

18th of November 2025
LLD2853

Matt Brindle
Downsview Associates Ltd
Little Acorns,
Hampers Lane,
Storrington, Pulborough
West Sussex
RH20 3HZ



L I Z A R D

Landscape Design and Ecology

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Dear Matt

LLD2853 Crescent Place, Storrington – PEA/EcIA Validation

Following prior ecological assessment work conducted by this company on the 20th of January 2023, Downsview Associates Ltd commissioned an updated survey to corroborate the initial findings and confirm that the original report remains valid.

The development proposals include the construction of a single residential property with an external garage and driveway. The site is located on land within the curtilage of 2no. neighbouring residential properties, Little Snapes and Crescent Place.

The results of the 2023 report found that the site contained no high-value habitat but provided some suitable opportunities for bats, reptiles, hedgehogs, [REDACTED] invertebrates and breeding birds; subject to a sensitively designed scheme, the impacts on these species could be avoided.

An updated site assessment was then conducted on the 7th of November 2025, by a suitably qualified ecologist; weather conditions were mild (13°C) with a light wind and intermittent light rain. During the visit, all habitats were assessed according to the methodology in the original report and following best practice guidelines.

This most recent assessment concluded that the habitats on site had remained mostly unchanged from those described in the original report. While some variances due to the intervening time between the visits was evident, these changes were minor and did not alter the value or potential impacts of these habitats, which were subsequently identified in the original report.

It is therefore maintained that the assessment and findings within the EcIA completed by this company and dated the 8th of February 2023, remain valid and accurately reflect the site's current condition. As such, it has been deemed unnecessary to conduct any further ecological assessments regarding this site.

Yours sincerely,

James Tann
Assistant Ecologist
BSc (Hons)

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Company Registration
No. 5213718

Appendix A – Site Photographs (November 2025)

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Photograph No. 01 – View of the western boundary vegetation of Crescent Place front garden.



Photograph No. 02 – View of Crescent Place front garden and northern boundary vegetation.

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Photograph No. 03 – View of the ditch separating the front and rear gardens of Crescent Place.



Photograph No. 04 – View of the northern boundary of Crescent Place rear garden.

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Photograph No. 05 – View across the site facing southeast, including individual trees and a log pile.



Photograph No. 06 – View of Little Snapes as seen from the rear garden of Crescent Place.

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Photograph No. 07 – View of Crescent Place rear garden from the southeast of Little Snapes.



Photograph No. 08 – View facing northeast, looking across Little Snapes southeast garden.

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Photograph No. 9 – View across the site on the Little Snapes side looking southwest.

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