



EMAIL ONLY



19/12/18

Dear Chloe,

Update to Plan – Rustington Convalescent Home, Rustington, West Sussex

Thank you for sending through the updated plans to The Ecology Partnership to assess the potential effects of the altered layout on the ecological value of the site.

Background

Our most recent preliminary ecological appraisal of the site, carried out in January 2018, concluded that:

- It is considered that there are no direct ecological linkages between the habitats within the red-line boundary and those which are designated in the local area. Due to the nature of the site and the surrounding areas, it is considered that development of the site will not result in any direct or indirect impacts resulting from construction or use.
- The habitats on site were considered to be common and widespread throughout the UK. As such these features are of limited ecological interest. Notwithstanding this, trees within areas of ornamental planting are considered to be of greater ecological value and as such it is recommended that these features be retained post development, as outlined in the current

proposals.

- No bats or evidence of roosting bats was found within the summerhouse on the day of survey and no evidence was found externally. The summer house building was considered to have negligible potential to support roosting bats. No further surveys are recommended.
- Loss of trees is not anticipated; however, owing to a lack of suitable features for roosting, none of the trees in the immediate vicinity of the existing summerhouse were considered to have potential to support roosting bats. Trees and hedgerows were considered to provide some opportunities for foraging bats, albeit this is limited in extent and connectivity, and as such these features should be maintained or enhanced, where possible.
- Owing to a lack of suitable habitat and connectivity, the site is not considered to have potential to support species, such as great crested newts, reptiles, barn owls dormice, otters or water voles. No evidence of badgers using the site was observed during the survey. No further survey work for these species is recommended.

Previous surveys included a PEA in 2013. The extended Phase 1 habitat survey identified a mosaic of habitats within the site, which comprised buildings and hardstanding, improved, semi-improved and amenity grassland, ephemeral / short perennial vegetation, tall ruderal vegetation, ornamental planting and flowerbeds, species-poor hedgerows, scattered and dense scrub and scattered trees. The habitats were considered to be of site level interest, with habitats common and widespread.

No evidence of protected species was recorded on site. The buildings; The Cottage, Carpenter's, The Laundry Building and the outbuilding on the north west site boundary; were internally assessed for bat evidence in 2013. No evidence of bats was found within any of the buildings. However, the following were noted on these buildings:

- The Cottage – hanging tiles present on the building and some loose fitted roof tiles. Building was considered to have low potential for bats.
- Carpenter's - small sections of lifted lead flashing observed on the apex of the roof and few small gaps in the fascia boards on the southern side of the roof were considered to have potential for crevice dwelling bats. Building was considered to have low potential for bats.
- The Laundry small sections of lifted lead flashing on the apex of the roof were considered to provide some potential for crevice dwelling bats, such as pipistrelles. Building was considered

to have low potential for bats.

- . Single storey outbuilding – loosely fitted tiles present. Building was considered to have low potential for bats.

No further surveys on these buildings have been undertaken at this time.

The proposed amendments to the scheme are as follows:

- Block A – rotate the block 90 degrees to provide sea views to the units, provide an additional house to the block and raise the eaves height at the rear of the houses to provide more useable floorspace at first floor;
- Block B – all houses to be wheelchair adaptable;
- Block C – additional house to the north end of the block, together with changes to the parking layout and bin storage, raising of eaves heights to provide more useable floorspace at first floor;
- Block D – additional house in place of redundant communal bin store, repositioning of the block 1.5 metres away from the eastern boundary;
- Blocks E & F – raising of eaves heights to provide more useable floorspace at first floor, extending over the single storey rear kitchens to provide an additional bedroom and bathroom, the houses are now proposed to be mirrored to create traditional style semi-detached houses.

It is understood that The Cottage, Carpenter's and the Laundry Building will be subject to refurbishment and the roof structure will not be impacted upon. If any significant works are planned to these buildings then further surveys works may well be required.

Conclusions

The proposed amendments do not generate any further impacts upon areas of ecological importance and do not alter the conclusions presented within our initial assessment. The trees and hedgerows that have been highlighted for protection and enhancement will not be encroached upon by the new amendments. Altering the height of the eaves has only been proposed on buildings that will be new constructions, meaning there are no potential impacts for roosting bats.

However, the buildings which are to be converted, may require further survey works if refurbishment impacts upon significant external features.

It is considered that the most recent 2018 survey of the site is still considered to be acceptable in terms of the habitats impacted upon.

I trust that the information provided within this letter is sufficient for your needs; however, should you have any queries or require any further information, please do not hesitate to contact me.



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