



Euan Clark
Folkes Architects
The Old Forge,
6 Church Street,
Storrington,
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RH20 4LA

6th March 2020

Dear Euan,

Ref: Roseland, The Causeway, Arundel, BN18 9JL

Many thanks for instructing the Ecology Partnership to report on the impacts of the proposals of the development at Roseland, The Causeway, Arundel, BN18 9JL on the designated sites within the local area. Please accept this letter of report as a technical response to the request for further information from the planning depart at Arun District Council on the above site and development. For ease of reference the validation request is shown below in full below;

'Please provide a biodiversity survey and report for the site due to the site being in the Arun Valley and the Arundel Park Site of Scientific Interest. Please refer to the Local Validation requirements and the guidance notes for the Biodiversity Checklist for further information.'

The Ecology Partnership have reviewed the proposed development in response to this request, the location and extent of the SSSIs mentions above and considered any impacts on the SSSI resulting from the development.

Proposals

The proposals for the site are for the existing block of flats to have its current roof area removed, to make way for an additional two flats on one additional story. There will result in no change to the existing footprint of the building.

Designated Sites of Concern

Arundel Park Site of Special Scientific Interest (SSSI) is located approximately 1.13km north-west of the sites red line boundary. Arundel Park SSSI is designated for its number of rare and notable species of invertebrates, diverse breeding bird community, it's importance for overwintering birds and examples of species-rich chalk grassland containing several plants uncommon in Sussex.

Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site, which is located approximately 6.8km north of the sites red line boundary. The site is designated a SAC as it holds one of the three main population centres of ramshorn snails (*Anisus vorticulus*) within the UK. It was designated as an SPA as it supports a population of Bewick Swan (*Cygnus columbianus bewickii*), which is classed as endangered within Europe, as well as its overall waterfowl assemblage. The site was designated as a Ramsar site due to its rich aquatic flora and fauna, outstanding ornithological importance for wintering waterfowl and breeding birds, and its wetland invertebrate species.

Whilst the proposals fall within the impact risk zone, the proposals do not fall within the categories which are listed as being considered likely to cause harm to this site. The listed categories include residential developments of 50 units or more, 10 or more houses outside existing settlements/urban areas and planning applications for quarries.

As such, in accordance with the impact risk zone, no significant impacts are predicted on this site, resulting from the increase in roof height and an increase in two residential dwellings.

As the development site falls outside the boundaries of the SSSI, there will be no direct impacts resulting from land take, fragmentation or isolation of habitats within the SSSI boundaries or indeed habitats which would be considered functionally linked. The site supports an already existing structure and the development, resulting in the increase of building height and limited number of associated units, will therefore not result in any land loss. As such no direct impacts are considered.

Indirect impacts, such as alterations to lighting, impacts resulting from construction activities, are not considered likely due to the distances between the development site and the SSSI. As such impacts resulting from the construction is considered to be negligible.

It is considered that the main impacts as a result of this proposals would come from the increase in residence, which could lead to an increase in recreational activity over the site. However, as only two new flats are being built, and the distance between the site and Arundel Park SSSI at approximately 1.13km away, it is considered highly unlikely that the scale of development would have any significant impact on the quality of habitats present. Arundel Park is known to be an open access site, with designated footpaths and a lead only policy for dogs to minimise the disruption to habitats present. It is considered highly likely that the estate would have a management plan, which in turn would be designed to manage the impacts of use by the public. The proposed development equates a small increase in population within the wider landscape of which impacts at this scale are not measurable as to be considered 'imperceptible / nugatory' level.

Overall, it is considered that the proposals will not have any significant affects to the integrity of Arundel Park SSSI and no impacts are predicted. It is also anticipated that no additional negative impacts are predicted on any other SSSIs in the local area from the development.

Arun Valley SAC, SPA and Ramsar

The proposed development site is over 6km from the SAC, SPA and Ramsar site. Again due to the distance of the development site from the designation no direct impacts are predicted from land loss, land take, fragmentation or isolation of habitats within the designated site or within functionally linked land within the wider landscape. Indeed, the site is already developed and does not support habitats for which the Arun Valley has been designated for. Impacts resulting from construction activities and lighting, at this distance are considered to be imperceptible and as such no impacts are predicted.

Impacts resulting from an increase in recreational pressure must be considered, as impacts to qualifying features of the designated site would result in an impact on the integrity of the designation itself. A net increase of two dwellings, considering the level of development within the 6.8km zone around the designated site, is considered to be low and at which impacts at this scale are not measurable as to be considered 'imperceptible / nugatory' level. As such, considering the above, no impacts on the SPA, SAC or Ramsar site are considered and the site will be retained.

Furthermore, it is considered that the new additional residents would be likely to utilise closer areas for recreation such as Batworthpark Plantation (*c.310m* west) and the network of public footpaths in and around the site for regular recreational use.

It is up to the local authority to assess whether any negative impacts from the development or the development in combination with other developments within the local area and as such trigger the requirement for an appropriate assessment.

Conclusion

It is considered that the proposals will not have any significant adverse impacts on the integrity of either Arundel Park SSSI, or Arun Valley SAC, SPA and Ramsar, due to the limited nature of the works and distances between them. Any impacts of the addition of two residential flats to the existing building on site is considered to have a imperceptible impact on designated sites within the local area.

Many Thanks,



Chris Jennings BSc (Hons) MSc MCIEEM
Principal Ecologist