

## Preliminary Ecological Appraisal and Roost Assessment

**Survey site:**

Land to the east of 21 Russel Close, Worthing, West Sussex, BN14 8LR

**Client:**

Gareth Pettett

**Survey date:**

16<sup>th</sup> June 2025

**Project:**

This report is prepared to inform a planning application with Worthing Borough Council. The proposal is described as: "The erection of a two-bedroom end-of-terrace house to replace the current open space at the end of the terrace"

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024](#).

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The site survey was undertaken by Chantae Wells BSc (Hons) MSC, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) on 16/06/2025

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
16/06/2025	14	63	10	6	None

<b>Ecological Survey Factor</b>	<b>Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</b>
<b>Conclusion, Impact or Recommendations</b>	<b>Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, photos in appendix 3 and proposal plan in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).</b>
<b>Summary of Survey Findings</b>	<b>The site is located in Worthing at National Grid Reference TQ 15477 04215 and has an area of approximately 0.012Ha. The site is situated immediately adjacent to a row of terrace houses and is comprised of a vegetated garden which is associated with 21 Russel Close, BN14 8LR. The site is situated in an urban context, surrounded by residential dwellings and roads, with arable fields to the north and the English Channel to the south (approximately 2.3km).</b>

	<p><b>On site habitats</b></p> <p><u>Vegetated garden (U1 secondary code 828)</u></p> <p>The site consists of a private garden with modified grassland lawn. The lawn is dominated by perennial rye grass, with abundant creeping buttercup and dandelion, frequent tormentil and occasional wall barley. There are patches of introduced shrubs, including red flowering currant and Japanese Spiraea. There is a small ornamental hedgerow at the south of the site, comprising species such as spindle.</p> <p><u>Developed land, sealed surface (u1b) and Building (u1b5)</u></p> <p>The main residential building is surrounded by hard standing pathways.</p> <p><b>Local notable habitats</b></p> <p>There are no notable habitats within the site.</p> <p>Within 2km of the site, the following notable habitats are present:</p> <p>Chalk Rivers (Drain) – closest of which is approximately 450m east</p> <p>Intertidal Substrate Foreshore - closest of which is approximately 1.7km south</p> <p>Traditional Orchard- closest of which is approximately 1.3km north</p> <p>Woodpasture and Parkland - closest of which is approximately 1.6km north east</p>
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<i>Foreseen Impacts</i>	No direct impacts are anticipated on notable habitats due to the distance of such habitats from the site and the small scale of the works. The only habitat that will be impacted is modified grassland.
<i>Recommendations</i>	Best practice to minimise the risk of pollution to the nearby notable habitats must be followed during construction.  The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by biodiversity net gain calculations to ensure the proposed development delivers a 10% net gain.
<b>Locality and Designated Sites</b>	
<i>Summary of Survey Findings</i>	<p><b>On-site designations</b></p> <p>The site is not subject to one statutory designation.</p> <p><b>Statutory designated sites (within 2km)</b></p> <p>Within 2km of the site, there are no statutory designations.</p> <p>The presence of non-statutory designation sites cannot be ascertained without biological records data.</p>
<i>Foreseen Impacts</i>	No direct impacts are anticipated on statutory or non-statutory designated sites are anticipated, given the small scale of the works (impacts confined to site boundary) and the distance of the site to such designated sites (where known).
<i>Recommendations</i>	Best practice to minimise the risk of pollution to the nearby non-statutory designated sites (which may be present in the local area) must be followed during construction.

Invasive / Non-native species	
Summary of Survey	No problematic invasive or non-native species recorded on site.
Findings	
Foreseen Impacts	No impacts anticipated.
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey	The vegetated garden provides suitable habitat for common invertebrates. The site contains no habitat to support notable assemblages of invertebrates.
Findings	
Foreseen Impacts	No impacts anticipated.
Recommendations	No further surveys.
Bats	
Summary of Survey	<b>EPSLs</b> A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are no granted EPSL within a 2km radius of site.
Findings	

	<p><b>Roosting habitat</b></p> <p><u>Building</u></p> <p>The building is a two-storey, brick built, end of terrace, residential dwelling with a gable roof clad with interlocking roof tiles. The south elevation is clad with clay roof tiles on the second storey. The windows on the north elevation are not tight sealed, with visible expanding foam present as an attempt to block the gaps. There are numerous gaps under the hung clay tiles and under roof tiles, which provide suitable roosting habitat for crevice-dwelling bats. There is a gap at the north-east corner of the building, under roof tile by the timber soffit. Nesting house sparrows were observed entering and exiting this gap. This could also provide suitability for roosting bats. No interior access was possible due to lack of crawl boards. No direct evidence of bats was observed on the exterior of the building.</p> <p>The building is assessed as <b>low value</b> to roosting bats.</p>
<i>Foreseen Impacts</i>	The erection of a new building to be attached to the existing building may cause disturbance to bat roosts present. If any bat roosts are present at the very east of the building, the attachment of the new building may cause destruction of these bat roosts.
<i>Recommendations</i>	<p>One bat emergence survey is required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost in the building.</p> <p>Infra-red cameras must be used as an aid. Three surveyors are required to provide full coverage of the building.</p>

	<p>If the absence of a bat roost cannot be determined during the first visit, then further surveys will be required. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. Surveys should be a minimum of three weeks apart. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.</p>
<b>Birds</b>	
<i>Summary of Survey Findings</i>	The building roof offers suitable nesting opportunities for common bird species. Nesting house sparrows were observed within the north-east corner of the building, under a lifted roof tile by the timber soffit.
<i>Foreseen Impacts</i>	The attachment of a new building will cause the destruction of bird nests.
<i>Recommendations</i>	Works should be undertaken outside the period 1st March to 31st August. All active nests will need to be retained until the young have fledged.
<b>Reptiles</b>	
<i>Summary of Survey Findings</i>	There is no suitable habitat for reptiles within the site. Furthermore, the site is not connected to any good quality reptile habitat in the wider vicinity.
<i>Foreseen Impacts</i>	The risk to reptiles is acceptably low.
<i>Recommendations</i>	None.
<b>Amphibians</b>	
<i>Summary of Survey Findings</i>	There is no suitable terrestrial or aquatic habitat for amphibians within the site. Furthermore, the site is not connected to any good quality amphibian habitat in the wider vicinity.

	A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence returns or DLL historic survey data (2017 – 2019) were present within 2km of the site.
<i>Foreseen Impacts</i>	The risk to amphibian is acceptably low.
<i>Recommendations</i>	None.
<b>Badger</b>	
<i>Summary of Survey Findings</i>	There were no badger setts or evidence of badgers within the site. There is no suitable habitat for badger sett creation within the site.
<i>Foreseen Impacts</i>	The risk to badgers is acceptably low.
<i>Recommendations</i>	In the unlikely event that a badger sett is identified within 30m of the site, no heavy machinery may be used within a 30m buffer of each sett entrance.
<b>Riparian animals</b>	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site.
<i>Foreseen Impacts</i>	The risk to riparian mammals is acceptably low.
<i>Recommendations</i>	None.
<b>Hazel dormouse</b>	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. There is no suitable habitat for hazel dormice within the site.
<i>Foreseen Impacts</i>	The risk to hazel dormice is acceptably low.
<i>Recommendations</i>	None.

Other e.g. hedgehog	
Summary of Survey Findings	The vegetated garden within the site provides suitable foraging habitat for hedgehogs.
Foreseen Impacts	Hedgehogs may be injured or killed by heavy machinery.
Recommendations	<p>Hedgehogs should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</p> <p>Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</p> <p>The use of night-time lighting will be avoided.</p>

## Appendix 1: Habitat Plan

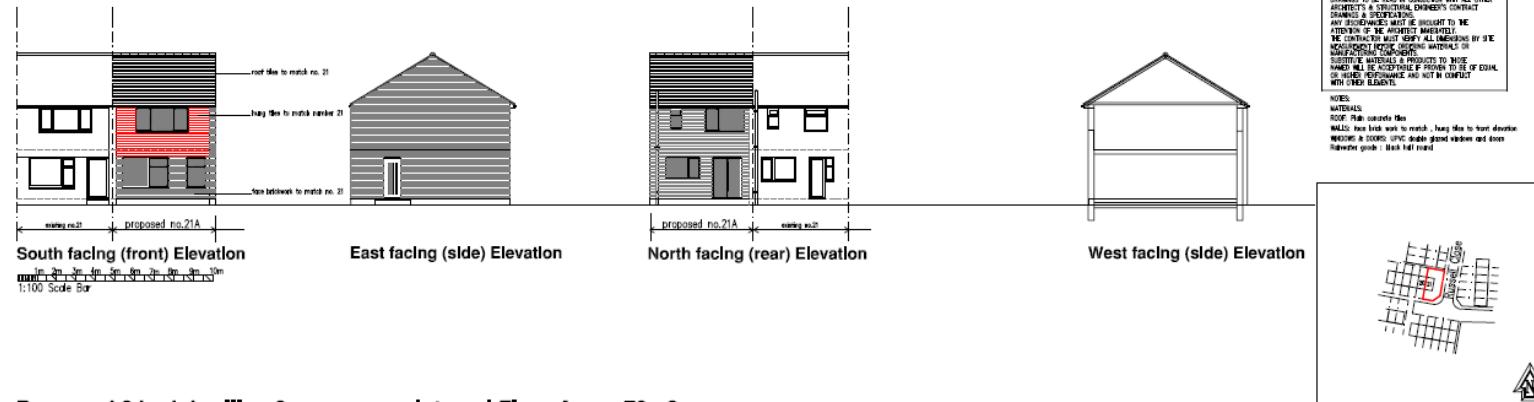


## Appendix 2: Location map

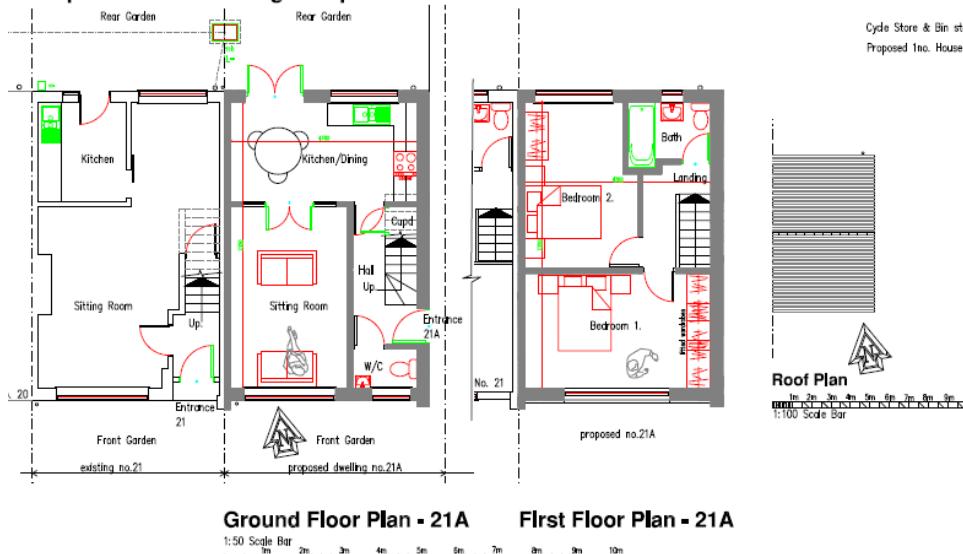


## Appendix 3: Proposed Development

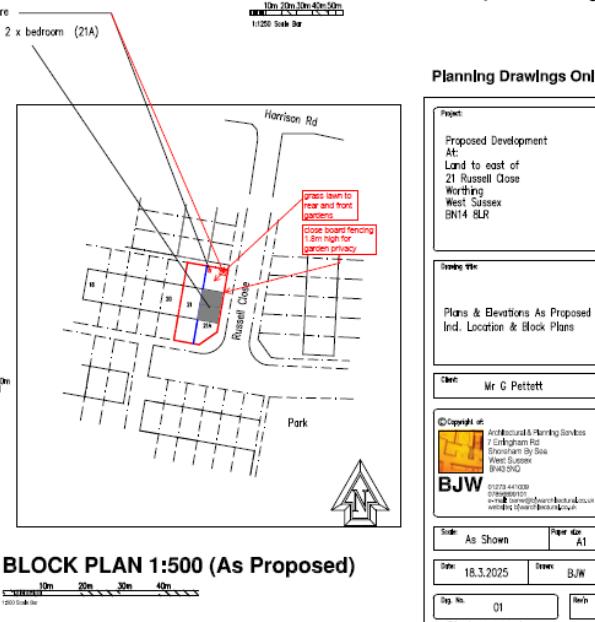
Proposed Elevations 1:100 - 21A Russel Close Worthing BN14 8LR - Proposed 2 bed End of Terrace - floor area = 79m2



Proposed 2 bed dwelling 3no. person - Internal Floor Area - 79m2

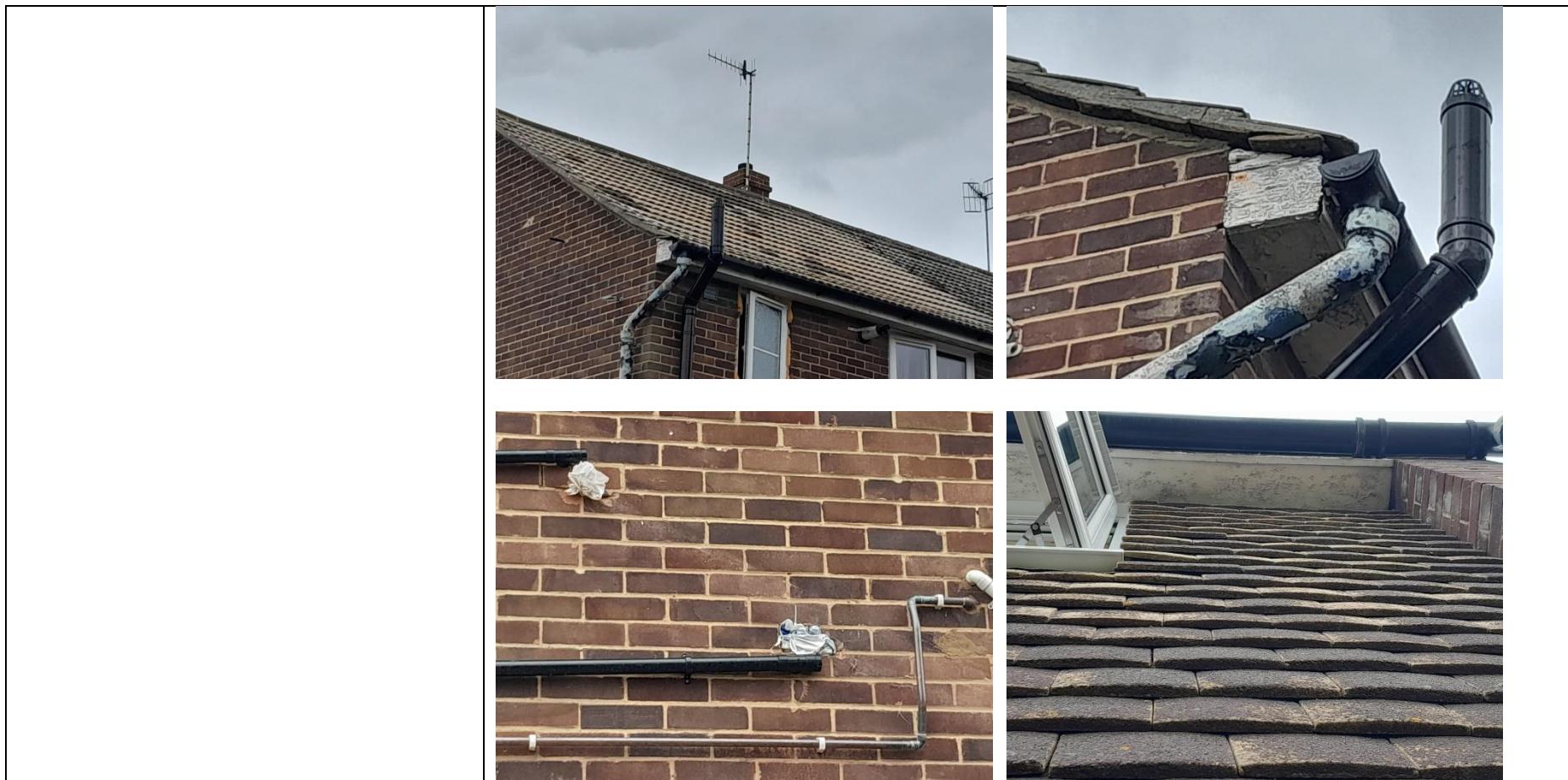


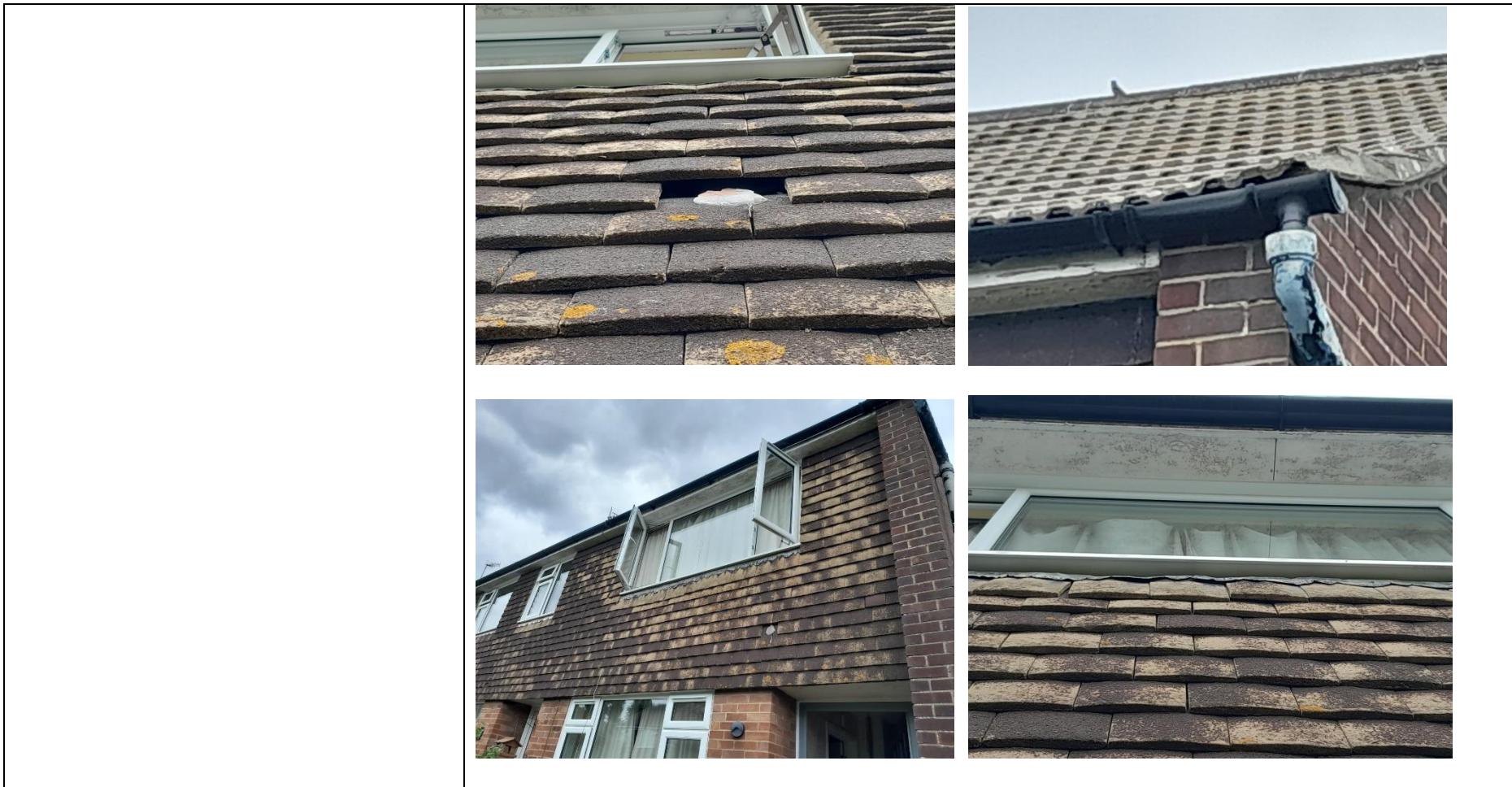
Location PLAN 1:1250 (as Existing)



#### Appendix 4: Photographs

Description	Photographs
Building overview and suitable roosting features (gaps under hung clay tiles, gaps under roof tiles and gaps under lead flashing)	 <p>Four photographs showing the exterior of a brick terraced house. The top-left photo shows the rear of the house with a wooden fence. The top-right photo shows the side of the house with a white-painted drainpipe. The bottom-left photo shows the front of the house with a blue garden chair and a black bin. The bottom-right photo is a close-up of a brick wall with a black drainpipe.</p>





<p>Developed land, sealed surface</p>	
<p>Vegetated garden and ornamental hedgerow</p>	



## Limitations and Copyright

### Limitations

Biological record data has not been used to inform this report. However, given the small area of the site and the site's limited ability to support protected species, the addition of biological record data is not anticipated to significantly alter the recommendations within this report.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB - Consultant Ecologist	16/06/2025
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