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Preliminary Ecological Appraisal and Roost Assessment

Survey site:
6 Hayling Rise, Worthing, West Sussex BN13 3AL

Client:
Mr M Najarian

Survey date:
22nd May 2025

Project:
This report is prepared to inform a planning application with Worthing Borough Council. The proposal is described as “Removal of existing side extension, erection of front extension and detached 2 bedroom bungalow"

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.**

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

The site survey was undertaken by Chantae Wells BSc (Hons) MSC, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) on 22/05/2025					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
22/05/2025	14	66	20	6	None

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey. Any specific limitations noted within relevant section. 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.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, photos in appendix 3 and proposal plan in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings	The site is located in Worthing at National Grid Reference TQ 12452 05875 with an area of approximately 0.08Ha, comprising a residential dwelling, shed and a vegetated garden. The A27 (Arundel Road) runs approximately 80m south of the site and Durrington Cemetery lays approximately 550m south-east. In the wider landscape there are numerous pockets of deciduous and ancient woodland to the north, and the English Channels lays approximately 4km south. **On site habitats** <u>Buildings (u1b5)</u> There is one main residential dwelling within the site that is discussed further in the bat section of the report. Furthermore, there are two sheds within the garden.

	<u>Developed land, sealed surface (u1b)</u> There are concrete pathways surrounding the main building. <u>Artificial, unvegetated, unsealed surface (u1c)</u> There are areas of loose stones within the site. <u>Vegetated garden (U1, secondary code 828)</u> The majority of the site is vegetated garden, comprising modified grassland, introduced shrubs and ornamental hedgerow. The hedgerow is comprised of laurel, conifers, chinse photinia, common lilac and elderberry. The grass lawn is dominated by perennial rye grass, with abundant common daisy, frequent ribwort plantain and dandelions and occasional common yarrow and herb Robert. There are no invasive species, no physical damage, approximately 10% bare ground, no scattered scrub or bracken, and less than 6-8 species per m^2. There is a medium conifer tree present at the west of the site, which has been felled at approximately 2m and has one 'J' shaped branch remaining, extending from close to ground level. **Local notable habitats** There are no notable habitats within the site. Within 2km of the site, the following notable habitats are present: Woodpasture and Parkland BAP Priority Habitat (closest of which is approximately 1.8km east) Lowland Calcareous Grassland Woodland (closest of which is approximately 1.4km north-west) Traditional Orchards (closest of which is approximately 1.6km north) Ancient Woodland (closest of which is approximately 1.2km north-west)

	Chalk Rivers (closest of which is approximately 1.8km west)
Foreseen Impacts	No direct impacts are anticipated on notable habitats due to the distance of such habitats from the site and the small scale of the works.
Recommendations	Best practice to minimise the risk of pollution to the nearby deciduous woodland must be followed during construction.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any statutory designations. **Statutory designated sites (within 2km)** There are no statutory designated sites within 2km of the site. Non statutory designated sites cannot be ascertained without biological records data.
Foreseen Impacts	No direct impacts are anticipated on statutory designated sites given the small scale of the works (impacts confined to site boundary).
Recommendations	Best practice to minimise the risk of pollution to the nearby non-statutory designated sites (which may be present) must be followed during construction.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive or non-native species recorded on site.
Foreseen Impacts	No impacts anticipated.
Recommendations	No further surveys but remain vigilant.

Invertebrates	
Summary of Survey Findings	The vegetated garden within the site provides suitable habitat for common invertebrates. The site contains no habitat to support notable assemblages of invertebrates.
Foreseen Impacts	No impacts anticipated.
Recommendations	No further surveys.
Bats	
Summary of Survey Findings	**EPSLs** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. There are no granted EPSLs for bats within a 2km radius of site. **Roosting habitat** <u>Building</u> The building is a one-storey, brick-built bungalow with a multi-hip roof clad with concrete roof tiles. The front of the building (west elevation) presents an 'L' shaped elevation with a double hip roof and a uPVC door and windows, with a flat roof on the very west section with one window. The south elevation presents a hipped roof with no windows or doors, the east elevation presents a cross hip roof with a uPVC door and several windows. There is a shed present against the north elevation, located between the north building wall and site boundary brick wall. This elevation presents a cross hip roof, with the flat roof present on the western side. The windows, doors, soffits and fascia are all well sealed with no gaps observed. There are numerous gaps underneath lifted roof tiles and a gap under lifted lead flashing by the velux window, which provide suitable roosting features for crevice-dwelling bats.

	There was one square shaped habitable room in the loft space which is unsuitable for bats. This room was surrounded by empty loft void which measured approximately 3.6m width, 5.3m length, 1.3m height, with internal humidity of 78% and temperature of 11.8°C. The main loft area was lined with bitumen felt, with some areas surrounding the square habitable room lined with timber sarking (See Appendix 4 for photographs). No direct evidence of bats was observed within the loft space, nor on the exterior of the building. The building is assessed as **low value** to roosting bats.
Foreseen Impacts	The removal of the side extension will cause the destruction and disturbance of bat roosts (if present), which may lead to injury and death of bats.
Recommendations	One bat emergence survey is required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost in the building. Infra-red cameras must be used as an aid. Three surveyors are required to provide full coverage of the building. If the absence of a bat roost cannot be determined during the first visit, then further surveys will be required. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. Surveys should be a minimum of two weeks apart. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.
Birds	
Summary of Survey Findings	The hedgerow within the garden and the building roof offer suitable nesting opportunities for common bird species. No bird nests were observed at the time of the survey.
Foreseen Impacts	Any nests on the roof of the building (if present) will be destroyed during demolition of the extension.
Recommendations	A close inspection of the building roof should be undertaken immediately, by a competent person, prior to the commencement of work. If there are any active nests, they will need to be retained until the young have fledged and works to the roof must only commence once the young have fledged and the nest no longer active.

Reptiles	
Summary of Survey Findings	The vegetated garden offers limited suitable foraging and sheltering habitat for reptiles in the form of grassland and brash pile adjacent to the tree and hedgerow. However, the garden is not anticipated to support moderate or high populations of reptiles given the frequent management which results in a short sward height, offering a lack of refuge from predators. Furthermore, the site is surrounded by residential dwellings
Foreseen Impacts	Individual reptiles may be injured or killed by heavy machinery.
Recommendations	Given the small area of vegetated garden that provides suitability for reptiles, the site is not anticipated to support moderate or good populations of reptiles. Transient reptiles may be present and as such, precautionary working methods must be followed to reduce the risk to an acceptably low level. • Existing brash pile, and any rubble piles that may form during the demolition and construction, will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • In the unlikely event that a reptile is identified, they must be left to disperse of their own volition. If in immediate danger, they may be carefully moved by hand and carefully placed in a sheltered, vegetated area away from disturbance
Amphibians	
Summary of Survey Findings	There are two granted EPSLs for great crested newts within 2km of the site, which are both located approximately 1.6km west of the site.

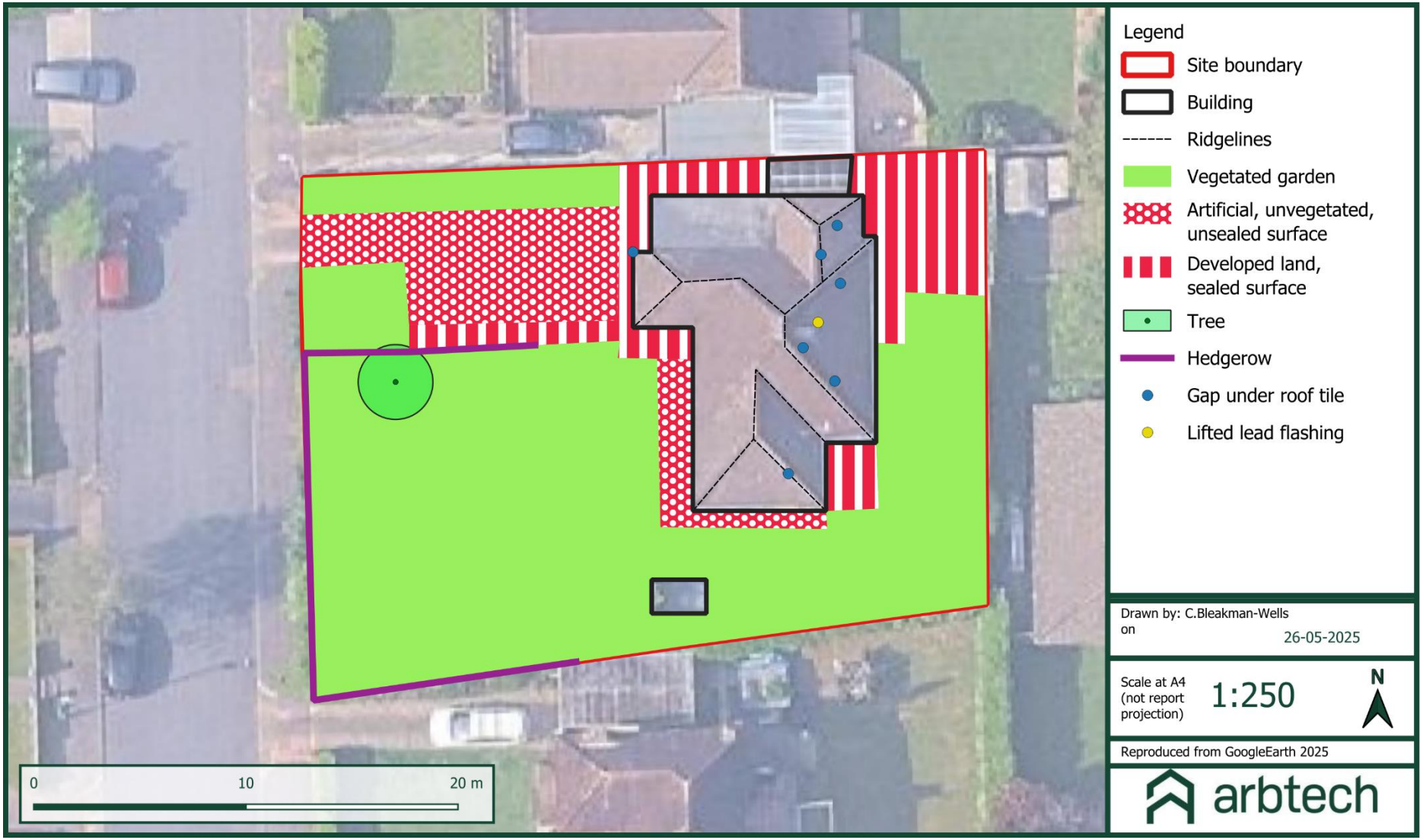
<table>
<tr><td></td><td>The vegetated garden provides limited suitable foraging and commuting habitat for amphibians. There is no suitable aquatic habitat on site to support breeding amphibians, furthermore a review of aerial imagery indicates that there are no ponds within 250m of the site.</td></tr>
<tr><td>Foreseen Impacts</td><td>When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the significant disturbance of approximately 0.08ha of vegetated garden. If great crested newts are present within ponds over 250m from the site, this will constitute the disturbance of 0.08ha over 250m of a potential breeding pond. When completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score (see table below), which states: Offence Highly Unlikely.

<table>
<tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr>
<tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr>
<tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr>
<tr><td>Land 100-250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr>
<tr><td>Land >250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0</td></tr>
<tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr>
<tr><td></td><td>Maximum:</td><td>0</td></tr>
<tr><td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr>
</table>
</td></tr>
<tr><td>Recommendations</td><td>Natural England Rapid Risk Assessment states that an offence to great crested newts is highly unlikely. Risks to common amphibians can be reduced to an acceptably low level by following the outlined precautionary working methods:</td></tr>
</table>

	• Existing brash pile, and any rubble piles that may form during the demolition and construction, will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • In the unlikely event that great crested newts are observed within the site, all works must stop with immediate effect and advice must be sought from a suitably qualified ecologist. • If any common amphibians are found on site, they should be left to disperse of their own accord. If in immediate danger and will not move of their own volition, they may be gently removed and placed in an area of vegetation.
Badger	
Summary of Survey Findings	There were no badger setts or evidence of badgers within the site. There is no suitable habitat for badger sett creation within the site.
Foreseen Impacts	The risk to badgers is acceptably low.
Recommendations	In the unlikely event that a badger sett is identified within 30m of the site, no heavy machinery may be used within a 30m buffer of each sett entrance.
Riparian animals	
Summary of Survey Findings	There are no watercourses on or connected to the site.
Foreseen Impacts	The risk to riparian mammals is acceptably low.
Recommendations	None.
Hazel dormouse	
Summary of Survey Findings	There are no granted EPSLs for dormice within 2km of the site. There is no suitable habitat for hazel dormice within the site.
Foreseen Impacts	The risk to hazel dormice is acceptably low.

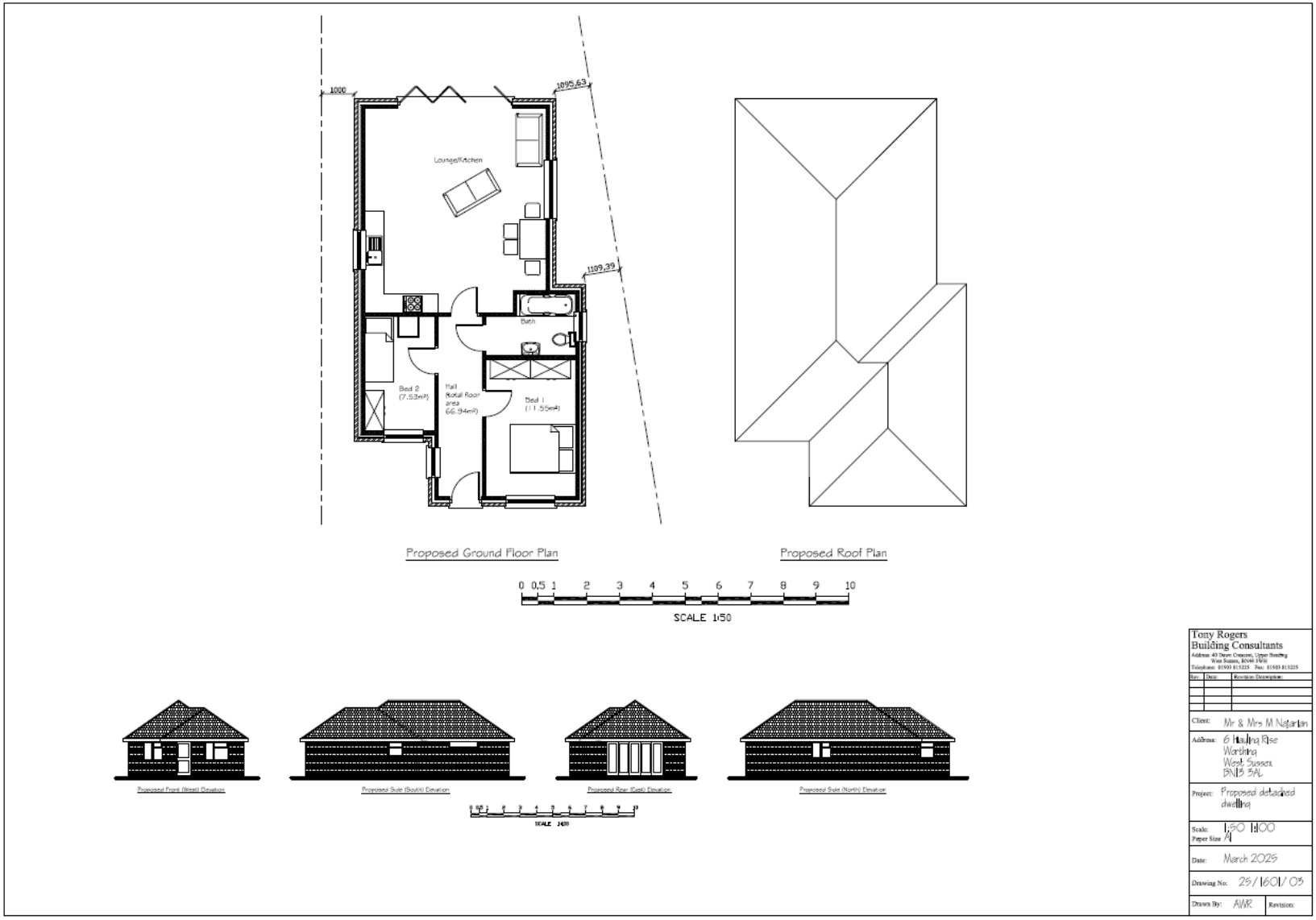
Recommendations	None.
Other e.g. hedgehog	
Summary of Survey Findings	The vegetated garden is suitable for foraging and commuting hedgehogs.
Foreseen Impacts	Hedgehogs may be injured or killed by heavy machinery.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • 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 hedgehogs 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.

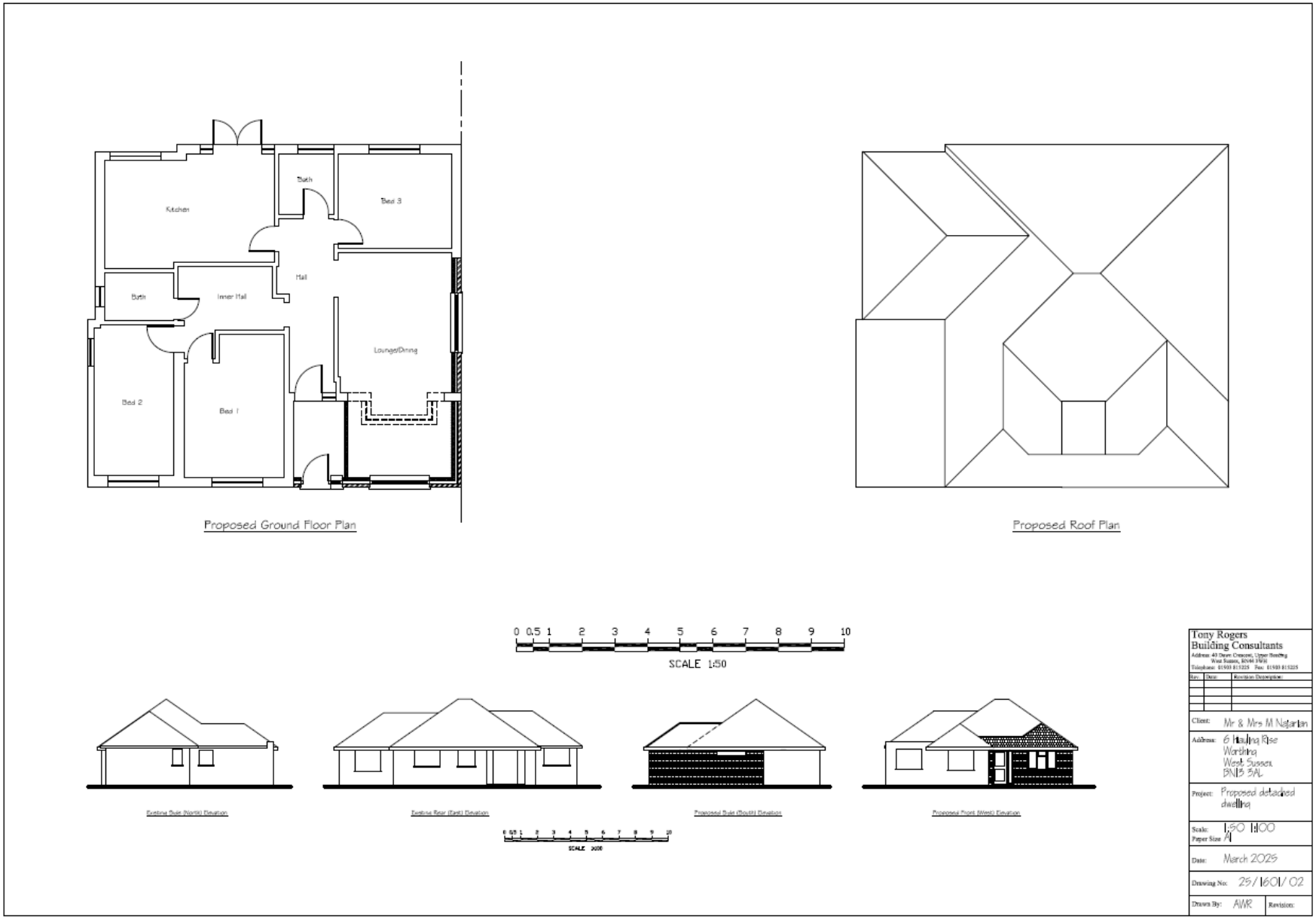
Appendix 1: Habitat and PRA Plan



Appendix 2: Location map

Appendix 3: Proposed Development

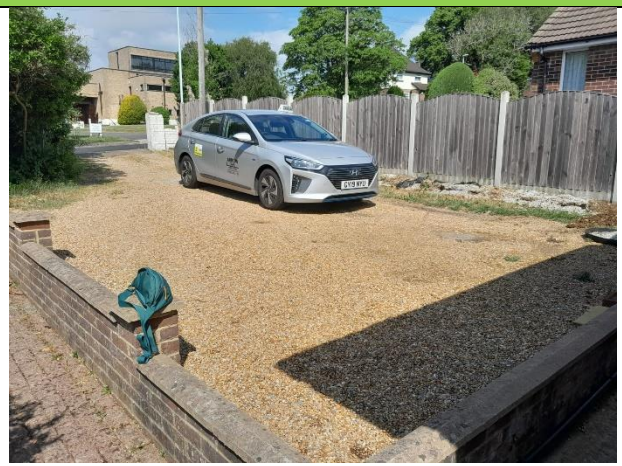



Kitchen
Bath
Bed 3
Hall
Bath
Inner Hall
Lounge/Dining
Bed 2
Bed 1
Proposed Ground Floor Plan
Proposed Roof Plan
0 0.5 1 2 3 4 5 6 7 8 9 10
SCALE 1:50
Tony Rogers
Building Consultants
Client: Mr & Mrs M Najarian
Address: 6 Hayling Rise
Worthing
West Sussex
BN13 3AL
Project: Proposed detached dwelling
Scale: 1:50 1:100
Paper Size A1
Date: March 2025
Drawing No: 25/1601/02
Drawn By: AMR
Revision:

Appendix 4: Photographs

Description	Photographs
Preliminary Roost Assessment	
Overview of building exterior Red circle shows the extension proposed to be removed	   

Overview of building interior	   

Description	Photographs
Preliminary Ecological Appraisal	
Artificial, unvegetated, unsealed surface	 
Developed land, sealed surface	 

		
Vegetated garden (comprised of modified grassland, introduced shrubs and hedgerow)		

		
Buildings		

Limitations and Copyright

Limitations

Biological record data has not been used to inform this report. However, given the small area of the site and the small scale of the works, the addition of biological record data is not anticipated to significantly alter the recommendations within this report.

Legal

Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB - Consultant Ecologist	26/05/2025
Final	1.0	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB - Consultant Ecologist	26/05/2025