

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

37 Albion Street, Southwick, Brighton, West Sussex, BN42 4DN

Client:

PR Homes

Survey date:

14th November 2025

Project:

This report is prepared to inform a planning application with the Adur District Council. The proposal is described as: Erection of up to 32 no. flats and associated site works.

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 survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
The survey site is centred on National Grid Reference TQ 23806 05012 and has an area of approximately 0.1361ha. The site is characterised by two commercial buildings and sealed surfaces. The site is surrounded by industrial sites and a railway with scattered trees. The wider landscape comprises urban-built up areas, with pockets of woodland copses and semi-natural habitats within amenity parks interspersed throughout. For example, Southwick Train Station is located 480m northeast, while Southwick Green is located 460m northeast. Water bodies can be found nearby, such as the River Adur located 150m to the south, with the ocean located beyond that. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. The underlying geology comprises chalk of the Tarrant Chalk Member. The overlying soils comprise freely draining slightly acid loamy soils, suited to neutral and acid pastures and deciduous woodlands; acid communities such as bracken and gorse in the uplands. The site has not been subject to previous surveys.					
Survey Details					
The site survey was undertaken by Harry Switala BSc (Hons), MSc, Consultant Ecologist [Accredited Agent on Natural England Bat Licence Number: 2024-12552-CL18-BAT].					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
14/11/2025	14	89	100	11	None
Executive Summary					
One bat emergence/re-entry surveys is on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being					

present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

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

Access into the internal void of B1 was not granted for health and safety reasons. All features identified on B1 are suitable for crevice dwelling species only and no ingress points into the void were identified. Furthermore, the bat emergence survey will determine absence/presence of bat roosts within the void of B1. As such this is not considered a significant limitation.

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). 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.
Conclusion, Impact or Recommendations	
Habitats and plants (see location map in appendix 1, habitat map in appendix 2, BERS plan in appendix 3, ponds map in appendix 4, proposal plan in appendix 5 and photos in appendix 6). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	<u>Urban: Developed Land, Sealed Surface (Commercial) [u1b5 815]</u> There are two buildings on site. B1 is a double storey commercial building acting as an active car garage. B2 is a commercial building acting as a disused office. <u>Urban: Developed Land, Sealed Surface [u1b6] – Figures 1&2</u>

	The site is dominated by sealed surfaces acting as parking spaces. Sealed surfaces are not subject to condition assessments. <u>Local Notable Habitats</u> The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Habitats on site comprise buildings and sealed surfaces. Such habitats are common and widespread and have low ecological value. There are no notable habitats (i.e. protected or notable plant species) within the site, but four priority habitats are present within 2km of the site, the closest being intertidal substrate foreshore located 50m south of the site. Mudflats (600m west), deciduous woodland (1625m northwest) and traditional orchards (1840m northwest) are also located within 2km of the site.
<i>Foreseen Impacts</i>	<u>On-site Habitats</u> The proposed development will result in the loss of two buildings and sealed surfaces. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. <u>Notable Habitats</u> No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to intertidal substrate foreshore, indirect effects such as pollution or tree damage could occur during construction.
<i>Recommendations</i>	<u>On-site Habitats</u> Retained nearby trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (state exemption e.g. less than 25m² of habitat being impacted). <u>Compensation/Enhancements:</u>

	The following habitat creation/enhancement measures should be incorporated: ❖ Planting of flowering/fruited native trees, shrubs, and hedgerows. <u>Notable Habitats</u> Best practice measures to minimise the possibility of pollution affecting the nearby intertidal substrate foreshore must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.									
Locality and Designated Sites										
<i>Summary of Survey Findings</i>	<u>On-site Designations</u>									
	The site is not subject to any designation. <u>Statutory and Non-Statutory Designated Sites (within 2km/1km)</u> Details of statutory sites within a 2km radius retrieved from the MAGIC database are detailed in the table below. The presence of non-statutory designated sites within a 2km radius of the site cannot be determined without biological records data from Sussex Biodiversity Record Centre.									
	<table><tr><th colspan="2">Designated Site Name</th><th>Distance From Site</th><th>Reasons for Notification from Natural England/GiGL</th></tr><tr><td>Statutory Designated Site</td><td>Brighton and Lewes Downs Biosphere Reserve</td><td>On site</td><td>The Brighton and Lewes Downs Biosphere Reserve is recognised for its outstanding ecological, cultural, and landscape value, combining chalk grasslands, downland, woodlands, and coastal habitats. The area supports a rich diversity of plants, birds, butterflies, and invertebrates, including many species that are rare or declining in the UK. Its designation as a biosphere reserve by UNESCO highlights the site’s role in conserving biodiversity, promoting sustainable land use, and fostering research and education. The reserve also acts as a buffer and transition zone between urban areas and protected natural landscapes, balancing human activity with ecological preservation. Its chalk grasslands, in particular, are of international importance for their specialized flora and fauna.</td></tr></table>			Designated Site Name		Distance From Site	Reasons for Notification from Natural England/GiGL	Statutory Designated Site	Brighton and Lewes Downs Biosphere Reserve	On site
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	Statutory Designated Site	Shoreham Beach Local Nature Reserve (LNR)	730m southwest	Shoreham Beach Local Nature Reserve (LNR) is designated for its unique coastal habitats and biodiversity value. The reserve features a shingle beach, saltmarsh, and coastal grassland, which provide important habitats for rare and specialized plants, invertebrates, and birds, including overwintering and migratory species. The shingle ecosystem is particularly fragile and supports specialist flora such as yellow horned poppy and sea kale, while the beach and adjacent areas offer feeding and nesting sites for waders and other coastal birds. Its LNR status recognises the site's ecological importance, contribution to coastal conservation, and role in environmental education and public enjoyment.
		South Downs National Park	1650m north	The South Downs is a National Park for ecological reasons because it contains a rich mosaic of habitats — including chalk grasslands, ancient woodlands, heathlands, rivers, and coastal ecosystems — that support rare and endangered species. Its chalk grasslands are among the most biodiverse habitats in Western Europe, hosting orchids, butterflies, and specialist plants found nowhere else. The park also plays a key role in protecting water resources, maintaining soil health, and providing wildlife corridors in an otherwise developed region of southern England.
	The site lies within the impact risk zone for the Adur Estuary Site of Special Scientific Interest (SSSI). The proposed development type is not listed as a possible high risk with regards to this designation. <u>National Network Sites (within 5km)</u> No national network sites (SAC, SPA, Ramsar) are located within 5km.			
<i>Foreseen Impacts</i>	<u>On-site designations</u> No impacts foreseen. <u>Statutory and Non-statutory Designated Sites</u> Direct impacts such as pollution, tree damage and noise pollution to Brighton and Lewes Downs Biosphere Reserve may occur as a result of the proposed development.			
<i>Recommendations</i>	<u>On-site Designations</u>			

	None required. <u>Statutory and Non-statutory Designated Sites</u> Best practice measures to minimise the possibility of pollution affecting the onsite Brighton and Lewes Downs Biosphere Reserve must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.								
Invasive / Non-native Species									
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.								
Foreseen Impacts	N/A								
Recommendations	No further surveys but remain vigilant.								
Bats									
Summary of Survey Findings	<u>EPSL Data and Local Records</u> Details of granted European Protected Species Licenses (EPSLs) for bats within a 2km radius retrieved from the MAGIC database are detailed in the table below. <table><tr><th>EPSL Reference</th><th>Species Affected</th><th>Distance From Site</th><th>Impacts Allowed by Licence</th></tr><tr><td>EPSM2010-1928</td><td>Brown long eared bat and serotine</td><td>1290m northwest</td><td>Destruction of a resting place</td></tr></table> There are no Special Areas of Conservation designated for bats within 10km of the site. <u>Foraging and Commuting Habitat</u> Nearby trees provide suitable albeit limited habitats for foraging and commuting bats. These could also be used by bats dispersing from nearby roosts outside of the site and commuting around the area. However, the site is unlikely to represent a	EPSL Reference	Species Affected	Distance From Site	Impacts Allowed by Licence	EPSM2010-1928	Brown long eared bat and serotine	1290m northwest	Destruction of a resting place
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EPSM2010-1928	Brown long eared bat and serotine	1290m northwest	Destruction of a resting place						

		significant foraging or commuting resource for bats in the context of the wider landscape. Habitats in the wider landscape, such as woodland copses, hedge-lined parks, and River Adur provide more ideal habitats for foraging and commuting bats. <u>Roosting Habitat</u> Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of two buildings on site; the main garage (B1), and one outbuilding (B2). Both buildings were surveyed as these will both be impacted by the proposed development. No evidence of roosting bats was identified on or within B1 or B2.
B1 Building Description		Photographs
<i>Summary</i> B1 is a single storey brick built commercial building acting as an active garage. The walls are unrendered along all elevations and are lined with fibre cement sheeting along the eastern elevation. The windows and doors are timber framed. There are no soffits or bargeboards however there is bitumen felt along the eastern elevation. The roof is gable ended and lined with fibre cement sheeting. There are vents present, sealed with metal flashing. There is one internal void within B1 (see below). Access into the internal void was not granted due to health and safety reasons. No evidence of bats was found on or within B1. The building has low habitat value.		
Feature	Condition/Description/Suitability	Photograph(s)

Metal flashing	Condition/Description Metal flashing is unsealed in a few places along the ridge. Suitability/Access/Evidence of Bats Gaps produced by flashing may provide opportunities for crevice dwelling species.	
Brick built walls and fibre cement sheeting.	Condition/Description Generally in good condition. Fibre cement sheeting is damaged along the western elevation. A large sign is producing gaps against the fibre cement sheeting along the western elevation. Suitability/Access/Evidence of Bats Provides opportunities for crevice dwelling species.	

		
Fibre cement sheeting on the roof	Condition/Description Excellent condition with no gaps. Suitability/Access/Evidence of Bats N/A	

Bitumen felt	Condition/Description Unsealed along the eastern elevation. Suitability/Access/Evidence of Bats Provides opportunities for crevice dwelling species.	
Timber framed window/doors	Condition/Description Tightly sealed. Suitability/Access/Evidence of Bats N/A	

Internal voids	Condition/Description Access into the loft void of B1 was not granted due to active use of the site as a garage and health and safety concerns.	 A photograph showing the rear of a blue car, possibly a Ford Focus, elevated on a hydraulic car lift in a garage. The car's license plate is 'WFS4 GCU'. The garage has a concrete floor, white walls, and a ceiling with fluorescent lights. A large black rectangular object, possibly a roof panel or a large box, is visible on the ceiling above the car.
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B2 Building Description	Photographs
<i>Summary</i> B2 is a single storey brick built outbuilding. The walls are unrendered along all elevations. There are timber soffits along all elevations. The roof is flat and lined with well-sealed bitumen felt. The windows and doors are metal framed. There is no internal void within B2. The building has negligible habitat value.	

<i>Foreseen Impacts</i>	<u>Roosting Habitat [Buildings]</u> The proposed development will result in the demolition of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. <u>Roosting Habitat [Trees]</u> There are no trees on site. <u>Foraging and Commuting Habitat</u> The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. <u>Artificial Lighting</u> The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	<u>Roosting Habitat [Buildings]</u> One bat emergence/re-entry surveys is on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. Three surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. Surveyors will be equipped with infrared cameras to see where any specific roost locations are located.

	If a bat is seen emerging from the building on any survey visit, an additional two bat emergence/re-entry surveys will be required. If any bat roosts are confirmed from this survey schedule, a bat license would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Lighting mitigation may be required based on the outcome of the night bat survey(s). No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. <u>Foraging and Commuting Habitat</u> No further surveys are required. <u>Artificial Lighting</u> A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 <u>Suggested Biodiversity Enhancements</u> ❖ To be confirmed upon the completion of the bat emergence surveys.
Birds	
<i>Summary of Survey Findings</i>	<u>Buildings/Vegetation</u> No evidence of nesting birds was found on site during the surveys; however, birds could use the nearby trees for nesting purposes. No habitat for schedule 1 birds was observed.

<i>Foreseen Impacts</i>	<u>Buildings/Vegetation</u> The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	<u>Buildings/Vegetation</u> Precautions should be taken with machinery and noise levels when working close to any retained trees so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. <u>Suggested Biodiversity Enhancements</u> Installation of two bird boxes at the site – preferably two integrated swift bricks (considered to be universal nest bricks for small bird species) within the fabric of the building during construction. To be suitable for swifts, they will need to be placed at least 5m above ground level under the eaves of a building. Integrated nesting bricks are preferable to bird boxes; even if it cannot fulfil the height requirement for swifts, it will still be suitable for other passerine species. If the building material does not allow for integrated nesting bricks, two nest boxes mounted on the exterior of the building or on retained trees will also be acceptable. Nest bricks/boxes should be sheltered from prevailing wind, rain, and strong sunlight, and should be placed on an open aspect with no trees or large shrubs potentially obstructing flight paths.
Reptiles	
<i>Summary of Survey Findings</i>	<u>EPSL Data and Local Records</u> A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. <u>Wider Landscape</u> The nearby fragments of woodland are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These habitats provide optimal foraging, commuting, and refuge opportunities for reptiles in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.

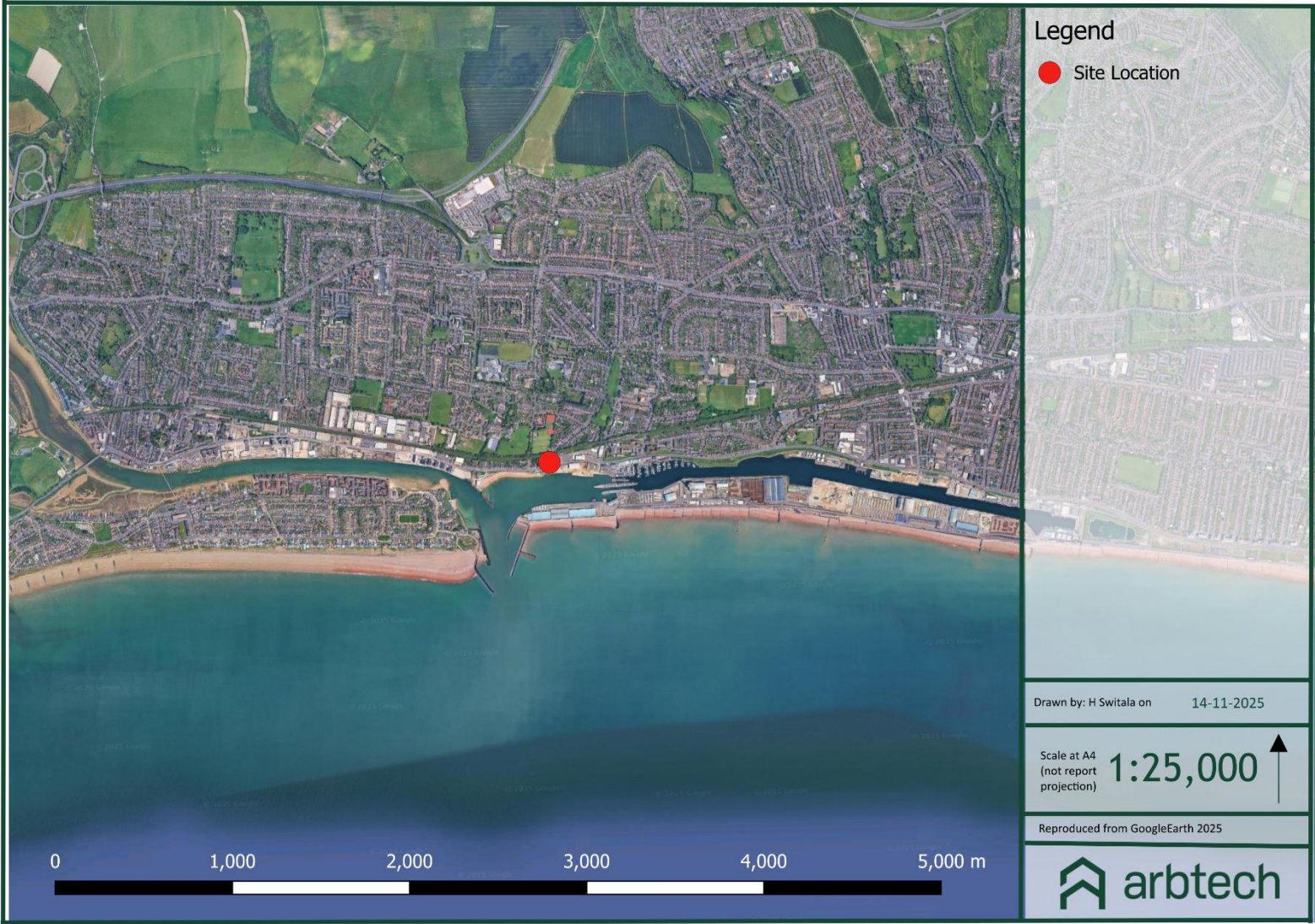
	<u>Habitat Suitability</u> The site is entirely comprised of hardstanding and therefore offers no opportunities for reptiles. Furthermore, the site is isolated from wider suitable habitats as a result of its densely urban location with the presence of physical barriers such as main roads and railway lines. As such the presence of reptiles has been discounted.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required. <u>Suggested Biodiversity Enhancements</u> No enhancement opportunities are applicable to the site due to the nature of the proposals.
Amphibians	
<i>Summary of Survey Findings</i>	<u>EPSL Data and Local Records</u> A review of the MAGIC database revealed no granted European Protected Species Licenses (EPSLs) for amphibians within a 2km radius of the site. <u>Aquatic Habitat Suitability</u> Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on site, however a review of aerial imagery (MAGIC and OS Maps) indicates the presence of one pond within 500m of the site; P1 is located 165m north of the site. P1 is assessed to have limited connectivity due to separation by extensive areas suboptimal habitat including urban habitat such as roads, railway lines and hard standing. A pond map showing approximate pond locations is provided in Appendix 3.

	<u>Terrestrial Habitat Suitability</u> Habitats on site are largely unsuitable for great crested newts due to their intensely managed nature and lack of connectivity to ponds. Given the wider context of the surrounding habitat and the fidelity of great crested newts to ponds and the lack of connectivity of the site from such suitable breeding ponds, they are unlikely to be on site. Common amphibian species such as frogs, on the other hand, have a wider terrestrial range in terms of movements and dispersal and are not as bound to ponds or water courses as great crested newts. The site is entirely comprised of hardstanding and therefore offers no opportunities for common amphibians. Furthermore, the site is isolated from wider suitable habitats as a result of its densely urban location with the presence of physical barriers such as main roads and railway lines. As such the presence of common amphibians has been discounted.
<i>Foreseen Impacts</i>	No impacts are anticipated on amphibians as a result of the proposed development.
<i>Recommendations</i>	None required. <u>Suggested Biodiversity Enhancements</u> No enhancement opportunities are applicable to the site due to the nature of the proposals.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site. As such, the presence of badgers has been discounted.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.

Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. The River Adur is located 150m to the south, however there is limited connectivity to this river from the site due to the presence of urban habitat such as buildings and roads. Further, this is the estuary end of the river, which limits opportunities for riparian animals.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	<u>EPSL Data and Local Records</u> A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. <u>Habitat Suitability</u> The site features no habitats which might provide opportunities for hazel dormouse, such as established woodland or mature, native hedgerows as it is based in an urban setting. Given the wider context of the surrounding habitats, hazel dormice are unlikely to be present on site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None required.
Invertebrates	
<i>Summary of Survey Findings</i>	Nearby trees likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	No impacts are anticipated on invertebrates as a result of the proposed development.
<i>Recommendations</i>	No further surveys. <u>Suggested Biodiversity Enhancements</u>

	<u>Enhancement opportunities for invertebrates include:</u> ❖ Installation of insect hotels. ❖ The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. ❖ Planting of native, pollinator-friendly (i.e. flowering and fruiting) species.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	Hedgehogs are extremely mobile and highly adapted to urban landscapes. The site is entirely comprised of hardstanding and therefore offers no opportunities for hedgehogs. Furthermore, the site is isolated from wider suitable habitats as a result of its densely urban location with the presence of physical barriers such as main roads and railway lines. As such the presence of hedgehogs has been discounted.
<i>Foreseen Impacts</i>	No impacts are anticipated on hedgehogs as a result of the proposed development.
<i>Recommendations</i>	None required. <u>Suggested Biodiversity Enhancements</u> The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

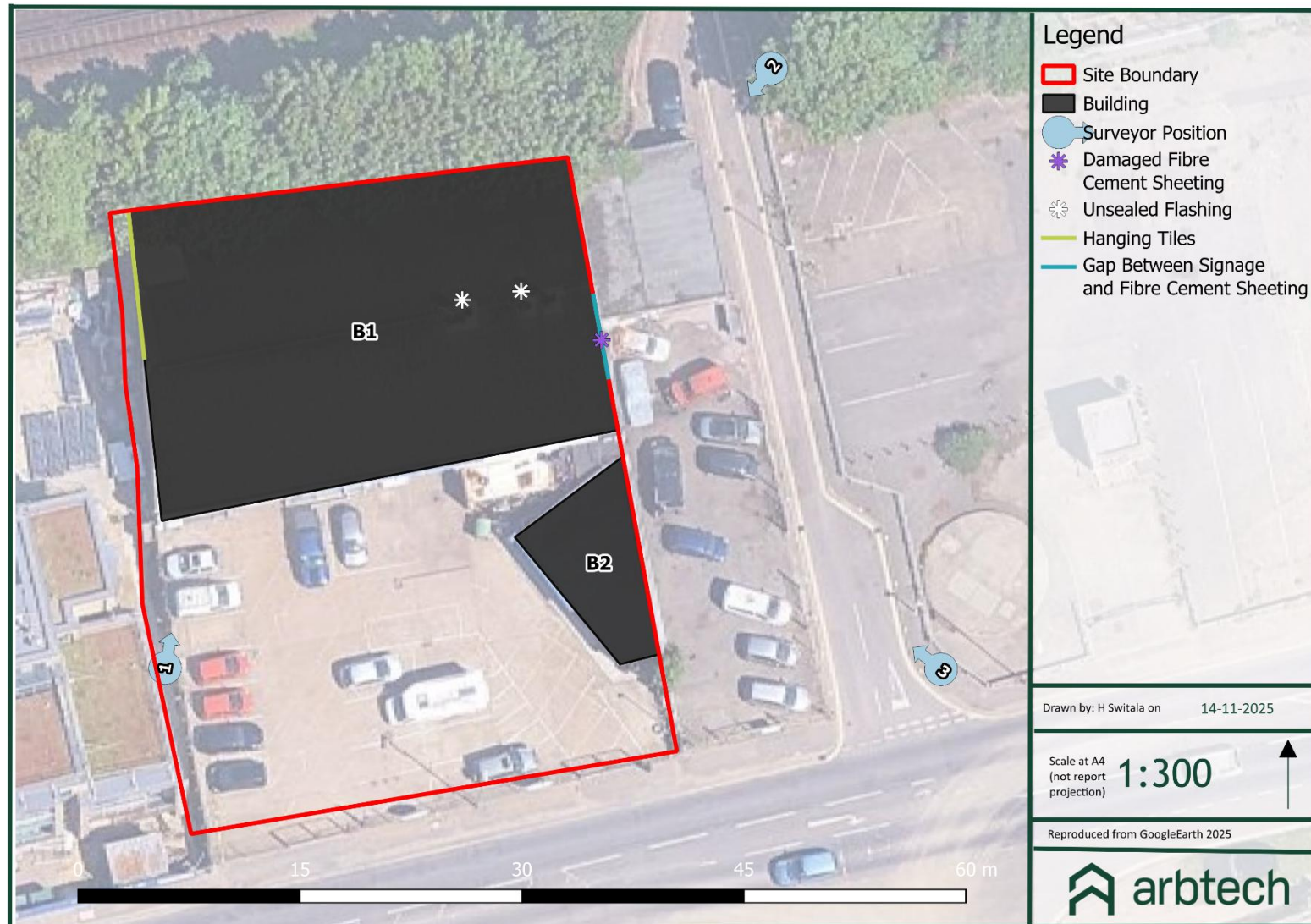
Appendix 1: Location Map



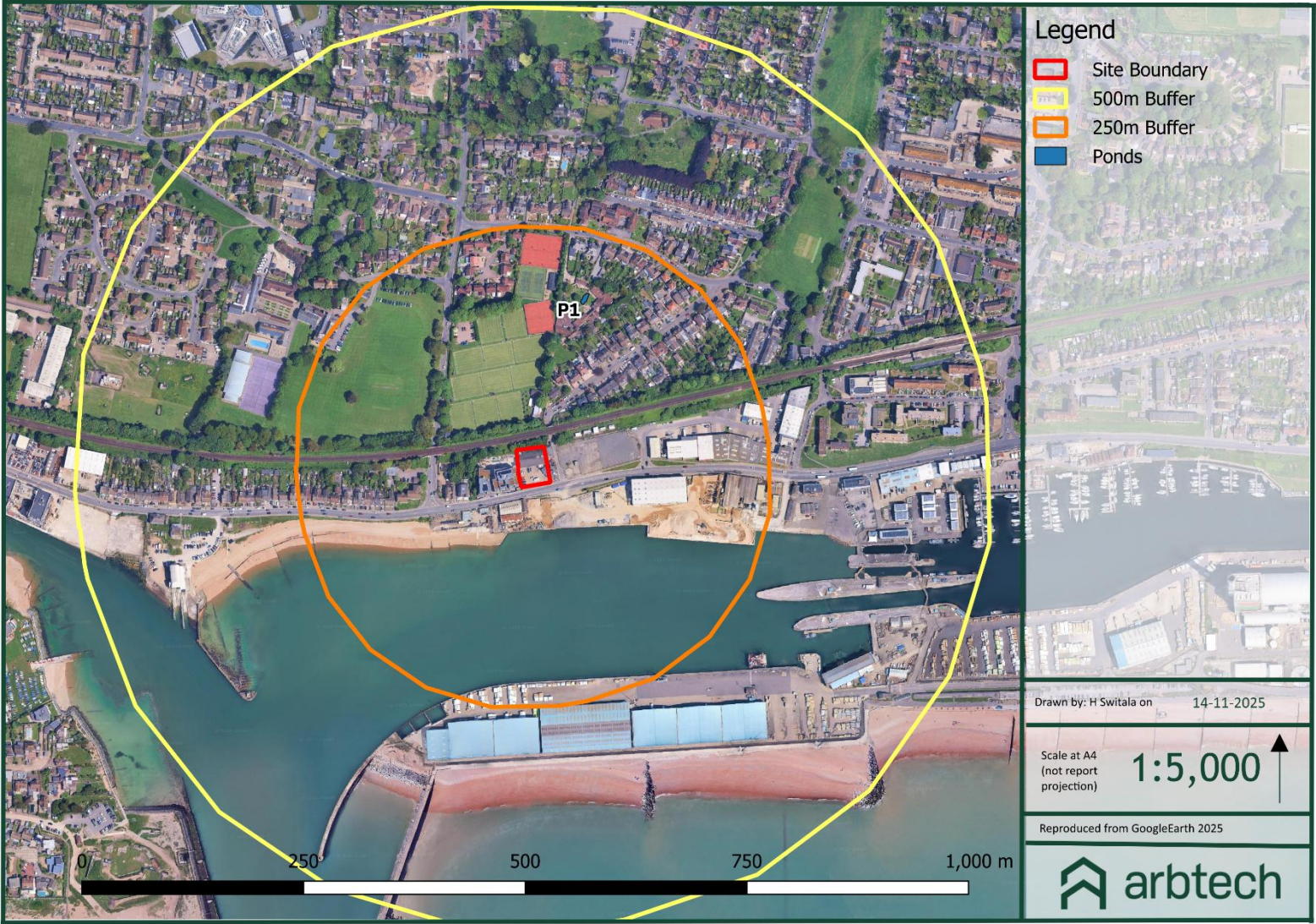
Appendix 2: Habitat Map



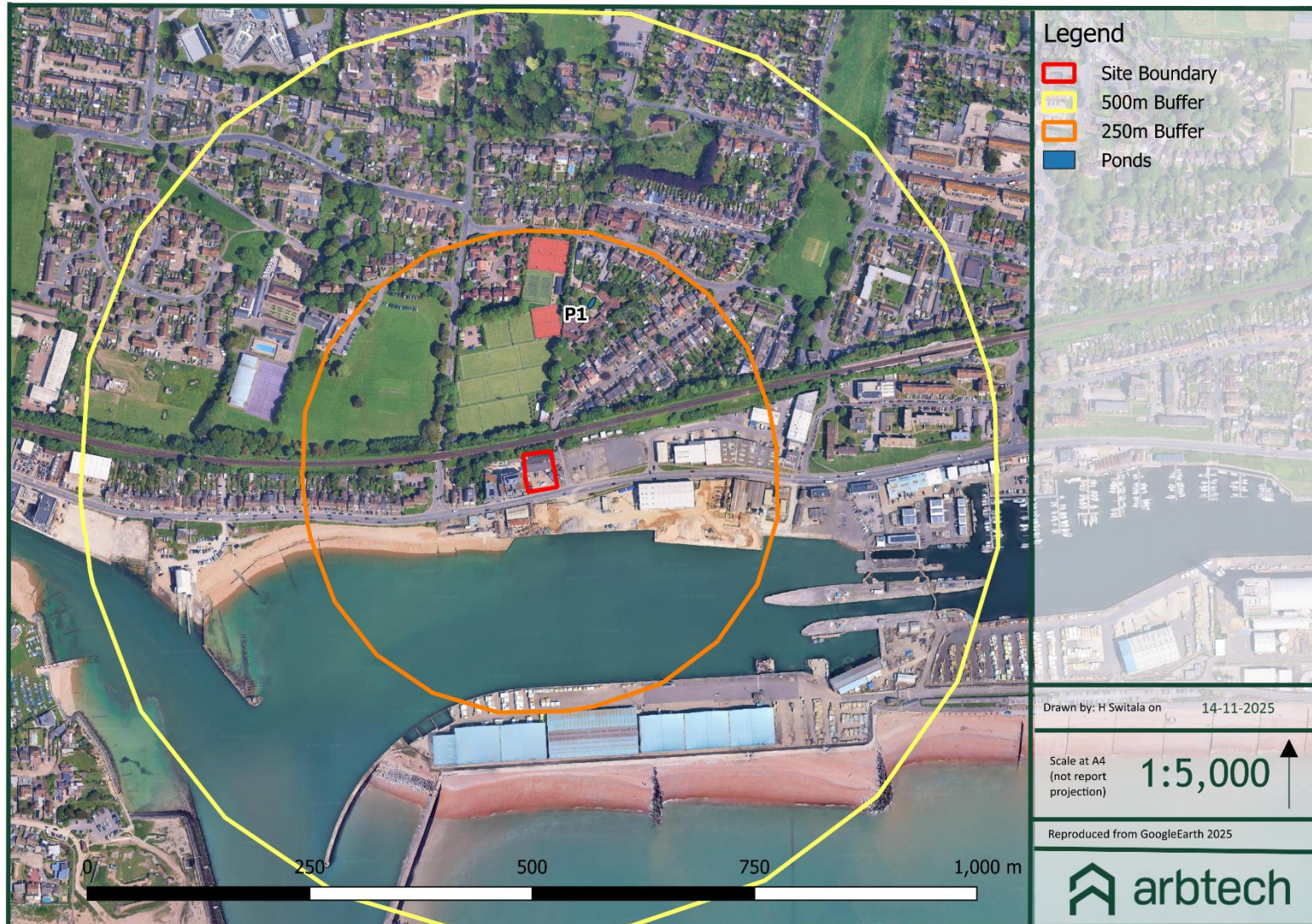
Appendix 3: BERS plan



Appendix 4: Ponds map



Appendix 4: Proposed plan



Appendix 5: Photos

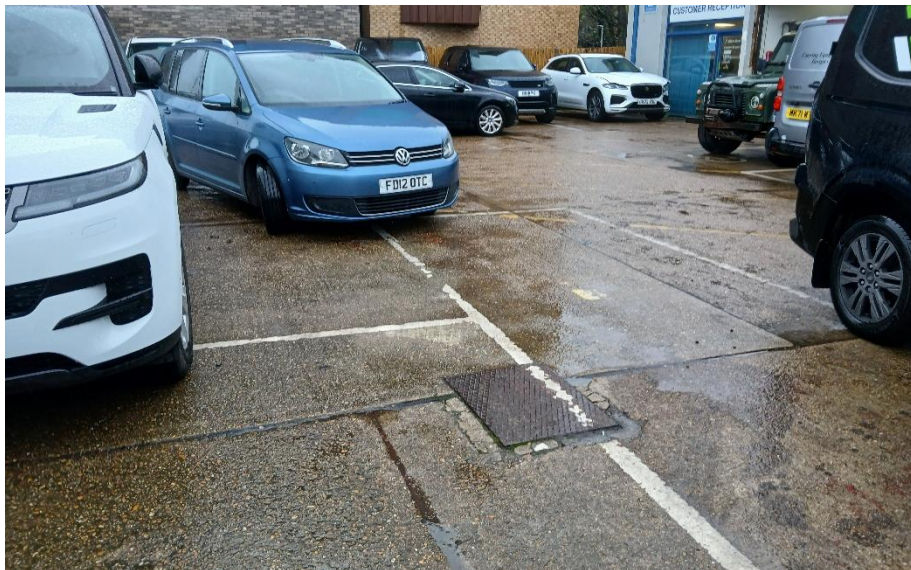


Figure 1. Sealed surfaces acting as parking spaces.



Figure 2. Active car garage.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Harry Switala, BSc (Hons), MSc, Consultant Ecologist	14/11/2025
Final	1.0	Harry Switala, BSc (Hons), MSc, Consultant Ecologist	14/11/2025