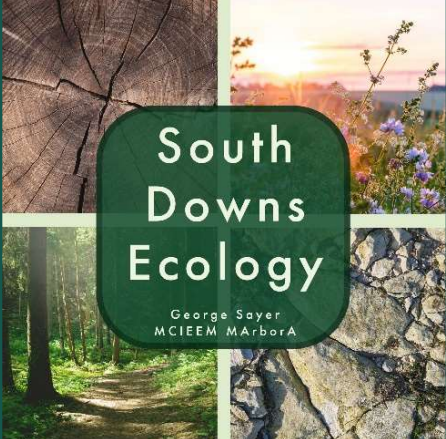




Bat Emergence Survey Report

43 Aldsworth Avenue
Goring-by-sea,
Worthing



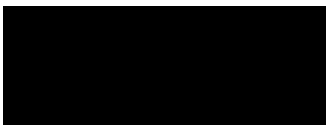
South
Downs
Ecology

George Sayer
MCIEEM MA Arborist

Bat Emergence Survey Report

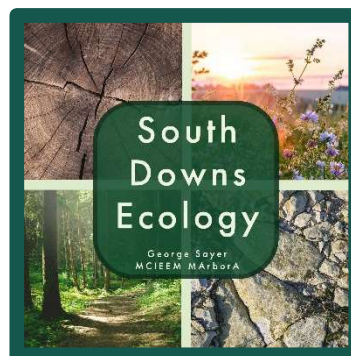
43 Aldsworth Avenue, Goring-by-sea, Worthing

Quality Assurance:

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Site	43 Aldsworth Avenue, Goring-by-sea, Worthing, BN12 4XG
Client	Environmental Assessment Services Limited
Author	Aidan Bird BSc ACIEEM, Consultant Ecologist
Reviewer	 George Sayer BSc (Hons) PgDip MCIEEM MArborA Principal Ecologist and Director, South Downs Ecology
Revision Number	2
Report issue date	16/07/2026
Report conditions	The methods and recommendations in this report are based on the following: • CIEEM Guidelines for Ecological Report Writing 2017 (CIEEM, 2017) • CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2024) • Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include: ○ CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017) ○ CIEEM Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. Second Edition (CIEEM, 2020) ○ Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023)

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Summary

ECE Planning, on behalf of Mr Rongo and Ms Hernandez, have commissioned bat emergence surveys including an update site visit at the existing property; 43 Aldsworth Avenue, Goring-by-sea, Worthing, BN12 4XG (TQ 10662 02220, hereafter referred to as 'the site').

A Preliminary Ecological Appraisal was produced by Environmental Assessment Services Limited following a walkover survey by Aimee-Jane Lowles BSc (Hons), MRes which identified the requirement for further surveys.

An update site visit, including full internal inspection, was carried out by licenced bat worker Aidan Bird (BSc Ecology and Conservation, ACIEEM, Level 2 Bat Licence 2025-13045-CL18-BAT, Ecologist) on the 24th May 2026. The following report was written by Aidan Bird and reviewed by George Sayer (BSc (Hons) Environmental Sciences, PgDip Endangered Species Recovery, MArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN – Principal Ecologist).

The site consists of a two-storey detached dwelling situated centrally on the plot off Aldsworth Avenue. The dwelling is of unique shape with a significant sloping north aspect roof, decorated by second storey hanging tiles at the front and rear. The property resides on the western edge of Goring, backing onto a thin stretch of woodland and arable fields to the west. The wider area is predominantly urban sprawl from Worthing with small pockets of arable fields and few interconnecting treelines.

The proposals are for complete demolition of the current dwelling and reconstruction of a larger two storey square house closer to the east perimeter of the plot. Furthermore, a pool room is also proposed at the far west end of the garden. A suite of bat emergence surveys were undertaken on the 24th May 2026 and 17th June 2026.

The dwelling affected by the proposals was confirmed as an occasional day roost of a suspected 1no. Common pipistrelle *Pipistrellus pipistrellus* and a maternity roost of 65no. Common pipistrelle *Pipistrellus pipistrellus*.

A European Protected Species Mitigation License will be applied for, or the site will be registered under an Earned Recognition Licence before destructive works can be undertaken, adhering to the mitigation strategy set out above.

When mitigation and enhancements have been accounted for, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy enhancements could be incorporated to result in a minor net gain. The proposals would therefore accord with the relevant Local Plan Policies.

Overall, provided the recommendations provided herein are adhered to, the proposals are likely to represent a 'negligible' impact upon ecology.

1.0 Introduction

- 1.1 ECE Planning, on behalf of Mr Rongo and Ms Hernandez, have commissioned bat emergence surveys including an update site visit at the existing property; 43 Aldsworth Avenue, Goring-by-sea, Worthing, BN12 4XG (TQ 10662 02220, hereafter referred to as 'the site').
- 1.2 A Preliminary Ecological Appraisal was produced by Environmental Assessment Services Limited following a walkover survey by Aimee-Jane Lowles BSc (Hons), MRes which identified the requirement for further surveys.
- 1.3 A suite of bat emergence surveys were undertaken on the 24th May 2026 and 17th June 2026.
- 1.4 An update site visit, including full internal inspection, was carried out by licenced bat worker Aidan Bird (BSc Ecology and Conservation, ACIEEM, Level 2 Bat Licence 2025-13045-CL18-BAT, Ecologist) on the 24th May. The following report was written by Aidan Bird and reviewed by George Sayer (BSc (Hons) Environmental Sciences, PgDip Endangered Species Recovery, MArborA, MCIEEM, NE Licence Holder – Bats Level 2 and GCN – Principal Ecologist).
- 1.5 This appraisal consisted of an assessment of habitats and structures to determine their potential for bats, all of which are protected species. Following this an on-site and desktop assessment undertaken, of the likelihood of National or European Protected Species being present on or near site, and the constraints these may pose on the development proposals.
- 1.6 Based on the results of the appraisal, recommendations for further survey, mitigation and potential ecological enhancements were provided.

Site Description and Surrounding Area

- 1.7 The site consists of a two-storey detached dwelling situated centrally on the plot off Aldsworth Avenue. The dwelling is of unique shape with a significant sloping north aspect roof, decorated by second storey hanging tile at the front and rear. The property resides on the western edge of Goring, backing onto a thin stretch of woodland and arable fields to the west. The wider area is predominantly urban sprawl from Worthing with small pockets of arable fields and few interconnecting treelines.

Proposals

- 1.8 The proposals are for complete demolition of the current dwelling and reconstruction of a larger two storey square house closer to the east perimeter of the plot. Furthermore, a pool room is also proposed at the far west end of the garden.

2.0 Scope of Assessment

1. *Identify habitat which may have potential for protected species;*
2. *Identify whether any signs of protected species are present on-site;*
3. *Recommend whether further surveys are required, or whether there are any relevant constraints with regards to protected species;*
4. *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
5. *Provide recommendations as to how the site and proposals could be enhanced with regards to protected species and habitats.*

- 2.1 This appraisal and assessment is deemed to be relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site. Should the site or proposals alter, the ecologist should be consulted to confirm that the appraisal is still valid.

3.0 Legislation

3.1 Legislation relating to wildlife and biodiversity of particular relevance to this assessment includes:

- The Conservation of Habitats and Species Regulations 2017;
- The Wildlife and Countryside Act 1981 (as amended);
- The Natural Environment and Rural Communities (NERC) Act 2006;
- The Hedgerow Regulations 1997;
- The Protection of Badgers Act 1992;
- The Wild Mammals (Protection) Act 1996;
- The Environment Act 2021.

3.2 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

3.3 All UK bird species are protected against disturbance whilst occupying a nest under the Wildlife and Countryside Act 1981. Developments that could predictably disturb, kill or injure nesting birds could result in an offence. Furthermore, a number of bird species are targets of UK and Local Biodiversity Action Plans and listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.

3.4 All widespread reptiles are protected against killing and injury under the Wildlife and Countryside Act 1981, with rarer reptiles receiving further protection under EU regulation. Reptiles must also be given consideration under the NERC Act 2006 as part of the planning process.

3.5 Great crested newts (GCN) are protected under The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone to intentionally kill, injure or disturb a GCN or to damage, destroy or block access to areas of suitable habitat.

3.6 Badgers are protected under the Protection of Badgers Act 1992. It is an offence to harm badgers or disturb badgers and their setts.

3.7 Water voles are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 and are a priority conservation species. It is an offence to intentionally capture, kill or injure water voles, damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care), disturb them in a place of shelter or protection (on purpose or by not taking enough care), possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

3.8 In the UK, dormice are legally protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and have significant further protection as a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). Dormice are also a 'Species of Principal Importance for the conservation of biodiversity' listed under section 41 of the Natural Environment and Rural Communities Act 2006 (NERC). It is an offence for anyone to intentionally kill, injure or disturb a dormouse or to damage, destroy or block access to areas of suitable habitat.

- 3.9 All other mammals receive general protection against cruelty, inhumane killing or injuring under the Wild Mammals (Protection) Act 1996. This protection includes 'intentional' crushing and asphyxiation, for example that might occur when excavating mammal burrows.
- 3.10 In England, Biodiversity Net Gain (BNG) is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. There are a number of exemptions such as for custom and self-build applications. This development is likely to be exempt from Mandatory BNG under the householder application exemption, otherwise the *de minimis* threshold may apply.

4.0 Methods

Site Visits

- 4.1 A Preliminary Ecological Appraisal was undertaken by Environmental Assessment Services Limited in 2026 following a walkover survey by Aimee-Jane Lowles BSc (Hons), MRes which identified the requirement for further bat emergence surveys.
- 4.2 An update Preliminary Bat Roost Assessment (PBRA), including full loft void inspection, was carried out on the 24th of May 2026 by licenced bat worker Aidan Bird (BSc Ecology and Conservation – Level 2 Bat Licence 2025-13045-CL18-BAT).
- 4.3 Relevant buildings were assessed through artificial light, zoom lenses, endoscope, and thermal imaging for its potential to hold roosting bats; roof voids were fully inspected where possible, and potential access points (PRFs) identified. Any evidence of bats such as grease marks, bat droppings, urine splashes were noted.

Table 1 - Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape (Bat Conservation Trust, 2023)

Potential Suitability	Roosting Habitats in Structures	Flight-paths and Foraging Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

- 4.4 The building was classified by potential suitability based on potential roosting and habitat features, from negligible to high, within the proposal zone as per the survey best practice guidelines. Where evidence of bat presence was identified in the form of faecal droppings, multiple samples would be collected from across the entirety of the area to be sent off for DNA analysis.
- 4.5 Trees to be impacted were inspected for features conducive to bat and bird roosting, including knot holes, limb failures, cavities and heavy ivy cover; any identified bird nests have been recorded.

- 4.6 Due to the site visit being carried out over one day, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within the Survey Guidelines and all reasonable effort has been made to identify evidence of protected species. Other species have been considered where relevant.

Bat Emergence Surveys

- 4.7 A suite of bat emergence surveys were undertaken of the main house on the 24th May 2026 and 17th June 2026 in accordance with the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines Fourth (2023) Editions, and the Interim Guidance on the Use of Night Vision Aids (2022).
- 4.8 The dusk emergence survey began c.20 minutes before sunset and continued until c.1.5 hours after. Extended surveys which continued until c.2 hours after sunset were conducted following BCT good practice guidance when required.
- 4.9 All surveys were designed by Aidan Bird (CL18 Level 2 Bat Licenced Ecologist with over 8 years relevant experience), under the supervision of George Sayer MCIEEM (Level 2 Bat Licence 2018-34434-CLS) where required. The initial survey was led by Aidan Bird and second survey was led by Scott Harper (Assistant Ecologist with four years' relevant experience), using assistant surveyors with at least 3 years of emergence survey experience. Surveyors and cameras thoroughly covered the survey area and the likelihood of bats being missed is very low.
- 4.10 Bat detection was carried out using Full Spectrum Recording Bat Detectors, Batlogger M and Echo Meter Touch 2 Pros, enabling a sampling rate of 384kHz to capture sounds of up to 192kHz ensuring that all British bat species calls are detectable. Analysis of recordings were carried out where necessary using Sonobat software. Infrared camera footage was reviewed at between 0.25-2x speed on VLC media player where necessary.

Table 2 – Summary of Bat Surveys

Date	Sunset	Start	End	Weather Conditions - Start	Weather Conditions – End
24 th May 2026	21:04	20:34	22:34	22.8°C, BF.2, Okt.1, RH68%	17.2°C, BF.1, Okt.0, RH82%
17 th June 2026	21:19	20:59	22:49	18.4°C, BF.0, Okt.2, RH85%	17.5°C, BF.0, Okt.4, RH89%

- 4.11 The buildings were covered using varying numbers of night vision aids; thermal and infrared cameras were utilised to improve coverage and vision later into the survey whilst also allowing for the ability to review potential emergences. All cameras were equipped with a 720nm filter to block visible light for a clearer image of the building. When surveyors deemed light levels too low to identify features on the building, the use of external monitors (10 inch with 1024 x 600 resolution) displaying camera outputs were implemented.

Survey 1 (24th May 2026)

- 4.12 Three surveyors and four night vision aids (Canon XA40, XA50, and XA60 with two Illuminators per camera– Nightfox XB5 Pro 850nm torches and separate premium high-performance platinum LED infrared floodlights; additionally, a thermal camera Pixfra A613) were used to cover the structures on site for improved coverage and better vision later into the survey whilst allowing the ability to review potential emergences. The surveyors and cameras thoroughly covered the survey area and the likelihood of bats being missed is very low.

Survey 2 (17th June 2026)

- 4.13 Three surveyors and two night vision aids (Nightfox whisker and thermal camera Pixfra A613) were used to cover the structures on site for improved coverage and better vision later into the survey whilst allowing the ability to review potential emergencies. As a result of technical failures, a reduced number of night vision aids were used during the survey. The surveyors and cameras thoroughly covered the survey area despite the reduced number and the likelihood of bats being missed is very low.

Ecological Impact Assessment

- 4.14 The methodology for Ecological Impact Assessment (EcIA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2024). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.
- 4.15 Each ecological feature within the site has been considered within a defined geographic context such as:
- International and European;
 - National;
 - Regional;
 - County;
 - District;
 - Local;
 - Site Level;
 - Negligible.
- 4.16 Based upon CIEEM guidance, value was determined with reference to the following factors:
- Its inclusion as a Designated Site or other protected area;
 - The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);
 - The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);
 - The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;
 - The site's social and economic value.

Evaluation

- 4.17 Requirement for further surveys was assessed following the Bat Conservation Trust Guidelines (Collins, 2023) and Bat Workers' Manual (Mitchell-Jones & McLeish, 2012). Subsequent requirements for mitigation and enhancement will be in accordance with the most recent bat mitigation guidelines (Reason & Wray, 2025) and artificial lighting guidance (Bat Conservation Trust/Institution of Lighting Professionals, 2023).

5.0 Results

Desk Study

- 5.1 The desktop study was completed and is available within the original PEA by Environmental Assessment Services Ltd (887/ECE/Ronga&Hernandez/43AldsworthAv/PEA).

Update Site Assessment

- 5.2 An update bat roost assessment was completed on the 24th of May 2026 to determine the quantity of further surveys that would be required. The internal assessment demonstrated a void in good condition with no light ingress through the 1F bitumen felt lining. Small rodent droppings and tunnels were present throughout the void within the fibreglass insulation underfoot. A small volume (c.10-15) of pipistrelle like droppings were identified within 1m of the east gable end of the void; these were scattered across the centre of the void and likely demonstrates an individual roosting internally with suspected access by a very tight gap at the gable end. Droppings were sent off for DNA testing and returned as common pipistrelle *Pipistrellus pipistrellus*. (Appx.E)
- 5.3 Externally, the property is very well sealed with only a couple of features noted on the hanging tiles at the front and rear around pipework and from historic damage. The roof tiles possess no significant access points and the north gable end only has very minute access points between the bargeboard and brickwork. The rear of the property is slightly more challenging to assess with the single storey extensions restricting a near vertical sightline, but the uPVC bargeboards are lifted enough for opportunistic use by bats.
- 5.4 The main property offers **moderate suitability** for bats overall and DNA results suggested a common pipistrelle bat roost was present.
- 5.5 The site offers minimal opportunity for foraging bats; the site may itself, act within the wider area as a commuting route for bat species along the woodland strips edge
- 5.6 No trees within the impact area of the proposals possess significant potential to harbour roosting bats, those which do are well separated from the current planned works.

Bat Emergence Surveys

Survey 1 (24th May 2026)

- 5.7 The first survey identified **no emergences** from the building. Bat activity was moderate with the majority of pipistrelle bats commuting across the site from the southwest to northeast. Both Serotine and Leisler's bats were individuals foraging along and over the strip of woodland to the west of the site.
- 5.8 Species recorded;
- Common pipistrelle *Pipistrellus pipistrellus*
 - Serotine *Cnephaeus serotinus*
 - Leisler's *Nyctalus leisleri*
 - Noctule *Nyctalus noctula*

Survey 2 (17th June 2026)

- 5.9 The survey identified c.65 emerging common pipistrelle bats from the rear of the building and c.2 later individuals re-entering via the same point under the bargeboard. The quantity of individuals would indicate a small maternity colony of common pipistrelle *Pipistrellus pipistrellus* bats.
- 5.10 Species recorded;
- Common pipistrelle *Pipistrellus pipistrellus*
 - Leisler's *Nyctalus leisleri*

Summary

- 5.11 The internal inspection demonstrated access and use of the loft void at the northern gable end by a single or small number of common pipistrelle bats, confirmed through DNA testing. Neither of the two surveys identified any individuals emerging from around this area therefore it is determined to be an occasional day roost.
- 5.12 The second emergence survey in June identified a total of 65 individual common pipistrelles emerging from under the bargeboard of the rear elevation (west). Accounting for the time of year and species, we can conclude the emerging individuals are likely breeding adult females and therefore is a small maternity roost of local-district importance. Given the weather fluctuations between surveys and rapid increase in temperatures it is suspected that these individuals are either a split off group from another maternity colony or a group that has changed roost locations to cope with the heat.

6.0 Evaluation of Impacts and Mitigation

Bats

Potential Impacts

- 6.1 The property is a day roost of a suspected 1no. common pipistrelle bat at the front of the property and a maternity roost for 65no. common pipistrelle bats at the rear. The numbers indicate a small maternity colony of district importance. The proposed work to the dwelling would directly impact and destroy all bat roosts within the structure.
- 6.2 There is a negligible risk of tree roosts being impacted – no tree with bat roost potential is proposed for removal.
- 6.3 In the absence of mitigation, incorrect lighting could lead to loss of foraging and commuting areas.

Mitigation and Compensation

- 6.4 It is determined that a full European Protected Species Mitigation Licence (EPSML), would be required, or it might be possible for the site to be registered under a Bat Earned Recognition Licence (Level 2 or 3). Measures would be adopted to ensure no harm to bats and compliance with legislation.
- 6.5 Sufficient mitigation for the occasional day roost and small maternity roost of this widespread species would be the integration of like-for-like sufficient multiple crevice roosting features within the new structure. The maternity colony must not be left without a suitable roost feature during maternity season; therefore works must be planned and timed accordingly. Furthermore, work cannot start during the maternity season which typically runs from the beginning of May to the end of September.
- 6.6 The following theoretical mitigation strategy will be employed to ensure no harm to the bats or conservation status of the species in the vicinity. Given the complex nature of the roosts, the proposed mitigation might alter subject to licence requirements:
 - Appropriate bat mitigation licence obtained – no works which impact bats can proceed prior to this;
 - A minimum 1no. temporary bat box will be installed – currently a large maternity pole-mounted box is proposed within the garden;
 - No works between 30 minutes before sunset and 30 minutes after sunrise;
 - No external works lighting;
 - A detailed inspection immediately prior to works would be necessary, which might involve an emergence survey to ensure the maternity roost has disbanded before works commence;
 - All areas around identified bat access points will be soft-stripped under licence and with ecological supervision;
 - Should any bats be found, it shall be identified down to species along with additional data on age, sex and condition will be recorded. Following this they will be placed in a cloth bag and relocated to a temporary bat box;

- Any disturbance to the identified roosts will be temporary and new features, in similar locations, will be installed to ensure no permanent loss. New building to contain new bat roost features (such as the soffit access points detailed below) to replace any loss of roost potential;
- Created bat features to be checked post-construction;
- 1F felt to be used in the new works unless buildings can be sealed against bat ingress – no breathable membranes to be used where bats can access. If breathable membranes are to be used, they must either be correctly installed non bitumen coated roof membrane (NBCRM) that has passed the snagging propensity test in accordance with Natural England and UK government regulations, or must be sufficiently sealed that bats will not access them during the material's lifespan;
- Works which would cause disturbance must not occur during maternity season (May to September inclusive), or times when bats would be hibernating. Preferred times would be autumn or spring, when disturbance would be minimal; it is likely that demolition would occur over the coming winter/early spring, and that the new permanent roost provision would not be in place until the 2028 maternity season; as such the temporary roost provision must be sufficient to act as a maternity roost in the meantime;
- The maternity colony must not be left without an appropriate roost feature;
- Monitoring of the roost post-completion for at least 2 seasons to determine if the roost has re-established

6.7 Any new lighting will be expected to accord with the principles within the BCT/ILP Guidance Note 08/23; consideration will be given to the following aspects should any external lighting be required:

- No illumination of features with bat roost potential such as roof tiles;
- Temperature – 2700K or below is preferable;
- Power – the lowest power necessary;
- Lighting type – LED lighting tends to emit a lower-intensity beam than older styles of lighting, although the full lighting spectrogram must be assessed as some LED lights emit blue and white light;
- Angle – lights must be angled below the horizontal and as far down as possible;
- Adaptations – luminaires can be fitted with guards or cowls to reduce the angle of light spill;
- Timings and controls – lighting controls should aim to minimise light use when not necessary – PIRs can be used but must be set to be low-sensitivity; lights should be set to automatic shut-off whenever possible.

Residual Impacts

6.8 The overall impact of the scheme will be negligible. No significant effects are anticipated upon any designated site for bats, provided basic avoidance measures are built into the proposals.

7.0 Ecological Enhancements

- 7.1 Because of the scale and nature of the proposals, ecological enhancement opportunities within the construction zone are limited. Beneficial enhancements include an increase in the diversity of flowering plants and larger shrubs. Furthermore, addition of bird nesting such as sparrow terraces, swift boxes, swallow cups and additional bat boxes would be significantly beneficial. These additions would also demonstrate a positive impact for ecology on site.
- 7.2 Bug hotels and bee bricks are excellent enhancements to aid invertebrates. These can be purchased or self-made using natural materials, such as straw, bark, wood, and bamboo canes. Guides for construction are available across many different platforms including (The Wildlife Trust, 2023) (RSPB, 2023).
- 7.3 Deadwood can provide a home for many species. Leaving wood piles on the ground under a shaded area will maintain a moist environment and encourage a multitude of organisms including fungi (The Royal Horticultural Society, 2023a).
- 7.4 Efficient nests are essential for hedgehogs to survive the winter months. Supplying a dedicated hedgehog box can provide them with a safe and suitable location to hibernate (The British Hedgehog Preservation Society, 2023). Hedgehogs travel extensive distances so ensuring there is good accessibility to and from the site will be a benefit to the species. This could be done by as simple as cutting a 13cm² hole in fencing (Hedgehog Street, 2023).
- 7.5 Water is an essential resource for all wildlife. Where space is limited, the addition of a water receptacle such as a bird bath will be a significant benefit to many species, especially during summer months. The most positive impact for wildlife would be to create an onsite pond including a sloped edge for entry by amphibians. Additionally, planting of native aquatic and semi aquatic plants would be beneficial around the pond.
- 7.6 Garden plants are becoming increasingly important for wildlife. They interact with multiple organisms from providing sources of food such as berries, fruits, nectar to creating habitat. There are many plants that will encourage a variety of wildlife, such as the RHS 'Plants for Pollinators' list (The Royal Horticultural Society, 2023b).
- 7.7 It is also good to consider a range of plants with varying flowering and fruiting times, to support wildlife during every month of the year.

8.0 Conclusions

- 8.1 Overall, the proposals are likely to represent a 'negligible' impact upon ecology.
- 8.2 The dwelling affected by the proposals was confirmed as an occasional bat roost of a suspected 1no. Common pipistrelle *Pipistrellus pipistrellus* and a maternity roost of 65no. Common pipistrelle *Pipistrellus pipistrellus*
- 8.3 The proposals are for complete demolition of the current dwelling and reconstruction of a larger two storey square house closer to the east perimeter of the plot. Furthermore, a pool room is also proposed at the far west end of the garden.
- 8.4 A European Protected Species Mitigation License will be applied for, or the site will be registered under a Bat Mitigation Class / Earned Recognition Licence before destructive works can be undertaken, adhering to the mitigation strategy set out above.
- 8.5 When mitigation and enhancements have been accounted for, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy enhancements could be incorporated to result in a minor net gain. The proposals would therefore accord with the relevant Local Plan Policies.

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10.0 Appendix A – Bat Survey Plans

Survey 1 – 24th May 2026

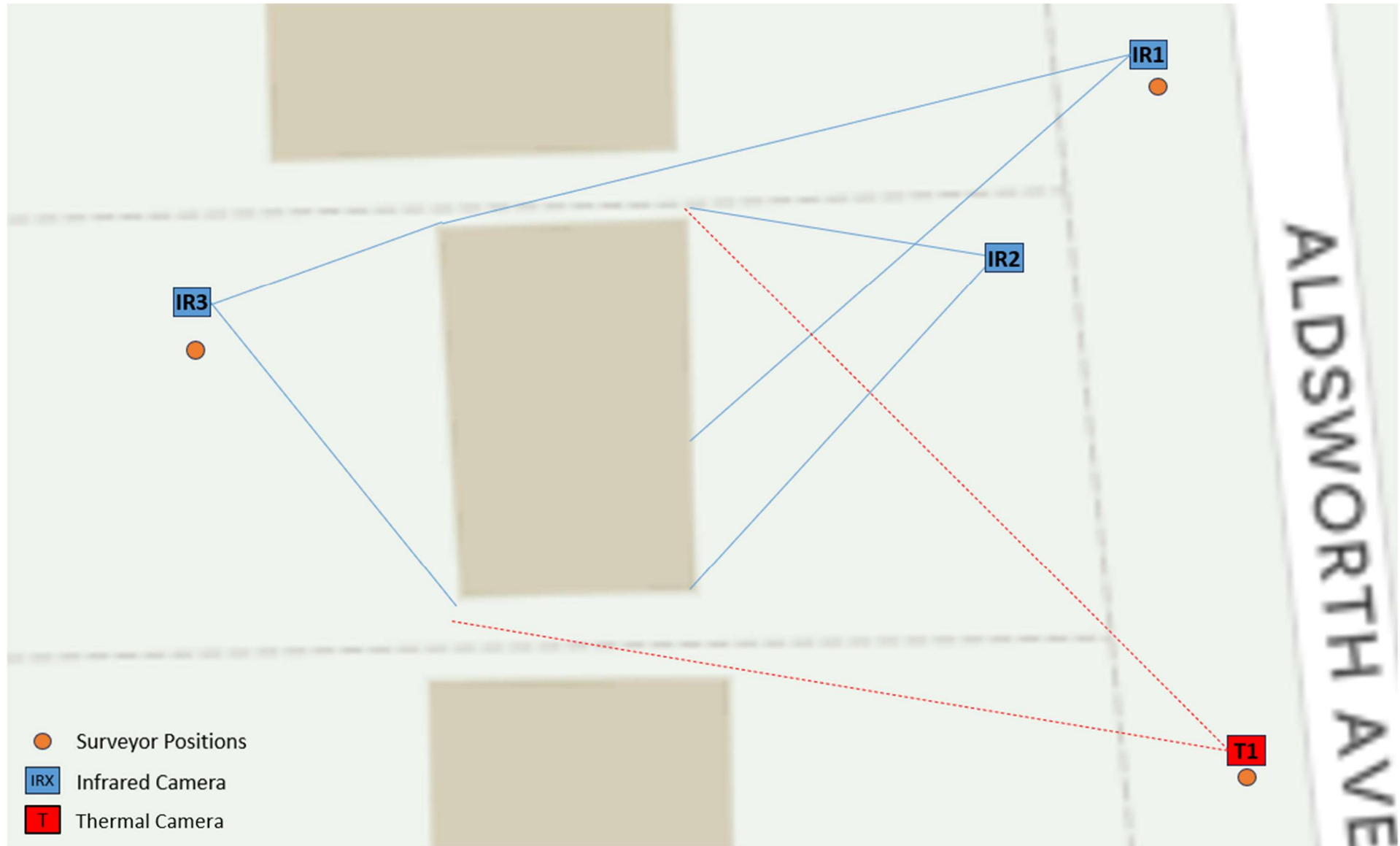


Figure 1 – Emergence Survey 1 (24th May 2026) plan

Survey 2 – 17th June 2026

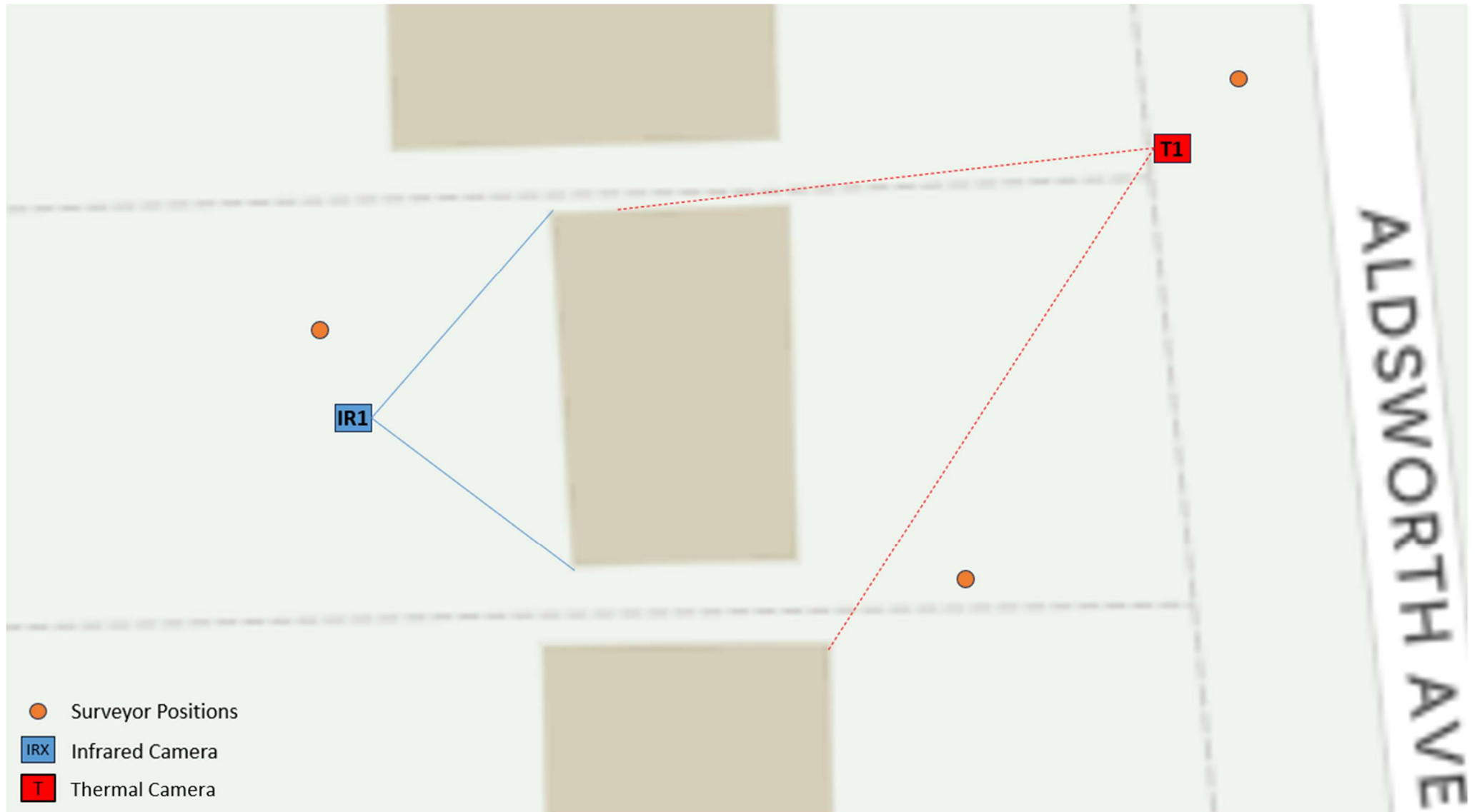


Figure 2 – Emergence Survey 2 (17th June 2026) plan

11.0 Appendix B – Site Photographs



Photo 1 – Front of the property (east elevation)



Photo 2 – Rear of the property (west elevation) with the common pipistrelle maternity location identified in red



Photo 3 – Front section of hanging tiles demonstrating very tight fit with little bat roost potential



Photo 4 – Loft void from the hatch facing south

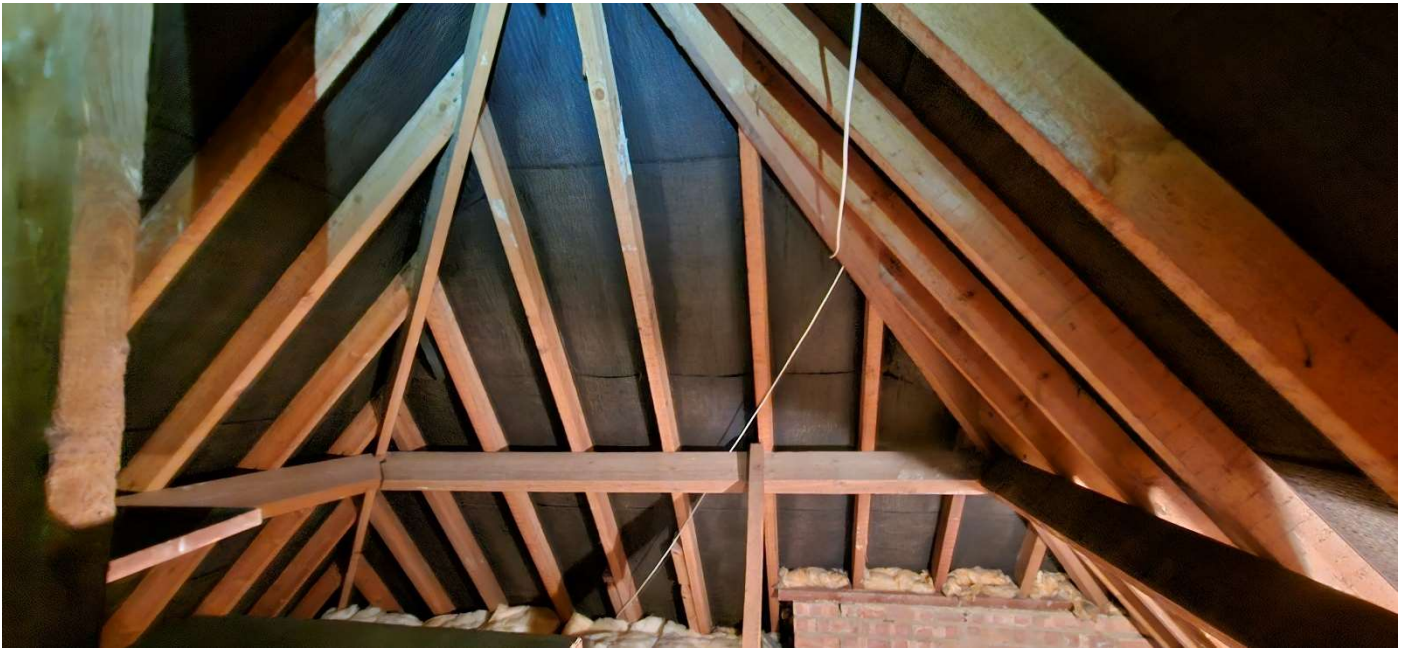


Photo 5 – Loft void facing north

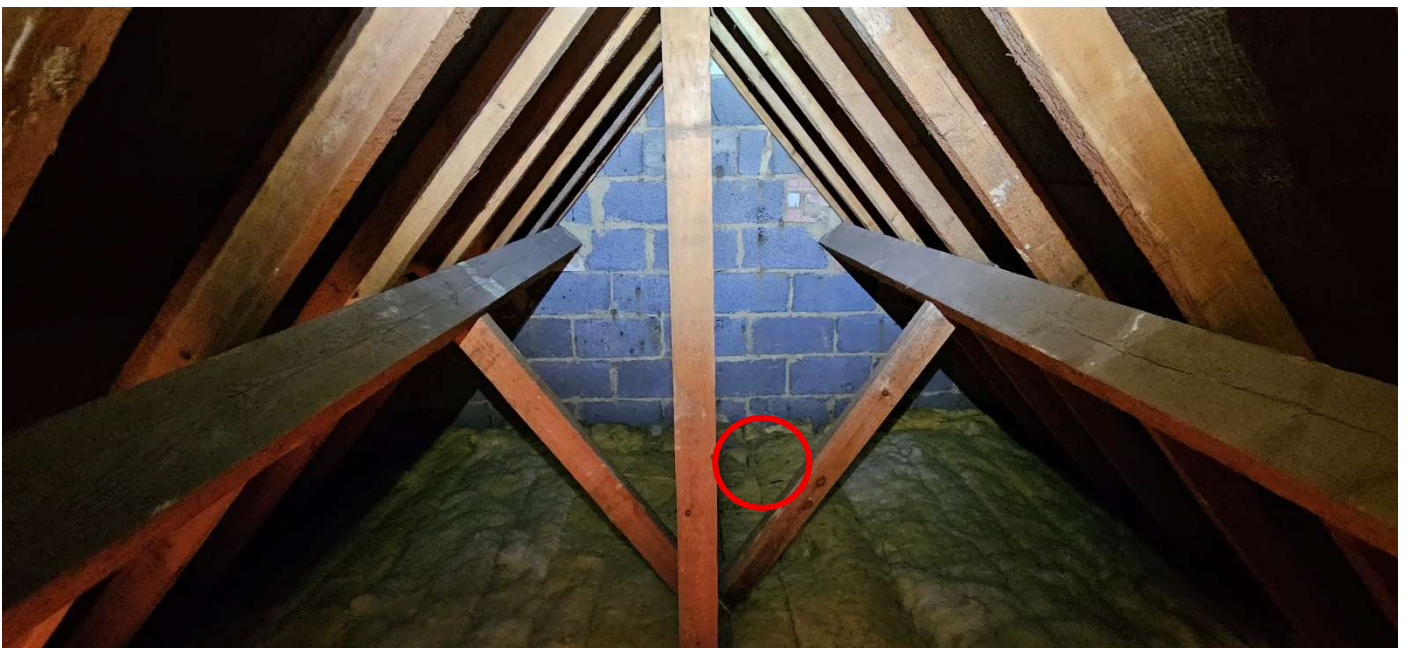


Photo 6 – Loft void facing eastern gable end with bat droppings present (shown with a red circle)

12.0 Appendix C – Night Vision Aids

Survey 1 – 24th May 2026



Photo 1 – IR.1 Start



Photo 2 – IR.1 End



Photo 3 – IR.2 Start



Photo 4 – IR.2 End



Photo 5 – IR.3 Start



Photo 6 – IR.3 End



Photo 7 – T.1 Start



Photo 8 – T.1 End

Survey 2 – 17th June 2026



Photo 9 – IR.1 Start



Photo 10 – IR.1 End (common pipistrelle maternity location identified in red)



Photo 11 – T.1 Start



Photo 12 – T.1 End

13.0 Appendix D – Proposed Development Plans

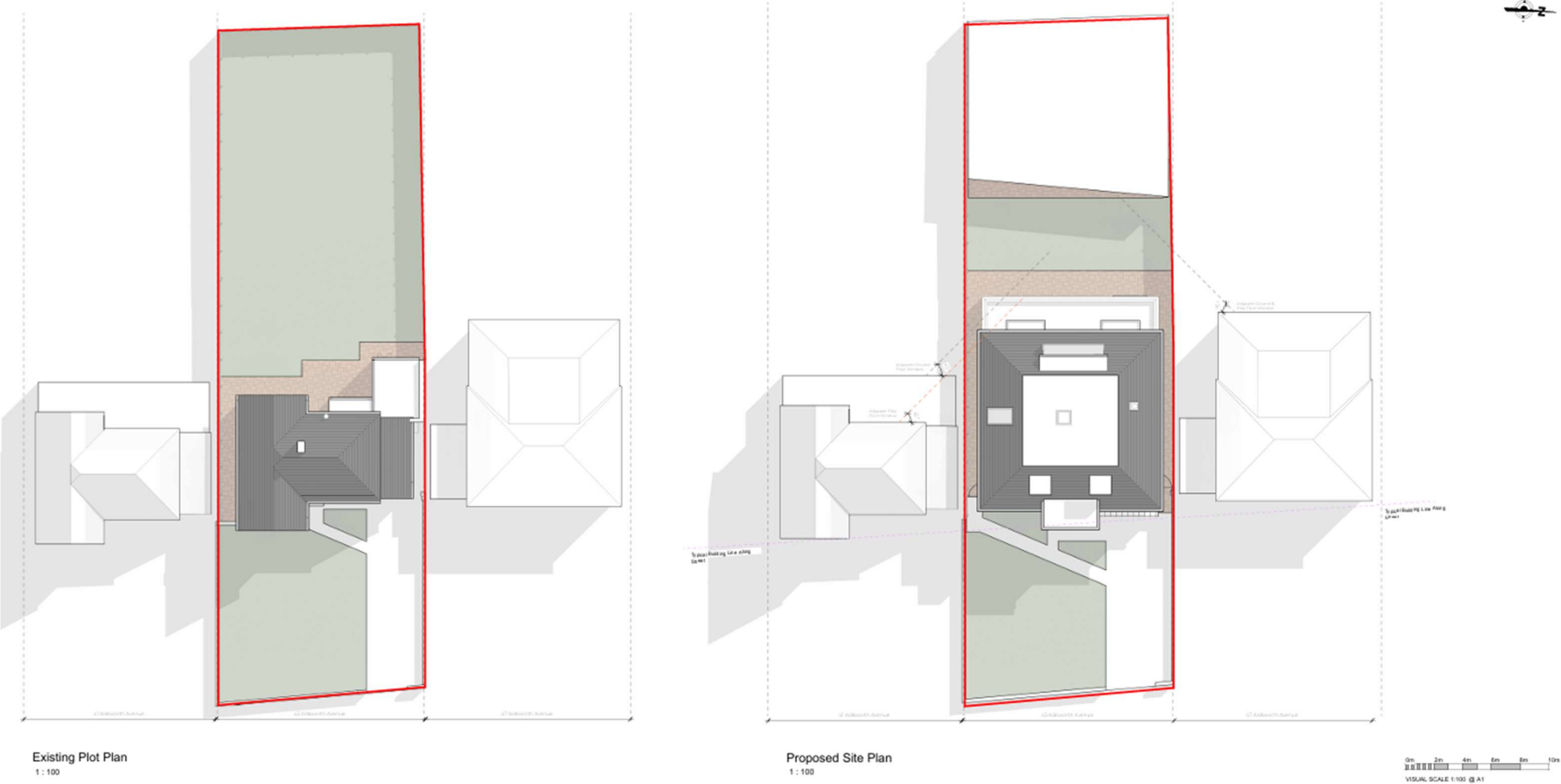


Figure 1: Comparison of current (left) and proposed development (right) using drawings produced by ArchEvolve



East Front Elevation
1 : 50



South Side Elevation
1 : 50



North Side Elevation
1 : 50



West Rear Elevation
1 : 50

0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS RESERVED BY ARCHAEVOLVE AND IT MAY NOT BE REPRODUCED OR USED IN ANY MANNER FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. WORK TO FIGURES DIMENSIONS ONLY.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL PRELIMINARY AND TECHNICAL INFORMATION AND SPECIFICATIONS AND SPECIFICATIONS.

Plan View

Rear Elevation
Side Elevation
Front Elevation

Revision Number	Revision Description	Issued By	Revision Date
001	ISSUE	ARCHAEVOLVE	01/12/2023
002	PLANNING ISSUE	AI	

SCALE: 1 : 50
DATE: 01/12/2023

CLIENT: GORRISON & MARIS
43 Aldsworth Avenue
Rushbury
BN12 4RG

PROJECT: Demolish House for New 5 Bed House
EXISTING ELEVATIONS

ARCHAEVOLVE
design @archaevolve.co.uk
www: archaevolve.co.uk
01798 879994
CIAT

Figure 2: Existing property on site with roost locations identified in red

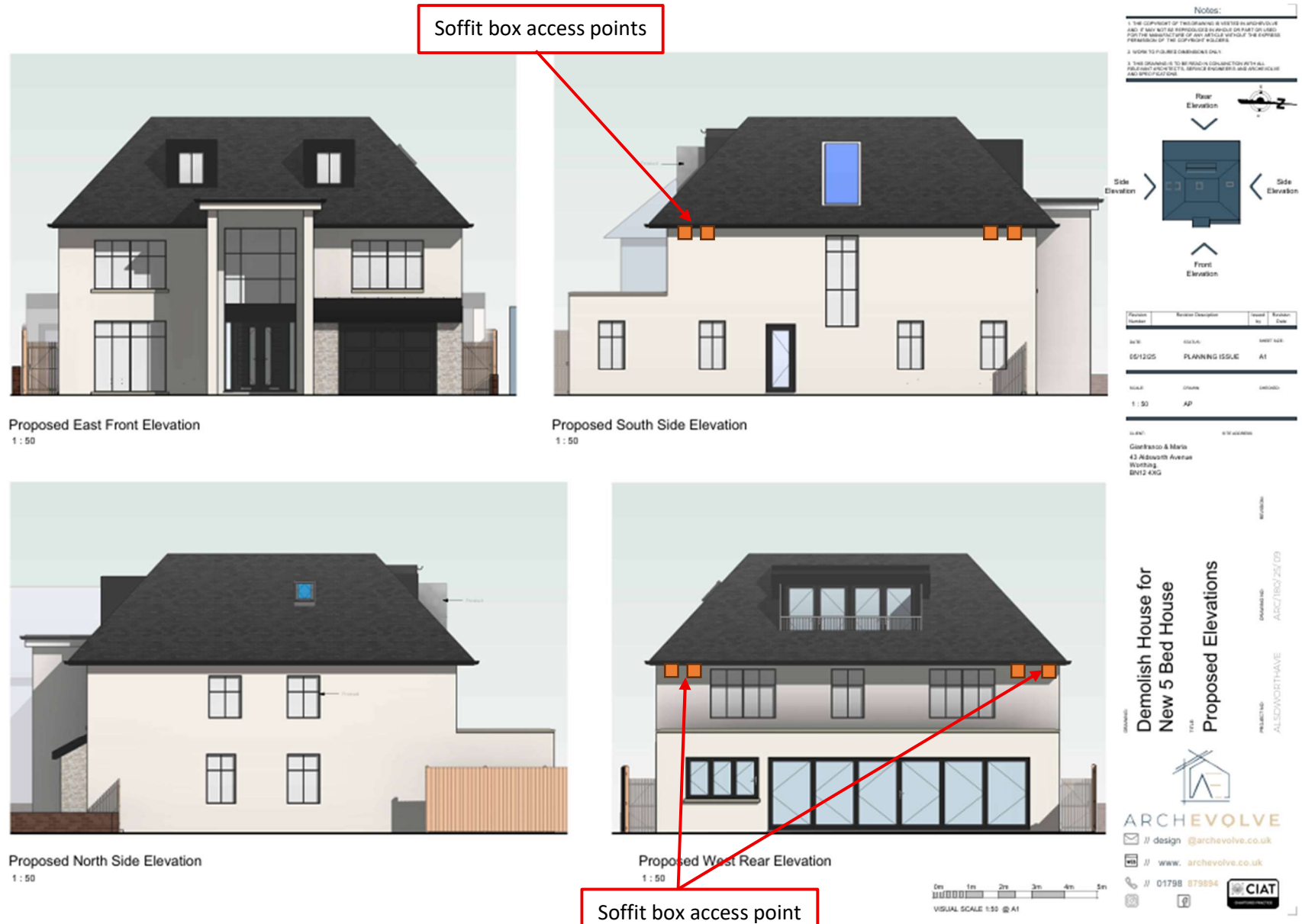


Figure 3: Proposed dwelling annotated with indicative proposed bat mitigation

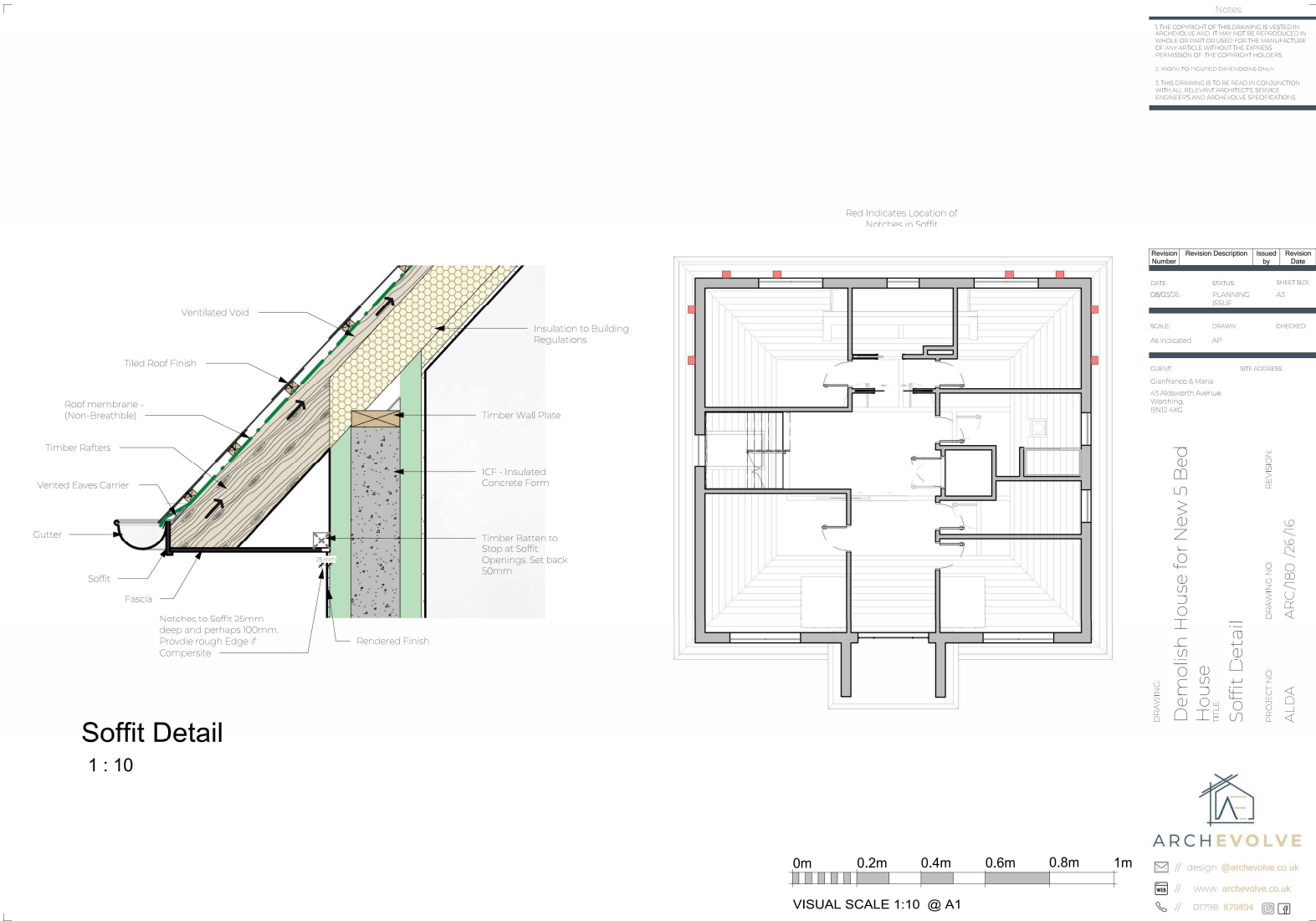


Figure 4: Proposed soffit detail allowing bat access



LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER

Aidan Bird
 South Downs Ecology
 77 Greenfields, Wick, LITTLEHAMPTON BN17 7HF, United Kingdom

ORDER DETAILS

Order Number: EG3296
Order Date: 24/05/2026

Sample Information

Sample ID	EG3296-1
Sample Type	Faecal
Suspected Species	
Site Location	TQ 10661 02216
Comments	43 Aldsworth Ave, Goring-by-Sea, Worthing BN12 4XG
Date Collected	24/05/2026
Date Arrived at Lab	28/05/2026
Results Date	29/05/2026

Laboratory Information

DNA Extraction Code	EG-2026-1032
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Pipistrellus pipistrellus (Common pipistrelle bat)	21