

12674: Premier Inn, Old Waitrose Site, Littlehampton

Cumming Group

Biodiversity Enhancement Layout

Version	Created By	Reviewed By	Date
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Table of Contents

1. Introduction	2
2. Biodiversity Enhancements	3
3. Summary and Conclusions	4

Plans

PLAN ECO1	Site Location and Ecological Designations
PLAN ECO2	Biodiversity Enhancements

APPENDIX 1	Landscape Proposals
APPENDIX 2	Suitable Examples of Bat Bricks/Boxes
APPENDIX 3	Suitable Examples of Swift Bricks

1. Introduction

1.1. Background

- 1.1.1. Ecology Solutions was commissioned in December 2025 by Cumming Group to complete a Biodiversity Enhancement Layout (BEL) for the site known as 'Premier Inn, Old Waitrose Site, Littlehampton' (see Plan ECO1), hereafter referred to as the 'site'.
- 1.1.2. Ecology Solutions has previously undertaken a suite of ecological surveys at the site and produced both an Ecological Assessment (dated July 2025)¹ and Biodiversity Net Gain (BNG) Report (dated April 2025)². These reports are referenced below where appropriate and should be read in conjunction with this document.
- 1.1.3. Ecology Solutions was instructed to complete a BEL to discharge Condition 13 , which states:
- 1.1.4. *"13) Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the "Ecological Assessment" by Ecology Solutions (V3, 03/07/25). This shall also include the placement of 6 swift bricks within the building and the use of pollinator planting in the external landscaped planters. The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter."*

1.2. Site Characteristics and Proposals

- 1.2.1. The site is approximately 0.56ha in size located in Littlehampton, approximately 10km west of Worthing. The site consists primarily of hand standing and a former retail unit. With the only vegetation present being a large ornamental planter located in the west of the site.
- 1.2.2. The current proposals for the site include the construction of a new Premier Inn hotel with associated infrastructure and green space. The proposals for the development can be seen at Appendix 1.

1.3. Purpose of this Report

- 1.3.1. This report is prepared to address the requirement for an BEL as part of the planning permission for the site. This report provides details of the proposed biodiversity enhancement measures proposed for fauna within the site along with their locations. These enhancements were suggested within the Ecological Assessment submitted to Arun District Council in July 2025. By following these measures, the development will be in line with all relevant legislative and planning policy requirements.

¹ Ecology Solutions (July 2025) *Ecological Assessment*. Document reference: EcoAss.12674.v3

² Ecology Solutions (May 2025) *Update Biodiversity Net Gain Report*. Document reference: 12674.BNG Report.v2

2. Biodiversity Enhancements

- 2.1. Enhancements are proposed within the site for bats, nesting birds and invertebrates. The location of these can be seen on Plan ECO2.

2.2. Bats

- 2.2.1. As an enhancement for roosting bats within the local area, a total of three integrated bat boxes/bricks are proposed within the site as part of the development proposals. These are to be situated on the southern and eastern elevations of the new hotel building.
- 2.2.2. Either Ibstock Bat Bricks or Habibat Bat Boxes (or similar) are recommended for their suitability for small common and widespread species such as Noctules *Nyctalus noctule* and Common Pipistrelles *Pipistrellus pipistrellus* that were recorded during the emergence surveys undertaken in 2025.
- 2.2.3. Suitable examples of bat boxes can be seen at Appendix 2.
- 2.2.4. Bat boxes/bricks should be installed at a suitable height (at least 3 metres above ground where safe installation is possible) to prevent potential disturbance from predators and vandals, and in locations away from any artificial light sources.
- 2.2.5. Bat boxes/bricks will be checked periodically for the first five years following installation, by a suitably experienced ecologist to ensure that they are not damaged. Bat boxes/bricks will only be checked by a licenced bat worker and will be replaced if found to be damaged.

2.3. Birds

- 2.3.1. In order to provide new nesting opportunities for birds, a total of six integrated Swift Bricks (Manthorpe or similar) are to be incorporated into the new hotel building on the northern elevation.
- 2.3.2. Swift bricks should be installed at a suitable height (at least 3 metres above ground where safe installation is possible) to prevent potential disturbance from predators and vandals, and in locations away from any artificial light sources.
- 2.3.3. Swift bricks will be checked periodically for the first five years following installation, by a suitably experienced ecologist to ensure that they are not damaged. Swift bricks will only be checked by a licenced bat worker and will be replaced if found to be damaged.

2.4. Invertebrates

- 2.4.1. To provide new opportunities for invertebrates, pollinator friendly planting will be included into the new areas of landscaping, including the enhanced retained planter and newly created areas of mixed shrub.
- 2.4.2. New tree planting within the site will provide further opportunities for invertebrates.

3. Summary and Conclusions

- 3.1. Ecology Solutions was commissioned in December 2025 by Cummings Group to complete a Biodiversity Enhancement Layout (BEL) for the site at Premier Inn, Old Waitrose Site, Littlehampton. This BEL addresses Condition 13 and is to be considered as part of the planning application.
- 3.2. This report provides details of the proposed biodiversity enhancement measures proposed for fauna within the site along with their locations.
- 3.3. It is considered that adhering to the measures detailed within this report will result in an improvement in opportunities for protected and common place species within the site over the existing situation.
- 3.4. As such, it is considered that Condition 13 can be discharged.

PLANS

PLAN ECO1

Site Location



KEY:

— Site Boundary

Ecological Sites

▨ Sites of Special Scientific Interest

▨ Local Nature Reserves

■ Local Wildlife Sites



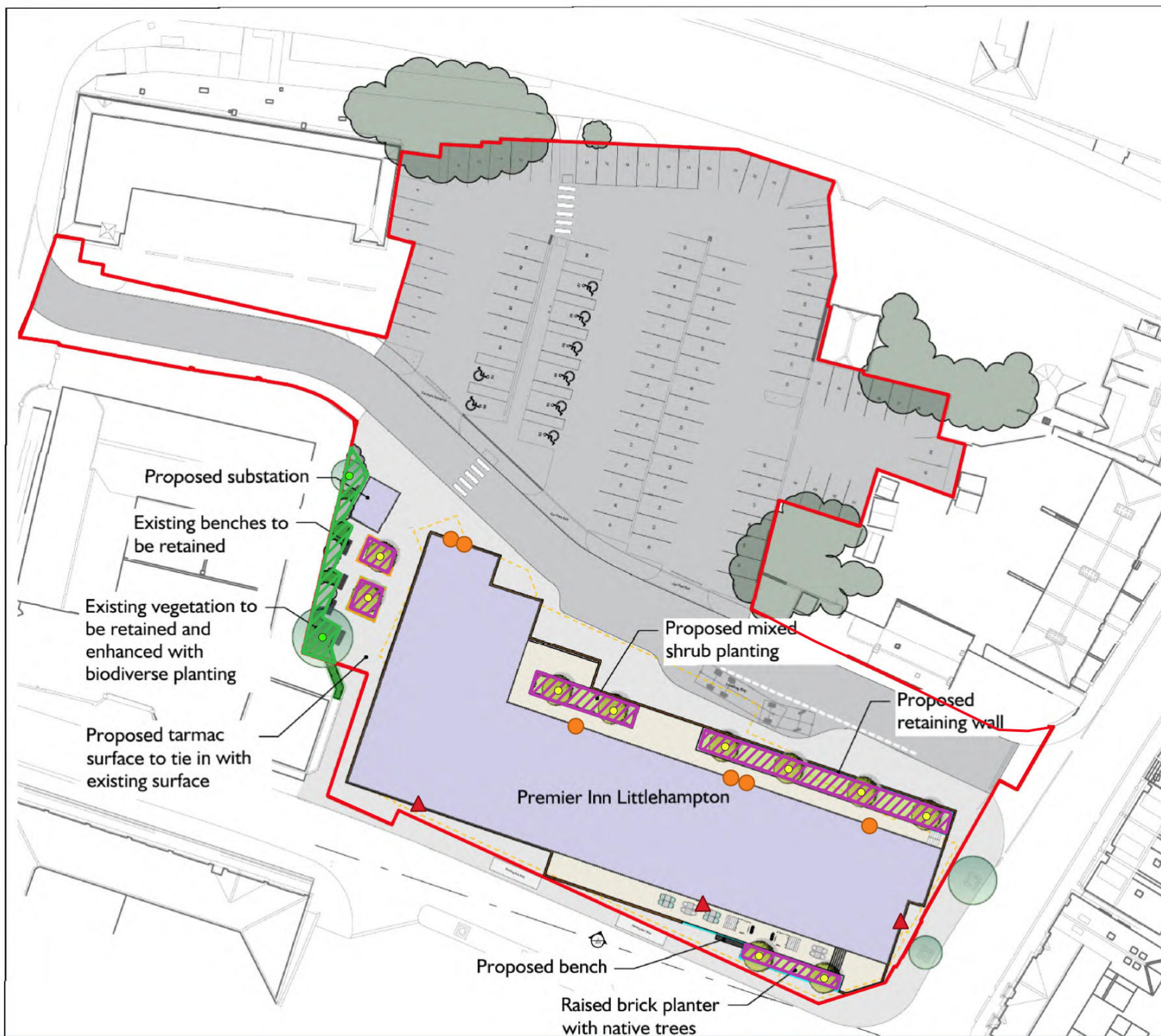
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ECO 1: Site Location and Ecological Designations	Rev: A April 2025
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PLAN ECO₂

Landscape and Ecological Management and
Enhancements



KEY:

- SITE BOUNDARY
- RETAINED AND ENHANCED ORNAMENTAL PLANTER
- NEW MIXED SHRUB PLANTING
- RETAINED TREE
- NEW TREE PLANTING
- ▲ INDICATIVE LOCATION FOR INTEGRATED BAT BOX
- INDICATIVE LOCATION FOR INTEGRATED SWIFT BRICKS



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PLAN ECO2: LANDSCAPE AND ECOLOGICAL
MANAGEMENT AND ENHANCEMENTS

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Dec 2025

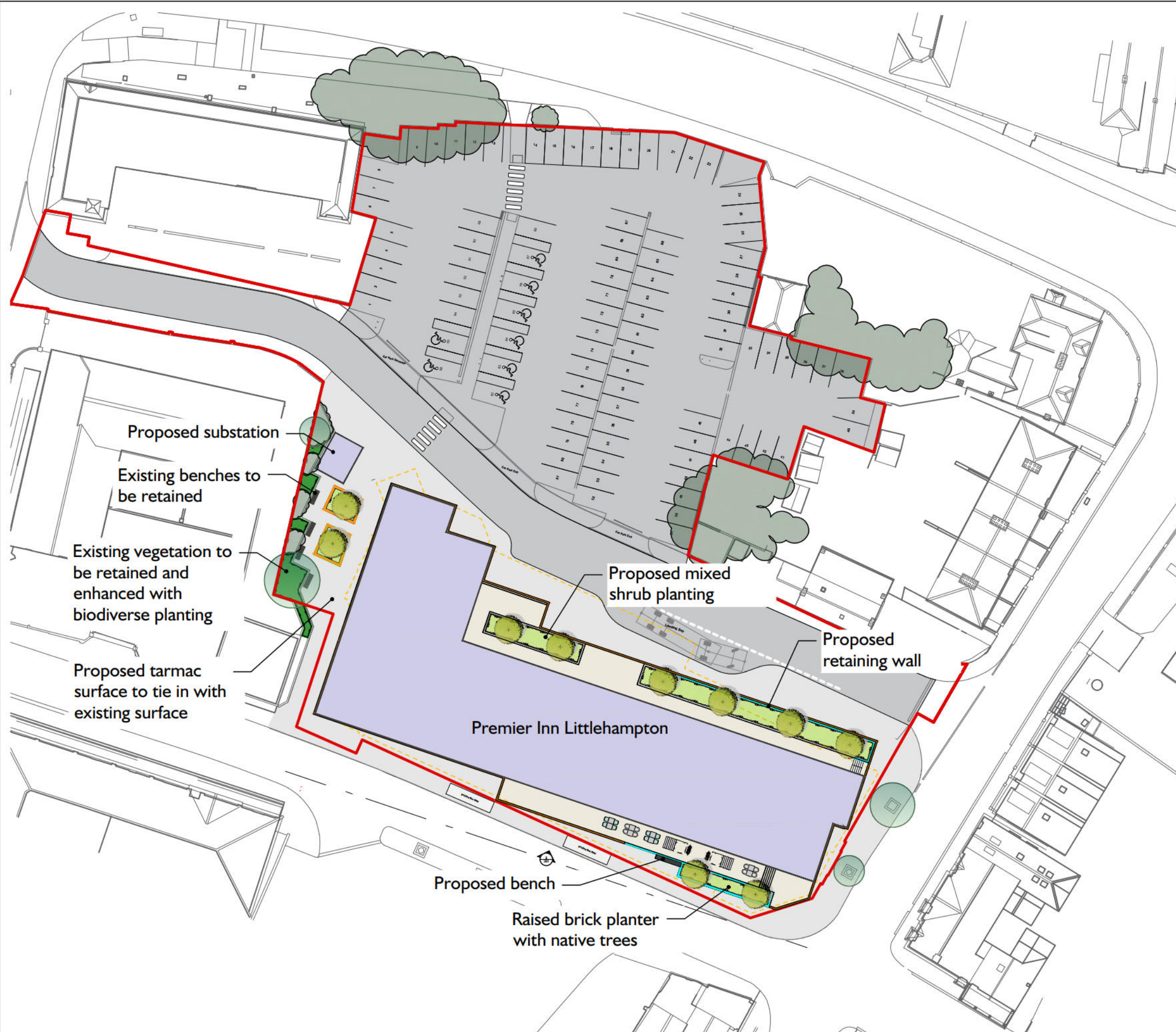
APPENDICES

APPENDIX 1

Landscape Proposals

KEY

-  Existing tree to be retained
-  Other existing vegetation retained
-  Proposed building building
-  Existing car park and road
-  Proposed tarmac surface
-  Proposed paved surface
-  Proposed block banding
-  Proposed native tree
-  Proposed mixed shrub planting
-  Proposed enhancement to existing planting
-  Proposed walls



SCALE 1:500 @ A3
 0 5 10 20 25m



rev	description	date	by	chk
-	First issue	2025-04-08	ES	ES

project
PI LITTLEHAMPTON AVON ROAD

client
WHITBREAD GROUP PLC

drawing title
MASTERPLAN

drawing number	revision	status	scale
1274-MP-01	-	PLANNING	1:500@A3

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KEY

-  Existing tree to be retained
-  Other existing vegetation retained
-  Proposed building
-  Proposed native tree
-  Proposed mixed shrub planting
-  Proposed enhancement to existing planting

- 10 No. *Dryopteris filix-mas*
 22 No. *Dryopteris filix-mas*
 15 No. *Dryopteris filix-mas*
 79 No. *Dryopteris filix-mas*
- 2 No. *Carpinus betulus* 'Fastigiata'
 58 No. *Viburnum davidii*
 61 No. *Viburnum davidii*
- 12 No. *Liriope muscari*
 29 No. *Dryopteris filix-mas*
 17 No. *Liriope muscari*
 28 No. *Dryopteris filix-mas*
- 13 No. *Liriope muscari*
 2 No. *Betula pendula*
 73 No. *Prunus laurocerasus* 'Otto Luyken'
- 12 No. *Liriope muscari*
 29 No. *Dryopteris filix-mas*
 27 No. *Liriope muscari*
 175 No. *Prunus laurocerasus* 'Otto Luyken'
- 13 No. *Liriope muscari*
 9 No. *Rosmarinus officinalis* 'Prostratus'
- 19 No. *Geranium* 'Rozanne'
 13 No. *Liriope muscari*
 9 No. *Rosmarinus officinalis* 'Prostratus'
 6 No. *Miscanthus sinensis* 'Grosse Fontane'
- 37 No. *Dryopteris filix-mas*
 31 No. *Liriope muscari*
 38 No. *Dryopteris filix-mas*
 25 No. *Liriope muscari*
 28 No. *Dryopteris filix-mas*
 13 No. *Liriope muscari*
 4 No. *Betula pendula*
 12 No. *Liriope muscari*
 9 No. *Rosmarinus officinalis* 'Prostratus'
 19 No. *Geranium* 'Rozanne'
- 2 No. *Carpinus betulus* 'Fastigiata'
 13 No. *Liriope muscari*
 9 No. *Rosmarinus officinalis* 'Prostratus'

Refer to 1274-SW-02 for Plant
Schedule and Specification

SCALE 1:500 @ A3
 0 5 10 20 25m



rev	description	date	by	chk
-	First issue	2026-01-05	SH	ES

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DETAILED LANDSCAPE PROPOSALS - 1 OF 2

drawing number	revision	status	scale
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SOFTWORKS SPECIFICATION

I - IMPLEMENTATION

General

All works shall to be undertaken to recognised good horticultural practice and to relevant British Standards. The quality of all landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations'.

All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications for Trees & Shrubs' and British Standard 4043:1989 (where applicable).

Biosecurity

'BS 8545:2014 Trees: From Nursery to Independence in the Landscape' shall be adhered to. In the interest of Biosecurity, trees should not be imported directly from European suppliers and planted straight into the field, unless they have appropriate certification that they are 100% disease free and have come from an area with no known horticultural diseases; If disease free certification is not possible, the trees shall have spent a full growing season in quarantine, in a British nursery to ensure plant health and non-infection by foreign pests and diseases. This is a measure to address the threat of the introduction of pests and diseases from outside the UK.

Soiling and planting specification

- Under existing trees / within tree root protection areas, except where otherwise noted, only the top 100mm of existing soil shall be prepared, by hand, to prevent damage to underlying roots. New plants, where specified, shall be carefully pit planted, to avoid major roots. Give notice of roots over 25mm dia before cutting.
- Topsoil depths generally (away from tree root protection areas):
 - Shrub and hedgerow planting: minimum 350mm depth of topsoil.
 - Grass areas: minimum 100mm depth of topsoil.
- In new planting areas to be topsoiled, away from existing trees, underlying subsoil shall be broken up / ripped as required to provide adequate drainage. Hardcore / rubble / excess kerb haunching shall be fully removed.
- Topsoil to be laid over prepared subsoil as noted. Topsoil shall be kept weed-free prior to planting by hand weeding or use of non-residual herbicides.
- In existing topsoiled areas, the depth of soil shall be checked to ensure minimum requirements noted above are achieved.
- Existing topsoil shall be reused from site where possible.
- Imported topsoil, if required, should be compatible in pH with existing soil on site and shall comply with BS3882: 2015 Multipurpose topsoil.
- Topsoil analysis tests should be undertaken for existing and imported topsoil to assess the pH level, structural analysis, nutrient composition, and toxin profile of the soil is suitable for landscape purposes. Results are to be provided to the Landscape Architect for approval prior to soiling.
- PAS 100 peat free organic matter shall be incorporated into the soil in tree, shrub, and hedge planting areas at a ratio of 1 cubic metre PAS 100 per 20 cubic metres topsoil and thoroughly mixed in prior to planting.
- En-Mag slow release fertiliser shall be incorporated per manufacturer suggested rates in tree, shrub, and hedge planting areas. NO fertilisers shall be applied to wildflower / meadow areas unless otherwise directed.

General

- All shrub and hedge planting areas to be mulched with minimum 50mm settled depth medium graded ornamental bark mulch to suppress weeds.
- Hedge planting to be protected from grazing damage and herbicides, with 600mm x 50mm clear spiral guards with support canes.
- Wildflower mixture to be sown into existing grass areas to supplier's recommendations. Existing grass should be cut very hard in late summer and gaps created either with harrows or by raking (aiming to create around 50% bare soil). Control any weeds such as docks or thistles. Seed to be surface sown in the autumn, bulking up the seed with an inert carrier such as sand to make distribution easier, by machine or broadcast by hand. Rolling not usually necessary. NO fertilisers shall be used.

Tree Planting

All tree planting to be in accordance with BS8545:2014

- Tree pits, to be square in plan, excavated to a minimum size of 600mm larger than the rootball. Base of pit to be slightly domed; not to be broken up unless drainage problems are apparent.
- Tree pit guide size guide:
 - Selected Standard size and above / feathered trees above 3.0m height
1200mm x 1200mm, depth as per rootball*
 - * Bare root trees: Base of pit to have dome of soil to support roots / tree at *original* level in the nursery.
- Tree pit backfill to reflect soil profile - ie: subsoil up to approx. 400mm from ground surface, topsoil above, approx. 400mm depth.
- 1.2m dia. watering 'dishes' to be formed around the base of each tree, to hold water directly over rootball during watering.
- Trees to be double staked, with a low cross bar, fixed with rubber tree ties and rubber pad.
- Trees outside planting areas to be mulched with minimum 50mm settled depth, medium graded ornamental bark mulch to 1.2m diameter.

Timing and monitoring of planting works

All planting shall be undertaken, at the latest, within the first planting season (1st November to 31st March inclusive) following substantial completion of the major construction and groundworks. The developer may however, undertake planting prior to this, outside the planting season, using fully containerised planting material. This is on the understanding that increased watering will be required to establish the planting successfully. Where planting is likely to take place outside the planting season, the Contractor is to provide a provisional quote at tender to upgrade all bare root plants to equivalent containerised plants and an allowance for weekly watering June-Aug inclusive.

Wildflower seeding shall be undertaken in the autumn, however an allowance for additional watering and overseeding should be made for seeding undertaken between May-July.

All planting works will be undertaken and supervised by a competent professional landscape contractor.

2 - LANDSCAPE MAINTENANCE AND MANAGEMENT

Long term design objectives

The general intent of landscape maintenance of the site is to ensure that over a period of time the planting develops to maturity, to the concept that has been approved by the local planning authority.

Management and maintenance is to be undertaken in such a way as to allow healthy plants to develop, unhindered by weed growth or other inhibiting factors.

Landscape maintenance schedules

All landscape maintenance work is to be undertaken by an experienced landscape maintenance contractor.

Maintenance visits will typically be undertaken once monthly between October and March and twice monthly between April and September. A guide minimum number of 18 visits shall therefore be undertaken. The primary maintenance operations will include:

- Watering trees, plants and wildflower areas as necessary to ensure vigorous and successful establishment during the early years after planting.
- Keeping planting areas free from weeds. All planted / mulched areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required.
- Fertilising of tree pits, hedge and shrub / ground cover areas (only), annually in spring using a suitable organic slow release fertiliser.
- General pruning and trimming to ensure footways, signs etc. are not obscured and to ensure plants develop appropriately according to their species.
- Trimming native hedges to 1.2-1.5m height.
- Overseeding wildflower areas as necessary to establish seeded areas.
- Mowing amenity grass areas as a minimum every two weeks during the growing season to maintain a neat appearance.
- Cutting wildflower meadow areas after flowering in late July / August to 50mm, leaving the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c.50mm and again in spring if needed. Do not cut from spring through to late July / August to give sown species an opportunity to flower.
- Checking and adjusting all tree stakes and ties at every maintenance visit during the first one to two years after planting. Removal of stakes and ties once trees are securely established (guide 12 - 18 months after planting).
- Removal of litter (to be undertaken as part of the general site cleaning and not necessarily by the landscape maintenance contractor).
- Replacing plants that fail where required, with the approved species, (within 5 years of planting as a minimum). All planting will be inspected annually in late summer. Any dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season (November-March).



Refer to I274-SW-01 for Planting Plan

PLANT SCHEDULE

Trees

Number	Species	Height	Girth	Specification
6 No.	Betula pendula	4.0-4.5m	14-16cm	EHS :RB :Double staked
4 No.	Carpinus betulus 'Fastigiata'	4.0-4.5m	14-16cm	EHS :BR :Single staked

Shrubs

Number	Species	Height	Pot Size	Density
248 No.	Prunus laurocerasus 'Otto Luyken'	30-40cm	3L	4/m ²
36 No.	Rosmarinus officinalis 'Prostratus'	30-40cm	3L	4/m ²
119 No.	Viburnum davidii	30-40cm	3L	4/m ²

Ferns

Number	Species	Pot Size	Density
315 No.	Dryopteris filix-mas	3L	5/m ²

Herbaceous

Number	Species	Pot Size	Density
38 No.	Geranium 'Rozanne'	2L	6/m ²
201 No.	Liriope muscari	2L	6/m ²

Grasses

Number	Species	Pot Size	Density
6 No.	Miscanthus sinensis 'Grosse Fontane'	3L	2/m ²

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client WHITBREAD GROUP PLC				
drawing title DETAILED LANDSCAPE PROPOSALS - 2 OF 2				
drawing number I274-SW-02	revision -	status PLANNING	scale NTS @ A3	
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APPENDIX 2

Suitable Examples of Bat Boxes

Bat Boxes

Habibat Bat Box (Rendering)

The Habibat Bat Box is a large, solid box made of insulating concrete with an internal roost space, which can be incorporated into the fabric of a building as it is built or renovated. A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish, rendering the box unobtrusive and aesthetically pleasing.

The Habibat box is suitable for species which are commonly found roosting in buildings in the UK.

Height: 440mm, Width: 215mm, Depth: 102mm, Weight: 8kg

Please note that the Habibat box should be located on southerly aspects and positioned ideally near the eaves or gable apex of the property with a minimum of 2m but preferably 5-7m above the ground. Placement above windows, doors and wall climbing plants should be avoided.



Habitat Bat Box 001

The Habitat Bat Box is a large, solid box made of insulating concrete with an internal roost space, which can be incorporated into the fabric of a building as it is built or renovated.

The Habitat box is suitable for species which are most commonly found roosting in buildings in the UK, such as Pipistrelle, Natterer's, Whiskered, and Brandt's bats.

Dimensions: 21.5 x 10.2 x 44 cm (L x W x H)



Ibstock Bat Box C

If you would like to accommodate crevice dwelling bats, like pipistrelles, in new builds then the Ibstock Enclosed Bat Box 'C' is a solution that can be integrated directly into the brickwork to produce a discrete but attractive home for bats.

215 x 215 mm / 215 x 290 mm

Please note that this box is designed to be installed flush with a wall.



Images and text adapted from manufacturer's websites:

www.ibstock.com/eco-products
www.habibat.co.uk

APPENDIX 3

Suitable Examples of Swift Bricks

Bird Boxes



Manthorpe Swift Nesting Brick

The Manthorpe Swift Brick has been developed in conjunction with major house builders and conservation experts to provide a safe, spacious and habitable area to allow swifts to nest within the well built construction of modern houses.

Size: 227x80mm
Opening: 29x65mm

Manthorpe Dual Swift Brick

The Manthorpe Dual Swift Brick has been developed in conjunction with major house builders and conservation experts to improve the biodiversity of the built environment, providing a safe, spacious and habitable area to allow swifts to nest within the construction of modern houses.

Size 445x85x150mm.
Opening Size: 29x65mm





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