



LIZARD

Landscape Design and Ecology

ECOLOGICAL IMPACT ASSESSMENT

**Booker Hall, Oakhurst Gardens, Rustington, West
Sussex**

On behalf of Studio Scott Taylor

Prepared by	CF
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Contents

	Page No.
SUMMARY	01
1.0 Introduction	03
2.0 Scope of the Survey	04
3.0 Methodology	05
4.0 Results	09
5.0 Impact Assessment	15
6.0 Ecological Enhancements / Opportunities	19
7.0 Conclusions	20
8.0 References	21

FIGURES

Figure No. 01 – Site Habitat Plan

TABLES

Table No. 01 - Categorisation Criteria

Table No. 02 – Species Lists for Habitat Parcels

APPENDICES

Appendix A – Site Photographs



The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7EH

SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Studio Scott Taylor to undertake an Ecological Impact Assessment (EclA) of development proposed at Booker Hall, Oakhurst Gardens, Rustington, West Sussex (*Grid Reference: TQ 06174 02583 – hereafter referred to as 'the site'*). An initial habitat appraisal survey was undertaken on 24th February 2021 to evaluate the existing ecological resources of the site, to highlight any potential ecological constraints and opportunities to inform scheme design and identify the need for further assessment prior to application. A full Ecological Impact Assessment has been compiled to assess the scale of any impacts to important ecological features, and to set out any avoidance, mitigation or compensation measures necessary to ensure proposals do not result in a net loss of ecological value at the site, and to meet local and national policy legislation.

The site is located within the Rustington Hall estate in Rustington, Littlehampton, within the Arun District of West Sussex. The site consists of hardstanding, amenity grassland, scattered trees and the Booker Hall building. No ecological designations cover any of the site or the immediately surrounding habitat.

The habitats on site are of low ecological value with the greatest ecological interest associated with the scattered trees. No further phase 2 survey work is likely to be required prior to submission and no further investigation is required into potential impacts to any nature designated sites.

A summary of recommendations is as follows:

- Protect, retain and enhance all trees and shrub scheduled for retention on site in line with BSI standards (BSI, 2012) (BSI, 2013), for the wider benefit of biodiversity.
- Any external lighting should accord with guidance in relation to bats (BCT & ILP, 2018) by incorporating downward facing and PIR lights.
- Any tree works to be completed outside of the main bird nesting season (March – August inclusive) or following inspection from a suitably qualified ecologist.
- Any fox holes to be checked and dug out sensitively (July – February inclusive) in line with mitigation.
- An ecologist to be present on site to oversee the removal of any dead wood and to give a toolbox talk on the potential presence of stag beetles.
- Incorporation of ecological enhancement/s to achieve net gain, in line with Local Plan Policy ENV DM5 – Development and biodiversity (Arun District Council, 2018).

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Studio Scott Taylor to undertake an Ecological Impact Assessment of development proposed at Booker Hall, Oakhurst Gardens, Rustington, West Sussex (*Grid Reference: TQ 06174 02583 – hereafter referred to as 'the site'*).
- 1.2 Initial habitat assessment was undertaken on 24th February 2021 to appraise the existing ecological resources within the site and the surrounding area. The habitat appraisal survey comprised a baseline survey conforming broadly to the *JNCC Extended Phase 1 Habitat Survey methodology* (JNCC, 2010), to identify and map existing habitats. In addition, a protected species assessment was undertaken to identify the potential for European and nationally protected species to be present within and adjacent to the site.
- 1.3 The field survey data and analysis contained in this report was undertaken and prepared by Caleb Fry (*BSc (Hons) ACIEEM, Project Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by George Sayer (*MCIEEM, Senior Ecologist; Lizard Landscape Design and Ecology*).

Site Information

- 1.4 The site covers an area of c. 520m² and consists of an approximately rectangular shaped plot. The site is accessed from the south via the Rustington Hall entrance. The site contains hardstanding used as a path for access, the Booker Hall building and several scattered trees and shrubs with amenity grassland. To the north and east lie other properties in the Rustington estate. To the south of site lies Rustington Hall, and to the west of site lies properties on Guildford Road. The site is located c. 500m south west of Angmering train station. No ecological designations for the site exist.

Surrounding Landscape

- 1.5 The site is located within a residential estate. The wider area is a complex of infrastructure associated with Littlehampton. The South Downs National Park exists c. 3.2m north of site and the River Arun lies c. 4.6km west of site.

Development Proposals

- 1.6 It is understood that proposals are for the removal of the existing hall for the construction of a new hall and office.

2.0 SCOPE OF THE SURVEY

2.1 The aim of the Ecological Impact Assessment has been:

- Establish baseline ecological conditions at the Site.
- Determine the importance of ecological features which could be affected by the proposed scheme.
- Identify any likely significant effects of the proposed development on important ecological features, in the absence of mitigation, including cumulative impacts.
- Set out any measures necessary to effectively avoid or mitigate likely significant effects, and identify residual impacts.
- Identify any compensation measures required to offset residual impacts.
- Set out potential ecological enhancement measures that could be delivered by the proposed scheme.
- Confirm how proposed mitigation, compensation and enhancement measures could be secured.
- Provide sufficient information to determine whether the project accords with relevant nature conservation policies and legislation, and where appropriate, to allow conditions or obligations to be proposed by the relevant authority.

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 The Multi-Agency Geographical Information Centre (*MAGIC*) was consulted for information regarding priority habitats, statutory designated sites and permitted European Protected Species Licences (EPSL's) within a potential zone of influence of the development site. Due to the limited extent and setting of the site a data search from the local biological records centre would be unlikely to provide information essential to inform the assessment and so has not been provided. This is an approach in line with current guidance (CIEEM, 2020).

3.1.2 In accordance with Natural England's GCN Mitigation Guidelines (English Nature, 2001) a desktop search was undertaken to identify ponds within 500m and 250m of the site, which may have the potential to support breeding great crested newts (GCN) *Triturus cristatus*, using Ordnance Survey mapping, the *MAGIC* database and aerial photography.

3.2 Site Visit

3.2.1 A habitat appraisal survey was undertaken on 24th February 2021 and the site subjected to an ecology survey using guidelines set out in the *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit (JNCC, 2010)*. This has resulted in a Site Habitat Plan (*Figure No. 01*) and Species Lists for Habitat Parcels (*Table No. 02*).

3.2.2 Habitats within the site were classified and the presence, or potential presence, of certain protected and/or notable species of flora and fauna were identified. This involved identifying features that may be used by protected species, potential foraging areas and other signs of use. Water bodies were recorded wherever possible, within 500m of the proposed development site.

3.2.3 The results are summarised and accompanied in large part by photographic evidence contained in *Appendix A – Site Photographs*. Recommendations for further investigation and survey are made herein where necessary.

3.3 Evaluation and Assessment

- 3.3.1 Ecological features are identified, evaluated and assessed with due consideration to the CIEEM Guidelines (CIEEM, 2018).
- 3.3.2 Wherever possible potential adverse effects will be avoided by mitigation embedded in scheme design, as this gives increased certainty over successful delivery and ensures adhesion to the 'Mitigation Hierarchy' (CIEEM, 2018).

3.4 Preliminary Bat Roost Assessment

- 3.4.1 A Preliminary Bat Roost Assessment was undertaken on 10th November 2020 by an experienced bat surveyor who undertook a ground-level assessment of all trees and buildings within the proposed development site.
- 3.4.2 The bat surveyor assessed the existing buildings visually and searched for evidence such as:
- Grease Marks;
 - Urine Stains;
 - Bat Droppings;
 - Feeding Remains;
 - Dead or Live Bats.
- 3.4.3 Trees were visually identified from the ground, using binoculars where necessary, for features that could be used by bats such as:
- Woodpecker Holes;
 - Knot Holes;
 - Tear-outs;
 - Flush Cuts;
 - Double Leaders.
- 3.4.4 Once features had been assessed the trees were then categorised in accordance with *Table 4.1 Bat Surveys for Professional Ecologists; Good Practice Guidelines (Collins, 2016)*:

Table No. 01 – Categorisation Criteria

Category	Building	Tree
Negligible	No suitable features identified.	No suitable features identified.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Tree of sufficient size and age to support bat roost features; but with none identified from the ground, or with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites 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).	
High	A structure or tree with one or more potential roost sites 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.	

- 3.4.5 The surrounding habitat within and directly adjacent to the site was assessed for its suitability to support foraging and commuting bats which may influence the likelihood of bats roosting within on-site trees and buildings.

3.5 Survey Constraints / Considerations

- 3.5.1 Due to the field survey consisting of only one site visit, an ecological survey represents a 'snapshot' in time of the ecological condition of the site and certain species, particularly flowering plants, may not have been visible or may have been otherwise inconspicuous at the time of the survey and hence overlooked. However, an ecological assessment is not a detailed floral inventory, and the potential oversight of some species is not a constraint for this broad assessment of habitats and their potential to support protected species.
- 3.5.2 Biological records centre data has not been provided and therefore it is not possible to rule out the likelihood that useful information to inform the assessment has been missed. However, the site is limited in extent and the scale of potential impacts is small, such that the omission of records centre data is unlikely to have a significant bearing on the results of this assessment.

4.0 RESULTS

4.1 Desk Study

Statutory Protected Sites

- 4.1.1 The following potential zones of influence have been used when identifying designated sites in the local area: Local Nature Reserves (LNRs), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs) within a 2.0km radius of the site, and internationally designated sites including Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsars (Wetlands of International Importance) within a 10km radius of the site.
- 4.1.2 No results for national or internationally designated sites were returned from within the potential zone of influence search areas.

Non-Statutory Protected Areas

- 4.1.3 *Sites of Nature Conservation Importance (SNCIs)* are designations applied to the most important non-statutory nature conservation sites. They are recognised by the *National Planning Policy Framework (2019)* and as such are material considerations when assessing planning applications. Non-statutory designated sites within a potential zone of influence of the site include:
- 4.1.4 No results for SNCI's were returned from within the search area.

Pond Study

- 4.1.5 A single pond is located within 500m of the site, which lies c. 190m east by south east of the site, within a garden opposite Paddock Green lane. The pond is separated from the site by a network of infrastructure including roads, houses, and gardens.

Priority Habitats Study

- 4.1.6 Within 2.0km of the site there are priority habitats of *Coastal Vegetated Shingle, Coastal and Floodplain Grazing Marsh* and *Deciduous Woodland*. However, none exist on or directly adjacent to the site.

4.2 Habitats

4.2.1 Habitats within the site include:

- *Building;*
- *Hardstanding;*
- *Amenity Grassland;*
- *Scattered Trees.*

Buildings

- 4.2.2 A single storey hall building is present at the centre of the site. The building has a gable end on its northern and southern aspect, and a corrugated metal roof. A flat roof structure protrudes from the north west corner of the building and a small wooden shed is present at the north west of site. The buildings are of inherent **Negligible** ecological value.

Hardstanding

- 4.2.3 Hardstanding covers the footpath to and around the building and is of inherent **Negligible** ecological value.

Amenity Grassland

- 4.2.4 The grassland was mown short at the time of survey, with common and widespread species present, typical of those sown for grassland with heavy footfall. E.g., perennial rye grass *Lolium perenne* and red clover *Trifolium pratense*. The grassland is of no greater than **Site** value.

Scattered Trees

- 4.2.5 A young silver birch *Betula pendula* tree and a large cherry laurel *Prunus laurocerasus* shrub are present at the entrance of the site. Another small silver birch tree is present along the eastern boundary of site. Some introduced shrubs are scattered along the western and eastern boundary of the site.

4.3 Protected Species Assessment

Amphibians

Desk Study

- 4.3.1 Great crested newts (GCN) and their resting / breeding sites are protected under *The Conservation of Habitats and Species Regulations 2017* and *The Wildlife and Countryside Act 1981 (as amended)*. No records were returned for existing EPSL's within the search area.

Site Assessment

- 4.3.2 No waterbodies are present on site and the grassland is mown short which limits the suitability of the site to support GCN during their terrestrial phase. GCN are known to over winter at the base of shrubs and trees. However, the opportunities present on site are limited and the only pond within 500m is separated from the site by unsuitable dispersal habitat, such as busy roads with storm drains. Overall, there is **Negligible** potential for GCN to be found on site and their potential to occur on site will not be considered further in this assessment.

Reptiles

Desk Study

- 4.3.3 Population of common and widespread reptiles, such as grass snake *Natrix helvetica*, common lizard *Zootoca vivipara* and slow worm *Anguis fragilis* are likely to exist within areas of suitable habitat throughout the landscape. All species of UK reptile are protected against reckless or intentional killing or injury, under *The Wildlife and Countryside Act 1981 (as amended)*.

Site Assessment

- 4.3.4 Reptiles require an assemblage of cover, basking and prey opportunities to persist in a landscape. There is a lack of cover opportunities present at the site and prey opportunities are limited. Overall, reptiles have **Negligible** potential to be found and their potential to occur will not be considered further in this assessment.

Bats

Desk Study

- 4.3.5 All species of bat and their roosts are protected under *Regulation 41* of the *Conservation of Habitats and Species Regulations 2017* and *Section 9* of the *Wildlife and Countryside Act 1981*. It is an offence to kill, injure or handle a bat and to disturb a roosting bat intentionally or recklessly. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. No EPSL in relation to bats were returned from within the search area.

Site Assessment - Trees

- 4.3.6 Both trees on site were young and have not yet reached an age of senescence whereby suitable roosting features would be present.

Site Assessment - Building

- 4.3.7 The hall has a single pitched corrugated metal roof with gable ends on its northern and southern aspects. A porch extends from the southern aspect with 'hacienda' style roof tiles. A flat felt roof structure protrudes from its southern aspect. The exterior walls are clad with wood panels. The building has an open attic space and no evidence of roosting bats or potential ingress opportunities were observed. The corrugated metal roof and hacienda style tiles are well laid, such that no potential roosting features were observed. The small wooden shed was inspected for bat roosting potential and no suitable features or evidence of bats was observed. Overall, the building offers **Negligible** roosting potential.

Site Assessment – Commuting and Foraging

- 4.3.8 The site and the surrounds are well lit at night and so the site is unlikely to support any but the least light averse of species (e.g., pipistrelles *Pipistrellus*). The scattered trees are likely to support some limited forage for bats but are unlikely to be of any greater than **Site** value.

Dormouse

Desk Study

- 4.3.9 Hazel Dormice *Muscardinus avellanarius* are protected under *The Wildlife and Countryside Act 1981 (as amended)* through their inclusion on Schedule 5 and *The Conservation of Habitats and Species Regulations 2017*. No records for EPSL's in relation to dormice were returned from the search area.

Site Assessment

- 4.3.10 The site is small, not connected to any wider areas of suitable dormice habitat and subject to high anthropic disturbance such that the site offers **Negligible** potential to support the species and their potential to occur will not be considered further in this assessment.

Badger

- 4.3.11 Badgers *Meles meles* are common and widespread species and are likely to be present in low numbers in agricultural fields and in higher concentrations in woodland. However, the site is small and not connected to any wider areas suitable to support badger. No evidence of badger was observed and no suitable sett building opportunities for badger were present. Overall, the site offers **Negligible** potential to support the species and their potential to occur will not be considered further in this assessment.

Water Vole

- 4.3.12 Water vole *Arvicola amphibius* require riparian habitat to persist in a landscape. As there is no such habitat on site their potential to occur is severely limited and the site is determined to be of **Negligible** suitability for the species. Their potential to occur will not be considered further in this report.

Birds

Desk Study

- 4.3.13 Wild birds are protected under the *Wildlife and Countryside Act (1981)(as amended)*, making it an offence to intentionally kill, injure or take any wild bird, to intentionally take, damage or destroy the egg of any wild bird. Furthermore, it is an offence under the same act to intentionally or recklessly disturb any wild birds listed on Schedule 1 while it is nest building, or at a nest containing eggs or young.

Site Assessment

- 4.3.14 The site is small in extent and does not offer any suitable habitat to support any Schedule 1 species, although the scattered trees are likely to provide nesting opportunities for common and widespread species at certain time of the year. Overall, the habitats on site are unlikely to be of greater than **Site** value to nesting birds.

Invertebrates

Site Assessment

- 4.3.15 The habitats on site are likely to be of some limited value to common and widespread invertebrates. However, these habitats are ubiquitous throughout the surrounds, offer limited opportunities to support notable guilds of species and are to be retained by proposals. Overall, as the site is small it is likely to be of no greater than **Site** value to invertebrates.

Foxes

- 4.3.16 Subsequent to the extended phase 1 survey, the presence of a potential fox *Vulpes vulpes* den / digging to the north of B1 has been brought to attention of the scheme during stakeholder engagement (Pers. Comme. Studio Scott Taylor). All wild mammals receive protection under the *Wild Mammals Protection Act (1996)* and therefore it is an offence to crush, cause asphyxiation or unnecessary harm to wild foxes. Foxes are a common and widespread species that do not receive and special legislative protection.

Stag Beetles

- 4.3.17 Subsequent to the extended phase 1 survey, during stakeholder consultation, it was brought to the attention of the scheme that local residents had recorded stag beetle *Lucanus cervus* in the area. Stag beetles are protected from sale in the UK under the Schedule 5 of the *Wildlife and Countryside Act (1981)(as amended)* and are a Priority Species (*NERC*, 2006). Stag beetles require deadwood in which to lay their larvae and are likely to be of **Local** level significance.

5.0 IMPACT ASSESSMENT

5.1 Habitats

Potential Impacts

- 5.1.1 The site is of broad low ecological value. The greatest ecological value at the site is associated with the scattered young trees which are scheduled to be retained throughout proposals, with the potential for minor non-significant impacts owing to pruning works. Proposals are only scheduled to impact on the building which is of **Negligible** ecological value.

Avoidance, Mitigation and Compensation

- 5.1.2 Any works to trees will be undertaken by a qualified arborist to ensure the health and longevity of the trees is secured in line with *BS 5837:2012 – Trees in Relation to Design* (BSI, 2012).

Residual Effects

- 5.1.3 Following adherence to current practice standards it is likely that works will result in **Negligible** ecological impacts, with the opportunity to incorporate ecological enhancements to achieve biodiversity net gain, in line with Local Plan Policy ENV DM5 – Development and biodiversity (Arun District Council, 2018).

5.2 Nature Conservation Designations

- 5.2.1 No nature conservation designations were identified from within a potential zone of influence of the site. Therefore, no impacts to nature conservation designations are anticipated.

5.3 Protected Species

Bats

Potential Impacts

- 5.3.1 No suitable roosting features were identified within any of the structures on site or immediately off site, although some limited potential to support foraging and commuting bats has been identified. Therefore, in the absence of mitigation, any lighting proposals could stand to adversely impact the foraging and commuting value of the site for bats which, in the absence of mitigation, could result in an adverse impact on bats, significant at the **Site** level.

Avoidance, Mitigation and Compensation

- 5.3.2 Proposals should seek to avoid directly or indirectly illuminating the site at night. Any lighting proposals should be sympathetic to bats and in line with current guidance (BCT & ILP, 2018) which should include PIR and downward facing external lights if any are required.

Residual Effects

- 5.3.3 Given the quantum of development proposed and the location of the site, the significance of impacts to bats is limited, and given the provision of a sensitive lighting scheme, proposals are likely to have **Negligible** impacts to bats overall.

Birds

Potential Impacts

- 5.3.4 In the absence of mitigation proposals could result in the damage / destruction of an active bird nest which would result in an offence under the *Wildlife and Countryside Act (1981)(as amended)*.

Avoidance, Mitigation and Compensation

- 5.3.5 Any trees works should be scheduled outside the main bird nesting season (March-August inclusive) or following inspection from a suitably qualified ecologist within 24 hours before removal or pruning. Should an active nest be identified works should cease in the area until the chicks have fledged (typically not longer than 3 weeks).

Residual Impacts

- 5.3.6 Given the implementation of the precautionary working practices it is likely that proposals will result in **Negligible** impacts to birds overall.

Foxes*Potential Impacts*

- 5.3.7 Should a fox den be present to the north of B1, in the absence of mitigation, works could result in unnecessary harm to foxes, should they be using the den at the time of works. This would constitute an offence under the *Wild Mammals Protection Act (1996)*.

Avoidance, Mitigation and Compensation

- 5.3.8 Any mammal holes can be checked for foxes by using a bamboo pole and poking it down the hole to the end to check whether there is an animal in it. Invariably there will not be, and works can proceed as normal. However, if a fox is present, or presence is unsure, the hole may then be dug out sensitively and by hand to prevent the holes from collapsing, thus giving opportunity to any inhabitant foxes to escape into the wider area. Foxes use dens to raise their cubs, but rarely sleep in them. Therefore, excavation of these holes should avoid March-June inclusive, when foxes may be pregnant or have dependent young and are at their most vulnerable.

Residual Impacts

- 5.3.9 Providing the implementation of the outlined mitigation, works will avoid committing an offence, and at worst, result in the temporary disturbance and loss of a den site for foxes. As foxes tend to have a variety of den sites, this is not anticipated to significantly impact on their individual welfare. With overall **Negligible** impacts to biodiversity interests.

Stag Beetles*Potential Impacts*

- 5.3.10 Should any dead wood due to be removed from the site, in the absence of mitigation, works could result in the incidental destruction of stag beetle larvae, resulting in adverse impacts to biodiversity value of the site, significant at the **Local** level.

Avoidance, Mitigation and Compensation

- 5.3.11 As a precaution a suitably qualified ecologist should oversee the removal of any clearance works which incorporate the clearance of dead wood on site. Particularly underground wood including tree roots. The ecologist will provide a toolbox talk on the potential presence of stag beetles prior to the commencement of work. Thereafter the digging out of such wood should be undertaken sensitively under watching brief from the ecologist who will check for stag beetle larvae. Should any larvae be identified, the ecologist will move the dead wood to a quiet part of the site where the deadwood can be retained in situ. Any adult stag beetles will be active and able to move out of the way of danger.

Residual Impacts

- 5.3.12 Providing the implementation of the outlined mitigation, works will be undertaken with due care in regard to the potential presence of stag beetles, ensuring that they are safeguarded throughout proposals, and their favourable conservation status is maintained, with **Negligible** impacts to stag beetles overall.

Summary of Recommendations

- 5.3.13 A summary of recommendations is as follows:
- Protect, retain and enhance all trees and shrub scheduled for retention on site in line with BSI standards (BSI, 2012) (BSI, 2013), for the wider benefit of biodiversity.
 - Any external lighting should accord with guidance in relation to bats (BCT & ILP, 2018) by incorporating downward facing and PIR lights.
 - Any tree works to be completed outside of the main bird nesting season (March – August inclusive) or following inspection from a suitably qualified ecologist.
 - Any fox holes to be checked and dug out sensitively (July – February inclusive) in line with mitigation.
 - An ecologist to be present on site to oversee the removal of any dead wood and to give a toolbox talk on the potential presence of stag beetles.
 - Incorporation of ecological enhancement/s to achieve net gain, in line with Local Plan Policy ENV DM5 – Development and biodiversity (Arun District Council, 2018).

6.0 ECOLOGICAL ENHANCEMENTS / OPPORTUNITIES

6.1 The design of the proposed development will include ecological enhancements for the benefit of wildlife in line with the *National Planning Policy Framework* and *Local Planning Policy* in order to achieve Biodiversity Net Gain. Recommendations for ecological enhancements that could be included as part of development proposals include:

- The provision of bird nesting boxes, suitable for a variety of bird species to be placed in suitable locations, such as on retained trees incorporated into the fabric of the build. Positioning guidance is provided by the RSPB¹;
- The use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list, within the soft landscape scheme to provide year-round value for invertebrates²;
- The provision of a bat box / bat tile feature, suitable for a range of species to be incorporated in the design stage. Boxes may be situated facing south / south-west, positioned 3-5m above ground and out of reach of cats;

6.2 The provision of appropriate ecological enhancement/s could be secured through the provision of an appropriately worded planning condition.

¹<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/making-and-placing-a-bird-box/>

² <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

7.0 CONCLUSIONS

- 7.1 The site consists of hardstanding used for access, a single-story hall building with associated amenity grassland and tree / shrub planting. The site is of broad low ecological value and no further phase two surveys in relation to ecology are required prior to submission. The site is located within an established settlement and the quantum of development proposed is small, such that further investigation in relation to nature conservation designations is not required. In the absence of mitigation proposals are likely to, at worse, result in minor adverse impacts to wildlife, significant at the **Local** level. However, with the implementation of some simple precautionary working practices and avoidance, mitigation and compensation measures outlined herein, proposals are likely to result in **Negligible** impacts to wildlife interests.
- 7.2. Given the quantum of development proposed the scheme offers limited potential to support ecological enhancements and it is considered that a bird and / or bat box incorporated into the scheme, alongside the use of plant of known value to wildlife within the planting scheme would be sufficient to demonstrate sustainability and biodiversity net gain, in line with Local Plan Policy ENV DM5 – Development and biodiversity (Arun District Council, 2018), which could be secured by an appropriately worded planning condition and achieve **benefits** for wildlife, significant at the **Site** level.

8.0 REFERENCES

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Harper Collins, London (2010).*

Table No. 05 – Species List for Habitat Parcels**Scattered Trees**

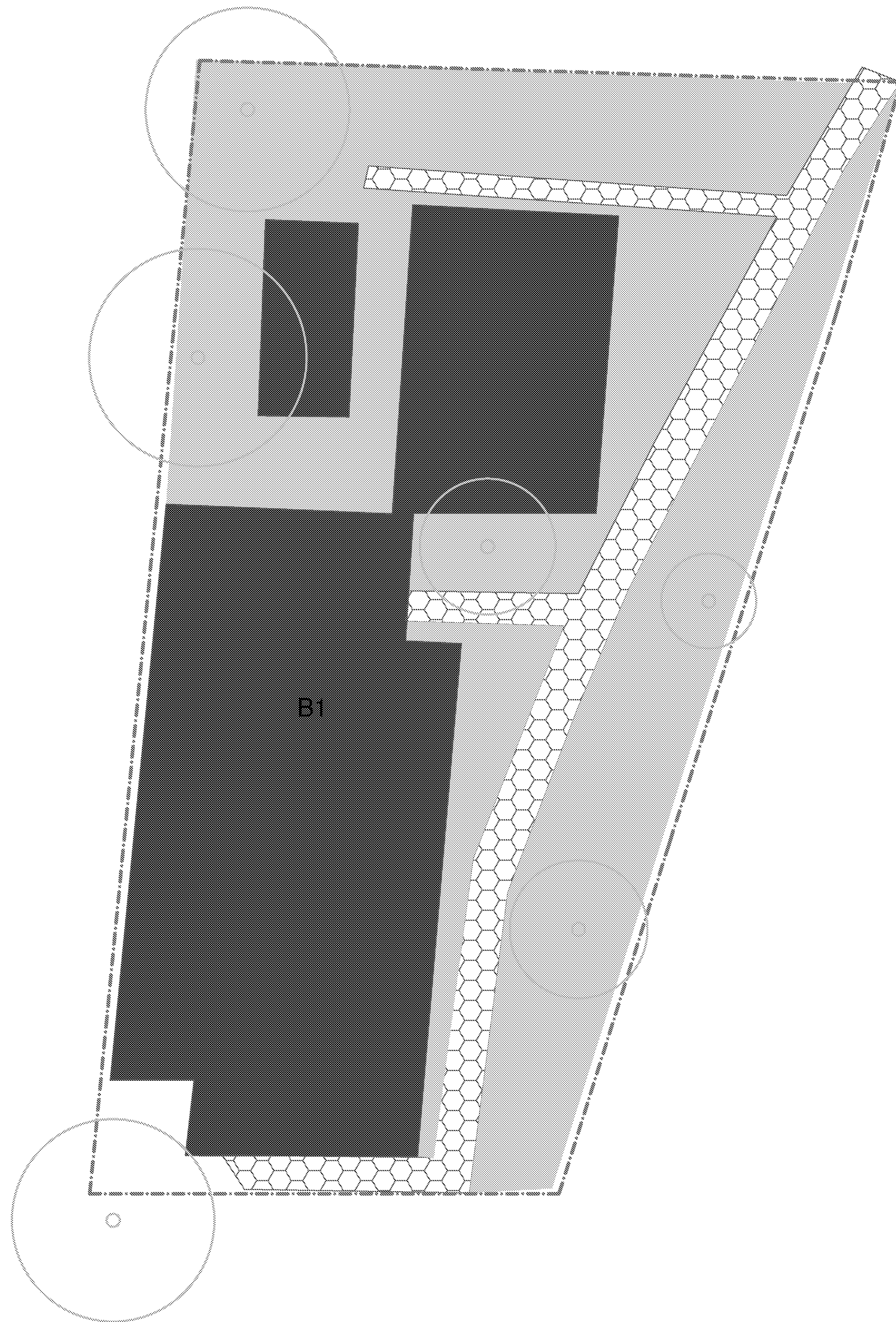
Common Name	Scientific Name	DAFOR
Silver birch	<i>Betula pendula</i>	O
Cherry laurel	<i>Prunus laurocerasus</i>	O

Amenity Grassland

Common Name	Scientific Name	DAFOR
Perennial rye grass	<i>Lolium perenne</i>	D
Red clover	<i>Trifolium pratense</i>	O
Daisy	<i>Bellis perennis</i>	R

D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare; L – Locally

Figure No. 01 - Site Habitat Plan



Legend - 1:100

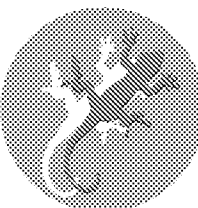
- Site Boundary.
- Buildings.
- Building Number.
- Amenity Grassland.
- Hardstanding.
- Scattered Trees.

Notes: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Habitat areas are indicative and for information only - please do not scale from this drawing.

Planning Issue

Rev	Description	Date	Initials
00	Planning Issue	08.03.21	LB

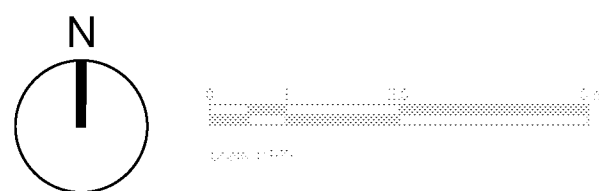


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Client Studio Scott Taylor			
Project Title and Location Booker Hall Oakhurst Gardens, Rustington, West Sussex			
Drawing Title Figure No.1 - Site Habitat Plan			
Scale 1:100@A1	Drawn LB	Approved CF	Date 08.03.21
Drawing No LLD2251-ECO-FIG-001			Revision 00

Figure No.1- Site Habitat Plan
Booker Hall, Oakhurst Gardens, Rustington, West Sussex



Appendix A – Site Photographs



Photograph No: 1 - Booker Hall viewed from north east with view of amenity grassland and corrugated metal roofing.



Photograph No: 2 - Booker Hall view from south, showing entrance and hacienda style tiles.