



Natasha Peskin and Nick Carter
37 Torton Hill Road
Arundel

c/o Mike Etchingham, Etchingham Architects

By email

3rd March 2026

Dear Natasha and Nick

Re: 37 Torton Hill Road – Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA)

Thank you for commissioning CC Ecology to undertake an ecological survey of your house which you propose to extend. We have completed a Preliminary Ecological Appraisal (PEA) including a Preliminary Roost Assessment (PRA) of the house and assessment of the likely impacts of the proposals. I am now writing to you to inform you of the results of the surveys, any ecological constraints to the proposals for the site and any recommendations for further ecological work and enhancements for biodiversity.

The approach taken within the ecological surveys are in line with guidance in The Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for the Ecological Impact Assessment in the United Kingdom (2018). All of the bat surveys have been carried out in line with the Bat Surveys: Good Practice Guidelines (BCT, 2024). In undertaking these surveys due regard has been paid to relevant Government Planning Policy (in particular the National Planning Policy Framework), conservation policy under the local planning system, legislation providing protection for sites and species of nature conservation priorities under UK and Hampshire Biodiversity Action Plans. Details of relevant legislation and policy are included within the attached **Annex 1**.

Outline of the Scheme

Two planning applications are proposed for submission, these include:

- A single storey side extension that joins the house to the existing garage on the ground floor. The garage will be converted into a storage area and playroom, and the new extension will

include a boot room and new WC. The roof of the new extension will be flat. A householder planning application will be submitted to cover these proposals.

- A single storey rear extension to include a dining area a snug. This will also have a flat roof. A prior approval application will be submitted to cover these proposals.

Figure 1 details the plans for each proposal.

Both proposals include the extension of the house on the ground floor; the new roofs will be single storey and won't affect the tile hanging or the main roof of the house. The existing garage will be modified and the existing single storey sunroom located to the rear will be demolished to facilitate the construction of these features. Both extensions will take place mainly on existing hardstanding. A small amount of vegetation clearance will be required for the rear extension.

Site Context and Zone of Influence

The Site, known as 37 Torton Hill Road is located on the southwestern side of Arundel, south of the A27 at Ordnance survey grid reference TQ00760655. The Site is located within a residential area of Arundel with the immediate surrounding landscape comprised largely of moderate density housing and properties of similar size, detached with large gardens. Beyond the boundaries of the town the landscape gives way to large areas of deciduous and ancient woodland to the northwest and water meadows to the southeast. The Site is located just outside of the South Downs National Park with the boundary running along the northwestern boundary of Arundel, approximately 140m from the Site.

The closest statutory designated nature conservation site is Arundel Park Site of Special Scientific Interest (SSSI) located approximately 1.25km to the northeast on the other side of Arundel. Arundel Park SSSI is an old deer park which contains a variety of habitats located on the upper chalk of the south downs. The site is important for its invertebrate assemblage and supports a diverse breeding bird community, as well as being important for overwintering birds.

The Site is located within the Impact Risk Zone (IRZ) for Arundel Park SSSI and , however restrictions on development in this area does not apply to householder applications.

In order to highlight the potential ecological effects of the proposed development, it is necessary to identify the area, known as the "Zone of Influence" (ZOI), within which activities associated with the sites proposals are likely to affect valued ecological features. The development of the Site will require modifications to the existing house. During the construction phase there is likely to be additional noise, light and dust. Given the small scale of the development the ZOI is only likely to extend to the site boundary and immediately adjacent land. Habitats on site that will be impacted upon may support protected species whose home ranges could extend further than the site boundary although none that would be associated with the protected sites as described within this report.

Habitats and Features

I visited 37 Torton Hill Road on 13 January 2026 in order to carry out a walkover survey of the site, including a Preliminary Roost Assessment (PRA) of the house. This survey involves the mapping of habitats within the site boundary and assessing habitats within the zone of influence of the development for their potential to support protected species. A description of the methodology involved is included in **Annex 2**.

Photos of the site and a more detailed description of the habitats are included in **Figure 2**.

37 Torton hill road is a detached property set within a large front and rear garden. A large concrete drive is present in front of the single garage. The front garden is mature with a central paved footpath to the front door, lawn either side and a large amount of dense ornamental shrub. The rear garden is mostly laid to lawn which is maintained by mowing. The boundaries are mature with a mixture of native and

ornamental shrub beds. Immediately to the rear of the house is a small, paved patio surrounded by low ornamental shrubs. To the north side of the property is a covered patio; the cover is constructed of clear polycarbonate. To the south of the property the lawn wraps around the house to the fence line and ornamental shrub border that encloses the rear garden.

37 Torton Hill Road is a detached brick-built property with three floors; the third floor is within the roof of the house and is lit by a single dormer window in the front and the rear roof of the house. The roof is pitched and hipped; and the hipped ends extend below the main roof line. The roof is clad with plain concrete/clay machine made roof tiles. The upper 50% of the house on the rear and the front of the property is clad with plain clay hanging tiles. Two chimneys are present within the roof. A small single storey, flat roof porch is present on the front elevation and a single storey conservatory to the rear which is constructed with a tiled mansard roof (part flat and part sloped). The garage is a brick built single storey structure with a flat roof.

Bats

A targeted PRA was carried out on 37 Torton Hill Road was carried out on 13 January 2026. The external features of the house were considered for their suitability to support roosting bats; particular attention was paid to the area where the new extensions will join to the existing building as this is where the proposals will impact. The roof of the main house will not be impacted upon, however this was inspected for completeness and to ensure appropriate advice is provided for any indirect impacts or for any future works to the roof of the house. Full methodology for undertaking the survey is included within **Annex 2**.

There are no loft voids within the garage building as this is flat. No access for bats was noted anywhere on the building which includes a small parapet wall around the outside and no eaves. The garage is considered to have **negligible** suitability for bats.

The single storey conservatory to the rear of the property has a part flat and part sloped roof which is clad with plain concrete tiles. No suitable access points for bats were noted on the external inspection of this part of the house. Internally a void is present above a suspended ceiling, however this is lit by a large light chute and has no crevices within. The single storey conservatory/sunroom is of **negligible** suitable for roosting bats.

The external inspection of the main house found a moderate number of gaps across the roof and under hanging tiles that have the potential to provide bats with access to roosting opportunities. Most of the gaps on the roof were located on the front elevation. Gaps were also noted under lifted lead flashing around the chimneys. Internally the roof of the house is mainly comprised of living space. A single bedroom and a cupboard is located on the top floor and a small loft space wraps around this which can be accessed through cupboard doors on the eastern and western ends of the bedroom. The loft space is boarded over joists and insulated with fibreglass between the joists. The insulation is very old and degraded. Wooden sarking board is present on the internal areas of the roof, and this was found to be tight and intact throughout the loft space.

No evidence of roosting bats was found during the external or internal inspection of the building. Rat and mouse evidence (droppings) was noted within the loft space; a dead squirrel was also present.

The main house is considered to have **moderate** suitability to support roosting bats with roosting opportunities mostly located within crevices under roof and hanging tiles. The loft space is considered to be sub-optimal for roosting bats due to its small size and limited accessibility for bats.

The current proposals for the Site, including both the side and rear single storey extensions are unlikely to impact on any features that have the potential to support roosting bats and therefore no further

surveys are required to inform either planning application. Both extensions are single storey and avoid any impacts on hanging tiles and the main roof of the house.

In the event that any proposals change to include works to the main roof, hanging tiles or chimneys I recommend that further advice be sought by a suitably experienced ecologist.

Nesting Birds

No evidence of nesting birds was found during the surveys. There is limited potential for birds to utilise the areas to be impacted upon for nesting, however they may utilise areas on the main house and vegetation within the garden.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). I understand that no landscaping is proposed for the property, however any management of boundary vegetation should be undertaken outside of the nesting bird season. If this is not possible, any cutting back of vegetation should be carried out carefully with hand tools and vigilance for bird nests should be employed; in the event that nesting birds are noted, work should stop and the advice of an ecologist sought.

Other Protected Species

The area to be impacted upon is small and the habitats do not have the potential to support any other protected or notable species.

Summary and Recommendations

Having completed a PEA/PRA of 37 Torton Hill Road none of the habitats within the Site boundary were considered to have any intrinsic nature conservation value, however, they are suitable for protected species.

37 Torton Hill Road as a whole is considered to have moderate suitability for roosting bats with potential roost features noted within the roof and hanging tiles on the main house. These areas will not be impacted upon by the proposed side and rear extensions. The garage and the existing rear conservatory/sunroom that will be directly impacted upon both have negligible suitability for roosting bats and therefore there are unlikely to be any impacts on bats or their roosts as a result of the proposals.

Any modification of the proposals to affect the main roof of the house and/or hanging tiles may require further survey to fully assess the Site for roosting bats, in line with best practice guidelines and to ensure compliance with the relevant legislation protecting bats and their roosts.

It is recommended that any maintenance of garden habitats is undertaken outside the nesting bird season.

The *National Planning Policy Framework (NPPF)* states that Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests'. It is likely that some basic mitigation/compensation and enhancement measures could be provided within the Site boundary. To enhance the Site for biodiversity I recommend the following:

- Enhancements to the garden such as the spreading of wildflower seed mix and leaving unmown borders;
- Installation of bird and bat boxes on buildings and trees;
- Planting of native fruiting shrubs.

I trust the advice within this letter is clear and helpful, but should you wish to discuss any of the issues raised in this letter further please do not hesitate to contact me.

Yours sincerely



Claire Clarke BSc (Hons) ACIEEM
Director and Principal Ecologist

Figure 1: Proposals



East Elevation



North Elevation

Scale 1:100



Extension & Alterations - 37 Torton Hill Road, Arundel

Householder Application

Client: Nick Carter & Natasha Peskin

Project: 37 Torton Hill Road, Arundel

Drawing: Proposed Elevations Sheet 1


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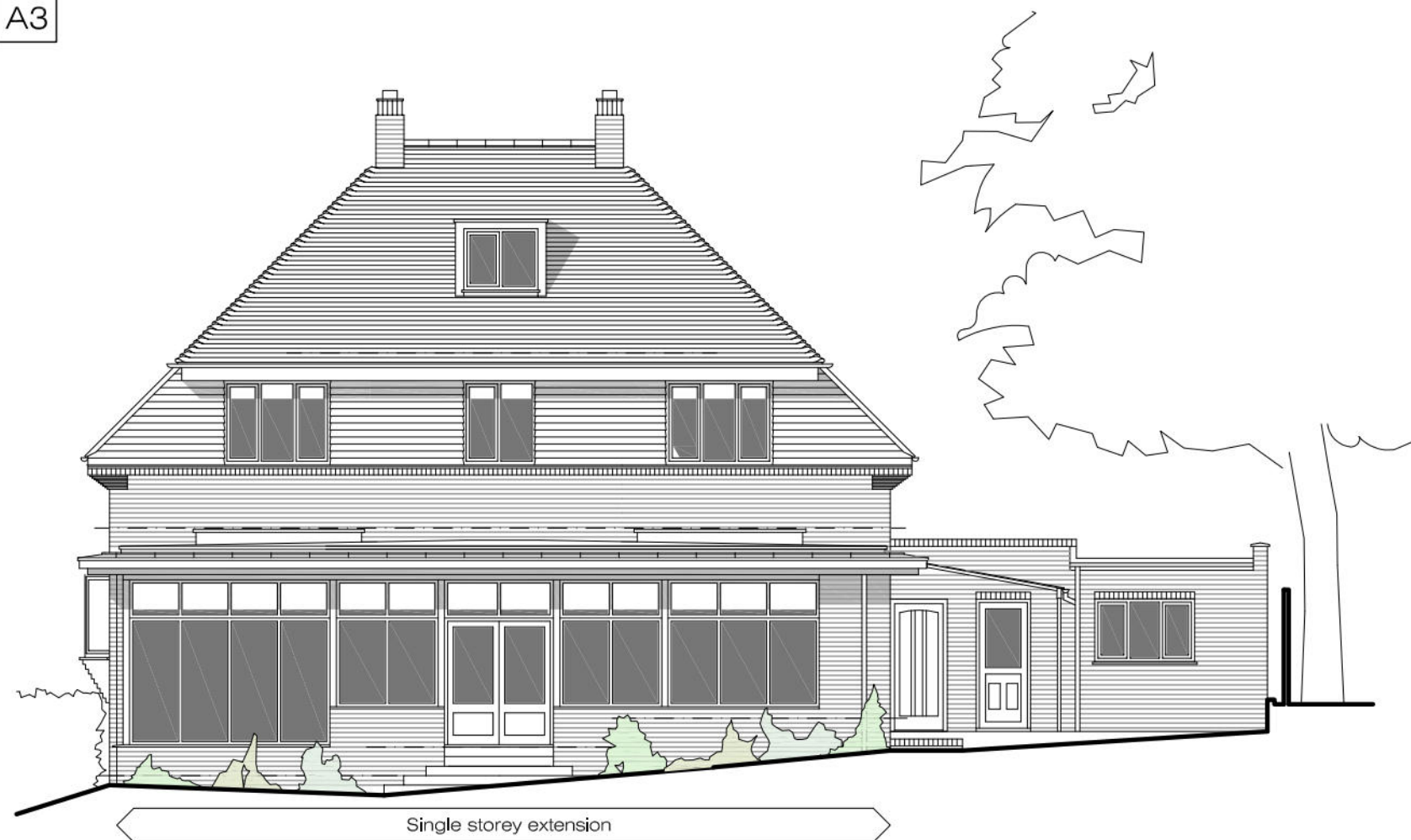
E: frontdesk@etchingham.ltd

Date: Feb 2026

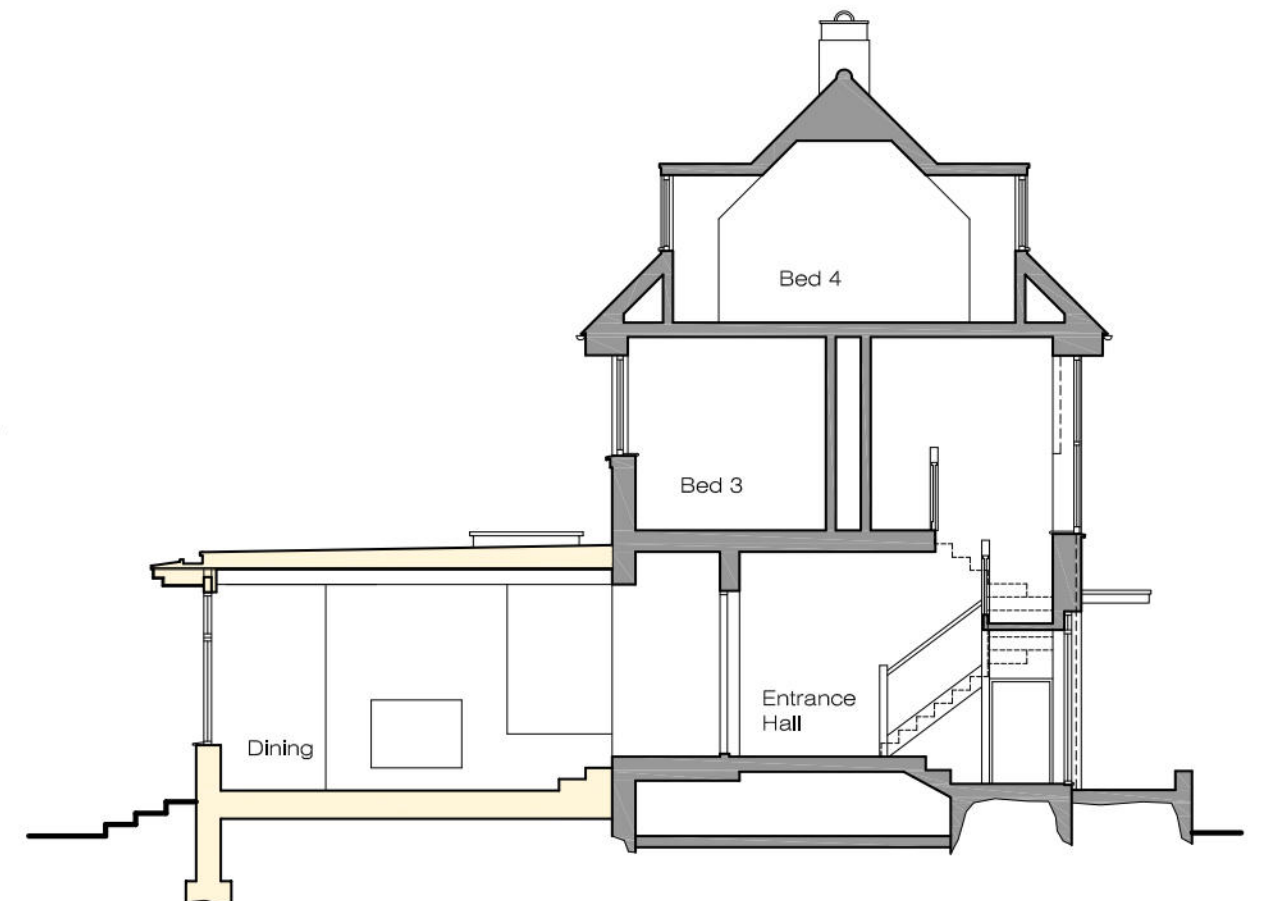
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EA139-13



East Elevation



Section



North Elevation

Extension & Alterations - 37 Torton Hill Road, Arundel

Scale 1:100



Prior Notification Works

Client: Nick Carter & Natasha Peskin
Project: 37 Torton Hill Road, Arundel
Drawing: Proposed Elevations Sheet 1



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West Elevation



South Elevation

Scale 1:100



Extension & Alterations - 37 Torton Hill Road, Arundel

Prior Notification Works

Client: Nick Carter & Natasha Peskin
Project: 37 Torton Hill Road, Arundel
Drawing: Proposed Elevations Sheet 2



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Figure 2: Habitats and Features



Front elevation of 37 Torton Hill Road. Single storey flat roofed garage with parapet roof. Mature front garden. Front elevation with upper 50% hanging tiles and dormer in the roof.



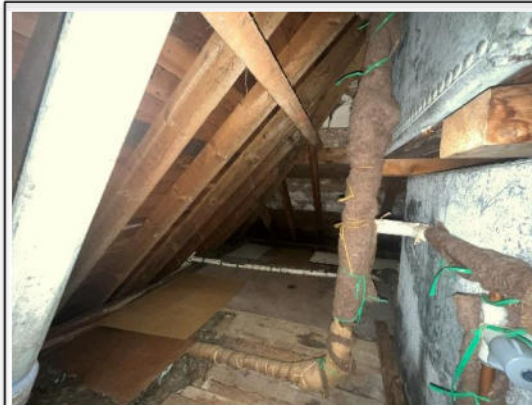
Rear elevation of the house showing the single storey conservatory/sunroom with a mansard roof (part flat/part sloped). Surrounding vegetation is mown lawn and small amounts of low ornamental scrub and creeper.



Rear elevation.



Loft space that wraps around the central bedroom in the main roof. Lined with wooden sarking boards.



Another area of the main loft.

LEGISLATION**THE ENVIRONMENT ACT 2021**

The Environment Act 2021 provides the primary framework for environmental governance in England following the UK's exit from the European Union. The Act introduces long-term statutory targets, creates new environmental oversight mechanisms, and sets legal requirements intended to protect, enhance, and restore the natural environment. Several provisions have direct implications for land development and ecological assessment.

Key provisions in the Act that are of relevance to biodiversity in planning include:

Biodiversity Net Gain (BNG) is now a statutory requirement for all new developments (with exceptions, including home improvements etc). The Act made provision for 10% biodiversity gain to become a condition of planning permission in England, through amendments to the Town and Country Planning Act 1990. The 10% biodiversity gain is measured through a biodiversity metric published by the Department of Environment and Rural Affairs (DEFRA) on behalf of the Secretary of State. BNG for development sites needs to be secured for a minimum of 30 years. Key requirements include the preparation of Biodiversity Gain Plan and often biodiversity enhancements are secured through a Habitat Management and Monitoring Plan (HMMP).

The Act also strengthens the biodiversity duty placed on public authorities through amendments to the Natural Environment and Rural Communities Act 2006 Section 40, requiring such authorities to not only conserve but also enhance biodiversity when exercising their functions. Public authorities will also be required to publish summary reports of actions taken under Section 40 at least every five years.

The Act provides the legal basis for the creation of Local Nature Recovery Strategies (LNRSs) for England (including specifying their content), and the preparation and publication of species conservation strategies and protected sites strategies.

The Act also created a new legal vehicle known as a 'Conservation Covenant' which is a voluntary, legally binding private agreement between landowners and responsible bodies (the latter designated by the Secretary of State) which conserve the natural or heritage features of the land, enabling long-term conservation. Conservation Covenants are designed to 'run with the land' when it is sold or passed on and are intended to become a primary mechanism for the delivery of Biodiversity Net Gain (BNG).

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted

after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

WILDLIFE AND COUNTRYSIDE ACT 1981 (as amended)

The Wildlife and Countryside Act 1981 is the principle piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

The Countryside and Rights of Way (CROW) Act 2000 adds to the protection afforded in the WCA to SSSI's and other important sites for nature conservation. In addition, under the Act it became a criminal offence to "recklessly disturb" Schedule 1 nesting birds and species protected under Schedule 5 of the Wildlife and Countryside Act. It also enabled heavier penalties on the conviction of wildlife offences.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40) of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

Section 41 (S41) of the Act requires the Secretary of State to publish a list of all habitats and species that are of Principal Importance for the conservation of biodiversity in England. This was published in 2007. Public authorities have a duty to give specific consideration to the S41 List when exercising their functions and therefore consideration of species and habitats of principal importance will be exercised through the planning process.

PLANNING POLICY

NATIONAL LEVEL - THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Section 11 of the NPPF provides guidance on conserving and enhancing the natural environment through the planning system. This guidance replaces *Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation*. Section 11 of the NPPF specifies that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

To minimize impacts on biodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife

corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;

- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve and enhance biodiversity should be permitted
- opportunities to incorporate biodiversity in and around developments should be encouraged
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - Listed or proposed Ramsar sites; and
 - Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

GOVERNMENT CIRCULAR 06/05: BIODIVERSITY AND GEOLOGICAL CONSERVATION

The Government Circular 06/05 provide guidance on the application of the law relating to planning and nature conservation. It was originally produced to accompany PPS9, and although some of the information contained within it is now out of date, paragraphs 98 and 99 of the document remain relevant.

Paragraph 98 states that *“the presence of protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitats”*

Paragraph 99 states that *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted”*

REGIONAL PLANNING POLICY

The Regional Spatial Strategy (RSS) for the south east (known as the South East Plan) sets out the long term spatial planning strategy for the region. The South East Plan was however revoked in March 2013 and as such guidance in the NPPF provides the strategic framework for land use planning in Surrey, together with local plans.

LOCAL PLANNING POLICY

37 Torton Hill Road is located within the Arun District. Local planning policy is set out in the Arun Local Plan 2011–2031, which forms part of the statutory Development Plan. The Plan requires development proposals to protect, conserve and enhance the natural environment, apply the mitigation hierarchy, and secure measurable biodiversity net gain in accordance with national policy and legislation.

Key ecology-related policies include:

ENV SP1 – Natural Environment

Requires development to protect and enhance biodiversity, geodiversity and landscape character, ensuring that ecological assets are conserved and opportunities for enhancement are incorporated within proposals.

ENV DM1 – Designated Sites of Biodiversity or Geological Importance

Affords protection to internationally, nationally and locally designated sites (including SSSIs, Local Wildlife Sites and Local Nature Reserves). Development likely to adversely affect such sites will only be permitted where impacts can be avoided or appropriately mitigated.

ENV DM3 – Biodiversity Opportunity Areas

Within identified Biodiversity Opportunity Areas, proposals must have regard to their ecological significance, minimise habitat fragmentation, and contribute positively to habitat restoration and ecological network connectivity.

ENV DM4 – Protection of Trees

Seeks the retention and protection of trees, woodland and hedgerows of amenity, biodiversity or historic value, with appropriate mitigation and replacement planting where loss is unavoidable.

ENV DM5 – Development and Biodiversity

Requires development to demonstrate protection of priority habitats and species, application of the mitigation hierarchy, and delivery of measurable biodiversity net gain. Ecological information proportionate to the scale and potential impacts of development must accompany planning applications.

Together, these policies ensure that development within Arun District avoids harm to ecological receptors, maintains ecological networks, and delivers biodiversity enhancements alongside appropriate mitigation and compensation where required.

PRELIMINARY ECOLOGICAL APPRAISAL METHODOLOGY

Introduction

A Preliminary Ecological Appraisal aims to:

- Highlight any features of particular ecological value;
- Identify potential impacts to ecology as a result of the proposals;
- Identify any issues that may have legal or planning policy implications, such as the presence of protected or notable species;
- Identify any features that have the potential to significantly constrain future development proposals;
- Make recommendations for any further ecological work (such as targeted protected species surveys) that might be required to fully assess the value of the site and the likely impacts; and
- To recommend measures that could be undertaken to enhance biodiversity or to mitigate adverse impacts.

Desk Study

Prior to undertaking the walk over survey a desk study was carried out in order to gather information on the existing biodiversity of the site and the surrounding area. Internet sources such as the Multi-agency Geographic Information for the Countryside (MAGIC) and the National Biodiversity Network (NBN) were consulted for contextual information on wildlife sites and records of protected species within vicinity to the site.

Fieldwork Methodology

Within the site boundary the main land use, habitat types and specific features were mapped and described. Vegetation communities and plant species were recorded. Consideration was given for the presence of protected species through a combination of searching for evidence and noting the potential for protected species to be using various habitats within the site boundary and the zone of influence.

Badgers

The habitat within and immediately adjacent to the site boundary was considered for its potential to support badgers both for foraging and the presence of setts. The site was also searched for evidence of badgers such as holes, dung piles, snuffle holes, mammal tracks and hairs.

Bats

During the survey features such as buildings and trees were assessed for their potential to support roosting bats. Where possible an inspection of potential roost features was undertaken. The garage was inspected both internally and externally for evidence that bats may be using or have previously used the building for roosting. Such evidence may include:

- The presence of bats;
- Bat droppings on surfaces inside and on the external fabric of the building; or
- Staining or scratch marks.

Potential roosting opportunities were also noted and an assessment made on the building potential to support bats. A ladder was used to inspect the tiles on the roof to search for any evidence of bats or access/egress points and roosting opportunities.

A survey of the trees noted any potential roost opportunities such as woodpecker holes, peeling bark, splits and cracks.

Inspection of potential roosting opportunities on both the building and trees was undertaken using close focusing binoculars and a bright torch to search cavities.

An assessment of the surrounding habitats was made of potential bat foraging habitat.

Reptiles

The habitats were assessed for their suitability to support species of reptile. Habitats with the potential to support reptiles such as rough grassland, log piles, compost heaps, scrub, banks, burrows, water bodies etc were noted and mapped.

Amphibians

Consideration was given to the presence of habitats with the potential to support species of amphibians. Habitats with the potential to support amphibians include ponds, ditches, woodland, scrub etc.

Birds

The suitability of the habitats was assessed for their potential to support nesting birds. Any birds seen whilst carrying out the survey were recorded.

Dormouse

The suitability of habitats within the site boundary and the zone of influence for supporting dormice was recorded during the survey. Woodland and hedgerows were assessed, in particular the presence of hazel, oak and fruit bearing species was noted. In addition aerial maps were consulted to assess the connectivity of the habitats present.

Invertebrates

Habitats and features likely to support notable species of invertebrate were recorded for example woodland, dead wood, herb rich grasslands etc.