



POTENTIAL ROOST FEATURE INSPECTION

Land Adj. to Lyne House, Links Road, Worthing

On behalf of: Creating Spaces Ltd

Client:	Creating Spaces Ltd			
Project:	Land Adj. to Lyne House, Links Road, Worthing			
Reference:	LLD3865-ECO-REP-003-00-C&I			
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



LIZARD
Landscape Design and Ecology

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LIZARD

Landscape Design and Ecology

SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Creating Spaces Ltd to undertake a climb-and-inspect bat roost assessment of Land Adj. to Lyne House, Links Road, Worthing (*Grid Reference: TQ 13408 06009 – hereafter referred to as 'the site'*). A preliminary ecological appraisal (PEA) with Daytime Bat Walkover (DBW) was undertaken on 13th May 2026, to appraise the existing ecological resource within the land and the surrounding area. This identified 1no. tree and 1no. group of trees as offering bat roost potential which would be impacted by proposals. An aerial inspection survey was therefore undertaken by a qualified bat ecologist working under level 2 licence.

Trees T01 and G01 were classified as PRF during the initial daytime walkover with features such as cavities (T01) and cracking or lifted bark (G01).

The aerial inspection surveys were able to access features of interest within PRF trees and were inspected using a torch and endoscope at height. No cavities were found. Overall, bats are considered likely absent from trees T01 and G01.

A pigeon's nest was noted within one of the leylandii trees. As damage or destruction of an active nest, eggs, or chicks is prohibited under The Wildlife and Countryside Act 1981, removal of this tree must be completed once chicks have fledged.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Creating Spaces Ltd to undertake a climb-and-inspect bat roost assessment of Land Adj. to Lyne House, Links Road, Worthing (*Grid Reference: TQ 13408 06009 – hereafter referred to as ‘the site’*). A Preliminary ecological appraisal (PEA) covering the Daytime Bat Walkover (DBW) was undertaken on 13th May 2026, to appraise the existing ecological resource within the land and the surrounding area. This identified a number of trees offering bat roost potential which would be impacted by proposals.
- 1.2 The purpose of this survey and report is to establish whether potential roost features which were identified from the ground provide suitable roosting space, whether any evidence of bats was present and to allow accurate categorisation of the trees which will be impacted by development.
- 1.3 This report has been prepared with due consideration for existing best practice guidance (CIEEM, 2017) (CIEEM, 2018) (BSI, 2013).

Site Information

- 1.4 The site covers an area of c. 0.10 hectare (ha²) and consists of a triangular shaped comprising part of a residential garden. The site is bound by residential properties and associated gardens to the north, south, east and west. The site lies within the South Downs National Park (SDNP).

Surrounding Landscape

- 1.5 The site is located within a semi-rural setting within the South Downs National Park. Worthing Golf Club lies adjacent to Links Road c.70m east of the site. The main A24 road lies c. 190m to the west of the site. The Iron Age hill fort Cissbury Ring SSSI lies c. 2km north and the town of Worthing is located c. 3.3km southeast of the site. Land to the north is primarily open, undeveloped chalk downland and green space. The site consists of freely draining lime-rich loamy soils.

Development Proposals

- 1.6 It is understood that the proposals are for the development of 1no. residential dwelling with associated access and parking. The existing Leylandii tree line is proposed for removal, and the existing mature copper beech tree will be retained and protected throughout the development period.

2.0 SCOPE OF THE SURVEY

- 2.1 The aim of the climb and inspect survey has been:
- To undertake detailed inspections of trees at-height to identify potential roost features;
 - To inspect potential roost features and assess them in terms of bat roost potential;
 - To provide recommendations for further bat emergence surveys where necessary;
 - To provide recommendations for avoidance and mitigation measures where necessary.

3.0 METHODOLOGY

3.1 Daytime Bat Walkover / Ground Level Tree Assessment

- 3.1.1 A Daytime Bat Walkover (DBW) was undertaken on 13th of May 2026 by a Suitably Qualified Ecologist (Eve Hills, MRes, BSc (Hons), 3 years professional experience). Weather conditions were mild (c.12°C), with a moderate north-easterly wind (Beaufort Scale 3-4), and 12% cloud cover.
- 3.1.2 The Daytime Bat Walkover (DBW) survey entailed a slow walkover of the site, during which time the surveyor identified any trees that could be suitable for bats to roost in, alongside any habitats which could be suitable for bats to commute, forage or swarm in. In which case, a Ground Level Tree Assessment (GLTA) for roosting features is undertaken.
- 3.1.3 Trees which offered potential roosting features (PRFs) suitable to support bats were noted and any direct evidence of bats was searched for and recorded, such as grease marks, urine stains, bat droppings, feeding remains and dead / live bats. This included the identification of features such as, but not limited to, cracks, crevices and holes naturally formed by trees for example; knot holes; tear-outs; flush cuts; double leaders alongside woodpecker holes and artificial bat boxes. If Further Assessment is Required (FAR) to categorise the PRF, subsequent aerial inspection surveys are recommended and possibly emergence surveys if features are not possible to inspect at height.
- 3.1.4 During the survey trees within and immediately adjacent to the site were assessed using the following criteria in Table No. 01.

Table No. 01 – Criteria for Assessing the Bat Roosting Suitability of Trees

Suitability	Description
None	Either no potential roosting features in the tree, or highly unlikely to be any.
FAR	Further assessment required to establish if potential roosting features are present in the tree.
PRF	A tree with at least one potential roosting feature present.

3.2 Aerial Inspection

3.2.1 An aerial inspection survey was undertaken by the following tree climbers who undertook the climbed assessment of trees on 11th August 2026:

- Greg Oakley (FDSC Countryside Management, MArborA – Arboricultural Consultant / Tree Climber).
- Sam Hall (Consultant Ecologist / NPTC Level 2 Certificate of Competence in Tree Climbing and Aerial Rescue).

3.2.2 Each feature was inspected at close quarters and categorised as either:

- Unsuitable: A feature which is not suitable for roosting bats on account of shallow depth etc.
- PRF-I: Feature only suitable for individual or very small numbers of bats, either due to size or lack of suitable surrounding habitat; or
- PRF-M: PRF is suitable for multiple bats and therefore has the potential to be used by a maternity colony.

4.0 RESULTS

4.1 Desk Study

- 4.1.1 The desk study returned a number of records for 4no. species of bat, including records for common pipistrelle *Pipistrellus pipistrellus*, serotine *Eptesicus serotinus*, brown long-eared bats *Plecotus auritus*, and grey long-eared bats *Plecotus austriacus*, from within the search area. This included records for observations of bats in the field and acoustic analysis. The closest records were centred c. 1km southwest of the site and were for observations of common pipistrelle made in the field.

4.2 Daytime Bat Walkover

- 4.2.1 The results of the Daytime Bat Walkover (DBW) are described below within *Table No 03*. Various trees were identified as offering some level of bat roost suitability during the ground level assessment. A summary of these features is illustrated in the table. The tree reference numbers are illustrated on *Figure No. 01 – Site Habitats Plan*.

Table No. 03 – Ground Level Tree Assessment

Tree Ref	Description	Category	Tree Ref
T01	Mature Copper Beech with knotholes, areas of lifting bark, and deep hollows within the main stem and major limbs.	PRF	T01
G01	Dead and standing Leylandii with moderate ivy coverage, visible cracks and splits and lifted bark.	PRF	G01

- 4.2.2 Further observations from the climb-and-inspect assessments were recorded with *Table No 04* on the following page.

Table No. 04 – Aerial Inspection Tree Assessment

Tree Ref	Species	C&I Results 29/05/2024	Category
T01	Copper Beech	Mature tree no suitable roost features. Shall be protected in the proposed scheme.	Unsuitable
G01	Leyland cypress	Dead & Standing Leylandii. TG12 in group had pigeons' nest with eggs. No cavities present.	Unsuitable

5.0 EVALUATION AND RECOMMENDATIONS

- 5.1 No suitable features were recorded within any trees to be impacted by the proposals. Bats are considered likely absent and works stand a negligible risk of contravening the relevant legislation.
- 5.2 Felling of T12 in G01 should only occur once the pigeon nest is no longer active and all chicks have fledged. This should be confirmed by a suitably qualified person.

6.0 CONCLUSIONS

- 6.1 The aerial inspection surveys identified that roosts are likely absent within the trees and as such proposals shall have a negligible impact on roosting bats.

7.0 REFERENCES

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