



Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

9 Montpelier Gardens, Washington, Pulborough RH203BW

Client:

Richard Woodbridge

Survey date:

06/03/2026

Project:

This report is prepared to inform a planning application with Horsham District Council. This proposal can be described as "Construction of two semi-detached dwellings".

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

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Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The survey was completed outside of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey. Given the only habitat of value is vegetated garden (with no condition value, as per BNG User Guidance), this is not considered to be a significant limitation.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location

The site is located at National Grid Reference TQ 12170 13875 and has an area of approximately 0.039ha comprising a residential building, two timber outbuildings, vegetated garden and developed land; sealed surface.

Priority Habitats and Designated Sites

Summary of Survey Findings

Priority Habitats

There are six priority habitats located within 2 km of the site. These comprise deciduous woodland, traditional orchard, lowland dry acid grassland, lowland heathland, lowland calcareous grassland and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~65 m E of the site.

The site is moderately connected to nearby habitats through the vegetated gardens, which connect to a pocket of woodland to the west.

Designated Sites

There are two statutory sites within 2 km of the site. These are listed below:

Table 1a: Statutory sites within 2km of the site.

Designation	Distance from site
South Downs National Park	85m W
Chanctonbury Hill SSSI	1810m SE

The site does fall within the impact risk zone for Chanctonbury Hill SSSI however, the proposed development type is not listed as possible

high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

Recommendations

No recommendations.

Habitats and Flora

The site survey was undertaken by Chantae Bleakman-Wells BSc(Hons), MSc, MRSB, Senior Ecologist (Accredited Agent to Natural England Bat Licence Number: 2025-86119-CL18-BAT).

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
06/03/2026	8.4	95	75	18.5	Light rain

Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations <i>This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</i>
Onsite habitats
Summary of Survey Findings <u>Vegetated garden (828)</u> The rear of the site comprises vegetated garden, consisting of frequently managed modified grass lawn and introduced shrubs. The grass lawn was dominated by Yorkshire fog grass, with frequent common daisy and occasional clevers. In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Ornamental hedgerow (h2b)

There is a small strip of cotoneaster hedgerow to the front of the building. The hedgerow is <1.5m width and height and has no gaps.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Developed land; sealed surface (u1b) and Artificial, unvegetated, unsealed surface (u1c)

The building is surrounded by hard-standing and pathways within the garden, and the car parking area at the front of the dwelling is also comprised of hard-standing surfaces. There are areas of loose stone gravel present.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment.

Building (u1b5)

There are three buildings on site; one is a dwelling and two are out-buildings. Full details for buildings on site are included within Table 4.

Impacts

No direct impacts to any habitats on site will occur as a result of the proposed development.

Recommendations

No recommendations.

Invasive / Non-native species

Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site.

Impacts

None

Recommendations

None.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 1 EPSL was identified, as detailed below:

Table 4a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2013-5552	Whiskered, Daubentons and Natterer's	~1.3km west	Destruction of a resting place

Buildings

Building B1 Description

B1 is a two-storey, brick-built, semi-detached, residential dwelling. The main roof is hipped and constructed of clay tiles. The brickwork appears in good condition and the windows and doors are tight fitted. There is a single storey extension on the south elevation with half a cross-hipped roof area which protrudes from the exterior wall. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have low habitat value for roosting bats due to a small number of suitable roosting features, such as gaps under roof tiles and gap between soffit and wall.



B1



B1



B1

Feature	Materials	Condition/Suitability	Photographs
Voids	None	A loft void was recorded within B1. This void was accessible and measured approximately 4m in length, 4m in width, and 2.2m in height, with an area of 16m². The temperature within the void was recorded at 9.2°C with a humidity of 68%. The loft is unlined. There are roosting opportunities between the timber ridge and rafters and a small number of gaps under roof tiles were visible, allowing an ingress of light. No bat evidence were noted within this void.	 <i>Loft</i>  <i>Loft</i>

					
	Soffit	uPVC	The soffit appears in good general condition. There is a gap between the soffit and the wall and two small holes in the soffit which provide suitable roosting features for crevice-dwelling bats.		

Loft

Soffit and wall gap

				 <i>Soffit holes</i>	
	Lead flashing	Lead	Gaps between the loose lead flashing and the wall provide sub-optimal roosting features for crevice-dwelling bats.	 <i>Lead flashing</i>	

Building B2 and B3 Description

B2 and B3 are single-storey, detached, timber-framed out-buildings. The structures are covered by flat roofs comprised of corrugated metal sheeting. No bat evidence was found anywhere on the buildings.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have negligible habitat value for roosting bats due to lack of suitable roosting features.



B2



B3

Impacts

The two outbuildings (B2 and B3) will be demolished to facilitate the development. The risk to bats is low.

Recommendations

It is recommended that the demolition of B2 and B3 will be timed to take place when bats are least likely to be present; November to March. As the buildings are unsuitable for hibernation due to unstable temperature and humidity regimes, this means that the likelihood of disturbing a bat is extremely low.

In the unlikely event that a bat is found, work will stop and the ecologist will advise on how to proceed.

Enhancements

The site can be enhanced for roosting bats by the addition of one integrated bat box within each of the proposed new buildings. The bat boxes should be positioned 3-5m above ground level, facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Phro UK Build-in WoodStone® Bat Box, Habibat Bat Box 001, Unitura modular bat tubes with entrance block, or suitable alternative brands.

Foraging and Commuting Bats

Summary of Survey Findings

The grass lawn and shrubs within the garden could be used by local bat populations for foraging and commuting.

Impacts

The proposed development will result in the loss of vegetated garden.. Given the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. The proposal is likely to cause an increased in lighting levels, which may disturb foraging and commuting bats.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹.

Amphibians

Summary of Survey Findings

A review of MAGIC database found no granted EPSL for great crested newts (GCN) within 2km of the site.

A check was also completed for great crested newt class survey license returns and historic pond surveys. No records were identified.

The garden is sub-optimal for amphibians due to frequent management which results in a short sward height, providing a lack of refuge from predators. There is no suitable aquatic habitat for amphibians within the site.

Impacts

The risk to great crested newts is acceptably low.

Recommendations

None.

Reptiles

Summary of Survey Findings

The garden is sub-optimal for reptiles due to frequent management which results in a short sward height, providing a lack of refuge from predators.

Impacts

The risk to reptiles is acceptably low.

Recommendations

None.

Birds

Summary of Survey Findings

The bird boxes on the outbuildings provide nesting opportunities for common bird species.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

B2 and B3 will be demolished. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

The demolition of the buildings should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the buildings should be undertaken immediately, by a qualified ecologist, prior to the demolition. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Enhancements

Installation of two integrated swift bricks within each of the new buildings will enhance the site for breeding birds. The integrated swift bricks (considered to be universal nest bricks for small bird species) to be integrated within the fabric of the building during construction, to be clustered together. To be suitable for swifts, they will need to be placed at least 5m above ground level under the eaves of a building. Integrated nesting bricks are preferable to bird boxes; even if it cannot fulfil the height requirement for swifts, it will still be suitable for other passerine species. These bird boxes should be sheltered from prevailing wind, rain, and strong sunlight, and should be placed on an open aspect with no trees or large shrubs potentially obstructing flight paths.

Badgers

Summary of Survey Findings

There is no suitable habitat for sett excavation within the site. Furthermore, the fenced garden limits the access for badger into the garden area.

Impacts

The risk to badgers is acceptably low.

Recommendations

None.

Riparian animals

Summary of Survey Findings

There are no riparian habitats on or adjacent to the site.

Impacts

Otters

No impacts are anticipated on riparian animals as a result of the proposed development.

Water Vole

No impacts are anticipated on riparian animals as a result of the proposed development.

Recommendations

Otters

None.

Water Vole

None.

Hazel dormouse

Summary of Survey Findings

There are no suitable habitats on site to support hazel dormice.

Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

Recommendations

None.

Invertebrates

Summary of Survey Findings

The site provides limited habitat value for a variety of commonplace species but is unlikely to support important species and assemblages.

Impacts

The proposed development will result in the loss of a small area of grass lawn and shrubs. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally.

Recommendations

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates:

- Incorporation of bee bricks into the fabric of each of the new buildings. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation
- Planting of pollinator friendly species within the soft landscaping

Other e.g. small mammals

Summary of Survey Findings

The grassland offers suitable foraging habitat for small mammals, such as hedgehogs.

Although the connectivity of the site is limited with the surrounding urban infrastructure, hedgehogs are common to urban areas and can commute through gardens and gaps in fencing. As such, the presence of foraging, sheltering and commuting small mammals on site cannot be discounted.

Impacts

Construction activities could result in the death or injury of hedgehogs, if present.

Recommendations

A precautionary working method will be implemented during construction, including the following measures:

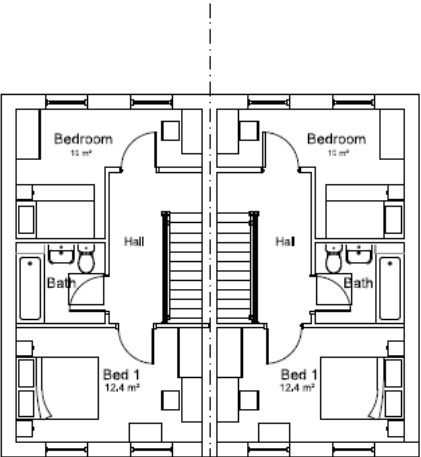
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 100mm will be capped overnight.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any small mammals are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

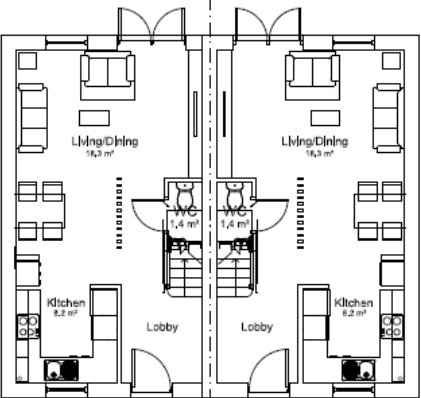
- Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site
- Installation of hedgehog houses in shady areas.

Appendix 1: Proposed Development Plan

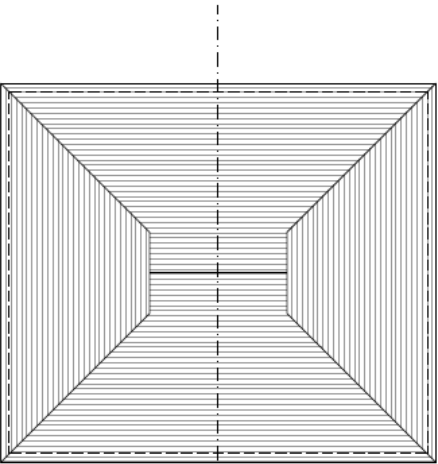




1st Floor Plan



Ground Floor Plan (2B4P NDSS)



2nd Floor Plan



Block Plan 1:500



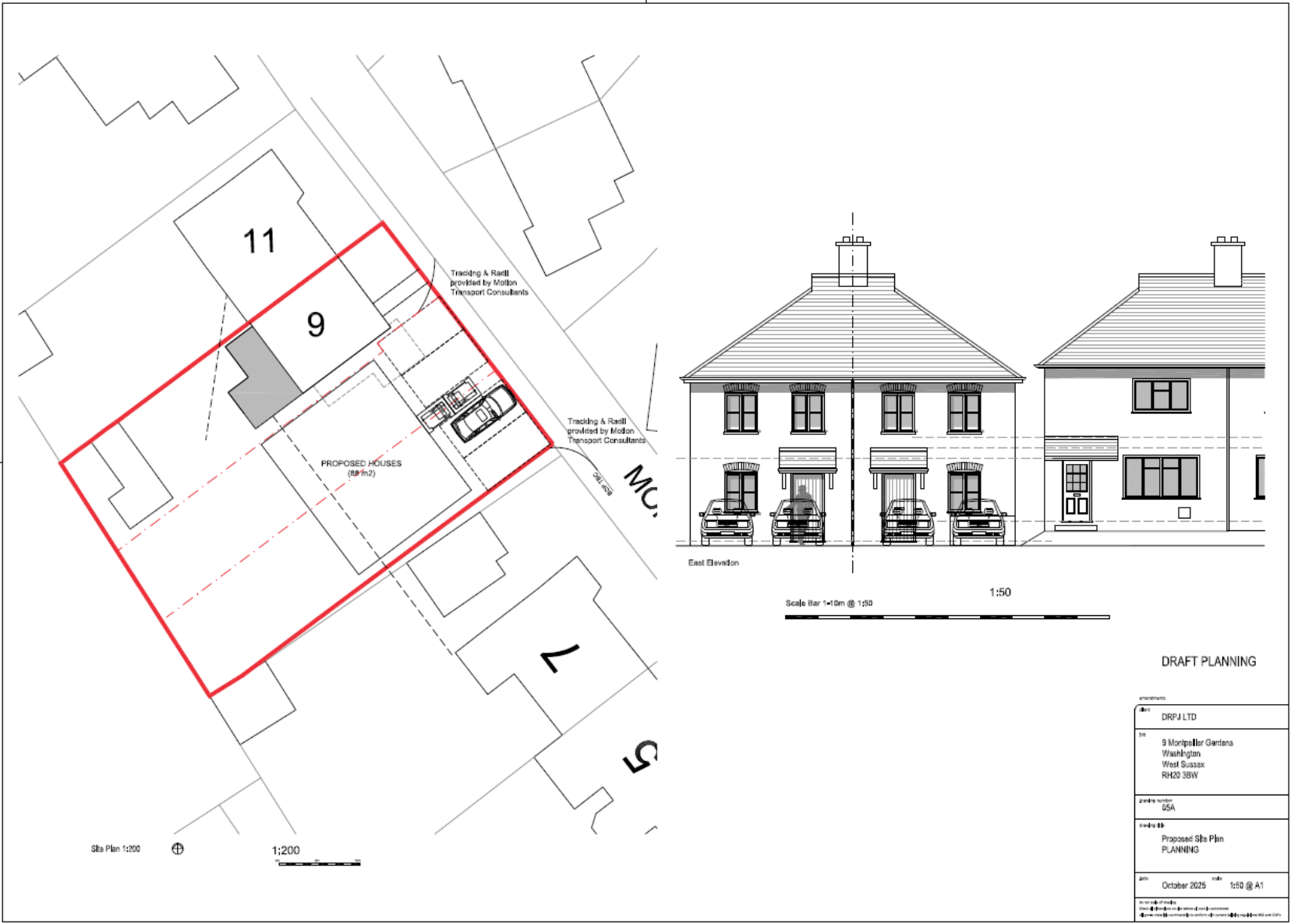
Location Plan 1:1250

DRAFT PLANNING

architect	
DRPJ LTD	
309	
9 Montpelier Gardens Washington West Sussex RH20 3BW	
planning number	03A
310	
New Houses (NDSS) Proposed Plans PLANNING	
date	October 2025
scale	1:50 @ A1
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Scale Bar 1=10m @ 1:50

1:50



Appendix 2: Site Location Plan



Appendix 3: PEA/PRA Survey Plan



Appendix 4: Site Photographs



Photo 1: Vegetated garden



Photo 2: Vegetated garden



Photo 3: Vegetated garden



Photo 4: Developed land; sealed surface



Photo 5: Developed land; sealed surface



Photo 6: Developed land; sealed surface



Photo 7: B1



Photo 8: B1



Photo 9: B1



Photo 10: B2



Photo 11: B3



Photo 12: Hedgerow

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Version Control

Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc(Hons), MSc, MRSB, Senior Ecologist	10/03/2026
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