investigations for this project found no evidence of GCN within the survey area. With no records of the species within the local area it is considered that the species are likely absent from the site and the species is not a constraint to development.

Nesting birds

- 4.14 Any removal of scrub and hedgerow should be implemented outside the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If an active nest is identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

Other species

- 4.15 One mammal hole was identified during the survey, towards the east of the main site adjacent to scrub. Although this is believed to be a fox hole, it is recommended that monitoring be conducted to determine the species of the inhabitant and determine the degree of activity.
- 4.16 If any additional mammal holes are discovered during the works and will be affected by the proposals, these should be assessed by a suitably qualified ecologist to determine the species

of their inhabitant and whether any further survey measures and mitigation are required. Holes not inhabited by badgers that will be impacted by works, can be excavated sensitively by hand. This will ensure that individuals are not crushed or asphyxiated during works in line with the requirements of the Wild Mammals Protection Act 1996.

- 4.17 Given the open nature of the site, it was considered likely hedgehogs, may use the site for foraging and commuting purposes. As such sensitive clearance in phases should be undertaken to ensure that hedgehog will not be harmed during this phase. Being nocturnal, hedgehog take refuge in brash piles during the day and throughout hibernation. Vegetation should be cleared in a directional approach, firstly cutting down to 15cm in height, with vegetation checked and then down to ground level. This will follow recommendations for reptiles on site. Any hedgehog discovered during works will be safely moved to alternative habitat clear of the works area by a suitably qualified ecologist. It was not considered the site was suitable for other species such as hazel dormice, water voles, or otters.

General Ecological Enhancements

- 4.18 A number of enhancements can be incorporated within the development scheme to help reduce potential ecological impacts to provide net gains to biodiversity in line with NPPF (2024) and the proposed Environment Bill.
- 4.19 Log piles can be created for use as refugia by reptiles, amphibians, small mammals and invertebrates (Figure 4). They can be situated in a variety of locations, such as damp places with some situated in sunnier locations. They can be placed, around the very edges of the site. These should be stacked and perhaps some leaf litter added. Planting around log piles with species such as honeysuckle or clematis can also add value.



Figure 4: Log piles and hibernacula can be created within the edges of the site

- 4.20 Any new garden fences on site should have a 13cm x 13cm hole at the bottom to provide a passageway for hedgehogs to travel between gardens and other habitats off site. Fences and walls are one of the main reasons why hedgehog numbers are declining as the amount of land available to them is reduced. To ensure that new residents / users of the site do not block these 'highways', small signs can be erected above the hole, such as those produced by the People's Trust for Endangered Species (PTES), informing them of their purpose (Figure 5). Hedgehog boxes can also be installed within areas of greenspace in discrete locations against boundary features where they will be sheltered and undisturbed (Figure 5).



Figure 5: Hedgehog highway sign for fences (hedgehogstreet.org) (left) and hedgehog box (right)

5.0 Impact Assessment

- 5.1 This section of the report forms an EcIA (Ecological Impact Assessment) 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.
- 5.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018).
- 5.3 Table 2 summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 2: Assessment of the effects from the proposal after mitigation and compensation

<i>Feature</i>	<i>Scale of Importance</i>	<i>Mitigation/Compensation</i>	<i>Residual Effect</i>
Designated Sites	International and National	Due to the small scale of proposed works and distance from designated sites, no significant impacts are expected. The site lies within an impact risk zone, however, due to the nature of the	Not significant

		proposed works consultation with Natural England is not considered required.	
Priority habitat hedgerow	Local	Sections of hedgerow to be lost within current proposals, the loss of which will need to undergo a suitable biodiversity net gain assessment.	To be determined.
Commuting and foraging bats	Local	A sensitive lighting scheme to be implemented.	Not significant
Badgers	Local	Best practice guidelines to ensure no individuals are harmed during the construction phase of the project.	Not significant
Reptiles	Local	Reptile surveys to inform on mitigation measures. Creation of log piles.	To be determined
Breeding birds	Local	Any scrub/hedgerow removal is to take place outside the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist.	Not significant
Burrowing Mammals	Site	Suspected fox hole to be monitored to establish if active and if so to confirm which species is present to inform appropriate mitigation.	To be determined
Hedgehogs	Site	Precautionary methods to clearance of grassland, scrub and hedgerow habitats.	Not significant

6.0 Conclusions

- 6.1 The site does not fall within or adjacent to any statutory designated sites. The closest internationally designated site is Arun Valley SPA located c. 16.9km north-west of the site. It is considered due to the distance from the SPA and small-scale proposed works; there will likely be no impacts towards Arun Valley SPA either directly or indirectly.
- 6.2 There are four statutory designated sites within 2km of the site boundary; Lancing Ring LNR located c. 880m north, Widewater Lagoon LNR located c. 1km south-east, Adur Estuary SSSI located c. 1.8km east, and Shoreham beach LNR located c. 1.9km south-east. The site lies within an SSSI Impact Risk Zone, however, due to the nature of the works, consultation with Natural England is not considered necessary.
- 6.3 The native hedgerow running along the north of site is considered to be a priority habitat, sections of which are to be removed within current proposals. This feature was not considered to be functionally linked to offsite habitats due to the isolated location of the site within a

residential area however, a suitable biodiversity net gain assessment will need to be conducted to compensate for the loss. The closest offsite priority habitats include coastal and floodplain grazing marsh c. 280m east, deciduous woodland c. 560m north-east, and traditional orchard c. 440m south-east. Due to the distance from site and nature of proposed works, it is considered unlikely that the works will result in isolation, fragmentation, or any other adverse impacts on the offsite priority habitats in the local area.

- 6.4 The habitats identified onsite were considered to be largely common and widespread throughout the local area and the UK and are considered to be of site value only. The site was dominated by other neutral grassland, with parcels of bramble scrub, mixed scrub, and a hedgerow running along the northern boundary of site. The majority of which are expected to be lost within current proposals potentially including sections of hedgerow for new access from the north of site. As such, biodiversity net gain assessments will be required.
- 6.5 Due to the nature of the site, it was considered to have low suitability for foraging and commuting bats, with most suitability located in the hedgerow and scrub towards the north and east of the site. These features are considered to have limited connectivity with suitable offsite habitat for bats due to the isolated nature of the site within a residential area. Although the site is not considered to provide suitable bat habitat, a sensitive lighting scheme has been outlined within this report.
- 6.6 No evidence of badgers was identified onsite, however, given the open nature of the site best practice guidelines have been outlined to be followed during the construction phase of the project.
- 6.7 There were areas of suitable reptile habitat onsite, majority in the form of long sward grassland and adjacent to scrub, therefore reptile surveys are recommended, with seven survey visits to take place between March to September, inclusively.
- 6.8 The site was considered to have some suitability for GCN in their terrestrial phase however due to barriers to dispersal from any ponds in the local area, it was considered unlikely GCN will provide a constraint to proposed works.
- 6.9 The scrub and hedgerow located onsite were considered suitable for nesting birds, any removal of such features should be implemented outside the breeding bird season (March-September, inclusively), or immediately after a nesting bird check by a suitably qualified ecologist.

- 6.10 One mammal hole was identified towards the east of the site; it is recommended that monitoring be conducted to determine the species of the inhabitant and determine the degree of activity to inform any required mitigation strategy.
- 6.11 The site was not considered suitable for other protected species such as hazel dormice, water voles, or otters. Recommendations with regards to sensitive clearance for hedgehogs have been made.
- 6.12 Recommendations for enhancements have been made within this report, aimed at improving the ecological value of the site post-development.

7.0 References

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Internet resources:

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

Magic Interactive Map: www.magic.gov.uk

Brighton & Hove City Council: www.brighton-hove.gov.uk

Appendix 1: Habitat Map



Appendix 2: Photographs

Photograph 1:
Grassland onsite



Photograph 2:
Bramble scrub
located towards the
south-east of site



Photograph 3:
Central mixed
scrub onsite



Photograph 4:
Bramble scrub
located towards the
north-west of site



Photograph 5:
Hedgerow located
along the north of
site



Photograph 6:
Hedgerow located
along the north of
site



Photograph 7:
Mammal hole
located towards the
east of site adjacent
to bramble scrub



Photograph 8:
Aggregate pile
located in the
centre of site



Photograph 9:
Section of
disassembled shed



Photograph 10:
Section of
disassembled shed



Photograph 11:
Area of bramble
scrub to the west
between sections of
fencing



Photograph 12:
Bramble scrub and
tree to the west of
site



Photograph 13:
Modified grassland
to the east



Photograph 14:
Oak tree and
modified grassland
to the east



Appendix 3: Species List

Common name	Latin name	DAFOR score
Other Neutral Grassland		
Common dandelion	<i>Taraxacum officinale</i>	O
Hedge bindweed	<i>Calystegia sepium</i>	F
Ribwort plantain	<i>Plantago lanceolata</i>	A
Buddleia	<i>Buddleja</i> sp.	O
Red valerian	<i>Centranthus ruber</i>	R
Common fleabane	<i>Pulicaria dysenterica</i>	O
Common nettle	<i>Urtica dioica</i>	R
White clover	<i>Trifolium repens</i>	O
Common ragwort	<i>Jacobaea vulgaris</i>	O
New York aster	<i>Symphyotrichum novi-belgii</i>	R
Pendulous sedge	<i>Carex pendula</i>	O
Bristly oxtongue	<i>Helminthotheca echioides</i>	O
Black medick	<i>Medicago lupulina</i>	R
Curled dock	<i>Rumex crispus</i>	R
Greater plantain	<i>Plantago major</i>	R
Creeping cinquefoil	<i>Potentilla reptans</i>	R
Yorkshire fog	<i>Holcus lanatus</i>	F
Creeping thistle	<i>Cirsium arvense</i>	O
Oak	<i>Quercus robur</i>	R
Dove's-foot crane's-bill	<i>Geranium molle</i>	R
Hazel	<i>Corylus avellana</i>	R
Red fescue	<i>Festuca rubra</i>	O
False oatgrass	<i>Arrhenatherum elatius</i>	O
Cocksfoot	<i>Dactylis glomerata</i>	O
Annual meadowgrass	<i>Poa annua</i>	R
Shortpod mustard	<i>Hirschfeldia incana</i>	O
Wall barley	<i>Hordeum murinum</i>	R
Creeping bent	<i>Agrostis stolonifera</i>	A
Perennial ryegrass	<i>Lolium perenne</i>	R
Modified Grassland		
Perennial ryegrass	<i>Lolium perenne</i>	D
Common daisy	<i>Bellis perennis</i>	O
Common dandelion	<i>Taraxacum officinale</i>	O
Red fescue	<i>Festuca rubra</i>	O
Bristly oxtongue	<i>Helminthotheca echioides</i>	R

Ragwort	<i>Jacobaea vulgaris</i>	R
Bramble scrub (North-west)		
Bramble	<i>Rubus fruticosus</i>	D
Blackthorn	<i>Prunus spinosa</i>	R
Privet	<i>Ligustrum ovalifolium</i>	R
Field maple	<i>Acer campestre</i>	R
New Zealand cabbage tree	<i>Cordyline australis</i>	R
Bramble scrub (North-west, within secondary fence)		
Bramble	<i>Rubus fruticosus</i>	D
Spindle	<i>Euonymus europaeus</i>	R
Cherry laurel	<i>Prunus laurocerasus</i>	R
Ivy	<i>Hedera helix</i>	R
Apple	<i>Malus x domestica</i>	R
Bramble scrub (Eastern)		
Bramble	<i>Rubus fruticosus</i>	D
Buddleia	<i>Buddleja</i> sp.	O
Elder	<i>Sambucus nigra</i>	R
Buckthorn	<i>Rhamnus cathartica</i>	R
Silver birch	<i>Betula pendula</i>	R
Mixed Scrub		
Bramble	<i>Rubus fruticosus</i>	O
Bamboo	<i>Bambusa</i> sp.	A
Buddleia	<i>Buddleja</i> sp.	F
Honeysuckle	<i>Lonicera periclymenum</i>	F
Common ivy	<i>Hedera helix</i>	R
Pendulous sedge	<i>Carex pendula</i>	R
Cherry	<i>Prunus avium</i>	A
Hedgerow		
Privet	<i>Ligustrum ovalifolium</i>	R
Hawthorn	<i>Crataegus monogyna</i>	F
Field maple	<i>Acer campestre</i>	F
Hazel	<i>Corylus avellana</i>	O
Dog-rose	<i>Rosa canina</i>	R
Buckthorn	<i>Rhamnus cathartica</i>	O
Bramble	<i>Rubus fruticosus</i>	R
Individual trees		
Hawthorn	<i>Crataegus monogyna</i>	-
Oak	<i>Quercus robur</i>	-

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