



THE PINES

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This document has 28 pages including the cover.

Document history

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Executive Summary

Report purpose	This report presents the findings of further bat surveys of the buildings/ trees at the The Pines. The surveys were undertaken to confirm the presence/ likely absence of roosting bats within the structures present on site that could be directly or indirectly impacted by the Proposed Development. The report includes the methods used and results of the field surveys. It also identifies the need for any measures to avoid, compensate, mitigate and/ or enhance the Site for bats.
Proposed Development	The plan to refurbish the building for use as educational facilities.
Field surveys	A daytime bat walkover, preliminary roost assessment and ground level tree assessment took place at the Site on 17/07/25. Dusk emergence surveys were carried out on the 12/08/25 and 13/08/25 of the main building on the Site (B1).
Ecological features	No evidence of roosting bats was found during the bat surveys on site. B1 was confirmed as having low potential suitability for roosting bats and a single emergence survey was recommended. Tree T1 was the only tree identified on Site as having a potential roost feature (PRF), no further surveys were undertaken as this tree is not anticipated to be impacted by the works. During the dusk emergence surveys in August, no roosting bats were recorded emerging/ re-entering from B1. A low number of common pipistrelle and a single pass of a soprano pipistrelle bat were recorded during the two nights of surveying.
Potential impacts and effects	No roosting bats were identified during the emergence survey of B1, indicating that roosting bats are likely absent from B1. No impacts to roosting bats as a result of the Proposed Development are anticipated.
Avoidance, mitigation and compensation measures	Despite the likely absence of roosting bats during the emergence surveys of B1, due to the dynamic nature of roosting bats and that potential roost features are present, all site personnel should remain vigilant as to any unexpected discoveries of bats and a suitably experienced ecologist would need to be consulted immediately if a bat or evidence of bats were found during construction of the Proposed Development. If the Proposed Development changes and tree T1 could be affected, it is recommended an inspection survey at height is undertaken to verify its potential suitability for roosting bats and confirm if any further surveys or mitigation is required. Any artificial lighting requirements, during construction or once the Proposed Development is operational should be designed to minimise the impact on bats.
Potential Enhancements	Recommended ecological enhancements include the installation of bat boxes or bat roosting features onto the refurbished building on the Site. Enhancement planting aimed at increasing invertebrate diversity—such as native, nectar-rich flowering species and structurally varied vegetation—should be incorporated into the landscaping design to improve foraging opportunities for bats on the site.

1. Introduction

1.1 Terms of Reference

AtkinsRéalis UK Limited was commissioned by West Sussex County Council to undertake further bat surveys of an unoccupied building in connection with their proposals to refurbish the building into an educational facility (hereafter referred to as 'the Proposed Development'). The Proposed Development is located in Worthing, West Sussex, with the site boundary shown in Appendix A (hereafter referred to as 'the Site').

A Preliminary Ecological Appraisal (PEA) was carried out by Lizard Landscape in 2023¹, which categorised the building as having low potential suitability for roosting bats, but recommended further bat surveys. In July 2025, AtkinsRéalis UK Limited undertook a daytime walkover of the site to check current site conditions and undertake an updated Preliminary Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA). This recommended a single dusk emergence survey which took place in August 2025.

This report presents the findings of the Daytime Bat Walkover (DBW), PRA and GLTA and the subsequent emergence survey undertaken in August 2025 and makes recommendations for any avoidance, compensation, mitigation and enhancement measures.

All species of bats found in the UK are fully protected as European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (As amended). A summary of this legislation can be found in Appendix B.

1.2 The Site

The Site is located at The Pines, Faraday Cl, Worthing, BN13 3RB, centred at Ordnance Survey National Grid Reference (OSNGR) TQ 11114 04481. The site comprises a former adult training centre and associated grounds, which have remained vacant since 2022. It consists of one main building (hereafter referred to as 'B1'). The Site is dominated by developed land and sealed surfaces (a building and various structures (shed, shelter, polytunnel and greenhouses) and hardstanding), with additional areas of other neutral grassland; modified grassland; introduced shrub; urban mosaic of developed and natural surface and trees.

The Site is situated in the Worthing, south of the A27 trunk road. It is surrounded by residential areas, industrial buildings (such as a supermarket), and Whitebeam Woods to the south. The wider area includes large greenspaces to the west, comprising woodland and fields.

1.3 The Proposed Development

West Sussex County Council is proposing to refurbish and remodel the existing building (B1) to provide a 60-place Special Educational Needs and Disabilities (SEND) satellite provision for Oak Grove College. The proposed development will involve the refurbishment and reconfiguration of the existing building to provide teaching accommodation, therapy and sensory facilities, staff accommodation and associated support spaces.

The proposals also include external alterations, and site reconfiguration works, including changes to existing hardstanding and landscaped areas, creation of external learning and amenity spaces, and other associated

¹ Lizard Landscape Design and Ecology. (26/07/2023). The Pines, Worthing. Preliminary Ecological Appraisal. (Ref: LLD2973-ECO-REP-001-00-PEA)

infrastructure works within the existing site boundary. The development will largely utilise the existing building footprint and developed areas of the site, with works focused on the adaptive reuse of the existing facility.

Construction is planned to commence in June 2027.

1.4 Previous Ecology Work

Lizard Landscape had produced a PEA report in 2023 for the Proposed Development¹. The PEA survey had assessed building B1 as having low potential suitability for roosting bats and recommended further bat surveys.

1.5 Scope of the Assessment

This report presents the findings of the further bat surveys undertaken by AtkinsRéalis UK Limited, including the results of the DBW, PRA and GLTA and resulting dusk emergence survey of B1. It provides an appraisal of the ecological constraints in relation to bats, identifies the need for any avoidance, mitigation or enhancement measures.

2. Methods

2.1 Bat Presence/Likely Absence Surveys

All bat surveys: DBW, PRA, GLTA and bat analysis were undertaken in line with current best practice guidance².

2.1.1 Desk Study

A desk study of the site was carried out on 4th February 2026. The geographical area for obtaining ecological data was determined through best practice guidance and professional judgement. Baseline data comprising granted European Protected Species (EPS) licences for bats within a 2km radius of the Site, and designated sites which have been designated for the presence of bats was obtained from within a 10 km radius of the Site, were identified using the following resources:

- Multi-Agency Geographical Information for the Countryside (MAGIC) website³.

2.1.2 Daytime Bat Walkover Survey

A daytime bat walkover (DBW) survey of the Site was undertaken on the 17th of July 2025 to assess current site conditions and update the PEA information and the Site's potential suitability to support roosting bats. The walkover survey included all land within the Site plus the immediately adjacent habitat. An assessment of the possible presence of protected bat species, and of the likely importance of habitat/ structure features for bats was undertaken.

2.1.3 Preliminary Roost Assessment

2.1.3.1 Buildings

A PRA of the structures on the Site was completed on the 17th of July 2025. The inspection survey involved a detailed visual examination of the interior and exterior of the B1 on Site to identify potential roost features (PRFs) and search for evidence of bats. The aim of this survey was to determine the potential or actual presence of bats and the resulting need for further surveys. The PRA took place during daylight hours and aided with the use of a binoculars, high-powered torch, endoscope and a ladder to reach specific features where possible.

An assessment of the potential suitability to support roosting bats was carried out for each structure following good practice guidance², which assigns each structure either None, Negligible, Low, Moderate or High suitability in line with **Table 2-1** below.

² Collins (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust. London. Available at: <https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>

³ Multi-Agency Geographic Information for the Countryside (MAGIC) [Online]. Available at: <https://magic.defra.gov.uk/> (Accessed February 2026)

Table 2-1 - Classification of suitability of a building to support roosting bats

Suitability	Description
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.
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 suitable for maternity and not a classic cool/ stable hibernation site but could be used by individual hibernating bats.
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).
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 be support high conservation status roosts e.g. maternity or classic cool/ stable hibernation sites.

2.1.3.2 Trees (Ground Level Tree Assessment)

A GLTA was completed on the 17th of July 2025, which involved assessing trees to identify any PRFs from ground level using binoculars and a high-powered torch where appropriate. The surveyors identify PRFs such as rot holes, cracks, splits, or woodpecker holes that could potentially be used by roosting bats.

This survey included all trees on Site that may be directly impacted (i.e. by tree removal) or indirectly impacted (i.e. by lighting, noise or vibration disturbance) by the Proposed Works.

Each tree was assigned an initial category in line with current best practice guidance and professional judgement as presented in **Table 2-2** below.

Table 2-2 - Classification of PRF category

Suitability	Description
NONE	Either no PRF in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Each tree was also provisionally categorised for their suitability to support bats in accordance with the highest value PRF noted on the tree (if present and inspectable from ground level) in line with best practice guidance and professional judgement as presented in **Table 2-3** below. Where possible to reach from ground level, features were also inspected with an endoscope.

Table 2-3 - Classification of the suitability of PRFs for bats

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and therefore may be used by a maternity colony.

2.1.4 Bat Emergence Surveys

In order to determine the presence/ likely absence of roosting bats in the main building by bats, emergence surveys were undertaken during the bat active season, between May and September 2025. The survey effort for each building was determined by the roosting potential assigned during the PRA, with the recommended survey requirement per suitability outlined in **Table 2-4** below.

Table 2-4 - Guidelines for assessing survey effort of structures

Roost Suitability	Number of Surveys Required	Timings
Low	One dusk emergence	May to August (peak bat activity season)
Moderate	Two separate dusk emergence survey visits	May to September with at least one survey between May and August and surveys spread at least three weeks apart.
High	Three separate dusk emergence survey visits	May to September with at least two surveys between May and August and surveys spread at least three weeks apart.

The emergence surveys were undertaken on the 12th and 13th of August 2025, the survey took place over two nights to ensure full coverage of the building, with different elevations surveyed on each night. Presence/ likely absence surveys involve dusk emergence surveys to watch, listen for and record bats. The method involves the use of bat detectors and infra-red (IR) cameras to watch and record bats emerging from roosts to compile information on species, numbers, access points and roosting locations. Cameras and surveyors were positioned in strategic locations to provide maximum coverage of B1. The cameras were also positioned to monitor the broader survey area, thereby enabling the detection of bats entering or exiting the vicinity as well as covering any PRFs within the cameras direct field of view. Surveyor and camera locations for each survey can be seen in **Appendix D** The field of view of each camera can be seen in **Appendix E**. Six PRFs were surveyed on 12th August 2025 and the remaining five on 13th August 2025.

Six IR cameras and three surveyors were used for the emergence survey on the 12th August 2025 and five IR cameras and three surveyors on the 13th August 2025. The IR cameras were deployed with IR lamps to provide illumination of the building. Bat detectors (Batlogger M2) were also set up around the building, one associated with each camera, to pick up any passing bat calls. Where cameras or detectors were not solely manned by a surveyor throughout the survey, these were within the eyeline of a surveyor and were checked regularly throughout the survey to ensure there were no issues.

The dusk emergence survey commenced 15 minutes before sunset and lasted for 1.5 hours after sunset in order to record any bats that may emerge from the PRFs. All bat passes, including time and species, were recorded. Where possible the behaviour of the bat was also recorded, including foraging, commuting or feeding behaviour. The date, times and weather conditions for the survey are outlined in **Table 2-5** below.

Table 2-5 - Timings and weather data for emergence surveys of structures and trees

Survey	Survey Date	Structures/Tree Surveyed	Sunset	Start / End time	Weather Conditions at Start of Survey	Weather Conditions at End of Survey
Survey 1	12/08/2025	B1	20:28	20:13 – 21:58	18°C 50% cloud cover Wind speed - 4 No rain 94% humidity Moon – Waning Gibbous	18°C 100% cloud cover Wind speed - 4 No rain 93% humidity Moon – Waning Gibbous
Survey 2	13/08/2025	B1	20:25	20:10 – 21:55	18°C 100% cloud cover Wind speed - 10 No rain 87% humidity Moon – Waning Gibbous	18°C 20% cloud cover Wind speed - 9 No rain 87% humidity Moon – Waning Gibbous

2.1.5 Data Analysis

Following completion of the survey, all sound files recorded by each surveyor were analysed using Kaleidoscope software (v 4.5.4), to identify the bats recorded to species-level (where possible) and check for any additional calls that may have been missed by surveyors. The identification of bats from the sound files was undertaken to genus/species level using key call parameters, following good practice guidance². Following the initial analysis, calls were subjected to a quality assurance review by a suitably qualified and experienced ecologist.

Infra-red camera footage was subject to review with footage analysed in VLC Media Player, with any potential bat sightings reviewed by a suitably qualified and experienced ecologist.

2.2 Surveyor Competencies

All the surveys were led by surveyors who have been assessed⁴ to be at least of capable experience following the Chartered Institute of Ecology and Environmental Management (CIEEM) competency framework⁵.

2.3 Limitations

This section identifies any limitations to the survey and provides an explanation as to the effect of these on the results and any recommendations.

For this report, no request to the local biodiversity records centre to obtain records of bats was undertaken as part of the desk study as this was outside the agreed scope of works. There was also no data request undertaken in the original 2023 PEA¹. This absence of desk study records is not a limitation on the survey methods or the survey undertaken at the Site and does not affect the conclusions or recommendations within this report.

A number of UK bat species (e.g. brown long-eared) produce quiet calls that are directional and not always detected by bat detectors equipment, these species are generally under-recorded during activity surveys. However, the use of cameras is likely to offset this limitation.

Identification was undertaken taking account of the entire call structure. Where there is significant overlap of call structure between multiple species, the peak frequency and degree of frequency modulation of the call is used to broadly aid in the categorisation/ identification of species. Calls that could not be distinguished between Nathusius', common and soprano pipistrelle were assigned as 'Pipistrelle sp.' For pipistrelle identification, the peak frequency 'aid' is as follows:

- Soprano pipistrelle– Above 51kHz;
- Pipistrelle species – Between 49kHz and 51 kHz (inclusive);
- Common pipistrelle– Above 40kHz and below 49 kHz;
- Pipistrelle species – Between 39kHz and 40kHz (inclusive);
- Nathusius' pipistrelle – Below 39kHz.

Peak frequency is used to aid in identification (not to guide it), and other aspects of the call are taken into account. Using the parameters above also ensures consistency of identification throughout the whole team.

Bat surveys are limited by factors which affect the presence of bats such as the time of year and behaviour. The absence of evidence of any particular bat species should not be taken as conclusive proof that the species is not present or that it will not be present in the future. The above limitation/s has/ have been addressed through taking the precautionary approach within the appraisal.

⁴ Assessment undertaken by AtkinsRéalis ecological technical leadership team in accordance with CIEEM competency criteria.

⁵ <https://www.cieem.net/competency-framework>.

3. Results

3.1 Bat Presence/ Likely Absence Survey

3.1.1 Desk Study

The desk study did not identify any statutory designated sites which have been designated for the presence of bats within 10 km of the Site.

The desk study did not identify any records of granted EPS bat licences within 2 km of the Site.

3.1.2 Daytime Bat Walkover Survey

The daytime walkover survey confirmed that B1 still had potential suitability for roosting bats, the other structures on site (shed, shelter, green houses and polytunnel) were assessed as having negligible potential suitability for roosting bats and were not subject to further surveys.

The Site is located within an urban area of Worthing, however there is some limited habitat connectivity with tree lines and linked gardens to woodland to the south and to the woodland and farmland to the west. The area is well lit with street lighting surrounding the Site and a heavily lit industrial unit to the north east. The foraging and commuting suitability of the Site was assessed as low, given the heavy artificial lighting of the area.

3.1.3 Preliminary Roost Assessment

3.1.3.1 Building Structures

B1 is a large unoccupied two storey brick building with a cavity wall built in the 1990s. The roof is complex with sections of composite tiles at varying heights and dormer windows. There is a small section of hanging tiles. The fascias are timber with soffits made from timber battens. Ground floor windows are boarded up with metal sheets. There are sections of the building where tiles have been removed and covered by plastic sheeting to protect the building.

No evidence of roosting bats was found during the PRA externally or internally.

An external PRA of B1 resulted in a number of PRFs being identified including:

- Accessible gaps between the timber battens that made up the soffits around the entire building, giving potential access into the roof eaves if gaps are present;
- Missing sections and occasional missing individual tiles and lifted tiles scattered throughout the roof tiles including ridge, hip and hanging tiles;
- Occasional lifted sections of flashing and gaps around some dormer windows;
- Access gaps around roller doors (north west elevation); and,
- Gaps under barge boards.



Multiple roof voids are present throughout the building; all were accessible to the surveyor. Sections of the building had only a small roof cavity for insulation present. The roof is underlined with plastic sheeting (a 1990s underlay rather than a modern roofing membrane).

Although the building had a number of PRFs present throughout, the construction of the building and plastic underlay throughout reduced the suitability of the building to support roosting bats as it is a material the bats would struggle to grip on to.

Following the PRA, B1 was confirmed to have low potential suitability for roosting bats. It was assessed that B1 may be suitable for urban adapted less light-averse species such as common or soprano pipistrelle bats throughout the year. As a result a single emergence survey of all elevations of the building was recommended.

3.1.3.2 Ground Level Tree Assessment

The GLTA identified shrub species on Site with no PRFs and scattered semi-mature or early-mature trees (T1-5) which required detailed assessment. This assessment identified no PRFs on T2-5, but one on tree T1⁶. T1 is a semi-mature/early-mature non-native willow tree located south-east of building B1 (grid reference: TQ 11137 04460) and was found to have one PRF a hazard beam at 5m height above ground on the north west side of the tree which was provisionally assessed as PRF-I.

3.1.4 Bat Emergence Surveys

No bats were recorded or observed emerging from/ returning to B1 during either of the surveys. However, some passing bat activity was recorded on the bat detectors⁷. The species present and behaviour recorded were:

- On the 12/08/25 a very low number of common pipistrelle passes (peak of three passes on any one detector) and a single soprano pipistrelle pass was also recorded during the survey.
- On the 13/08/25 a low number of common pipistrelle passes (peak of three passes on any one detector), including a pass at 20.44, seventeen minutes after sunset which could indicate a roost is nearby, this bat was seen by the surveyor and on camera and came from the north and commuted straight pass the building.

The species composition present at the Site was assessed in line with current guidelines with the Site considered to be of importance on the Site-level (calculation breakdown: two species (common pipistrelle and soprano pipistrelle) = score 2 (4.4%).

⁶ Note, tree references provided here are specific to the bat survey report. This tree corresponds with tree T017 in the Tree Protection Plans

⁷ It is not possible to determine if passes are made by the same bats or multiple bats, unless more than one bat is seen at any one time. The same bat may also be recorded by multiple surveyors.



4. Discussion and Recommendations

4.1 Impacts

No bats were recorded emerging or re-entering building B1 during the emergence surveys or utilising any of the PRFs of the structure during the surveys. No impacts to roosting bats as a result of the proposed works to B1 are therefore anticipated.

The Proposed Development does not include removal of, or any works to, tree T1, which is in a retained area of the Site. However, if the Proposed Development is updated and expected to directly or indirectly impact this tree including through felling or tree management, it is recommended that an inspection of PRF-I is undertaken at height to determine the presence/ likely absence of bats.

In the absence of mitigation, there is limited potential for adverse impacts to commuting and foraging bats through habitat loss and degradation due to the small-scale nature of the Proposed Development. However, additional insensitive lighting when the Site becomes operational could have an adverse negative impact without mitigation.

4.2 Mitigation

Roosting bats are considered likely absent from B1 and only one tree on the Site has roosting potential suitability that is not anticipated to be impacted. Therefore, the Proposed Development does not require any mitigation measures or Natural England licences regarding roosting bats. However, due to the dynamic nature of roosting bats and as PRFs are present, all site personnel should remain vigilant as to any unexpected discoveries of bats and a suitably experienced ecologist would need to be consulted immediately if a bat or evidence of bats were found during the Works for the Proposed Development.

Any lighting strategy for the Scheme during construction or operation, should aim to minimise the extent, intensity and duration of artificial lighting on the Site, in line with the BCT guidance note 08/23⁸ and be agreed with an ecologist. The strategy would need to consider both external lighting and internal lighting and include avoiding lighting where not essential, motion sensor lighting, dimming and part-night lighting and lighting adhering to the appropriate luminaire specifications.

4.3 Enhancement

Consideration should be made for ecological enhancements that can be delivered by the Proposed Development, including the provision of roosting opportunities for bats. Species appropriate bat boxes or bat roosting features could be installed on the refurbished building structure where appropriate within the Site. Boxes should be positioned at least 3 m off the ground where they are sheltered from wind and artificial lighting, and near to suitable commuting and foraging habitat. Boxes should be installed at a variety of aspects to provide a variety of temperature conditions. Bat boxes should be fitted to manufacturer's recommendations and securely fixed, ensuring all health and safety measures are assessed and followed during instalment and subsequent use. The boxes should be regularly inspected particularly after adverse weather events, to ensure that they are securely fixed and in good order at all times. An ecologist should advise on the models and locations of the bat boxes.

⁸ Bat Conservation Trust (2023) Guidance Note 08/23 Bats and Artificial Lighting at Night. Available at: 'Bats and Artificial Lighting at Night' ILP Guidance Note update released - News - Bat Conservation Trust



Enhancement planting aimed at increasing invertebrate diversity—such as native, nectar-rich flowering species and structurally varied vegetation—could be incorporated into the landscaping design to improve foraging opportunities for bats on the site.

4.4 Report Validity

In the event of scope or programme changes or if works do not commence within 18 months of the date of the surveys within this report then updates to the surveys may be required to ensure the validity of the data, as per CIEEM guidance⁹.

⁹ CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys.



APPENDICES

Appendix A. Site Location Plan





Legend

- Site Boundary
- Building 1 (B1) - Low Bat Roost Suitability

Ground Level Tree Assessment (GLTA) Results

- No roosting suitability
- PRF-I

0 10 20 m

Original Scale: 1:400.000453 Version: 1

Base Mapping: © OpenStreetMap and its contributors

AtkinsRéalis © Woodcote Grove Ashley Rd, Epsom KT18 5BW

Client: West Sussex County Council

Project: The Pines

Job No: 100115821.010

Title: Preliminary Bat Roost Assessment (PBRA) and Ground Level Tree Assessment (GLTA) Survey Results

Drawn by: LP Date: 15/01/26 Checked by: EB Date: 19/01/26 Reviewed by: VH Date: 20/01/26

Appendix B. Legislation Summary

Table B-1 - Summary of legislation in England

Species	Legislation	Relevant offences	Licensing procedures and guidance
Bats <i>European protected species</i>	Conservation of Habitats and Species Regulations 2017 (as amended) Reg 43.	Deliberately ¹⁰ capture, injure or kill a bat; deliberate disturbance ¹¹ of bats; or damage or destroy a breeding site or resting place used by a bat. [The protection of bat roosts is considered to apply regardless of whether bats are present.]	Mitigation licences issued for development by Natural England (NE). Guidance documents: <u>Bats: advice for making planning decisions (NE 2022)</u> <u>European Protected Species: Mitigation Licensing - How to get a licence (NE 2013)</u> <u>Bat Workers' Manual (JNCC 2004)</u> <u>Bat Mitigation Guidelines (Reason, P.F. and Wray, S. 2023)</u> <u>Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition (BCT 2023)</u>

¹⁰ Deliberate capture or killing is taken to include “accepting the possibility” of such capture or killing.

¹¹ Deliberate disturbance of animals includes in particular any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong.



Wildlife and Countryside Act 1981 (as amended) Schedule 5, Section 9.	Intentionally kill, injure or take a bat; intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection or disturb ¹² a bat in such a place.	Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.
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¹² Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2017 (as amended) remain an offence under the Wildlife and Countryside Act 1981 (as amended) although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided.



Appendix C. Site Overview Photos



Photo 1: Building B1



Photo 2: Building B1



Photo 3: Building B1



Photo 4: Greenhouse on Site



Photo 5: Shed on Site



Photo 6: Example PRF – Damaged Roof Tile

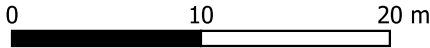
Appendix D. Surveyor Location Plans





Legend

- Site Boundary
- Building 1 (B1)
- Emergence Survey
- Camera Location and Direction of View
 - 12th August 2025
 - 13th August 2025
 - Surveyor Location
 - Direction of View



Original Scale: 1:400.000453		Version: 1
Base Mapping: © OpenStreetMap and its contributors		
AtkinsRealis © Woodcote Grove Ashley Rd, Epsom KT18 5BW		
Client: West Sussex County Council		
Project: The Pines		
Job No: 100115821.010		
Title: Emergence Survey - Surveyor/ Camera Positions		
Drawn by: LP Date: 15/01/26	Checked by: EB Date: 19/01/26	Reviewed by: VH Date: 20/01/26

Appendix E. Camera Field of View Shots

Emergency Survey 12/08/25	
	
Camera 1 (Spy 06): B1 West elevation	Camera 2 (Spy 03): B1 West elevation
	
Camera 3 (Spy 09): B1 South elevation	Camera 4 (Spy 07): B1 South elevation
	
Camera 5 (Spy 08): B1 South elevation	Camera 6 (Spy 05): B1 East elevation
Emergency Survey 13/08/25	





Camera 7 (Spy 06): B1 East elevation



Camera 8 (Spy 09): B1 North-East elevation



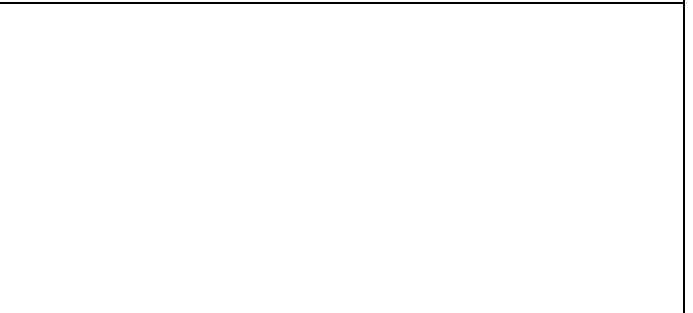
Camera 9 (Spy 05): B1 North elevation



Camera 10 (Spy 07): B1 North-West elevation



Camera 11 (Spy 08): B1 East elevation



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