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Mitigation Excellence

# **04 Dukes Meadow, Funtington, West Sussex**

## **Preliminary Ecological Appraisal Preliminary Roost Assessment**

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Produced on behalf of Mr & Mrs Dessent & Bayside  
Architectural Design on 03/10/2023

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Site Reference: EE-23-09250-01

Site Address: 04 Dukes Meadows, Funtington, West Sussex

Report Prepared By: Mark Vivian, Principal Ecologist, Epoch Ecology

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## SUMMARY

Mr & Mrs Dessent/ Bayside Architectural Design Ltd commissioned Epoch Ecology Ltd to undertake a Preliminary Ecological Appraisal (PEA) to include a Protected Species Assessment (PSA) and Preliminary Roost Assessment (PRA), for the proposed extension at 04 Dukes Meadow, Funtington, West Sussex, PO18 9LU (Grid Reference: SU 480037 108241). The aim of the assessment was to evaluate the type and quality of the habitat affected by the proposed development and to appraise the scope of potential ecological constraints, with emphasis on Protected Species. The PEA/PSA/PRA was undertaken by Mark Vivian (BSc MSc; Principal Ecologist; Epoch Ecology Ltd – mark@epochecology.com, 07766302243) on 15<sup>th</sup> September 2023.

All the site habitats are common and widespread, and each habitat is a typical example of its wider cohort. The ecological value of the site habitat, from a botanical perspective, is 'negligible'.

The proposals consist of the demolition of a small conservatory and a single storey extension from the western end of the southern elevation. The structure currently extends southward from the eastern end of the southern elevation and which the proposed extension will broadly reflect. The proposed and existing structures on the southern elevation will be connected by a small flat roofed area. The proposed extension will require the removal of a small amount of roof tiles to connect the ridge/rafters. The roof/attic of the main structure will be mildly impacted by the construction activities, the potential risk of habitat destruction is low.

All structures to be impacted by the proposals have been assessed to represent 'negligible' potential for bat roosts and bird nests. It will not be necessary to investigate the site for bats/birds as part of this planning application.

No further work for protected species will be necessary to support this planning application.

## 1.0 INTRODUCTION

### Terms of Reference

- 1.1 Mr & Mrs Dessent/ Bayside Architectural Design Ltd commissioned Epoch Ecology Ltd to undertake a Preliminary Ecological Appraisal (PEA) to include a Protected Species Assessment (PSA) and Preliminary Roost Assessment (PRA), for the proposed extension at 04 Dukes Meadow, Funtington, West Sussex, PO18 9LU (Grid Reference: SU 480037 108241).
- 1.2 The aim of the assessment was to evaluate the type and quality of the habitat affected by the proposed development and to appraise the scope of potential ecological constraints, with emphasis on Protected Species, particularly bats.
- 1.3 The PEA was comprised of a baseline survey using the JNCC Phase 1 Habitat Survey protocol, where appropriate, and the surveyor's judgement to categorise the composition and extent of the existing site habitat. In addition, the PSA was undertaken to assess the potential for European and nationally protected species within the identified site habitat, in addition to any locally impacted areas.

### Dates & Authorship

- 1.4 The PEA/PSA/PRA was undertaken by Mark Vivian (BSc MSc; Principal Ecologist; Epoch Ecology Ltd – mark@epochecology.com, 07766302243) on 15<sup>th</sup> September 2023.

### Development Proposals

- 1.5 The proposals consist of the demolition of a small conservatory and a single storey extension from the western end of the southern elevation. The structure currently extends southward from the eastern end of the southern elevation and which the proposed extension will broadly reflect. The proposed and existing structures on the southern elevation will be connected by a small flat roofed area. The proposed extension will require the removal of a small amount of roof tiles to connect the ridge/rafters. The roof/attic of the main structure will be mildly impacted by the construction activities, the potential risk of habitat destruction is low.

**Site Overview**

- 1.6 The site was comprised of one small structure set within a small amount of residential land (c. 0.1ha), comprised of a well-tended garden and a hardstanding drive for car parking. The plot is roughly rectangular in shape and there is very minimal border/garden vegetation. The site is located along the western edge of Funtington village and, at the time of the survey, was fully occupied by the owner/occupier.
  
- 1.7 The main dwelling was a small one-storey building with a simple, pitched roof comprised of plain, concrete tiles and well-maintained, wooden eaves, the interior of the roof was lined with timber baton and bituminous roofing felt. The site area is best characterised as a well-tended suburban residence managed for the purposes of amenity with very little vegetation.
  
- 1.8 The site is in Funtington village which is characterised by a rural/agricultural landscape. The landscape to the north and east of the site is dominated by the residential units of Funtington village and the landscape to the south and west is dominated by arable farmland.

**Plate 1: 04 Dukes Meadow, Funtington (October 2023)**



**Plate 2: Main Structure (Northern Elevation - Unimpacted)**



**Plate 3: Main Structure (Southern Elevation). Small Conservatory (centre) proposed for demolition. Extension proposed from left side of structure in photograph to reflect that on the right side of the photograph.**



## **2.0 SCOPE OF THE SURVEY**

The aim of the PEA was to:

- 1) Classify and document the habitat and plant communities on-site
- 2) Identify floral species within each habitat to aid classification
- 3) Appraise potential for Protected/Notable Species considered relevant for Planners
- 4) Recommend routes by which constraints can be investigated, avoided, or mitigated
- 5) Provide recommendations for ecological enhancement and/or compensation

- 2.1** This report details the potential ecological resource on-site positing specific locations, where possible.

### 3.0 METHODOLOGY

- 3.1 A Preliminary Ecological Appraisal (PEA) was undertaken on 15<sup>th</sup> September 2023, wherein a Phase 1 Habitat Survey was conducted, using guidelines from *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit* (JNCC 2003).
- 3.2 The site habitat was classified and documented and the presence, or potential presence, of relevant Protected/Notable (P/N) flora/fauna was outlined. A summary description, with defining species abundance, of the site habitat was collected, following the Phase 1 Habitat Survey method, and presented in Section 4.0.
- 3.3 Target Notes, highlighting the location and defining criteria, of features of features relevant to the assessment were recorded, and have been laid out in Table No. 1 – Target Notes and Figure No. 1 – Site Habitat Plan.
- 3.4 All habitat on-site, and adjacent to site, were appraised for their potential for P/N fauna including, but not limited to, mammals, birds, reptiles, and amphibians. Potential features and signs of use were identified and assessed for their importance for P/N spp and field signs, such as scat and hair, were considered. Stones, logs and debris were overturned, and any holes studied for recent activity, water bodies were recorded, where access allowed, within 500m of the proposed development.
- 3.5 A summary of the results, accompanied in large part by photographic evidence, and recommendations for further investigation are made in the following report.

#### Limitations

- 3.6 The site survey does not propose to present an exhaustive floral assemblage, as only one site survey visit was performed. Seasonal, and inter-year, variations may have inhibited the collation of such a list due to the growth habit of all species present. This does not affect the classification of habitat as the definitions offered by this survey protocol are broad.



## 4.0 RESULTS

### 4.1 Desk-Top Survey

4.1.1 The following section describes the ecological character of the development site, including relevant features from within 2.00 kilometres, such as conservation sites and species records. Sites and habitat described here are not necessarily representative of the site ecology but are useful in characterising the local context.

#### **Statutory Protected Sites**

4.1.2 There are no statutory wildlife sites within 2.00 kilometres of the site.

#### **Non-Statutory Designated Sites**

4.1.2 The impact of the development is not predicted to extend beyond the site level. It is considered highly unlikely for a non-statutory site, such as a Site of Nature Conservation Interest (SNCI), to be impacted by the development proposals.

#### **UK Priority Habitats**

4.1.3 The scheme does not propose to remove UK Priority Habitat.

### 4.2 Field Survey

#### **Site Habitat Assessment**

4.2.1 The following habitat and Features of Interest (Fol) were recorded on-site/locally during the site survey visit. The site character has been described and the reasons for habitat classification given. Target notes with photographic accompaniment have been provided in Table 3.

4.2.2 Habitats within and adjacent to the development site area include:

- Structures (1 no. Residential Dwelling)
- Hardstanding
- Improved Grassland (Amenity)



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Figure 1	Site Habitat Plan Rev00
Reference	EE-23-09250-01
Title	04 Dukes Meadow, Funtington
Date	15 <sup>th</sup> September 2023
Contact	Mark Vivian <a href="mailto:mark@epochecology.com">mark@epochecology.com</a> T: 01273 693864 M: 07766 302243

TN	Description	Species/Habitat	Potential	Photo No.
01	<p>Location of proposed extension. A small number of tiles will be removed to allow the connection of the proposed roof structure to the existing roof structure. The only potential impact from this would be to roosting bats, however, the Bat Roost Potential (BRP) is negligible. The BRP to the whole roof was in fact negligible. There were no potential bat access points therefore the likelihood of bats roosting within the impacted area is negligible.</p>	Bats	Negligible	1

**Photograph 1**



Western section of the southern elevation and the location of the proposed extension.

This area was considered to have negligible potential for bats/nesting birds.

TN	Description	Species/Habitat	Potential	Photo No.
02	Small conservatory proposed for demolition.	Bats	Nil	2

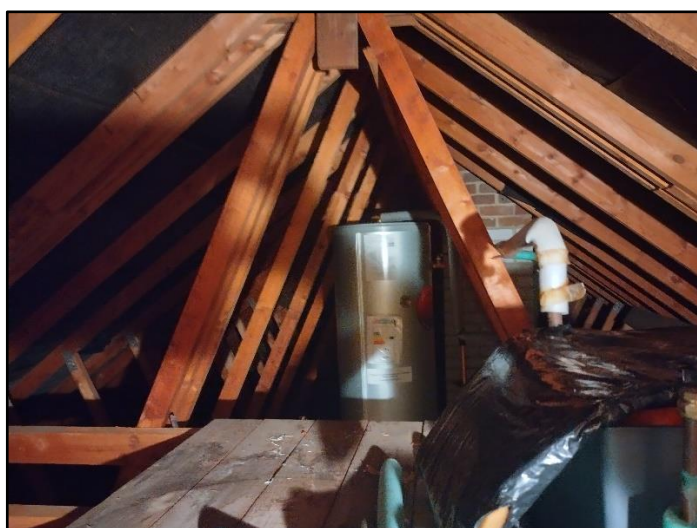
**Photograph 2**



The conservatory proposed for demolition was considered to represent negligible BRP. No other protected species will be impacted by its removal.

TN	Description	Species/Habitat	Potential	Photo No.
03	Attic/loft of existing structure at 04 Dukes Meadow.	Bats	Negligible	3, 4 & 5

**Photograph 3**



There were no signs of bats recorded within the loft interior.

There were no suitable entry points for bats.

Very unlikely that the roof structure is used by roosting bats.

Most likely not an active bat roost.

No signs of other protected species such as nesting birds.

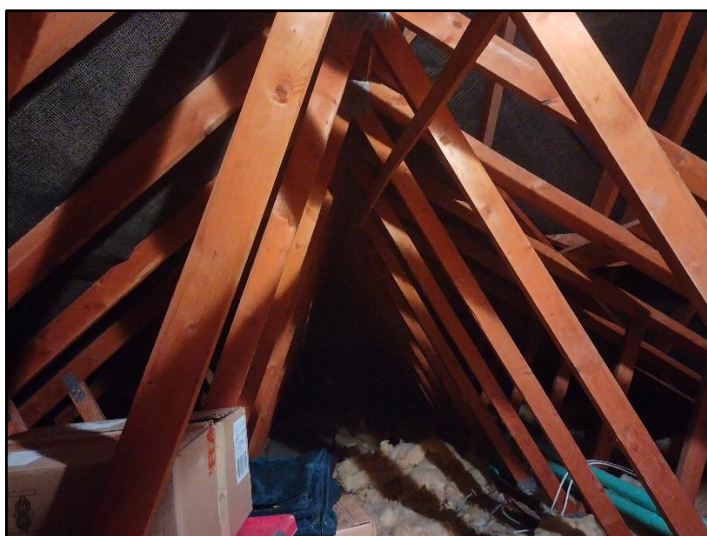
**Photograph 4**



No signs of bat activity with the loft of the main structure.

This area was considered to have negligible potential for bats/nesting birds.

**Photograph 5**



The rafters were 'King/W-shaped' which created a somewhat cramped interior to the loft which is not favoured by void-dwelling bats.

This area was considered to have negligible potential for bats/nesting birds.

**Protected Species Assessment**

4.2.10 The main structure was not considered a suitable roost location for bats or nesting birds. There were no suitable points of ingress/egress for bats to access the otherwise suitable fabric of the building. There was also no direct evidence of bats from within the attic e.g. droppings.

4.2.11 The site as a whole has been confidently assessed to represent 'low ecological value' and ecological impacts resulting from the development in this area are not considered controversial.

## 5.0 EVALUATION

### **Zone of Influence (ZI)**

- 5.1 The Zone of Influence (ZI) is meant to include the area of land over which the potential impacts of the development should be considered. The ZI comprises only the area of the extension and, under no circumstances, does it extend beyond the site boundary, due to the nature of the development proposals and the scale of the plans. The development will not remove any of the main structure and will only replace the small conservatory; all areas have confidently been assessed to be 'low ecological value'.

### **Existing Habitat within ZI**

- 5.2 The Preliminary Ecological Appraisal (PEA) has identified three habitat types within the site, all of which are within the Zone of Influence (ZI) of the development: 1) Structures; 2) Improved Grassland (Amenity); and 3) Hardstanding.
- 5.3 All the site habitats are common and widespread, and each habitat is a typical example of its wider cohort. The ecological value of the site habitat, from a botanical perspective, is 'negligible'. The impact of the development upon the intrinsic value of the habitat within the ZI is not considered further here.

### **Protected Species: Bats – Habitat: Structure**

- 5.4 The development will necessitate the removal of a small amount of tiles on the western section of the southern elevation of the existing structure which has been assessed to represent 'negligible' bat roost potential. The local landscape is considered moderate/high quality for bats; however, this is irrelevant when the site features impacted by the development proposals were so poor i.e. no points of ingress/egress.
- 5.5 It will not be necessary to investigate the site for bats as part of this planning application.

### **Protected Species: Breeding Birds – Habitat: Scattered Trees**

- 5.6 There were no observable bird nests, and it is considered very unlikely for a bird to establish a nest within the impact zone of the proposed development. No vegetation removal has been proposed.

**Conclusion**

- 5.7 The site was small and simple with very little potential for protected species, such as bats or nesting birds. The structure has been assessed to represent 'negligible' bat roost potential. The development proposals were considered potentially low impact as very few potential features would be destroyed. Following the assessment, the area impacted is considered very unlikely to be habitat for protected species of bats/nesting birds.
- 5.8 The outdoor amenity space had very limited scope for protected species and there are no plans at present to remove any significant amount of this area.
- 5.9 No further work for protected species will be necessary to support this planning application.