



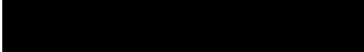
Former Waitrose, Avon Road, Littlehampton

Ecological Impact Assessment

November 2018

Waterman Infrastructure & Environment Limited

Pickfords Wharf, Clink Street, London SE1 9DG



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Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
 Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
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Second	November 2018	Hayley Hockridge (nee Bishop)	Lee Mantle Associate Director	Lee Mantle Associate Director
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Comments

First	Issued for team comment
Second	Updated into an EcIA to include reference to new planning policy and assessment of final development plans

Disclaimer

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Former Waitrose, Avon Road, Littlehampton

Project Number: WIE14296-100

Document Reference: WIE14296-100-R-1-2-3-EclA

1. Introduction

- 1.1. Waterman Infrastructure & Environment Ltd (Waterman) was commissioned by Barton Willmore to undertake an Ecological Impact Assessment (EclA) at an area of land formerly occupied by a Waitrose food store located on East Street in Littlehampton (hereafter referred to as the 'Site').
- 1.2. The Site is approximately 0.6 hectares (ha) in area and is centred on Ordnance Survey Grid Reference TQ 02900 02217. The Site currently consists of the now vacant Waitrose food store, a private car park, Avon Road, ornamental planting, fences and walls (**Figure 1**). The Site is bound by Anchor Springs (road) and retail development to the south, Duke Street to the east, Franciscan Way to the north and East Street and residential development to the east.
- 1.3. Proposals for the Site comprise the demolition of the existing food store building and the construction of residential units, 2 retail units, together with car parking spaces and soft landscaping (hereafter referred to as the 'Development').
- 1.4. A Preliminary Ecological Appraisal (PEA) was undertaken at the Site by Waterman in April 2018¹. The PEA was used to inform the Development's scheme design by highlighting the key ecological constraints and opportunities at an early stage in the project lifecycle.
- 1.5. For the purpose of this report, the previous PEA has now been updated to include the results of additional survey work for bats and revised into an EclA. It provides an evaluation of the importance of ecological features present within the determined Zone of Influence (Zol) and assesses the potential effects that the Development may result in. Environmental measures have been incorporated into the Development to provide mitigation, compensation and/or enhancement, as required in compliance with planning policy and legislative requirements.
- 1.6. The purpose of this report is:
 - To identify all IEFs present within the Zol and describe all potential significant ecological effects associated with the Development;
 - Detail the environmental measures that would be delivered to ensure compliance with nature conservation legislation and to address any potential significant ecological effects;
 - To identify how the environmental measures will/could be secured; and
 - Provide an assessment of the significance of any residual effects.

¹ Waterman IE (2018) *Preliminary Ecological Appraisal: Former Waitrose, East Street, Littlehampton* (Ref: WIE14296-100-R-1-1-4-PEA).

2. Methodology

Scope of the Assessment

- 2.1. The methodology for the determination of the Zol and Important Ecological Features (IEFs) along with the methodology for the ecological surveys undertaken to inform this EclA are detailed below. If IEFs are identified they have been subject to evaluation based on current guidelines⁶ as summarised in **Appendix D**.

Zone of Influence and Important Ecological Features

- 2.2. The Zol is the area(s) over which ecological features may be impacted by the biophysical changes caused by the Development. Based on the scale and nature of the Development, it has been assessed that the Zol arising from these works is unlikely to be greater than 1km from the centre of the Site. Therefore, this distance has been used to collect the ecological data search information. The 'Extended' Phase 1 Habitat survey area comprised primarily the Site. However, adjacent land was viewed where possible from the Site. As referenced in industry guidance⁷, IEF's that are anticipated to be affected by the Development have been identified and subject to assessment. In this report, designated sites, habitats and species that fall into the categories in **Table 1** and **Table 2** have been identified as being ecologically important and/or legally protected/controlled and form the scope of data gathering during the data search and Site surveys.

Table 1: Geographical Scale of Important Ecological Feature Categories

Geographical Level of Importance	Category
International	Statutory designated sites: Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including candidate SACs and proposed SACs, SPAs and Ramsar sites).
National	Statutory designated sites: Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR) ² ; Ancient Woodland; Habitats and species of principal importance for the conservation of biodiversity as listed on Schedule 41 of the NERC Act, 2006, including ecologically important hedgerows under the Hedgerow Regulations 1997; and Red List and rare species (using IUNC criteria ³) and Birds of Conservation Concern (Red List ⁴)
County	Local Nature Reserves (LNR) Non-statutory designated wildlife sites: known as Local Wildlife Sites (LWS) in Sussex; and Local Biodiversity Action Plan habitats and species.

Table 2: Legally Protected Species

Legislation (Summarised in Appendix A)
Species included on Schedules II and IV of The Conservation of Habitats and Species Regulations 2017;

² DCLG (2016). *National Planning Policy Framework*.

³ <http://www.iucnredlist.org/technical-documents/categories-and-criteria>

⁴ https://www.rspb.org.uk/birds-and-wildlife/bird-and-wildlife-guides/bird-guides/status_explained.aspx

Legislation (Summarised in Appendix A)

Species included on Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended), excluding species that are only protected in relation to their sale (Section 9[5] and 13[2]); and

Badgers, which are protected under the Protection of Badgers Act 1992.

IEF Assessment

- 2.3. Data gathered as part of this EclA includes the PEA comprising an ecological data search, 'Extended' Phase 1 Habitat Survey and additional bat surveys (methodologies detailed below). This data has been used to identify potential IEFs (i.e. designated sites, habitats and species as listed in **Table 1** and **Table 2**) that are anticipated to be affected by the Development within the ZoI (up to 1km from the Site).
- 2.4. However, not all the IEFs within the ZoI have the potential to be significantly affected by the Development, or the legislation pertaining to them to be contravened. Therefore, where features are unlikely to be affected by the Development, or where any effects that impact IEFs are unlikely to be significant, for the reasons⁵ listed below, such features have been scoped out of the assessment:
- No pathway of effect has been identified, for example the feature is sufficient distance from the Site or there is the presence of a barrier between its location and the Site⁶ ; or
 - The feature is of insufficient biodiversity conservation value within the ZoI, due to its quality, extent or population size⁷.
- 2.5. For all remaining features scoped into the assessment, the pathway of effect (e.g. habitat loss, lighting, noise etc.) and potential impact of this on the feature have been identified.

Ecological Data Search

- 2.6. The aim of the ecological data search is to collate existing ecological records for the Site and adjacent areas. Obtaining existing records is an important part of the evaluation process, as it provides additional information that may not be apparent during a site survey.
- 2.7. An ecological data search was undertaken in March 2018, during which all records of protected species, and/or other notable fauna and flora within 1km of the Site were requested from Sussex Biodiversity Record Centre (SBRC)⁸.
- 2.8. Records of important statutory and non-statutory sites designated for their nature conservation value within 1km of the Site were also requested from SBRC and searched for on the Multi-Agency Geographic Information for the Countryside (MAGIC)⁹.

⁵ Positive or negative effects on ecological features that have the potential to influence a planning decision are considered to be significant

⁶ Whilst the ZoI of potential effects arising from the development is up to 1km from the Site, the ecological ZoI (within which the feature could be affected) for each feature may vary and for some features may be much less, e.g. great crested newts generally move up to a maximum of 500m from a breeding pond and movement can be restricted by barriers such as busy roads and fast flowing rivers

⁷ E.g. whilst a Priority Species such as skylark *Alauda arvensis* or house sparrow *Passer domesticus* is of National importance (Table 2), the impact of development on individual or a small population of such a species, which are generally commonly found, is unlikely to be assessed as significant

⁸ Sussex Biodiversity Record Centre (2018) Ecological data search for land at Former Waitrose Site, East Street, Littlehampton. Reference: S&BRC/17/609.

⁹ Magic defra.gov.uk. (2014). Magic. [online] Available at: <http://magic.defra.gov.uk/> [Accessed March 2018].

- 2.9. Sites with statutory, national or international designations could typically include Local Nature Reserves (LNR), Ancient Woodland, notified or candidate Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites.
- 2.10. In addition, Habitats of Principal Importance (HoPI) and Species of Principal Importance (SoPI) listed under Section 41 (S41) of the NERC Act¹⁰, as well as Species Action Plans (SAPs) listed on the Sussex Biodiversity Action Plan¹¹ (SBAP), were consulted to assign an ecological context to the Site.

'Extended' Phase 1 Habitat Survey

- 2.11. An 'Extended' Phase 1 Habitat Survey of the Site was undertaken on 6th April 2018 using the Joint Nature Conservancy Council (JNCC, 2010)¹² standard 'Phase 1' survey technique. The Phase 1 Habitat Survey methodology was 'Extended' by undertaking an assessment of the Site to support protected and notable faunal species. All habitat types within the Site were mapped (**Figure 1**) with target notes where appropriate. The survey of the Site was conducted under conditions deemed appropriate for survey (being dry) and during the optimal season for Phase 1 Habitat Surveys (April-September) when the majority of plant species are visible.
- 2.12. Where access allowed, adjacent habitats were also considered to assess the Site within the wider landscape, and to provide information with which to assess possible impacts of the proposed Development.
- 2.13. A detailed floral species list was collated for the Site during the 'Extended' Phase 1 Habitat Survey. As such, the species list detailed within the results section of this report can be used to inform any future BREEAM reports (specific assessment guidelines dependant).

Preliminary Bat Roost Inspections

- 2.14. As part of the preliminary roost inspection a ground based external building assessment for roosting bats was undertaken in combination with the 'Extended' Phase 1 Habitat Survey. The survey was led by an experienced ecologist who holds a Natural England Class 2 Licence for all bat species and counties of England. The survey was based on current best practice guidelines¹³.
- 2.15. An assessment of the building was made in terms of its suitability to support roosting bats. The survey consisted of a visual inspection of the exterior of the building for evidence of bat use (e.g. droppings, scratch marks, staining and sightings). A number of factors were considered, including internal conditions, presence of features suitable for use by roosting bats, proximity to foraging habitats or cover and potential for disturbance. Notes were made relating to relevant characteristics of features providing potential access points and roosting opportunities for bats. Following the preliminary roost inspections, the building was scored as per the criteria set out in **Table 3**, based on adapted current best practice guidelines, to determine its potential to support roosting bats.

¹⁰ ODPM (2006) 'Natural Environment and Rural Communities Act'

¹¹ Sussex Biodiversity Partnership. *Sussex Biodiversity Action Plan*. Available online at <https://www.biodiversitysussex.org.uk/>

¹² JNCC. (2010). *Handbook for Phase 1 Habitat Survey*. Nature Conservancy Council.

¹³ Collins. (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. Third Edition.

Table 3: Bat Roost Potential Ratings

Assigned Bat Roosting Potential	Description
Known or confirmed roost	Evidence of roosting bats within the building.
High	A building with one or more Potential Roost Features (PRFs) that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Moderate	A building with one or more PRFs that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only).
Low	A building with one or more PRFs that could be used by individual bats opportunistically. However, these PRFs do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Negligible	Building with negligible features likely to be used by roosting bats.

Third Party Bat Survey

- 2.16. Urban Edge Environmental Consulting undertook a detailed external/internal inspection followed by an evening emergence bat survey of the former Waitrose store (B1) on the 4th July 2018. Where relevant, the results of these surveys have been referenced in this report, however full details are provided in the bat survey report prepared by Urban Edge Environmental Consulting¹⁴.

Invasive Plant Species Assessment

- 2.17. The list of invasive plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats, including aquatic habitats. The 'Extended' Phase 1 Habitat Survey checked for the presence of common invasive species including; Japanese knotweed *Fallopia japonica*, giant knotweed *Fallopia sachalinensis*, hybrid knotweed *Fallopia baldschuanica*, giant hogweed *Heracleum mantegazzianum* and Himalayan balsam *Impatiens glandulifera*.

Constraints and Limitations

- 2.18. All other contractors, designers and the client should be aware of the following: The design recommendations within this report are assessed to be the most effective ecological solution at this stage of the project. No other pre-construction information has been provided, obtained or referred to during the preparation of this report (including, but not limited to, services information, geotechnical reports and ordnance reports). In deciding whether and how to progress with this project, it will be incumbent upon the client, designers and contractors to obtain and refer to relevant pre-construction and maintenance information, as required by the Construction (Design and Management) Regulations to ensure compliance. Waterman can assist with the development and co-ordination of this design to support effective risk management on this project upon request.

¹⁴ Urban Edge Environmental Consulting (2018) *Former Waitrose, East Street, Littlehampton, West Sussex: Bat Survey (UE0274 WaitroseLton_0_180717)*.

3. Results

Desk Study

Statutory Sites

- 3.1. The Site is not located within any statutory designated sites. However, there is one statutory designated site, notably West Beach Local Nature Reserve, within 1km of the Site (**Table 4**).
- 3.2. It is also noted that the Site is located within a SSSI Impact Risk Zone¹⁵ due to its locality to the Climping Beach SSSI, which is located approximately 1.11km to the south-west of the Site.

Non-Statutory Sites

- 3.3. The Site is not located within any non-statutory designated sites. However, one non-statutory site (i.e. Littlehampton Golf Course & Atherington Beach) is located within 1km of the boundary of the Site, as detailed in **Table 4** below.

Table 4: Summary of Desk Study Records of Designated Sites within 1km of the Site

Site Name	Designation	Distance from Site Boundary (km)	Description
Statutory Sites			
West Beach	LNR	0.72km south-west	Designated by Arun District Council in 1995. The LNR is part of the Climping Beach SSSI (see below). It includes sand flats, the tide line, shingle, sand dunes and the plants, birds, molluscs, reptiles and mammals which either live or feed on them.
Climping Beach	SSSI	1.11km south-west	The site is a stretch of coast with a vegetated shingle beach, behind which is a sand dune system. The intertidal zone supports important populations of wintering birds and the numbers of wintering sanderling <i>Calidris alba</i> , in particular, are of European significance
Non-statutory Sites			
Littlehampton Golf Course & Atherington Beach	LWS	0.5km south-west	Littlehampton Golf Course is of outstanding importance botanically. Although much of its grassland has been improved there are patches of species-rich turf. The southern edge of the golf links includes an area of dry dune grassland, adjacent to the sand dune system of Climping Beach SSSI. The site also includes an area of vegetated shingle beach, a nationally uncommon habitat.

Ancient Woodland

- 3.4. There is no Ancient Woodland within 1km of the boundary of the Site.

¹⁵ Magic Website <http://magic.defra.gov.uk/MagicMap.aspx> [Accessed 09/04/18]

Protected, BAP and Other Notable Species

- 3.5. Records of legally protected or otherwise notable species of flora and fauna within 1km of the Site were provided by SBRC. A summary of the most significant results of relevance to the Site are provided in **Table 5** below. Full results can be obtained from the data providers but cannot be presented in this report as a result of copyright. For some records only a four-figure grid reference has been provided by SBRC and therefore 'within 1 km' has been stated in **Table 5**. It should be noted that the distances provided in **Table 5** below are taken from the central grid reference of the Site and therefore are approximate. Only records from 1980 onwards have been provided by SBRC.

Table 5: Summary of desk study records of flora and fauna within 1km of the Site

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Bats				
Common pipistrelle <i>Pipistrellus pipistrellus</i>	Hab Regs, WCA, S41, SBAP	6 (1x roost)	2006-2011	0.42km north-east
Serotine <i>Eptesicus serotinus</i>	Hab Regs, WCA	1	2010	0.85km north
Unidentified bat species	Hab Regs, WCA	1 (roost)	2010	0.30km east
Birds				
Bewick's Swan <i>Cygnus columbianus subsp. bewickii</i>	WCA, S41	8	1986-2011	Within 1km
White-fronted goose <i>Anser albifrons</i>	S41, Red	4	1985-2014	Within 1km
Garganey <i>Anas querquedula</i>	WCA	3	2009-2016	Within 1km
Scaup <i>Aythya marila</i>	WCA, S41, Red	9	1991-1997	Within 1km
Long-tailed duck <i>Clangula hyemalis</i>	WCA, Red	1	2016	Within 1km
Common scoter <i>Melanitta nigra</i>	WCA, S41, Red	24	1991-2016	Within 1km
Velvet scoter <i>Melanitta fusca</i>	WCA, Red	5	1990-2016	Within 1km
Pochard <i>Aythya ferina</i>	Red	1	1992	Within 1km

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Bittern <i>Botaurus stellaris</i>	WCA, S41	1	1982	Within 1km
Spoonbill <i>Platalea leucorodia</i>	WCA	1	2016	Within 1km
Grey partridge <i>Perdix perdix</i>	S41, Red	92	1989-2016	Within 1km
Red-throated diver <i>Gavia stellata</i>	WCA	35	1990-2016	Within 1km
Black-throated diver <i>Gavia arctica</i>	WCA	5	1991-2016	Within 1km
Great northern diver <i>Gavia immer</i>	WCA	9	2012-2015	Within 1km
Red-necked grebe <i>Podiceps grisegena</i>	Red	4	1983-2012	Within 1km
Slavonian Grebe <i>Podiceps auritus</i>	WCA, red	16	1992-2016	Within 1km
Shag <i>Phalacrocorax aristotelis</i>	Red	8	1989-2016	Within 1km
Marsh harrier <i>Circus aeruginosus</i>	WCA	5	1988-2014	Within 1km
Hen harrier <i>Circus cyaneus</i>	WCA, S41, Red	9	1985-2008	Within 1km
Montagu's harrier <i>Circus pygargus</i>	WCA	2	1986-1991	Within 1km
Honey buzzard <i>Pernis apivorus</i>	WCA	4	1992-2014	Within 1km
Red kite <i>Milvus milvus</i>	WCA	7	2001-2016	Within 1km
Goshawk <i>Accipiter gentilis</i>	WCA	2	1986-1991	Within 1km
Osprey <i>Pandion haliaetus</i>	WCA	1	1986	Within 1km
Merlin <i>Falco columbarius</i>	WCA, Red	28	1990-2016	Within 1km
House sparrow <i>Passer domesticus</i>	S41, Red	113	1991-2016	1km north

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Tree sparrow <i>Passer montanus</i>	S41, Red	18	1982-1992	0.92km north
Serlin <i>Serinus serinus</i>	WCA	3	1986-1995	Within 1km
Linnet <i>Carduelis cannabina</i>	S41, Red	128	1990-2016	0.91km south
Twite <i>Linaria flavirostris</i>	S41, Red	2	1986-1988	Within 1km
Brambling <i>Fringilla montifringilla</i>	WCA	33	1989-2015	Within 1km
Lesser redpoll <i>Carduelis cabaret</i>	S41, Red	55	1990-2015	Within 1km
Starling <i>Sturnus vulgaris</i>	S41, Red	188	1991-2016	Within 1km
Common crossbill <i>Loxia curvirostra</i>	WCA	16	1991-2011	Within 1km
Bullfinch <i>Pyrrhula pyrrhula</i>	S41	29	1997-2016	Within 1km
Lapland bunting <i>Calcarius lapponicus</i>	WCA	9	1983-2015	Within 1km
Snow bunting <i>Plectrophenax nivalis</i>	WCA	20	1987-2011	Within 1km
Reed bunting <i>Emberiza schoeniclus</i>	S41, Red	66	1983-2016	Within 1km
Corn bunting <i>Emberiza calandra</i>	S41, Red	20	1983-2014	0.76km south-west
Yellowhammer <i>Emberiza citronella</i>	S41, Red	10	1992-2014	Within 1km
Song thrush <i>Turdus philomelos</i>	S41, Red	97	1992-2016	Within 1km
Mistle thrush <i>Turdus viscivorus</i>	Red	22	1992-2016	Within 1km
Firecrest <i>Regulus ignicapillus</i>	WCA	123	1989-2016	Within 1km
Spotted flycatcher <i>Muscicapa striata</i>	S41, Red	49	1989-2016	Within 1km

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Fieldfare <i>Turdus pilaris</i>	WCA, Red	30	1989-2015	Within 1km
Peregrine <i>Falco peregrinus</i>	WCA	75	1991 - 2016	Within 1km
Corncrake <i>Crex crex</i>	WCA, S41, Red	1	1990	Within 1km
Little ringed plover <i>Charadrius dubius</i>	WCA	2	2010-2011	Within 1km
Ringed plover <i>Charadrius hiaticula</i>	Red	119	1989-2016	Within 1km
Kentish plover <i>Charadrius alexandrinus</i>	WCA	2	1987-1995	Within 1km
Dotterel <i>Charadrius morinellus</i>	WCA, Red	1	2009	Within 1km
Stone curlew <i>Burhinus oedichnemus</i>	WCA, S41, Red	1	2014	Within 1km
Curlew <i>Numenius arquata</i>	S41, Red	61	1990-2016	Within 1km
Whimbrel <i>Numenius phaeopus</i>	WCA, Red	52	1986-2016	Within 1km
Woodcock <i>Scolopax rusticola</i>	Red	31	1987-2011	Within 1km
Purple sandpiper <i>Calidris maritima</i>	WCA	36	1989-2007	Within 1km
Wood sandpiper <i>Tringa glareola</i>	WCA	1	2000	Within 1km
Red-necked phalarope <i>Phalaropus lobatus</i>	WCA, Red	1	1995	Within 1km
Arctic skua <i>Stercorarius parasiticus</i>	Red	11	1990-2016	Within 1km
Redwing <i>Turdus iliacus</i>	WCA, Red	43	1990-2016	Within 1km
Ruff <i>Calidris pugnax</i>	WCA, Red	1	1981	Within 1km

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Lapwing <i>Vanellus vanellus</i>	S41, Red	41	Within 1km	Within 1km
Black-tailed godwit <i>Limosa lapponica</i>	WCA, Red	3	1991-2016	Within 1km
Greenshank <i>Tringa nebularia</i>	WCA	21	1990-2015	Within 1km
Green sandpiper <i>Tringa ochropus</i>	WCA	11	1983-2011	Within 1km
Little gull <i>Hydrocoloeus minutus</i>	WCA	38	1989-2016	Within 1km
Little tern <i>Sternula albifrons</i>	WCA	19	1992-2016	Within 1km
Black tern <i>Chlidonias niger</i>	WCA	6	1991-2016	Within 1km
Roseate tern <i>Sterna dougallii</i>	WCA, S41, Red	1	1993	Within 1km
Mediterranean gull <i>Larus melanocephalus</i>	WCA	151	1989 – 2016	Within 1km
Herring gull <i>Larus argentatus</i>	S41, Red	293	1983-2016	0.22km north-west
Kittiwake <i>Rissa tridactyla</i>	Red	7	1992-2016	Within 1km
Turtle dove <i>Streptopelia turtur</i>	S41, Red	42	1985-2016	0.64km south-west
Cuckoo <i>Cuculus canorus</i>	S41, Red	41	1990-2016	1km south-west
Barn owl <i>Tyto alba</i>	WCA	7	1989-2016	Within 1km
Kingfisher <i>Alcedo atthis</i>	WCA	101	1988 - 2016	0.64km south-west
Bee-eater <i>Merops apiaster</i>	WCA	2	1991-2012	Within 1km
Hoopoe <i>Upupa epops</i>	WCA	7	2010-2015	Within 1km
Wryneck <i>Jynx torquilla</i>	WCA	2	2006-2014	Within 1km
Woodlark <i>Lullula arborea</i>	WCA, S41, Red	4	1998-2011	Within 1km

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Skylark <i>Alauda arvensis</i>	S41, Red	92	1991-2016	Within 1km
Shorelark <i>Eremophila alpestris</i>	WCA	1	1992	Within 1km
Tree pipit <i>Anthus trivialis</i>	S41, Red	65	1990-2016	Within 1km
Yellow wagtail <i>Motacilla flava</i>	S41, Red	99	1987-2016	Within 1km
Blue-headed wagtail <i>Motacilla flava subsp. flava</i>	S41, Red	1	1980	Within 1km
Grey wagtail <i>Motacilla cinerea</i>	Red	49	1989-2016	Within 1km
Dunnock <i>Prunella modularis</i>	S41	139	1992-2016	Within 1km
Black redstart <i>Phoenicurus ochruros</i>	WCA, Red	52	1988-2016	Within 1km
Cetti's warbler <i>Cettia cetti</i>	WCA	17	1981-2016	Within 1km
Ring ouzel <i>Turdus torquatus</i>	S41, Red	42	1989-2016	Within 1km
Grasshopper warbler <i>Locustella naevia</i>	S41, Red	48	1985-2016	Within 1km
Dartford Warbler <i>Sylvia undata</i>	WCA	32	1989-2015	Within 1km
Bearded tit <i>Panurus biarmicus</i>	WCA	12	1983-1994	Within 1km
Marsh tit <i>Poecile palustris</i>	S41, Red	4	1991-2011	Within 1km
Golden oriole <i>Oriolus oriolus</i>	WCA, Red	1	2016	Within 1km
Red-backed shrike <i>Lanius collurio</i>	WCA, Red	9	1981-2015	Within 1km
Wood warbler <i>Phylloscopus sibilatrix</i>	S41, Red	13	1981-2000	Within 1km
Lesser spotted woodpecker	S41, Red	3	1985-1991	Within 1km

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
<i>Dendrocopos minor</i>				
Hobby <i>Falco subbuteo</i>	WCA	53	1987-2016	Within 1km
Hedgehog <i>Erinaceus europaeus</i>	S41	26	1997 - 2017	0.36km south-east
Invertebrates Stag beetle <i>Lucanus cervus</i>	Hab Regs, WCA, S41	1	2015	0.85km north-east
Small heath <i>Coenonympha pamphilus</i>	S41	1	2011	Within 1km
White-letter hairstreak <i>Satyrus w-album</i>	WCA, S41	15	2006-2016	0.71km west
Brown hairstreak <i>Thecla betulae</i>	WCA, S41	1	2012	Within 1km
Knot grass <i>Acronicta rumicis</i>	S41	2	1991-2011	0.89km south-west
Beaded chestnut <i>Agrochola lychnidis</i>	S41	1	1990	Within 1km
Mouse moth <i>Amphipyra tragopoginis</i>	S41	1	1991	0.89km south-west
Dusky brocade <i>Apamea remissa</i>	S41	1	1992	1km south
Garden tiger <i>Arctia caja</i>	S41	1	1991	0.89km south-west
Minor shoulder-knot <i>Brachylomia viminalis</i>	S41	1	1996	0.1km east
Mottled rustic <i>Caradrina Morpheus</i>	S41	2	1992-2011	Within 1km
Small square-spot <i>Diarsia rubi</i>	S41	2	1995-2011	Within 1km
Galium carpet <i>Epirrhoe galiata</i>	S41	3	1991-1995	0.1km east
Spinach <i>Eulithis mellinata</i>	S41	2	1996	0.1km east

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Garden dart <i>Euxoa nigricans</i>	S41	1	1991	0.89km south-west
Dusky dart <i>Euxoa tritici</i>	S41	1	1991	0.89km south-west
Crescent <i>Helotropha leucostigma</i>	S41	5	1995-1996	0.1km east
Rustic <i>Hoplodrina blanda</i>	S41	2	2004-2011	0.22km north-east
Rosy rustic <i>Hydraecia micacea</i>	S41	1	1991	0.89km south-west
Shoulder-striped Wainscot <i>Leucania comma</i>	S41	1	2011	Within 1km
Rosy minor <i>Litoligia literosa</i>	S41	1	1991	0.89km south-west
Large Wainscot <i>Rhizedra lutosa</i>	S41	3	1990-1995	Within 1km
Shaded broad-bar <i>Scotopteryx chenopodiata</i>	S41	1	1991	0.89km south-west
White ermine <i>Spilosoma lubricipeda</i>	S41	2	1991-1995	0.1km east
Buff ermine <i>Spilosoma lutea</i>	S41	6	1995-2004	0.1km east
Hedge rustic <i>Tholera cespitis</i>	S41	1	1991	0.89km south-west
Blood-vein <i>Timandra comae</i>	S41	2	1996	0.1km east
Cinnabar <i>Tyria jacobaeae</i>	S41	3	1991-2011	0.89km south-west
Dot moth <i>Melanchra persicariae</i>	S41	3	1996	0.1km east
Oak hook-tip <i>Watsonalla binaria</i>	S41	1	1991	0.89km south-west
Marine mammals				
Common seal <i>Phoca vitulina</i>	Hab Regs, S41	1	2005	1km south

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Reptiles				
Slow worm <i>Anguis fragilis</i>	WCA, S41	40	1992 - 2011	0.51km west
Common lizard <i>Zootoca vivipara</i>	WCA, S41	32	1986 - 2003	0.70km west
Flora				
Bluebell <i>Hyacinthoides non-scripta</i>	WCA	3	2007-2012	0.51km west
Cornflower <i>Centaurea cyanus</i>	S41	1	2010	0.92km west
Sea barley <i>Hordeum marinum</i>	S41	1	1997	0.89km south-west
Wild candytuft <i>Iberis amara</i>	S41	1	2010	0.92km west
Fine-leaved sandwort <i>Minuartia hybrid</i>	S41	1	1992	Within 1km
Invasive Species				
Giant hogweed <i>Heracleum mantegazzianum</i>	WCA	1	2014	Within 1km
Japanese knotweed <i>Fallopia japonica</i>	WCA	4	2005-2012	Within 1km
Indian balsam <i>Impatiens glandulifera</i>	WCA	2	2005-2014	Within 1km
Yellow archangel <i>Lamium galeobdolon</i> subsp. <i>argentatum</i>	WCA	1	2010	Within 1km
Monbretia <i>Crocasmia pottsii</i> x <i>aurea</i>	WCA	4	2004-2011	Within 1km
Wall cotoneaster <i>Cotoneaster horizontalis</i>	WCA	2	2006	Within 1km

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
New Zealand pigmyweed <i>Crassula helmsii</i>	WCA	1	2014	Within 1km
Japanese rose <i>Rosa rugosa</i>	WCA	4	2005-2014	0.6km west
Franchet's cotoneaster <i>Cotoneaster franchetii</i>	WCA	1	1993	0.5km west
Tibetan cotoneaster <i>Cotoneaster conspicuous</i>	WCA	3	2011-2014	0.91km south
Hollyberry cotoneaster <i>Cotoneaster bullatus</i>	WCA	1	1993	0.5km west
Three-cornered garlic <i>Allium triquetrum</i>	WCA	4	2005-2012	0.22km south-east
Eastern grey squirrel <i>Sciurus carolinensis</i>	WCA	15	1985-2012	0.61km north
Ring-necked parakeet <i>Psittacula krameri</i>	WCA	5	1985-1999	Within 1km
Mandarin duck <i>Aix galericulata</i>	WCA	1	1989	Within 1km
Canada goose <i>Branta canadensis</i>	WCA	7	1995-2016	Within 1km
Barnacle goose <i>Branta leucopsis</i>	WCA	4	1990-2015	Within 1km
Black swan <i>Cygnus atratus</i>	WCA	3	2005-2011	Within 1km
Night heron <i>Nycticorax nycticorax</i>	WCA	1	1990	Within 1km

Species	Category of Importance	Number of Records	Date Range of Records	Distance of closest record from the centre of the Site (km)
Ruddy duck <i>Oxyura jamaicensis</i>	WCA	3	1991-1998	Within 1km
Ruddy shelduck <i>Tadorna ferruginea</i>	WCA	3	1992-1995	Within 1km

Hab Regs - Conservation of Species and Habitats Regulations 2017

WCA - The Wildlife and Countryside Act 1981 (as amended)

S41 – Species of Principal Importance under The Natural Environment and Rural Communities Act 2006

Red – Red list criteria (Bird of Conservation Concern)

SBAP – Sussex Biodiversity Action Plan

‘Extended’ Phase 1 Habitat Survey

Habitats

- 3.6. The following habitat types, described in more detail below, were identified on the Site during the ‘Extended’ Phase 1 Habitat Survey
- Building;
 - Fences;
 - Hardstanding;
 - Ornamental planting; and
 - Walls.
- 3.7. The habitat descriptions given below should be read in conjunction with **Figure 1** which includes target notes and the photographs (Plates) presented in **Appendix B**.

Building

- 3.8. The former Waitrose store (**B1, Plate 1 – 3 and 6 - 8**) is the only building on Site (**Figure 1**). This building has a hipped pitched roof with a tile covering. The top of the roof is flat and appears to be covered in felt. A clock tower protrudes from the north-west corner of the roof. This clock tower has a pitched roof with a tile covering and claying hanging tiles at its base where it adjoins the roof. The walls are constructed from brick. At the top of the brick walls there is a soffit box present around the building perimeter. The western part of the building appears to comprise one level internally, whilst the southern part has dormer windows present indicating that there are two internal levels, probably housing former office space. Either side of the dormer windows on the south facing side of the building claying hanging tiles are present (**Plate 2**). On the eastern façade of the building another dormer window and a large glass window adjacent to the internal staircase

are present. Claying hanging tiles are present either side and below the large window on the eastern facade (**Plate 3**).

Hardstanding

- 3.9. The majority of the Site, particularly the northern area, comprises hardstanding (i.e tarmac) owing to its current use as a private car park (**Plate 4**) and the presence of Avon Road which bisects the Site. Hardstanding walkways and former trolley bays are also present adjacent to the western side of building B1.

Ornamental Planting

- 3.10. A raised ornamental planting bed is present at the western boundary to the west of B1 (**Plate 5**). The planting is sparse and laid amongst wood chip. Species recorded include Himalayan birch *Betula utilis* var. *jacquemontii*, red robin *Photinia* sp, ivy *Hedera helix*, climbing hydrangea *Hydrangea anomala* ssp. *petiolaris* and cherry *Prunus* sp.

Walls / Fences

- 3.11. Brick walls and wooden fences are present at various locations across the Site defining boundaries.

Protected, BAP and other Notable Fauna and Flora

- 3.12. As a result of the ecological surveys and a review of the ecological desk study, an assessment is made below on the potential of the Site to support:
- * Bats;
 - * Birds;
 - * Terrestrial Invertebrates; and
 - * Invasive plant species.
- 3.13. The fauna descriptions provided below should be read in conjunction with **Figure 1** which includes target notes and the photographs (Plates) presented in **Appendix B**.

Bats

- 3.14. Two bat species (and one unidentified species) were returned within the data search. The closest record is of a common pipistrelle roost located 420m north-east of the Site.
- 3.15. The preliminary roost inspection undertaken by Waterman assessed the former Waitrose food store (B1) for its potential to support roosting bats. This inspection identified B1 as having **low** potential to support roosting bats. Potential Roosting Features (PRFs) observed at B1 comprised:
- * Gaps present amongst the clay hanging tiles on the clock tower (**Plate 6, Target Note 1**);
 - * Gaps present beneath the clay hanging tiles on the eastern side of B1 (**Plate 7, Target Note 2**);
 - * Gaps present beneath the clay hanging tiles either side of the dormer windows on the southern side of B1 (**Plate 2, Target Note 3**);

- * A missing section of fascia board providing an access point into the soffit box at the south-west corner of the building (**Plate 8, Target Note 4**); and
 - * Several raised/missing tiles on the hipped roof pitches recorded on the south and western sides of B1.
- 3.16. The detailed external/internal building inspection of B1 undertaken by Urban Wildlife Environmental Consulting found no evidence of roosting bats and concluded that the building is of **low** potential to support roosting bats.
- 3.17. The evening emergence bat survey undertaken at B1 by Urban Wildlife Environmental Consulting observed no bats emerging or entering the building. Very low levels of foraging and commuting activity were recorded within and around the survey areas, limited to a short period of noctule *Nyctalus noctula* activity recorded by one surveyor only.
- 3.18. The raised ornamental planting bed at the Site is considered too small and sparse in cover to provide any opportunities for foraging and commuting bats species.

Birds

- 3.19. A large number of bird species were returned within the data search. Many of the bird species returned are associated with the aquatic environment, which is not unsurprising given that the Site is located within 1km of the coastline.
- 3.20. No birds were recorded on Site during the 'Extended' Phase 1 Habitat Survey.
- 3.21. The Site provides some limited nesting opportunities for bird species owing to the presence of a building and ornamental planting. Given the size of the Site and the dominant habitat type comprising hardstanding, it is considered that the Site would support common bird species only and it is unlikely that any significant bird populations would be present.

Terrestrial Invertebrates

- 3.22. Numerous records of invertebrates were returned within the data search.
- 3.23. The small area of ornamental planting on Site provides some very limited opportunities for common invertebrate species. Owing to the extent and isolation of this habitat, it is considered unlikely that it would support any large populations or notable species.

Invasive Plant Species

- 3.24. Numerous records of invasive species were returned within the data search.
- 3.25. No commonly known invasive plant species listed on Schedule 9 of the WCA were recorded at the Site during the 'Extended' Phase 1 Habitat Survey.

Other Protected and Notable Faunal and Flora Species

- 3.26. SBRC also returned records for other protected and notable species within 1km of the Site, as detailed in Table 5. However, given the type and extent of habitats present, the Site is not considered to be of ecological value with regards to any other protected and notable faunal species. It is therefore considered unlikely that any such species would be present on Site.

4. Assessment

- 4.1. As a result of the ecological surveys undertaken, the Site and ZOI are not considered to support any IEFs that would likely be significantly affected by the proposed Development. All IEFs have therefore been scoped out of further assessment because the population or area likely to be affected by the Development is of insufficient size or diversity to be of ecological value, no potential effect pathway between the Development and these features has been identified; and/or contravention of the legislation relating to the feature is unlikely to occur. The rationale for scoping out features is provided in **Table 6** below.

Table 6: Ecological Features Scoped out of the Assessment

Ecological Feature	Rational
Designated Sites	Although the Site lies within the Climping Beach SSSI Impact Risk Zone and the Development falls within the following development category '<i>Residential development of 50 units or more</i>', it is considered unlikely that any adverse impacts would result to this SSSI from the Development. This is because the Site lies approximately 1.11km north-east of the SSSI in an existing urban environment and is therefore unlikely to impact water supply mechanisms, water quality and functional land outside the SSSI, which birds depend on for feeding. Furthermore, adverse impacts on the SSSI from an increase in residential population from the Development is unlikely given the SSSI is located 5.2km (via car) and 2.3km (on foot) from the Site. For other designated sites within 1km of the Site there is no pathway of direct effect given distance from Site. Indirect effects also unlikely to occur based on scale of proposed works and intervening habitats present (e.g. built development). No significant effects anticipated from the Development.
On Site habitats	Habitat types are both nationally and locally common. No significant effects anticipated from the Development.
Bats	No roosting bats recorded on Site. Habitats present on Site have been assessed to provide limited foraging and commuting habitat for bats. As such, no significant impacts are anticipated as a result of the Development.
Birds	Based on survey results usage of the Site is likely to be limited to nesting of common bird species only. No significant effects anticipated from the Development.
Terrestrial Invertebrates	Any population(s) likely to be of insufficient size or diversity to be of significant ecological value. No significant effects anticipated from the Development.

5. Assessment of Effects and Mitigation Measures

- 5.1. The EclA has not identified any potential IEFs that are anticipated to be affected by the Development. As such the Development is unlikely to result in significant ecological effects and an assessment of effects is not required.
- 5.2. Although ecological features have been scoped out of the assessment (**Table 6**), mitigation measures to ensure the Development meets legal compliance are still required, along with good practice environmental measures. These measures are set out below, together with ecological enhancement measures that the Development will provide to ensure a net biodiversity gain in line with planning policy requirements. As these measures will be provided as part of the Development scheme and it is assumed that they will be secured in an appropriate manner as part of the planning process.

Designated Sites

- 5.3. The Site is located within a SSSI Impact Risk Zone given its proximity to Climping Beach SSSI. As detailed in **Table 6**, it is considered that the Development would not result in any adverse impacts to Climping Beach SSSI. However, as per guidance¹⁶, it is recommended that Natural England (NE) are consulted for further advice.
- 5.4. It has been assessed that the designated sites within the ZoI (i.e. within 1km) would not be significantly affected by the Development and are therefore not assessed to be an IEF. No specific environmental measures are therefore required. However, as a matter of best practice, a Construction Environmental Management Plan (CEMP) (see below for further details) will be implemented during the demolition and construction phase of the Development.

Habitats

- 5.5. No habitats are assessed to be IEFs.
- 5.6. All existing habitats within the Site will be lost as part of the Development. The Development will provide the following ecological enhancement measures in line with local planning policy 'ENV SP1' and 'ENV DM5' to conserve and increase the ecological value of the Site:
- The provision of a variety of habitats to provide floristic diversity (e.g lawns, trees, shrub planting and herbaceous planting) and the use of native species or species of benefit to wildlife within the Development's landscape scheme. Detailed landscape plans for the Development will be provided at the post-planning stage assumed to be secured via a planning condition;
 - The provision of a green roof to provide suitable foraging opportunities for local fauna such as bats, bird and invertebrates; and
 - Artificial habitats for bats and birds (see fauna section below) to enhance the Site for these species group.

Construction Environmental Management Plan

- 5.7. A Construction Environmental Management Plan (CEMP) will be put in place for the demolition and construction phase of the Development. The CEMP will provide a framework within which to monitor,

¹⁶ Natural England (2016) *Natural England's Impact Risk Zones for Sites of Special Scientific Interest (For use by Local Planning Authorities to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites and determine when to consult Natural England)*.

avoid and / or minimise likely impacts to ecological receptors arising from the works, as far as reasonably practicable. In summary, the CEMP will include the following procedures and measures:

- The Contractor will ensure that all those working on the site are aware of their obligations in relation to ecological legislation;
- The use of British Standards Best Practice Guidelines to reduce disturbance resulting from noise, surface run-off and vibration during construction works;
- Careful siting and appropriate bunding of storage facilities for fuel and hazardous materials;
- Delivery of oils and fuels to be supervised at all times;
- Dust build up and mud deposits should be avoided and stockpiled material to be covered or stored within a contained area to enable run-off to be treated; and
- Use of drip trays when filling smaller containers from tanks or drums to avoid spillage entering the ground or drainage systems.

Bats

- 5.8. The preliminary bat roost inspection undertaken by Waterman and the detailed internal/external inspections undertaken by Urban Wildlife Environmental Consulting assessed the former Waitrose food store (B1) to have **low** potential to support roosting bats. In line with best practice guidelines, an evening emergence bat survey was undertaken to confirm the presence or absence of roosting bats in B1. No roosting bats were recorded during the evening emergence bat survey. It is therefore assessed that the demolition of this building as part of the Development would have no impacts on roosting bats.
- 5.9. In line with local planning policy 'ENV SP1' and 'ENV DM5', the Development will provide a minimum of two bat boxes to enhance opportunities on Site for roosting bats. The bat boxes will be erected at least 4m above ground level facing south, south-east or south-west. The exact details of the bat box locations and models will be finalised by an ecologist in liaison with the architect / project team during the detailed design of the Development. It is presumed that this would be secured by a planning condition attached to the consented Development.
- 5.10. The use of provision of soft landscaping as detailed above, within the Development would provide additional foraging and commuting habitat for bats at the Site.
- 5.11. In addition, a wildlife sensitive lighting strategy will be adopted across the Site to prevent any unnecessary spill on future roosting habitats (e.g bat boxes) and commuting/foraging habitats.

Birds

- 5.12. Although birds are not assessed to be an IEF, the existing building and ornamental planting on Site provide some nesting opportunities for common bird species. To ensure legal compliance, the following mitigation measure will be complied with:
- The removal of the existing building and ornamental planting as part of the Development will be undertaken outside of the breeding bird season (March to August inclusive). However, if works cannot be undertaken outside the breeding bird season an ecologist will inspect the trees to be removed. An experienced ecologist will be deployed to carry out an inspection at least within 24

hours prior to the clearance. If an occupied nest is detected, an appropriate buffer zone will be created around the nest, and clearance of this area delayed until the young have fledged.

- 5.13. In line with local planning policy 'ENV SP1' and 'ENV DM5', the Development will provide a minimum of two bird boxes to enhance opportunities on Site for nesting birds. The bird boxes will be erected at least 4m above ground level facing north, north-east or east. The exact details of the bird box locations and models will be finalised by an ecologist in liaison with the architect / project team during the detailed design of the Development. It is presumed that this would be secured by a planning condition attached to the consented Development.
- 5.14. The use of provision of soft landscaping as detailed above, within the Development would provide additional foraging and nesting habitat for birds at the Site.

Terrestrial Invertebrates

- 5.15. Although terrestrial invertebrates are not assessed to be an IEF and no protection measures are considered to be required, the provision of pollen and nectar producing floral species within the Development's landscape design will enhance the Site for invertebrate species.

6. Conclusions

- 6.1. For the reasons set out in the assessment presented in this EclA, the Site and Zol are not considered to support any IEFs that would likely be significantly affected by the Development. All IEFs have therefore been scoped out of further assessments due to the population or the area likely to be affected by the Development being of insufficient size or diversity to be of significant ecological value. No potential pathways between the Development and these features have been identified and contravention of the legislation relating to the feature is unlikely to occur. This EclA identifies and references mitigation measures to be carried out during the construction of the Development.
- 6.2. To ensure legal compliance and good practice measures are adopted during the Development works, mitigation and enhancement measures have been presented in this EclA.
- 6.3. It should be noted that this EclA is relevant to the legislation detailed in Section 2 and **Appendix A** at the time of writing. If there are any changes to legislation prior to the Development being completed, the advice within this EclA may require amending / updating in line with any legislative updates.
- 6.4. If there is a significant period of time between this PEA and the Development commencing, the ecological value of the Site may change and the Site should therefore be subject to an update survey.

Figures

Figure 1: 'Extended' Phase 1 Habitat Survey Plan (ref. WIE14296-100__GR_PEA__1A)

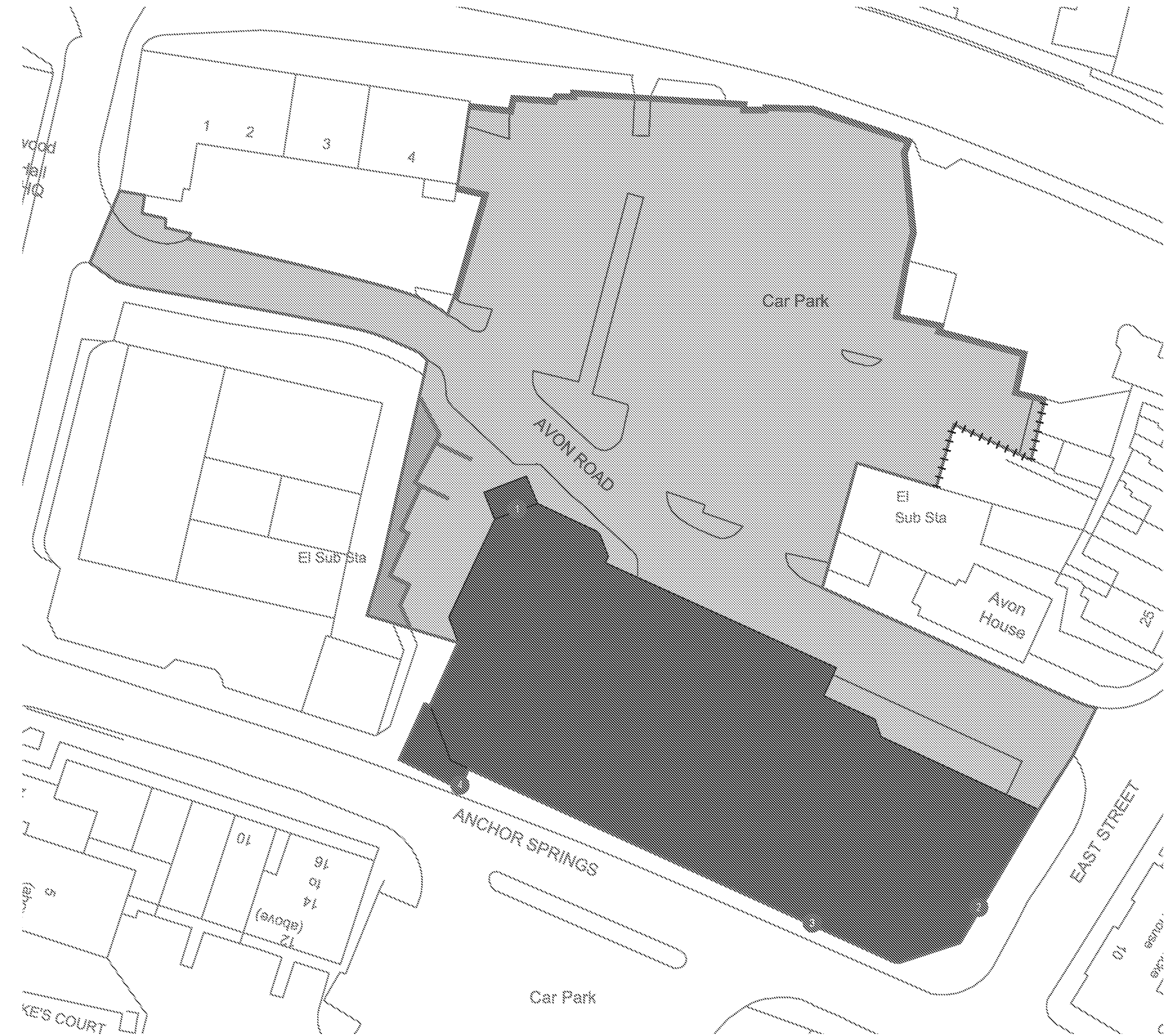
Figures

Former Waitrose, Avon Road, Littlehampton

Project Number: WIE14296-100

Document Reference: WIE14296-100-R-1-2-3-EclA

- Site Boundary
- Building
- Hardstanding
- Ornamental Planting
- Wall
- Fence
- Target Note



Project Details	WIE14296-100: Former Waitrose, Littlehampton
Figure Title	Figure 1: 'Extended' Phase 1 Habitat Survey Plan
Figure Ref	WIE14296-100_GR_PEA_1A
Date	April 2018
File Location	\\s-lincs\wiel\projects\wiel14296\100\graphics\pea\issued figures

APPENDICES

A. Planning Policy and Summarised Flora and Fauna Legislation

National Planning Policy

National Planning Policy Framework, 2018

- A1. The National Planning Policy Framework¹⁷ (NPPF) was published in July 2018. Section 15 (outlined below) of the NPPF, 'Conserving and Enhancing the Natural Environment', replaces Section 11 of the previous NPPF 2012 revision¹⁸. However, Government Circular 06/2005¹⁹ - Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within the Planning System, remains valid and is referenced within the NPPF.
- A2. The NPPF encourages the planning system to contribute to and enhance the natural and local environment. This should be achieved by:
- * *"Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - * *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - * *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - * *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
 - * *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
 - * *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate".*
- A3. The NPPF also stipulates that Local Planning Authorities (LPAs), when determining planning applications, should apply the following principles:
- * *"If significant harm to biodiversity 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;*
 - * *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that*

¹⁷ Ministry of Housing, Communities and Local Government. (2018). *National Planning Policy Framework*.

¹⁸ Department of Communities and Local Government. (2012). *National Planning Policy Framework*.

¹⁹ Department of Communities and Local Government. (2005). *Circular 06/05: Biodiversity and Geological Conservation -- Statutory Obligations and their Impact within the Planning System*.

Appendices

Former Waitrose, Avon Road, Littlehampton

Project Number: WIE14296-100

Document Reference: WIE14296-100-R-1-2-3-EclA

make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”*

National Planning Practice Guidance, 2016

- A4. The Government's National Planning Practice Guidance²⁰ (NPPG) is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The guidance of most relevance to ecology and biodiversity is the Natural Environment Chapter, which explains key issues in implementing policy to protect biodiversity, including local requirements.

Local Planning Policy

Arun Local Plan 2011-2031

- A5. The Arun Local Plan 2011-2031²¹ was adopted by resolution of Full Council on 18th of July 2018. The Arun Local Plan (2011-2031) replaces the Arun Local Plan 2003²² and the saved policies within it. The Arun Local Plan 2018 comprises a written statement and supporting Policies Maps 1-4. The plan sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011- 2031. The following policies are of relevance to ecology:
- Policy ENV SP1 'Natural Environment' states "*Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.6 [refer to original document] that are recognised for the species and habitats contained within them.*";
 - Policy ENV DM1 'Designated Site of biodiversity or geological importance' states "*a) Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated:*
 - i. There is no alternative solution (which shall be adequately demonstrated by the developer).*
 - ii. There are reasons of public health or public safety or*
 - iii. There are benefits of primary importance to the environment or*

²⁰ Department for Communities and Local Government. (2016). *National Planning Practice Guidance*. DCLG, London.

²¹ Arun District Council (2018) *The Arun Local Plan 2011-2031*.

²² Arun District Council (2003) *Arun District Local Plan 2003*.

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iv. There are imperative reasons of overriding public interest.

Notwithstanding the above however, the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

b) In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to;

i. The European, National or Local status and designation of the site;

ii. The nature and quality of the site's features, including its rarity value;

iii. The extent of any adverse impacts on the notified features of interest;

iv. The need for compensatory measures in order to re-create remaining features of habitats on or off the site.

c) Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate."

- * Policy ENV DM3 'Biodiversity Opportunity Areas' states "Development shall:

a) Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones

b) Be designed in order to minimise disturbance to habitats

Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA."

- * Policy ENV DM5 'Development and biodiversity' states "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the

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proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species."

Biodiversity Action Plans

UK Post-2010 Biodiversity Framework

- A6. The Environment Departments of all four governments in the UK work together through the Four Countries Biodiversity Group. Together they have agreed, and Ministers have signed, a framework of priorities for UK-level work for the Convention on Biological Diversity. Published on 17 July 2012, the 'UK Post-2010 Biodiversity Framework'²³ covers the period from 2011 to 2020. This now supersedes the UK Biodiversity Action Plan (UK BAP)²⁴. However, many of the tools developed under UK BAP remain of use, for example, background information about the lists of priority habitats and species. The lists of priority species and habitats agreed under UK BAP still form the basis of much biodiversity work in the countries.
- A7. Although the UK Post-2010 Biodiversity Framework does not confer any statutory legal protection, in practice many of the species listed already receive statutory legal protection under UK and / or European legislation. In addition, the majority of Priority national (English) BAP habitats and species are now those listed as Habitats of Principal Importance (HoPI) and Species of Principal Importance (SoPI) in England listed under Section 41 (S41) of the NERC Act 2006. For the purpose of this report, habitats and species listed under S41 of the NERC Act are referred to as having superseded the UK BAP. All public bodies have a legal obligation or 'biodiversity duty' under Section 40 of the NERC Act 2006 to conserve biodiversity by having particular regard to those species and habitats listed under S41.
- A8. Based on the results of the PEA no HoPIs are considered present on or adjacent to the Site. However, the following SoPIs listed under S41 are considered to be of potential value on and/or immediately adjacent to the Site:
- Bats (various) (SoPI);
 - House sparrow *Passer domesticus*; and
 - Starling *Sturnus vulgaris*.

Local Biodiversity Action Plan

- A9. At a local level, the Site is covered by the Sussex Biodiversity Action Plan (SBAP). This document sets out actions needed for protecting and enhancing wildlife at the local level.
- A10. Based on the results of the PEA, together with the enhancement recommendations, the SBAP action plan for the pipistrelle bat is considered to be of relevance to this PEA, given the potential for B1 to support roosting bats.

²³ JNCC and DEFRA (on behalf of the Four Countries' Biodiversity Group). (2012) *UK Post-2010 Biodiversity Framework*.

²⁴ HIASO. (1994) *Biodiversity The UK Action Plan*.

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Guidance

Biodiversity 2020: A strategy for England's wildlife and ecosystem services

- A11. In October 2010, over 190 countries signed an historic global agreement in Nagoya, Japan to take urgent and effective action to halt the alarming global declines in biodiversity. This agreement recognised just how important it is to look after the natural world. It established a new global vision for biodiversity, including a set of strategic goals and targets to drive action. England's response to this agreement was the publication of '*Biodiversity 2020: A strategy for England's wildlife and ecosystem services*'²⁵. The mission for this strategy is:

"to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people."

BS 42020: 2013 Biodiversity: Code of Practice for Planning and Development

- A12. The UK commitment to halt overall loss of biodiversity by 2020 in line with the European Biodiversity Strategy and UN Aichi targets²⁶, is passed down to local authorities to implement, mainly through planning policy. To assist organizations affected by these commitments, BSI has published BS 42020 which offers a coherent methodology for biodiversity management.
- A13. This British Standard sets out to assist those concerned with ecological issues as they arise through the planning process in matters relating to permitted development and activities involved in the management of land outside the scope of land use planning, which could have site-specific ecological implications.
- A14. The standard has been produced with input from a number of organisations including the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Association of Local Government Ecologists (ALGE) and provides:
- * Guidance on how to produce clear and concise ecological information to accompany planning applications;
 - * recommendations on professional ethics, conduct, competence and judgement to give confidence that proposals for biodiversity conservation, and consequent decisions/actions taken, are sound and appropriate; and
 - * direction on effective decision-making in biodiversity management a framework to demonstrate how biodiversity has been managed during the development process to minimize impact.

Legislation

- A15. Specific habitats and species receive legal protection in England under various pieces of legislation, including:
- * The Conservation of Habitats and Species Regulations 2017²⁷;
 - * The Wildlife and Countryside Act (WCA) 1981 (as amended)²⁸;

²⁵ Defra. (2011) *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*.

²⁶ <https://www.cbd.int/sp/targets/>

²⁷ HMSO (2010) *The Conservation of Habitats and Species Regulations 2017*.

²⁸ HMSO (1981) *'Wildlife and Countryside Act 1981 (as amended)'*

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- * The Countryside and Rights of Way (CROW) Act 2000²⁹; and
- * The Natural Environment and Rural Communities Act 2006³⁰.

A16. Further details of legislation in respect of legally protected and notable flora and fauna of relevance to the Site are provided below;

Bats

A17. In summary, in England all UK bat species are protected by the Conservation of Habitats and Species Regulations 2017 and by the WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly:

- * Kill, injure or capture a bat;
- * Disturb bats in such a way as to be likely significant to affect:
 - (i) the ability of any significant group of bats to survive, breed, or rear / nurture their young; or
 - (ii) the local distribution of that species;
- * Damage or destroy any breeding or resting place used by bats; or
- * Obstruct access to any place used by bats for shelter or protection and disturbing bats while occupying such as place.

Birds

A18. The level of protection afforded under the law varies from species to species. Identified game and pest species may lawfully be hunted and killed, usually under licence, whilst the most threatened or rarest species are listed on Schedule 1 of the WCA 1981 (as amended) and are protected by special penalties for offences.

A19. All the native bird species of Britain are additionally covered by the European Union (EU) Directive on the Conservation of Wild Birds 2009 ('The Birds Directive'). The EU Birds Directive (79/409/EEC) resulted in the designation of Special Protection Areas (SPAs) for rare or vulnerable bird species listed on Annex 1 (The species listed in Annex I of the Birds Directive are, according to the Directive, those in danger of extinction, rare, vulnerable to specific changes in their habitat or requiring particular attention for reasons of the specific nature of their habitat) of the Directive and for regularly occurring migratory species. The Birds Directive applies to all wild birds, their eggs, nests and habitats, and provides for the protection, management and control of all species of birds naturally occurring within each member state of the European Union. It requires the UK to take measures to ensure the preservation of sufficient diversity of habitats to maintain populations of all wild birds at ecologically and scientifically sustainable levels. The requirements of the Birds Directive are implemented in the UK primarily through the Wildlife & Countryside Act 1981 (as amended 1985) and Conservation of Habitats and Species Regulations 2017.

²⁹ HMSO (2000) 'The Countryside and Rights of Way (CROW) Act'

³⁰ ODPM (2006) 'Natural Environment and Rural Communities Act (2006)'

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B. Photographs

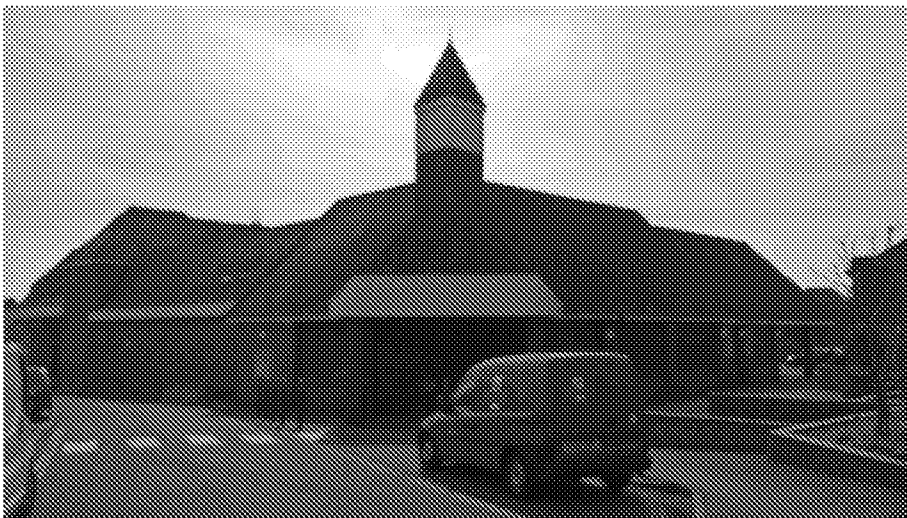


Plate 1 – The former Waitrose building (B1); aspect facing the north-west corner.



Plate 2 – View of the dormer windows present on the second level of the south facing side of B1.

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Plate 3 – View of the eastern elevation of B1.



Plate 4 – Private car park which dominates the northern part of the Site.

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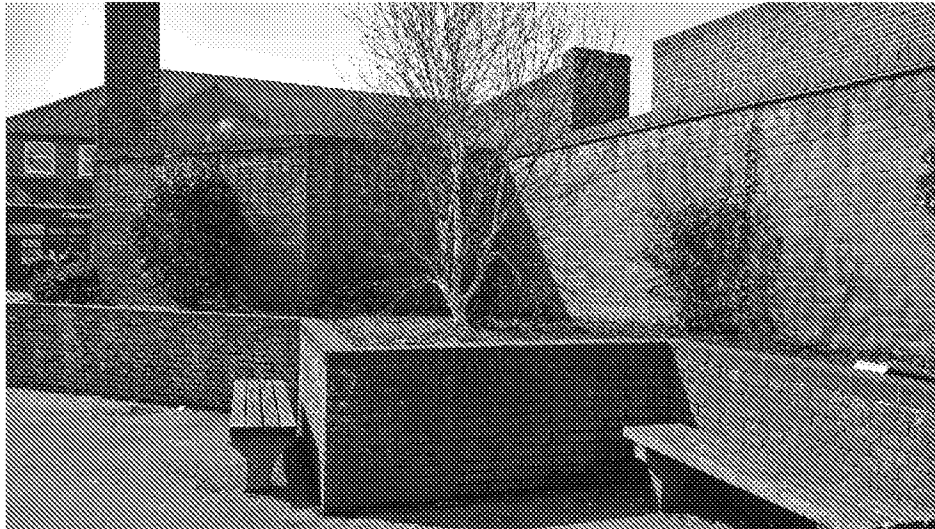


Plate 5 – Raised ornamental planting bed present adjacent to the western Site boundary.



Plate 6 - Gaps present amongst the clay hanging tiles on the clock tower.

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Plate 7 - Gaps present beneath the clay hanging tiles on the eastern side of B1.

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Plate 8 - Missing section of fascia board providing a potential access point into the soffit box at the south-west corner of the building.

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C. EclA Significance Criteria

- C.1 The scope of this EclA is based on current guidelines⁷. Consideration is applied to identifying IEFs within the Zol is detailed in the methodology section. If IEFs are identified they have been subject to the following significance criteria as summarised below.

Geographic Context

- C.2 The importance of the identified IEFs, as well as the significance of any likely impacts and their effects, are considered here within a defined geographic context:
- * International
 - * National
 - * Regional
 - * County
 - * Local
- C.3 The size, conservation status and the quality of features are all relevant in determining their importance and assigning this to the geographic scale.

Characterising Ecological Impacts and their Effects

- C.4 Where likely impacts are identified to IEFs in connection with the proposed project and within the identified Zol, these are considered and described with reference to the following characteristics:
- * Positive or negative (i.e. does the anticipated change accord with nature conservation policies and objectives?)
 - * Extent (i.e. the spatial area over which the impact or effect may occur)
 - * Magnitude (i.e. the quantified size, amount, intensity or volume)
 - * Duration (i.e. the timeframe over which the impact or effect may occur, in both human and ecological terms)
 - * Frequency and timing (i.e. the number of times an activity occurs, where this is likely to influence the effect)
 - * Reversibility (i.e. is spontaneous recovery possible or may the effect be counteracted by mitigation?)
- C.5 An effect is considered to be significant where this either supports or undermines biodiversity conservation objectives for an important ecological feature.

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UK and Ireland Office Locations

