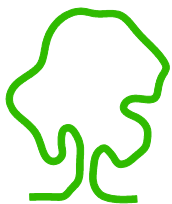


GIANFRANCO RONGO & MARIA HERNANDEZ

ALDSWORTH AVENUE, GORING, BN12 4XG

Preliminary Ecological Appraisal

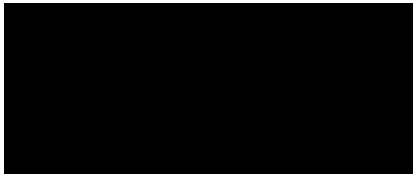
March 2026 (Updated May 2026)



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	887/ECE/Ronga&Hernandez/43AldsworthAv/PEA
Date	March 2026
Client	Gianfranco Ronga & Maria Hernandez
Report type	Preliminary Ecological Appraisal
Purpose	Submission to Planning
Revisions	24/04/2026 – Receipt of proposed plans. 26/05/2026 – Exclusion of pool room which has been granted permitted development.
Prepared by	Aimee – Jane Lowles BSc (Hons), MRes  Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM  Signed

GIANFRANCO RONGA & MARIA HERNANDEZ

ALDSWORTH AVENUE, GORING, BN12 4XG

Preliminary Ecological Appraisal

March 2026 (Updated May 2026)

CONTENTS

NON-TECHNICAL SUMMARY

1. INTRODUCTION

- 1.1 **Background**
- 1.2 **Aim of the Report**
- 1.3 **Legislation**
- 1.4 **Assessment Method**

2. CONSULTATION AND BASELINE DATA SEARCH

- 2.1 **Sussex Biodiversity Record Centre Data Search**
- 2.2 **Adur and Worthing Councils**
- 2.3 **Local Geology and Soil Type**

3. SITE ASSESSMENT

- 3.1 **Habitat Assessment**
- 3.2 **Designated Sites and Priority Habitats**
- 3.3 **Protected and Controlled Species**
 - 3.3.1 *Trees and Hedgerows*
 - 3.3.2 *Plants*
 - 3.3.3 *Invertebrates*
 - 3.3.4 *Amphibians*
 - 3.3.5 *Reptiles*
 - 3.3.6 *Birds*
 - 3.3.7 *Bats*
 - 3.3.8 *Badgers*
 - 3.3.9 *Common/Hazel Dormice*
 - 3.3.10 *Other Protected and Notable Species*
 - 3.3.11 *Non-native Invasive Species*

4. MITIGATION

- 4.1 **Trees**
- 4.2 **Bats**
- 4.3 **Other Protected and Notable Species**

5. ENHANCEMENT

6. CONCLUSIONS

APPENDIX A

Site Location and Existing Site Plans

APPENDIX B

Proposed Site Plans

APPENDIX C

Site Photographs

GIANFRANCO RONGA & MARIA HERNANDEZ

43 ALDSWORTH AVENUE, WORTHING, BN12 4XG

Preliminary Ecological Appraisal

March 2026 (Updated May 2026)

NON-TECHNICAL SUMMARY

Environmental Assessment Services Ltd has been appointed to prepare a Preliminary Ecological Appraisal in relation to the proposed redevelopment of land at 43 Aldsworth Avenue, in Goring-by-Sea, West Sussex.

The site (as existing) comprises a detached two-storey residential dwelling with private access and parking, and front and rear gardens. It is proposed to demolish the existing two-storey dwelling and develop a new dwelling within the approximate footprint of the existing dwelling. Permission has been granted for the development of a pool room at the rear (western) end of the rear garden, which is not covered by this assessment.

The aim of this report is to collate preliminary, baseline information on the conservation and ecological status of the site in terms of habitats and species within the framework of current environmental legislation and provide recommendations in relation to the proposed replacement of the existing dwelling, where appropriate.

The assessment comprised consultation with Sussex Biodiversity Record Centre to obtain records of protected, rare and notable habitats and species within 1 km of the site, consultation with Adur & Worthing Council regarding Tree Preservation Orders for trees within and adjacent to the site, and a Preliminary Ecological Appraisal (walkover survey) undertaken on 19 March 2026 to identify habitats and features of ecological value and the site's likely potential to support protected, rare and other notable species.

Assessment of the site, along with a review of consultation data, confirmed that the site does not lie within or immediately adjacent to any statutory designated sites. However, the site is located immediately adjacent to a non-statutory designated site known as Goring and Ferring Gap Local Wildlife Site (LWS). This non-statutory site lies to the west of the application site and adjoins the western boundary of the site.

The proposed development will result in the loss of the existing building which is considered to have some potential for use by bats for which further surveying has been recommended. The proposed development will also result in the loss of existing garden planting which, in this case, comprises a short sward lawn and a small number of ornamental shrubs considered to be of low ecological value. With the exception of bats, the site is not considered likely to support any notable or protected species of flora or fauna.

There are no trees within the site, however, there are trees adjacent to the western boundary of the site which form part of an area of deciduous woodland, a Priority Habitat, which forms part of the Goring and Ferring Gap LWS.

GIANFRANCO RONGA & MARIA HERNANDEZ

43 ALDSWORTH AVENUE, WORTHING, BN12 4XG

Preliminary Ecological Appraisal

March 2026 (Updated May 2026)

1. INTRODUCTION

1.1 Background

The following report, prepared by Environmental Assessment Services Limited, is a preliminary assessment of the baseline status of the ecology of land at 43 Aldsworth Avenue, Goring-by-Sea, Worthing.

The site (as existing) comprises a detached two-story residential dwelling with private access, driveway and front and rear gardens. The Ordnance Survey map reference for the centre of the site is TQ 106620 2220. See Appendix A for the site location and existing site plans.

It is proposed to demolish the existing dwelling and redevelop the site to include a new residential dwelling and pool room (the latter granted permission, and so not included within this assessment). See Appendix B for the proposed site plans.

1.2 Aim of the Report

The aim of the report is to collate preliminary, baseline information on the conservation and ecological status of the site in terms of habitats and species, within the framework of current environmental legislation.

The report also evaluates the potential of the site to support protected species, in particular for:

- Animals and plants listed under Schedules 1 and 5, and Schedule 8, respectively, of the Wildlife and Countryside Act 1981 (WCA) as amended, and those European protected species listed under Schedules 2 and 5 of The Conservation of Habitats and Species Regulations 2017.
- Plants and animals with Red Data Book¹ or Notable² status.
- Plants, animals and habitats identified as Priority Species / Habitats or Species / Habitats of Principal Importance for Conservation in England (formerly UK Biodiversity Action Plan)³.

¹ The World Conservation Union Red List of threatened species provides taxonomic, conservation status and distribution information on taxa (species or group of related species) evaluated to determine their relative risk of extinction.

² Notable (or Nationally Scarce) species occur in 16 – 100 10 km squares in Britain.

³ Species derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006 + the hen harrier.

Where the site includes habitats and/or features of ecological value and/or has potential for use by protected species, an assessment of the likely impacts of the proposal is made, together with recommendations for any further surveying, mitigation and/or enhancement as considered appropriate.

1.3 Legislation

The legislation relevant to this study is:

- i. Wildlife and Countryside Act 1981 (as amended), which transposes into UK law the Convention on the Conservation of European Wildlife and Natural Habitats (known as the “Bern Convention”) and the Birds Directive 2009.
- ii. The Countryside and Rights of Way Act (CROW) 2000, which strengthens the legal protection for threatened species.
- iii. The Natural Environment and Rural Communities Act (NERC) 2006, which through Section 41 provides a list of habitats and species of principal importance for biodiversity conservation (Priority Habitats and Species) in England.
- iv. The Conservation of Habitats and Species Regulations 2017. These consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994, which transposed the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into national law.
- v. Protection of Badgers Act 1992, which safeguards both the animals and their setts.
- vi. The Hedgerow Regulations 1997 (made under section 97 of The Environment Act 1995), which make provisions for the protection of important hedgerows.
- vii. National Planning Policy Framework (NPPF) which makes requirements for the protection and enhancement of biodiversity through the planning system.

1.4 Assessment Method

This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013.

The assessment was undertaken in two stages:

- a) Consultation: comprising data searches by Sussex Biodiversity Record Centre (SxBRC), Adur and Worthing Councils and review of Magic Mapping.
- b) Preliminary Ecological Appraisal (walkover survey) carried out on 19 March 2026 to:
 - Assess the baseline status of the site.
 - Identify its potential for use by species of flora and fauna protected or controlled under the Wildlife and Countryside Act, 1981 and associated European legislation.

- Identify notable habitats and features of interest that should or could be retained and/or enhanced as part of the proposed development.

2. CONSULTATION AND BASELINE DATA SEARCH

2.1 Sussex Biodiversity Record Centre Data Search

- 2.1.1 Data obtained from Sussex Biodiversity Record Centre (SxBRC) provided information on statutory and non-statutory designated sites and records of protected and notable species within the search area. The search was conducted for a 1 km radius surrounding the Ordnance Survey grid reference TQ 106620 2220. The search area was selected based on the scale and likely impacts of the proposed development.
- 2.1.2 The statutory and non-statutory designated sites identified by SxBRC within 1 km of the site are set out in section 3.2 below, together with an assessment of the potential impact of the proposed development on these sites. Mitigation, where appropriate, is recommended in section 4.
- 2.1.3 Records of protected and rare species within 1 km of the site have been provided by SxBRC. These records are discussed under the protected species headings in Section 3.3 below, together with an assessment of the potential impact of the proposed development on these species. Further surveying and/or mitigation, where appropriate, is recommended in section 4.

2.2 Adur and Worthing Councils

- 2.2.1 Adur & Worthing Council Tree Preservation Order (TPO) register (available online) has been used to identify trees protected by TPOs within and adjacent to the site. No trees protected by TPOs were identified within or immediately adjacent to the site. However, it is noted that there are trees immediately adjacent to the western boundary of the site which form part of an area of deciduous woodland, a Priority Habitat, which lies within the Goring and Ferring Gap Local Wildlife Site (LWS).

2.3 Local Geology and Soil Type

- 2.3.1 Soil type will impact factors including site drainage, nutrient availability and pH, this together with other factors such as site topography, as well as anthropogenic activity will impact site flora and fauna.
- 2.3.2 The soil conditions are identified as freely draining slightly acidic loamy soils (MAGIC maps). The site and surrounding area is fairly low lying and flat.

3. SITE ASSESSMENT

The Preliminary Ecological Appraisal (walkover survey) was carried out on 19 March 2026. The following is based on the findings of that assessment, together with a review of information provided by the Sussex Biodiversity Records Centre (SxBRC) and Magic Mapping. Photographs taken during the site survey are provided in Appendix C.

3.1 Habitat Assessment

- 3.1.1 The site is located to the west of Aldsworth Avenue and backs onto the Goring and Ferring Gap Local Wildlife Site (LWS). The main area of Goring-by-Sea lies to the east of Aldsworth Avenue and Ferring is located to the west. Land to the north, south and east of the site has been developed for residential use, generally comprising detached residential dwellings with front and rear gardens. The Goring and Ferring Gap Local Wildlife Site (LWS) comprises an area of deciduous plantation woodland (a Priority Habitat) and agricultural / arable land, along with amenity grassland, including a playing field and cricket ground.
- 3.1.2 The site comprises a detached, two storey residential property with associated access and parking, and front and rear gardens. The dwelling is of brick construction, with tiled facades (front and rear) and a multi-pitched, clay tiled roof with chimney.
- 3.1.3 The front and rear gardens comprise managed (regularly cut short sward) lawn with a small number of ornamental shrubs planted adjacent to the boundaries of the site. There are no trees within the site, however, there are trees including holm oak and sycamore immediately adjacent to the western boundary.

3.2 Designated Sites and Priority Habitats

Statutory and non-statutory sites

- 3.2.1 There are no designated statutory sites within 1 km of the study site. One non-statutory designated site has been identified within 1 km of the site as recorded by the Sussex Biodiversity Record Centre. This is the Goring and Ferring Gap, which is located immediately adjacent to the western boundary of the application site and adjoins the residential garden.

The Goring and Ferring Gap is a protected Local Green Gap and Local Wildlife Site (LWS) that separates the urban areas of Goring (to the east) and Ferring (to the west). This LWS comprises an area of approximately 67.1 hectares. It is dominated by arable fields and includes areas of semi-improved grassland. Other habitats present within the LWS include plantation woodland, scattered trees, a small heavily shaded pond and sections of hedgerow. This LWS is highly valued for its scenic, ecological and recreational importance with parts of the site accessible for the public and with local volunteer groups actively involved in managing the plantation woodland.

The replacement of the existing dwelling is considered unlikely to have a significant impact on the LWS and its associated habitats.

Designated Sites Within the Surrounding Area

- 3.2.2 European sites include Special Protection Areas and Special Areas of Conservation. These, together with Ramsar sites, are protected for their ecological significance. The proposed development should not adversely affect the integrity of European and Ramsar sites.
- 3.2.3 Cissbury Ring SSSI is located approximately 6 km north of the site. The area is characteristic of the unimproved chalk grassland and supports a rich diversity of rare

wildlife including plants and butterflies. This area is also significant for its well-preserved archaeological landscape. The proposed redevelopment is not considered likely to have any significant impact on this habitat or associated qualifying species.

- 3.2.4 Climping Beach SSSI is located approximately 8 km west of the site. Rare vegetated single and saltmarsh habitats are a qualifying feature of this habitat. The proposed development is not considered likely to have any significant impact on this habitat. No further assessment is required in this case.
- 3.2.5 South Downs National Park is located approximately 1.5 km north of the site. Rare chalk grassland habitat and endangered species (such as adonis blue butterfly and orchids) are a qualifying feature of this habitat. The proposed redevelopment is not considered likely to have any significant impact on this habitat or associated species.
- 3.2.6 There are three Local Nature Reserves (LNR) within a 10 km radius of the site. (i) West Beach, (ii) Lancing Ring, (iii) Widewater Lagoon. Local Nature Reserves aim to protect, conserve and enhance local wildlife. The proposed redevelopment is not considered likely to have any significant impact to these habitat or any associated species.
- 3.2.7 The search concluded there are no Ramsar sites, National Nature Reserves or Area of Outstanding Natural Beauty sites, within 10 k of the site.
- 3.2.8 There will be no direct land take from any designated (or non-designated) sites as a result of the proposed development. Designated site habitat management will not be affected by the proposed development.

Priority Habitats

- 3.2.9 The site has been assessed for its potential to include or be part of (BAP) Priority Habitat as listed on Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC Act).
- 3.2.10 Section 41 Habitats recorded within 1 km of the site include:
- Deciduous woodland
 - Open Water
 - Coastal Vegetated Shingle
- 3.2.11 Deciduous woodland lies immediately west of the site, adjacent to the residential garden and forms part of the Goring and Ferring Gap Local Wildlife Site. This area is characterised by a strip of broadleaved plantation woodland known as 'The Plantation'. The woodland is of varied structure and contains moderate diversity of floral species. The woodland canopy is dominated by mature and semi-mature holm oak and sycamore trees, over an understory of hawthorn and elder. The woodland extends southwards and terminates before reaching the coastline at Goring-by-Sea.
- 3.2.12 Within the Goring and Ferring Gap Local Wildlife Site data from SxBRC indicates that there are numerous waterbodies present, primarily drainage ditches located along the field margins. There is also a heavily shaded pond within the centre of one of the large agricultural fields around 450 m west of the application site.

- 3.2.13 Areas of coastal vegetated shingle are shown to be present (identified by SxBRC). This habitat is of significant distance from the site and, therefore, the proposed redevelopment is unlikely to impact this habitat or its associated fauna and/or flora.

3.3 Protected and Controlled Species

3.3.1 *Trees and Hedgerows*

There are mature holm oak and sycamore trees, associated with the woodland plantation and part of the adjacent LWS, to the west of the residential garden. While the trees are outside the site's boundary, their rooting area may extend into the far western section of the rear garden. The proposed replacement of the existing dwelling is considered unlikely to impact these trees.

There are no other trees or hedgerows within or adjacent to the site that will be impacted by the proposed development.

3.3.2 *Plants*

There are records of a number of protected and/or rare flower plants within 1 km of the site. Records of higher plants include grape-hyacinth (*Muscari neglectum*) and tubular water-dropwort (*Oenanthe fistulosa*), both of which are identified as NERC species. Five records of bluebell (*Hyacinthoides non-scripta*) which is protected from removal for sale under Schedule 8 of the WCA has been recorded together with Welsh poppy (*Papaver cambric*), sea-buckthorn (*Hippophae rhamnoides*), box (*Buxus sempervirens*) and stinking hellebore (*Helleborus foetidus*), all of which are Sussex Rare.

The front and rear gardens comprise of small sections of ornamental garden planting and managed lawn to a short sward, with low potential to support any notable or protected plant species. The proposed development will result in the loss of ornamental planting and lawn deemed to be of low ecological value.

No further botanical surveying or mitigation is recommended in this case.

3.3.3 *Invertebrates*

Large blue butterfly, fisher's estuarine moth and lesser whirlpool ramshorn snail are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Other protected invertebrates are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

Invertebrates species recorded within 1 km of the site include 37 records of stag beetle (*Lucanus cervus*) a UK BAP Priority and WCA species (latest record in 2007) with the majority of records obtained from PTES Stag Hunt Surveys. Two species of butterfly, including small heath (*Coenonympha pamphilus*) and white-letter hairstreak (*Satyrrium w-album*), both of which are protected species. In addition, numerous moth species which are Sussex Rare have been recorded and one record of small square-spot (*Diarsia rubi*), which is a NERC species of moth.

The front and rear gardens comprising of ornamental planting and managed lawn to a short sward provides limited shelter and resources that are of benefit to invertebrate species. There is no deadwood present on site to support important saproxylic species, such as stag beetles. The loss to the ornamental planting and lawn, due to the proposed development, is unlikely to result in any significant impacts on notable or protect invertebrate species.

No further surveying or mitigation is recommended in this case.

3.3.4 *Amphibians*

Great crested newts (GCN) and natterjack toads are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended), making them a European Protected Species. It is an offence (amongst other things) to: deliberately capture, disturb, injure, or kill an individual of the species; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Meaning that both the individual and its habitat are protected.

There is one record of common toad (*Bufo bufo*), one record of palmate newt (*Lissotriton helveticus*), five records of smooth newt (*Lissotriton vulgaris*) with a maximum abundance of 12 individuals, and 20 records of common frog (*Rana temporaria*) with a maximum abundance of 50 individuals within 1 km of the site.

There are no records of great crested newt (*Triturus cristatus*) within the search area. However, this may be a result of under recording within the area and cannot be considered evidence of their absence.

Mapping indicates that suitable waterbodies occur within 1 km of the site which may have the potential to support amphibians. Waterbodies include drainage ditches along field boundaries within the Local Wildlife Site (LWS) to the west of the site and a pond within a large agricultural field further to the west. These waterbodies, together with adjacent areas of deciduous woodland may provide suitable terrestrial and aquatic habitat for amphibian species.

Whilst there is suitable habitat within close proximity to the site, there are no water features within the boundaries of the site and the existing planting and habitat management has created a habitat with negligible potential to support amphibians, including great crested newt. The proposed development is considered unlikely to result in the loss of any suitable amphibian habitat or pose a significant risk of harm. No further surveying or protection measures are recommended in this case.

3.3.5 *Reptiles*

The more widespread reptiles; grass snake, slow-worm, viviparous lizard and adder, are protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). It is an offence, amongst other things, to intentionally kill or injure any individual. The more restricted species; sand lizard and smooth snake, are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making them European Protected Species.

There are four records of slow worm (*Anguis fragilis*), two records of grass snake (*Natrix Helvetica*) and five records of common lizard (*Zootoca vivipara*) within 1 km of the site. The latest record was for slow-worm in 2002. The lack of more recent records may be a result of under recording within the area, rather than an absence of these species.

The site, as existing, has low potential to support reptile species primarily due to the lack of vegetative cover. No further surveying or mitigation is recommended in this case.

3.3.6 Birds

All wild birds, their nests and eggs are protected by UK law. It is an offence to take, kill or injure any wild bird, or to take, damage or destroy any nest (whilst being built or in use) or egg of any wild bird under Part 1 of the Wildlife and Countryside Act 1981. In addition to this protection, those birds and their young listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) must not be disturbed at or near the nest. Part I birds are protected at all times and Part II during the closed season only.

There are numerous records for bird species within 1 km of the site. Notable species include Schedule 1 species including barn owl (*Tyto alba*), wryneck (*Jynx torquilla*), fieldfare (*Turdus pilaris*), redwings (*Turdus iliacus*) and serin (*Serinus serinus*). Records of Priority species include skylark (*Alauda arvensis*), linnet (*Linaria cannabina*), yellow wagtail (*Motacilla flava*), house sparrow (*Passer domesticus*) and starling (*Sturnus vulgaris*). These species are associated with agricultural land, hedgerows and green open habitats and may occur within the wider landscape. Common garden birds recorded include long-tailed tit (*Aegithalos caudatus*), coal tit (*Periparus ater*), blue tit (*Cyanistes caeruleus*) and nuthatch (*Sitta europaea*).

Goring and Ferring Gap Local Wildlife Site, adjacent to the western boundary of the residential garden, is an important habitat for birds with 106 species recorded over the last ten years, which represents over 25 % of the total number of species recorded within Sussex. This area is particularly important for wintering and passage birds and the west corner of Goring and Ferring Gap provides an important roost site for gulls and waders.

No evidence of nesting birds was identified within the site's boundary, including the existing building, at the time of the walk over assessment. The garden within the site is considered to offer negligible potential habitat for birds due to the lack of vegetative structure. The proposed works are considered unlikely to result in any adverse impacts to birds or their habitats.

In this case, no further assessment is recommended, except for standard pre-demolition checks for nesting birds.

3.3.7 Bats

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species

Regulations 2017 (meaning all species of bat are both UK and European Protected Species).

It is illegal to:

- Kill, injure or capture (take) bats.
- Deliberately disturb bats (whether in a roost or not).
- Damage, destroy or obstruct access to a bat roost.

Disturbance is unlawful where bats ability to survive, breed, reproduce, rear/nurture their young, hibernate or migrate is impaired or where local distribution or abundance is significantly impacted. This may occur where actions impact their roosts, flight lines or foraging areas.

Habitats within 1 km of the site comprise strips of deciduous woodland (including that adjacent to the site's garden), open fields, gardens and numerous waterbodies considered to offer some good potential for bats.

There is one record of whiskered bat (*Myotis mystacinus*) and eight records of pipistrelle (mostly common pipistrelle) bats within 1 km of the site. These include records for a pipistrelle roost at a dwelling on Aldsworth Avenue, a short distance north (but not neighbouring) the site. Both species are crevice dwelling species and will use gaps in the building fabric such as lifted and missing tiles and cavities to roost.

MAGIC map has been used to identify European Protected Licence submissions for bats. There are no records returned for bat licences within 1 km of the site. The closest record of a granted licence is approximately 1.5 km west of the application site. This record indicated the presence of pipistrelle bats within the wider landscape.

The site was assessed for its potential to support foraging and roosting bats.

While the garden is considered to be of low botanical interest, the tree line along the western boundary of the rear fence is considered likely to provide a sheltered potential foraging route through the gardens, some of which may offer better foraging potential.

Both an external and internal inspection of the building was undertaken. Within the loft space three individual droppings were identified beneath the insulation. The droppings did not readily crumble and were solid which is more conducive to rodent (e.g. mouse) droppings than that of bat droppings. There were no obvious bat entry points within the loft space.

An external assessment of the building identified a number of slipped tiles and gaps which could provide suitable access points for crevice dwelling bat species, such as those already recorded within the wider area. In this case, the building is considered to have the potential to support bats.

Given that it is proposed to demolish the existing building, bats have been recorded in the area and the building has potential roosting features, further surveys will be

required to confirm the presence or likely absence of bat species and to determine how bats may be affected by the proposed works. See section 4.2 below.

3.3.8 *Badgers*

Badgers are protected in the UK under the Protection of Badgers Act, 1992 (as amended). It is an offence, amongst other things, to take, injure or kill a badger, or interfere with a badger sett (this includes intentionally or recklessly disturbing a badger when it is occupying a badger sett). To avoid committing an offence a permit must be obtained to damage, destroy, obstruct or disturb a badger when it is occupying a badger sett.

No evidence of the presence of badgers (such as sett entrances, snuffle holes, well-worn tracks, faecal waste or fur) was identified within the site during the site walkover assessment. In this case, the proposed development is not considered likely to impact badgers. No further assessment for badgers is indicated in this case.

3.3.9 *Common/Hazel Dormice*

The common (or hazel) dormouse is protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making common dormice a European Protected Species. It is illegal to deliberately or recklessly kill, injure or disturb a dormouse or damage, destroy or obstruct dormouse breeding or resting place. Disturbance including obstruction and/or removal of habitat.

Typical common dormice habitat comprises deciduous woodland and scrub rich in hazel, flowers, pollen, fruit and insects, and hedgerows, the latter notably important for navigation/commuting. Dormice rarely descend to the ground, therefore any new gap/s or removal of hedgerow may result in habitat loss and/or obstruction.

There are no records of hazel dormice within 1 km of the site, however there are areas of land, comprising deciduous woodland within 1 km of the site, that may offer suitable habitat for this species.

The site survey confirmed there is no suitable habitat within the site, and the proposed development will not result in the loss of any suitable habitat. No further assessment is indicated in this case.

3.3.10 *Other Protected and Notable Species*

There are 12 records of hedgehog (*Erinaceus europaeus*) within 1 km of the site. These records were obtained either by submissions from private residence or via Hogwatch and Rural Landowner Surveys.

The site may be accessed by hedgehogs foraging within the local area, however, the site does not provide any suitable habitat to support this species. The proposed redevelopment is not considered likely to result in any significant impacts to hedgehogs and no suitable habitat will be lost under the proposed development.

3.3.11 *Non-native Invasive Species*

Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended) lists those non-native species that are established in the wild but which pose a conservation threat to native biodiversity and habitats. Schedule 9 aims to regulate further release of these species by making it a criminal offence to release them into the wild.

Sussex Biodiversity Records Centre has records of 11 plant and eight animal Schedule 9 species within 1 km of the site. This includes records of Japanese knotweed.

No Schedule 9 non-native invasive species was observed during the site visit.

4. **MITIGATION**

The following section of this report provides recommendations for further surveying and/or mitigation in accordance with the mitigation hierarchy (avoid, protect, minimise, compensate). Recommendations for enhancement (i.e. measures recommended beyond that required to compensate for loss) are given in section 5 below.

4.1 **Trees**

Development within the eastern section of the site is unlikely to significantly impact any trees adjacent to the site.

4.2 **Bats**

Further surveying is recommended in order to ascertain if and how bats use the site and the likely impact of the proposed demolition and redevelopment of the site on bats should they be present.

Further surveying is required in this case in order to confirm the presence or likely absence of bats in accordance with the current guidelines. At least one bat emergence survey should be conducted during peak season (May – August) to determine if the existing building is used by bats. This may be used to inform further surveying and/or the requirements for protection and licensing if needed for works.

Should bats be found to be using the building, further surveying and a licence will be required from Natural England for disturbance to bats caused by the proposed demolition and rebuild. Appropriate mitigation measures will then need to be implemented to ensure no accidental harm is caused to bats during the proposed works if bats are found to be present.

If bats are found to be using the existing building, alterations to the proposed scheme may be required in order to include compensation features for bats within the fabric of the proposed new dwelling.

4.3 Other Protected and Notable Species

Mitigation measures should be incorporated into the demolition and reconstruction phase to prevent potential injury or entrapment to small mammals, such as hedgehogs.

It is recommended that trenches and/or ditches be covered when not in use or be fitted with a gentle sloping plank to act as an escape route. Any open pipes should be sealed or capped to prevent small animals from entering. In addition, construction materials such as, but not limited to, pipes and pallets should be stored off the ground to discourage fauna from sheltering underneath them. Implementation of these measures aim to reduce any potential harm to wildlife during construction.

5. ENHANCEMENT

Some ecological enhancement should be included within the development site to secure biodiversity improvement beyond that of the existing site.

5.1 Birds

Nesting boxes should be incorporated into the proposed building in order to deliver enhanced nesting opportunities for birds.

Sparrow terrace boxes and swift nest boxes may be fixed beneath the eaves on east facing facades. These should be positioned away from opening windows and doors.

5.2 Bats

Roosting features for bats should be included within the proposed development plans for the enhancement of the site for bats.

Pipistrelle bats have been recorded in the area. These species are known to use buildings (including residential dwellings) to roost where suitable features and access is available. Roosting features for crevice dwelling bats include purpose made roofing tiles and bat boxes which may be built into the fabric of the building.

Bat boxes should be located at a high level, away from opening windows and doors, on the southern and/or western façade of the proposed building.

Further guidance regarding the enhancement of the site for bats should be provided based on the findings of further bat surveying at the site.

5.3 Invertebrates

Bee bricks provide suitable long-lasting nesting space for solitary bees including red mason bees, leafcutter bees and other cavity-nesting species, which are non-swarming and non-aggressive species that don't have a queen or produce honey.

Bee bricks that are suitable for replacing standard wall bricks have small holes of varying sizes which provide nesting cavities for solitary bee species.

The bricks should be installed at a height of between 1 and 1.5 meters above ground level, in an un-shaded location on the southern façade of the new dwelling or any brick walls away from opening doors and windows.

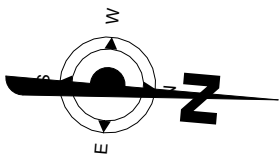
6. CONCLUSIONS

- 6.1 The site (as existing) comprises of a detached two-story residential dwelling with private driveway and associated front and rear gardens. The gardens comprises of managed lawn (to short sward) which contains very low botanical diversity and small areas of ornamental garden planting.
- 6.2 There are no statutory sites within or adjacent to the site, however, the site neighbours a non-statutory site known as the Goring and Ferring Gap Local Wildlife Site (LWS). This site includes deciduous woodland, a Priority Habitat, which lies on land immediately to the west of the site.
- 6.3 The proposed redevelopment of the site is to include demolition of the existing property and the construction of a new two-story detached residential dwelling towards the eastern end of the plot.
- 6.4 The proposed demolition of the existing dwelling has the potential to result in the loss of bat roosting habitat and disturbance to bats, should the building be used by bats. Further surveying is recommended in this case in order to confirm the presence / likely absence of bats and, if bats are found to be present, the likely impact of the proposed development on bats.
- 6.5 The proposed replacement of the existing residential dwelling with a new dwelling in the location of the existing dwelling is considered unlikely to impact any other notable or protected habitats and/or species.

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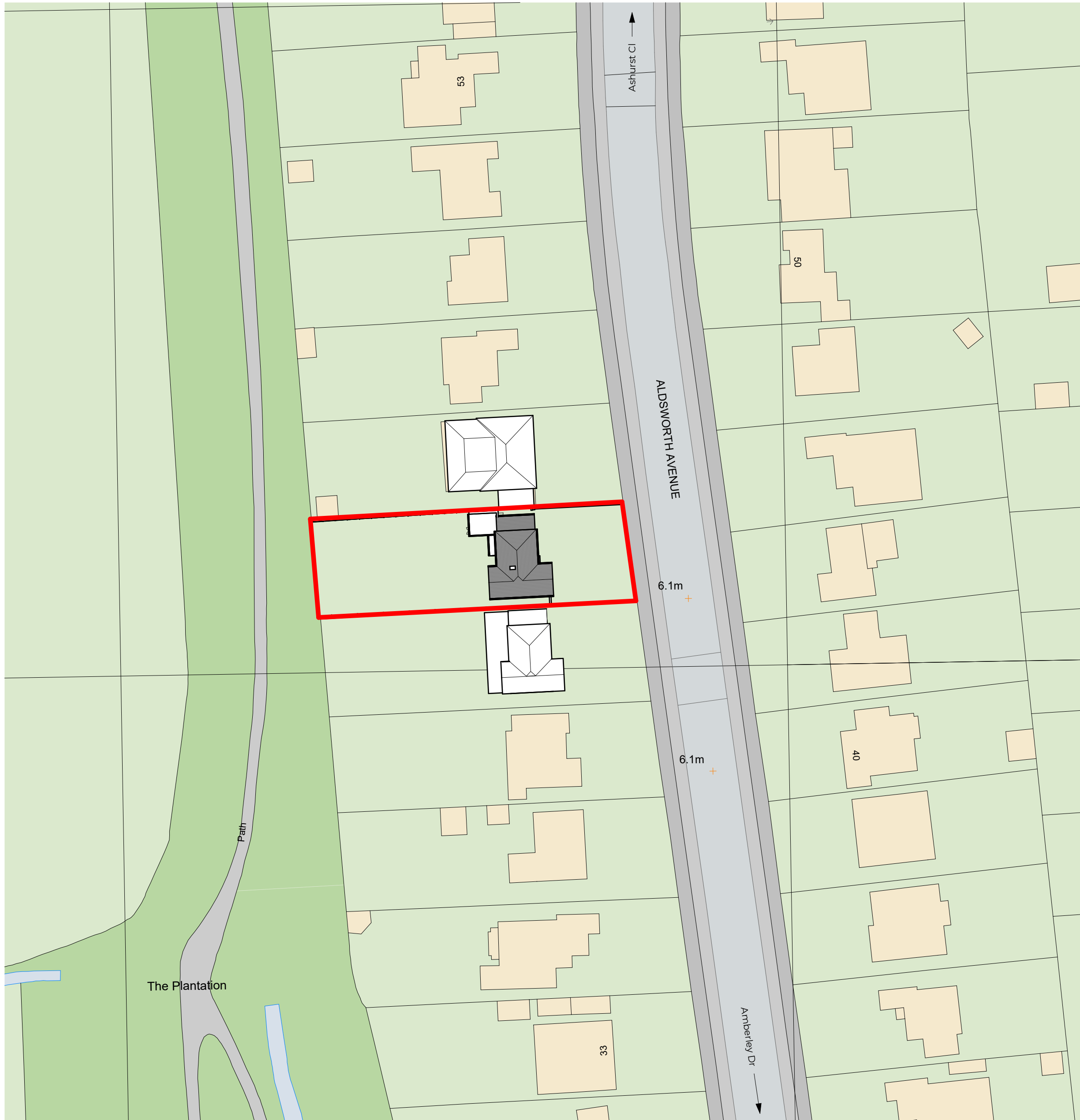
APPENDIX A

Site Location and Existing Site Plans

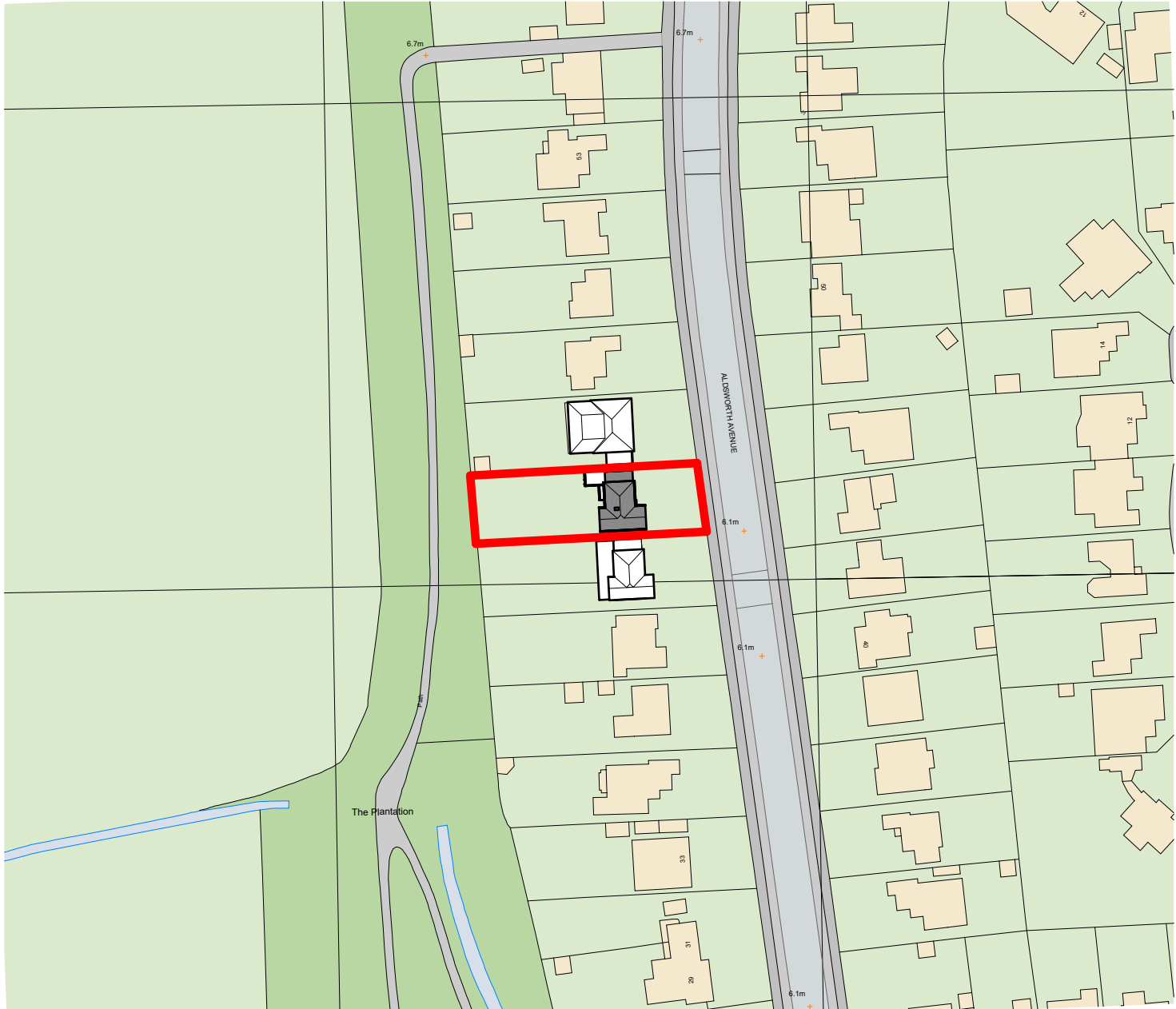
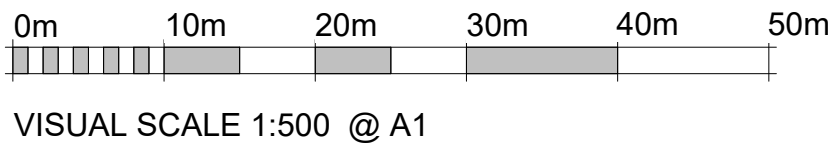


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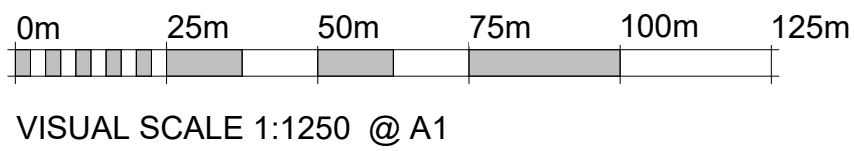
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Site Plan
1 : 500



Location Plan
1 : 1250



Revision Number	Revision Description	Issued by	Revision Date
DATE:	STATUS:	SHEET SIZE:	
05/12/25	PLANNING ISSUE	A1	
SCALE:	DRAWN:	CHECKED:	
As indicated	AP		

CLIENT: SITE ADDRESS:
Gianfranco & Maria
43 Aldsworth Avenue
Worthing,
BN12 4XG

DRAWING: Demolish and Rebuilt 5 Bed House
TITLE: Site and Location Plan
PROJECT NO: 180
DRAWING NO: APC/180/25/06
REVISION:



ARCHEVOLVE

✉ // design @archevolve.co.uk

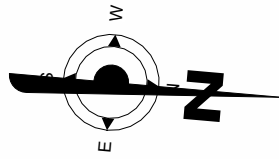
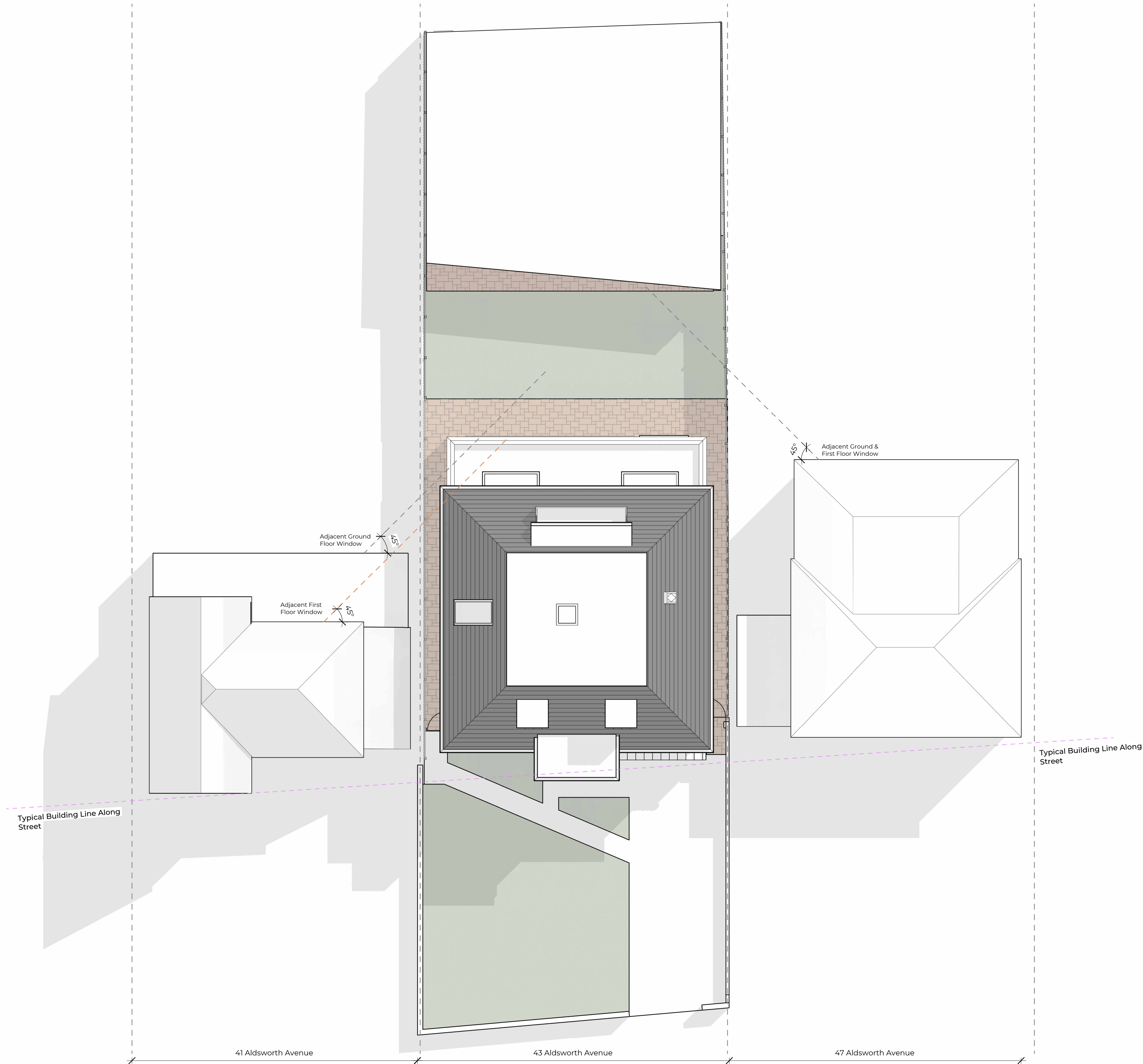
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CHARTERED PRACTICE

APPENDIX B
Proposed Site Plans



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Revision Number	Revision Description	Issued by	Revision Date
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DATE:	STATUS:	SHEET SIZE:
05/12/25	PLANNING ISSUE	A1

SCALE:	DRAWN:	CHECKED:
1 : 100	AP	

CLIENT: SITE ADDRESS:
Gianfranco & Maria
43 Aldsworth Avenue
Worthing,
BN12 4XG

DRAWING: Demolish and Rebuilt 5 Bed House
TITLE: Proposed Site Plan

REVISION: ARC/180/25/14
DRAWING NO: 180
PROJECT NO:



ARCHEVOLVE

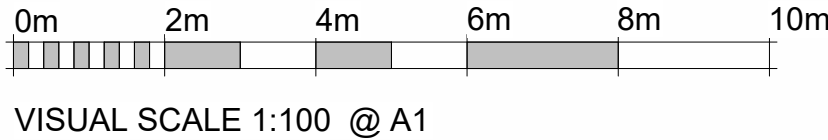
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Proposed Site Plan
1 : 100



APPENDIX C

Photographs



Figure 1: Rear garden lawn with some ornamental garden planting, located west of the dwelling. Mature trees outside but adjacent to the far western boundary of the garden.



Figure 2: Western side of the residential dwelling.



Figure 3: Southern façade.



Figure 4: Flat roof extension to the rear of the property.



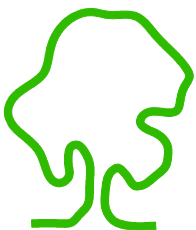
Figure 5: Tiles on the rear façade.



Figure 6: Missing tile on the western pitch towards the southern end.



Figure 7: Front view of the residential



eas ltd

Environmental Assessment Services Ltd

Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT

Phone : +44 (0) 1444 882552

email : info@easltd.co.uk

web site : www.easltd.co.uk