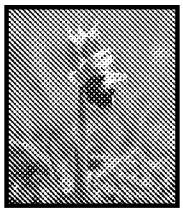

LINDSAY CARRINGTON ECOLOGICAL SERVICES LTD
The Old Squash Court, Rempstone Hall, Rempstone,
Corfe Castle, Wareham, Dorset BH20 5JQ
[redacted]

Mark Thackeray,
Walsingham Planning,
Bourne House,
Cores End Road,
Bourne End,
Bucks,
SL8 5AR

11th March 2014

RE: Ecological walkover of Premier Inn site at Roundstone Lane, Littlehampton

Dear Mark,

Thank you for instructing us to undertake an ecological walkover of the Premier Inn site at Roundstone Lane, Littlehampton, to ascertain whether the site is suitable for protected species and to identify any survey work that may be required for future planning proposals.

The aim of an ecological walkover is to identify habitat types that may be suitable for protected species. In addition, buildings are appraised for obvious features such as roof voids or hanging tiles that provide potential roosting features for protected species, such as bats. The walkover survey is not comprehensive survey of all habitats and features on site but rather a method of identifying potential ecological issues at the early stages of planning. The survey results for this Premier Inn site is detailed below. A biodiversity checklist, required by the local planning authority, has been completed for the site and is included in Appendix I.

Bats

- The site at Littlehampton contains a two storey hipped roofed building. The roof appears to have slate tiling with concrete ridge tiles. Clay hanging tiles are present on the upper storey and a section of wooden cladding is present on the southern aspect. This wooden cladding extends from the ground floor to the roof. Gaps were noted in the hanging tiles and wooden cladding.

The roof tiles, roof voids, hanging tiles and wooden cladding on this building provide potential roosting opportunities for bats. The current proposals for the site include constructing an extension linked to the main building by a corridor. A phase 1 bat survey is recommended as the corridor is likely affect the front of the existing main building.

Birds

- The site has introduced scattered shrubs on the eastern and southern boundaries. One pine (*Pinus sp*) tree is present in the eastern boundary.

  The introduced shrub boundaries and trees on site provide potential nesting opportunities for birds, particularly in the southwest corner of the site. The current proposals include the removal of the introduced shrubs along most of the southern boundary and parts of the eastern boundary. Should these features be removed during bird nesting season (March – August), a pre-works inspection of the site by a suitably experienced ecologist should be undertaken.

Additional buildings

- The current proposals include the clearance of land on two adjacent properties south of the hotel site. The buildings on these properties would be demolished and the amenity grassland cleared to make room for part of the extension and associated parking.

  As these properties have not been subject to an ecological walkover, it is recommended that a extended phase 1 habitat survey, including a phase 1 bat survey, are undertaken on these properties.

If you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Richard Bates BSc (Hons) GradCIEEM
Assistant Ecologist

APPENDIX I: Biodiversity checklist

ARUN DISTRICT COUNCIL

BIODIVERSITY CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at: http://www.

Site Address/Application Reference Number: Littlehampton, BN16 1RS

Bats	*YES*	*NO*
Has the site been surveyed for bats?	☐	☑
Are there any structures on site which have the potential to support roosting bats?	☑	☐

Structures with high potential include: all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from: www.naturalengland.org.uk/Images/Bat%20field1_tcm6-21717.pdf

Are there any trees on the site which have the potential to support roosting bats?*	☐	☑

Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, foraging and commuting routes should be incorporated into the design of the scheme Further guidance can be found in 'Bat Surveys: Good Practice Guidelines'

Barn Owls	*YES*	*NO*
Has the site been surveyed for barn owls?*	☐	☑
Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?*	☐	☑

Barn owls often nest in farm buildings, dovecotes, bale stacks, hollow trees and a wide variety of derelict buildings. Barn owls require habitat which supports high number of small mammals including pasture, hedgerows and woodland. Further information can be found in 'Barn Owls On Site: A guide for developers' available at: www.naturalengland.org.uk/Images/barnowl-gpa_tcm6-12655.pdf

Breeding birds	*YES*	*NO*
Has the site been surveyed for breeding birds?*	☐	☑
Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?*	☑	☐

If 'Yes' then mitigation measures to ensure occupied nests are protected should be included with the application.

Badgers	*YES*	*NO*
Has the site been surveyed for badgers?*	☐	☑
Is there any evidence of badgers on or near the application site?*	☐	☑
Are badgers commuting through the site to foraging areas?*	☐	☑

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in 'Badgers and Development' available at: http://naturalengland.etraderstores.com/NaturalEnglandShop/NE75

	YES	NO
Dormice		
Has the site been surveyed for dormice?*	☐	☑
Is there suitable habitat for dormice on, or close to the application site?*	☐	☑

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse scrub, heathland and alder trees in reedbeds. Further information can be found in The Dormouse Conservation Handbook available at:
http://naturalengland.etraderstores.com/NaturalEnglandShop/IN29

	YES	NO
Great crested newts		
Has the site been surveyed for great crested newts?*	☐	☑
Is there suitable habitat for great crested newts on, or close to the application site?*	☐	☑

Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from:
http://naturalengland.etraderstores.com/NaturalEnglandShop/Newt1

and the Great Crested Newt Conservation Handbook available from:www.froglife.org/animals/greatcrestednewt.htm

	YES	NO
Reptiles		
Has the site been surveyed for reptiles?*	☐	☑
Is there suitable habitat on the site for reptiles?*	☐	☑

Reptiles use a variety of habitats including rough grassland, heathland, allotments, scrub, brownfield sites, field margins and abandoned gardens. Further information can be found in 'at

www.naturalengland.org.uk/ourwork/regulation/wildlife/advice/advicevisitlists.aspxfarmlistbians.