

Preliminary Ecological Appraisal

Survey site:

Land at Flint Acre, Littlehampton, Arun BN17 7PN

Client:

Ms. Anie Mascrene

Survey date:

15th May 2026

Project:

This report is prepared to inform a planning application submitted to Arun District Council. The proposal is described as:
The construction of a house

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

The site survey was undertaken by Craig Williams BSc, MSc, DIC, MRSB (Natural England Protected Species Licence Numbers: [Bats] (2025-86119-CL18-BAT, [Great Crested Newts] (2015-16682-CLS-CLS), [Barn Owls] (CL29/00097)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
29/05/2026	15	61	30	19	None

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 habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and in photos appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings (UKHab codes used)	The survey site is centred on National Grid Reference TQ 0353 0384 and has an area of approximately 0.0926ha. The site consists of a small area of grass, ruderal herb and trees on the northern edge of Littlehampton. Houses and gardens are found to west and south, beyond a trainline passing ~50m away. To the north of the site is a storage yard, and to the east is a large area of partially cleared/rough ground soon to be a housing development. Two ponds are known to the north ~175 and ~200m away. A previous Preliminary Ecological Appraisal (PEA) with environmental DNA for great crested newts (eDNA) was known to have been carried out on site in 2023 by Arbtech Consulting Ltd.

	<u>Site Habitat descriptions</u> <u>Other neutral grass [g3c]</u> Rough grassland covers the majority of the survey site. The grassed parcel is dominated by Yorkshire fog, indicating neutral conditions. Meadow foxtail is abundant and soft brome is frequent. Forbs include occasional cleavers, common knapweed, meadow buttercup, broad leaved dock, hedge bindweed along the northern boundary fence and bramble stems within the grass. Cut leaved cranesbill, ground ivy, and common vetch are all found. A small area of bamboo is growing in the far north-eastern corner. Stinging nettle and thistle are abundant towards the south alongside curled dock. Aucuba shrubs and sumac are found in a small stand in the east of the site with nearby birch saplings and small elder shrubs. Outside the western fence is a mown area where ribwort plantain and wall barley dominate. The grass on site is considered to be other natural grass, as although relatively species poor it has >20% cover of broadleaved herbs and sedges, one or more abundant non-agricultural grass, and cover of rye grasses and white clover less than 30% coverage. It would be score 'poor' for condition however based failing criterion A due to a high ruderal component, criterion B for heterogeneity, criterion D for bramble cover above 5% across the site, criterion E for combined cover of ruderal species/damaged ground and criterion F for non-ruderal species diversity. It would pass criterion C for total amount of bare ground. <u>Ruderal or ephemeral [81]</u>
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	Along the southern boundary, ruderal herb becomes the dominant habitat type and is dominated by ruderal plants with dominant stinging nettle and creeping thistle alongside curled dock. This habitat spreads offsite into third party land along the adjacent road. It would fail condition criteria A for having a homogeneous stand and B for plan species/forage diversity, passing C for less than 5% detrimental species for a moderate condition overall. <u>Scattered trees [32]</u> Six scattered trees are found in the east of the site, with two hawthorn and three hazel. All were small size (diameter at breast height between 7.5cm and 30cm inclusive). None had any features of internal roosting value. They attain a moderate condition score due to a lack of deadwood or rooting features.
<i>Foreseen Impacts</i>	The habitats on site are widespread and not notable. No direct impact on adjacent or nearby habitats off site is foreseen from their removal.
<i>Recommendations</i>	<u>Biodiversity Net Gain</u> If a new planning application is submitted, a biodiversity net gain (BNG) will be required for the proposed development as considerably more than 25m² of habitat with non-zero value will be removed. The project is also not a self or custom build, or a householder application which are other exemptions. The BNG will show the baseline habitat value for the site, and any net losses in area or linear habitat (no watercourse habitat present in the baseline) would need compensation for either on site, off-site using habitat units, or as a last resort, statutory credits following the BNG hierarchy.

	Whichever method (or combination) is chosen for the compensation, biodiversity Gain Plan (BGP) will be required after planning approval. This must include: a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat b) the pre-development biodiversity value of the onsite habitat, c) the post-development biodiversity value of the onsite habitat, d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development, e) any biodiversity credits purchased for the development. ➤ The management and monitoring of any significant habitat to the appropriate condition either on site will need to be accompanied by a Habitat Management and Monitoring Plan (HMMP) secured for at least 30 years - linked to the application through a planning obligation in Section 106 (S106) agreement.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	The site is not subject to any statutory or known non-statutory designation, and known are known close by.
<i>Foreseen Impacts</i>	No direct impacts on any designated statutory or non-statutory site are foreseen from the development proposals either through construction or operation. Increased recreational activity or traffic may impact the National Network Sites (SAC and Ramsar).
<i>Recommendations</i>	No further surveys recommended.
Invasive / Non-native species	

<i>Summary of Survey Findings</i>	No problematic invasive or non-native species recorded on site, aside from small amounts of bamboo growing in the north-eastern corner.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant. The bamboo should be eradicated during the works.
Invertebrates	
<i>Summary of Survey Findings</i>	No significant habitat for protected or notable invertebrates is found on site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Bats	
<i>Summary of Survey Findings</i>	Despite there being three previous bat licences granted within 1km of the site, no bat roosting features were observed within the site itself, although they could forage along the site boundaries.
<i>Foreseen Impacts</i>	None foreseen on roosting bats from the proposals. Increased spill on the retained habitats and boundaries may disrupt commuting/foraging bats.
<i>Recommendations</i>	<u>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/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released

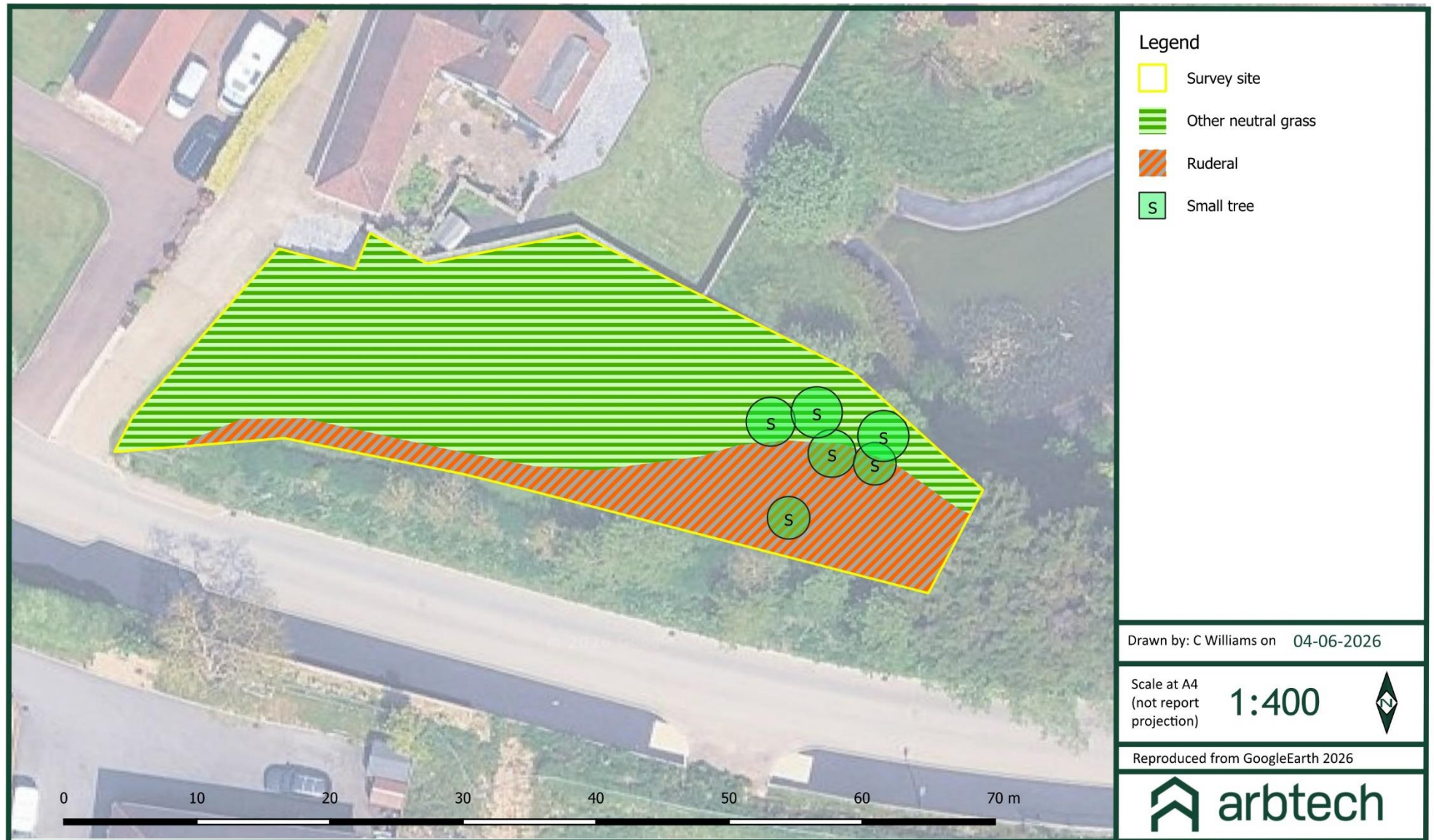
	This should aim to retain the habitat boundaries in darkness as currently occurs. <u>Enhancement</u> Enhancements (bat habitat features e.g. boxes) should be planned into the site on retained trees or proposed buildings in dark areas, and formalised in an ecological mitigation, enhancement and management plan.
Birds	
<i>Summary of Survey Findings</i>	Birds could nest across the site, in the small trees. No habitat for schedule 1 bird nesting was observed.
<i>Foreseen Impacts</i>	Nesting birds may be impacted when trees are removed for the proposal, mainly in the east of the site.
<i>Recommendations</i>	<u>Standing advice for nesting birds:</u> Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building and vegetation should be undertaken immediately prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests 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>Enhancement</u> A range of different bird boxes could be installed on retained trees/new buildings as part of the ecological mitigation, enhancement and management plan.

Reptiles	
<i>Summary of Survey Findings</i>	The survey site comprises a small area of grass and ruderal habitat, which could be of use to low numbers of reptiles as cover or foraging habitat, although the site is likely not large enough to support a population of any species.
<i>Foreseen Impacts</i>	The proposal could injure or kill reptiles without mitigation.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be trimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Amphibians	
<i>Summary of Survey Findings</i>	The previously close by pond within 10m of the site boundary is no longer present, although it tested negative for great crested newt DNA in 2023. Two other ponds are known within 200m to the north of the site. No previous great crested newt licences are recorded nearby (within 2km). Although the small site presents good terrestrial habitat for overwintering amphibians, no aquatic habitat is present on site or close by (on the near side of commuting barriers such as large areas of bare ground,

	fences, roads etc). As such habitat is critical for their lifecycle, no amphibians are likely to be present within the survey area at any time of year. No historic newt EPSL or survey returns are known in the vicinity from magic.defra.gov.uk .
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	None recommended.
Badger	
<i>Summary of Survey Findings</i>	No badger evidence seen on site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	Basic precautionary mitigation during works is recommended: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified within 30m during construction, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on site or adjacent. No field signs e.g. of otters or water voles were observed. No EPSLs for riparian mammals are known in the local area.
<i>Foreseen Impacts</i>	None foreseen from the proposal
<i>Recommendations</i>	No further surveys are required.

Hazel dormouse	
<i>Summary of Survey Findings</i>	No dormouse presence is known in the locality, and the site habitat lacks consistent forage plants for the species.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	Hedgehogs and other small mammals may be found in the ruderal herb and shrub areas on site.
<i>Foreseen Impacts</i>	Hedgehogs may be killed or injured without mitigation.
<i>Recommendations</i>	No further surveys are required. The badger mitigation above will also protect other small mammals. Extra care should be taken if clearing the site over winter, ensure to check leaf/log piles for hibernating hedgehogs. If present an animal rescue service should be contacted. <u>Enhancement</u> Hedgehog houses could be installed around the site as part of the ecological mitigation, enhancement and management plan.

Appendix 1: Survey/Habitat map



Appendix 2: Location map



Proposed side elevation (south-east)

Proposed timber posts to form front porch area
Solid timber double doors
Latched double doors to cycle store
Approximate ground floor level

Proposed Site Layout / Ground Floor Plan (scale 1:100)

Site Boundary line
Proposed driveway area
Existing trees
Proposed new trees (Sydney Alder pseudotsugans) to 20m in where existing dead tree is positioned
Proposed new trees (Sydney Alder pseudotsugans) to 20m in where existing dead tree is positioned
Outline of existing trees
New Amelanchier Alabastrum hill tree standard max height 10m (white / pink flowers)
Palm tree Chamaedorea elegans (architectural feature)
Bamboo evergreen shrub (architectural feature)

Proposed dwelling footprint 148.95sq m including garage + stores = 30.35sq m giving a total of 179.30sq m

Proposed first floor footprint 135.55sq m

Giving a total residential floor area = 249.25sq m plus 30.35sq m of garage / bin / cycle store floor area.

PROPERTY MEASUREMENTS:

Ground floor level:

Kitchen / breakfast area = 11.00sq m
Utility room = 4.25sq m
Kitchen island = 3.30sq m
Living room area = 33.75sq m
Dining room area = 14.45sq m
Breakfast room = 3.00sq m
Guest bedroom 1 / full disabled access with wet room en-suite, dressing room and French doors leading onto garden. All doors are to be 2m wide to allow wheelchair access. Optional use as home office suite
En-suite to guest bedroom = 3.10sq m
Garage area (over sized single) 28.80sq m
Ground floor storage space dining cupboard space = 0.80sq m, Hallway cupboard = 0.28sq m, under stair cupboard = 1.85sq m
Cycle store = 2.40sq m
Bin / recycling bin store = 2.40sq m

First floor level:

Bedroom 1 = 21.85sq m with an area above 1500mm high = 19.75sq m (en-suite to bedroom 1) = 5.35sq m
Dressing area bedroom 1 1.10sq m
Bedroom 2 = 21.40sq m with an area above 1500mm high = 21.40sq m
En-suite to bedroom 2 = 2.40sq m
Cupboard storage to bedroom 2 = 3.00sq m
Bedroom 3 = 21.25sq m
Dressing area bedroom 3 = 3.10sq m
Home office / games room = 10.10sq m
Family bathroom = 6.20sq m

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Appendix 4: Photos



Photo 1: Looking north-east at the site from the road.



Photo 2: Looking east across the site



Photo 3: Looking west across the site



Photo 4: Looking west at the trees in the east of the site

Legal

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Version control			
Status	Issue	Name	Date
Final	1.0	Craig Williams BSC (Hons), MSc, DIC, MRSB, Technical Manager (Ecology)	04/06/2026