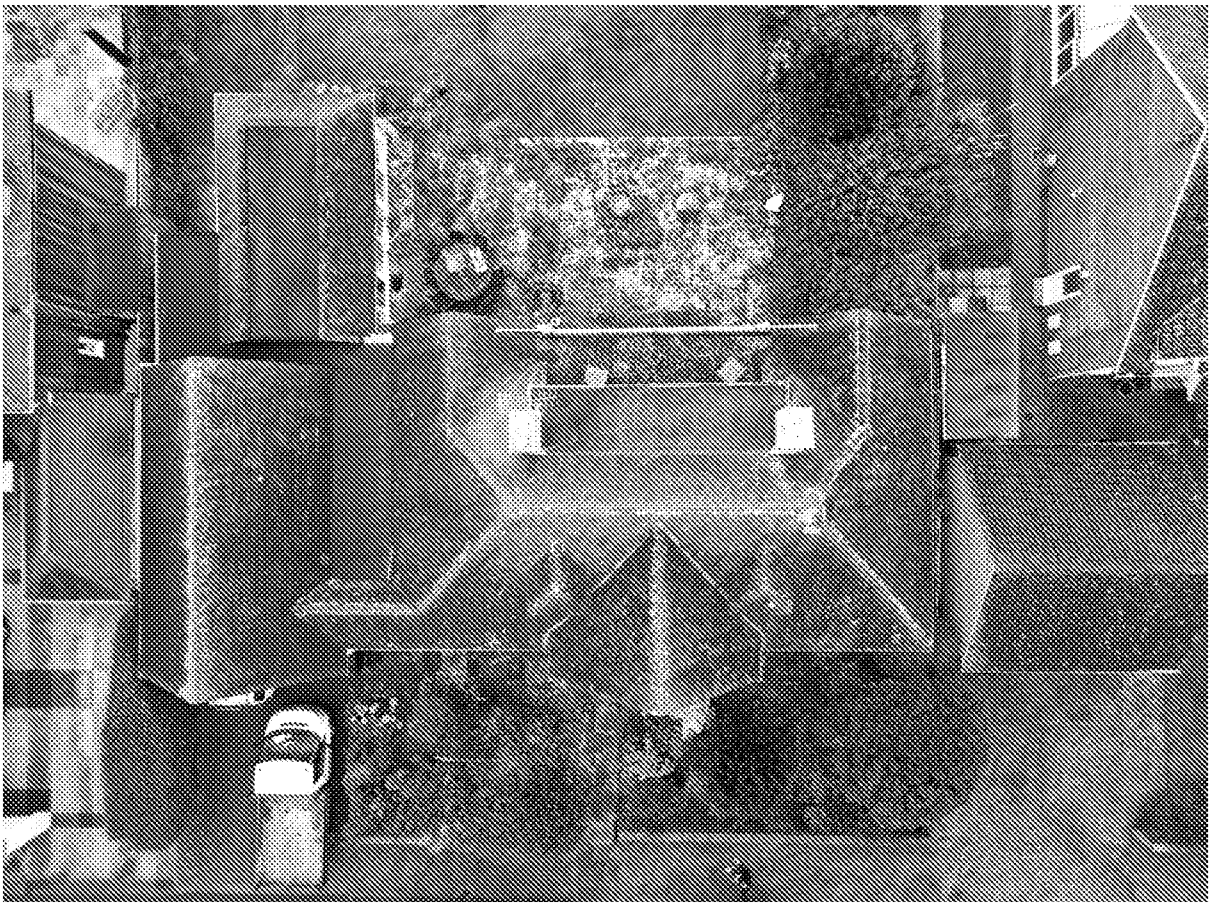
ROAVR | GROUP

Project: 25_PRA_01_06
Site: 27 Aldwick Avenue, Bognor Regis, PO21 3AQ.
Client: Adam Humphrey



Supplementary Document - Survey Methodology PRA.

Supplementary Document - Potential Roosting Features.

Project Number:	25_PRA_01_06
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	27 Aldwick Avenue, Bognor Regis, PO21 3AQ.

Role:	Name:	Date:
Customer	Adam Humphrey	N/A
Surveyor	Connor Harmsworth	16/01/25
Consultant	Gwennan Butler	09/01/25

Revision History		
Date:	Version number:	Summmary of changes:
27/01/2025	1.0	First Review (Internal)
27/01/2025	1.0	First Issue

Summary:

ROAVR Group were appointed by Adam Humphrey to undertake a preliminary roost assessment survey and report at 27 Aldwick Avenue, Bognor Regis, PO21 3AQ.

It is proposed to redevelop the site with the renovation of the existing dwelling which requires alterations to the roof space.

Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 9th January 2025, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.

A site survey was carried out by Connor Harmsworth on the 16th January 2025 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Connor has 4-years continuous experience carrying out preliminary roost assessments.

27 Aldwick Avenue is a two-story detached residential dwelling. The building is set in a residential street with a managed lawn at the rear of the property, with hardstanding and sparse ornamental planting. The property backs onto the beach.

Bordered by residential properties with attached private gardens and with Bognor Regis seafront to the south there is the low potential for foraging bats to sporadically and opportunistically utilise the property through the adjacent linking gardens . No EPSM licences have been granted within 2km of the site.

An internal and external examination noted Potential Roosting Features (PRFs) in the form of cracked roof tiles. No known evidence of bats was seen within the void space. The building was assessed as holding low suitability for roosting bats.

Bordered by residential properties with attached private gardens to the north, east and west, and the seafront to the south, there is the low potential for foraging bats to sporadically and opportunistically utilise the property through the adjacent linking gardens .

It is recommended that a precautionary non-licensed method statement is conditioned, to include seasonal avoidance measures, ecological supervision, pre-works inspection, and a soft strip removal of the roof.

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and NBN Atlas.

1 Introduction

1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey at 27 Aldwick Avenue, Bognor Regis.

1.2 The survey was comprised of a desktop study, which was undertaken in January 2025 and a site survey, which was carried out by Connor Harmsworth on the 16th January 2025.

1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.

1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.

1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

1.6 The survey site covers an area of approximately 1,642.0 sqm and is centred on grid reference 'SZ91889851'.

1.7 The site is situated in the Arun District Council control area. The site is located to the south of the centre of Bognor Regis and 210m to the southwest of West Park.

1.8 The property is a detached residential dwelling located within a residential area near Aldwick Beach, with immediate surroundings dominated by suburban gardens, hardstanding, and built structures.

DEVELOPMENT PROPOSALS

1.9 The site is to be redeveloped with alterations to the roof space and general improvements as shown on file Planning 27 Aldwick Avenue.pdf provided for inspection in January 2025.

POLICY AND LEGISLATION

1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.

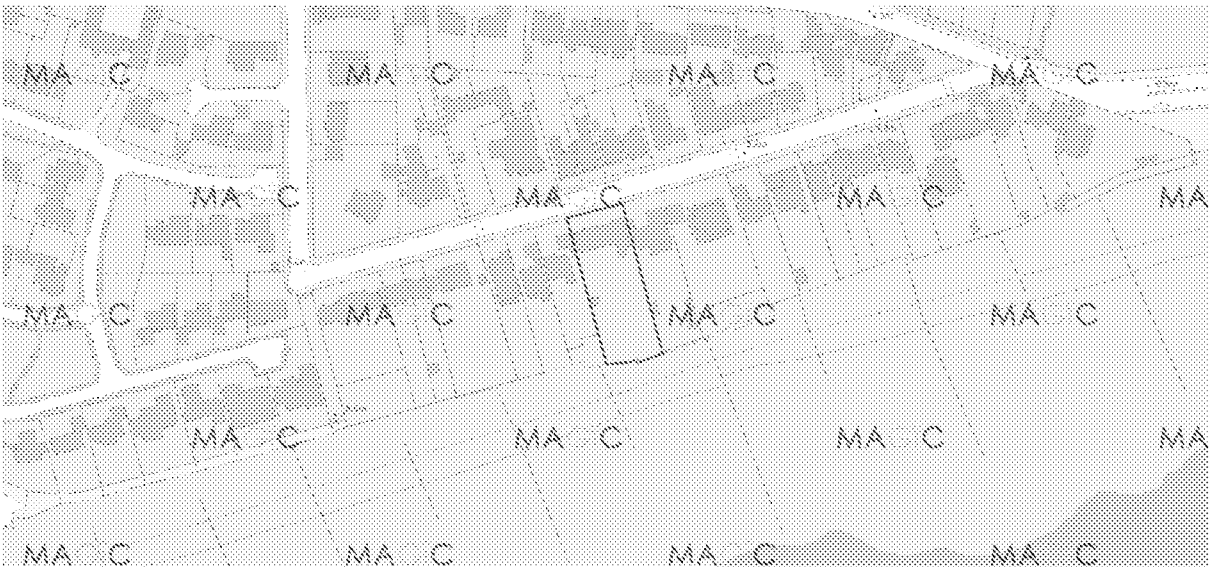
1.11 Non-licensed bat workers are permitted to carry out preliminary roost assessments providing that they do not enter a known roost site or use invasive survey techniques such as endoscopes or artificial light. Survey constraints are discussed later in this report.

SCOPE OF WORKS

1.12 The aims of this assessment were to:

- Assess the presence/potential for roosting bats within the existing building;
- Identify potential access/egress points for bat species;
- Assess potential habitat usage for foraging/commuting bats on-site;
- Determine whether further Bat Surveys may be necessary;
- Provide recommendations for suitable mitigation and ecological enhancement (if required).

Taken from Google Maps (2025)



Taken from DEFRA MAGIC (2025)

Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZoI) was sourced from DEFRA MAGIC.

2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.

2.3 Results of the desktop study should be considered to be indicative only.

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

2.4 A Preliminary Roost (PRA) assessment, was undertaken by Connor Harmsworth on the 16th December 2025. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).

2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

2.7 The potential for roosting bats within building B1 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential 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 for 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. 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 or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats 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 bats for foraging 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, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree 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 habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.7.2: PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6, (Collins, 2023).		
PRFs formed by disease and decay	*PRFs formed by damage*	*PRFs formed by association*
• *Woodpecker holes* • *Squirrel holes* • *Knot holes* • *Pruning cuts* • *Tear outs* • *Wounds* • *Cankers* • *Compression forks* • *Butt rots*	• *Lighting strikes* • *Hazard beams* • *Subsidence* • *Cracks* • *Shearing cracks* • *Transverse snaps* • *Welds* • *Lifting bark* • *Desiccation* • *Fissures* • *Frost cracks*	• *Fluting* • *Ivy*

Table 2.7.3 Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement reproduced from Table 6.6, (Collins, 2023).	
Suitability	*Description*
NONE	*Either no PRFs 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*

ECOLOGICAL CONSTRAINTS AND MITIGATION

2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

2.9 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

3.1 Several bat species have been recorded within 2km of the site including Soprano pipistrelle (*Pipistrellus pygmaeus*). In order to obtain this information, a record search was undertaken on the 9th January 2025.

3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.

3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.

3.4 All bat species are also a Local Biodiversity Action Plan priority species. The Arun Local Plan 2011-2031 provides advice on the design of development proposals and reference should be made to Section 17 'Natural Environment' and its policies 'ENV SP1 Natural Environment' and 'ENV DM5 Development and Biodiversity.'

https://www.arun.gov.uk/adopted-local-plan/

SITE DESIGNATIONS

3.5 There is one designated site within the 2km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx Closest Distance from Site (km)	Notes
Bognor Reef SSSI	SZ 913 981	39.73	0 km	This site comprises a long stretch of foreshore of great geological interest and an extensive area of vegetated shingle, a habitat type which is rare in Britain. At the western end is a small area of old sand dune with an interesting flora including a specially protected species listed on Schedule 8 of the Wildlife and Countryside Act 1981.
SSSI Impact Risk Zones	N/A	N/A	0 km	This site falls within an SSSI Impact Risk Zone.

*Data from DEFRA MAGIC.

LOCAL HABITAT

3.6 The entire site is a residential site and is not located within any known priority habitats. The property is located within a residential area near Aldwick Beach, with immediate surroundings dominated by suburban gardens, hardstanding, and built structures. The gardens are well-maintained, primarily comprising amenity grassland, ornamental planting, and occasional shrubs or small trees. These features provide minimal opportunities for foraging or commuting bats.

To the south, the property opens directly onto Aldwick Beach, which consists of open shingle and sparse vegetation. This coastal environment is unlikely to offer suitable foraging opportunities for bats due to limited insect availability. The lack of extensive vegetative cover also reduces its value as a commuting corridor.

Further afield, to the north and east, the landscape transitions into more residential housing with similar gardens and occasional small public green spaces, such as Marine Park Gardens and Aldwick Village Green. These spaces provide some structural diversity but are fragmented and isolated from larger or more naturalised habitats.

The surrounding habitat overall has been classified as having low suitability for foraging or commuting bats due to the predominance of urban development, limited vegetative cover, and minimal connectivity to high-quality habitats.

HISTORICAL SPECIES RECORDS

3.7 Records for bats are present within 2km of the site, including records for Soprano Pipistrelle (*Pipistrellus pygmaeus*). These records were obtained through a search of NBN Atlas on the 9th December 2025.

4 Site Survey

4.1 The site survey was undertaken by Connor Harmsworth on the 16th January 2025. The survey was undertaken during sunny conditions with an air temperature of 8°c and light southeasterly winds with no precipitation.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator (operator ID - GBR-OP-63WQD93CFL2F). The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains and feeding remains.

Building B1:

27 Aldwick Avenue is a two-story detached residential dwelling. The building comprises a main structure with a tiled pitched roof and multiple gable extensions. The southern elevation features some cracked tiles, which provide limited opportunities for roosting bats.

The front of the property has a half-timbered façade, while the rear opens onto a large garden with some mature vegetation, leading to a gravel beach area beyond the boundary. Surrounding the property are other residential dwellings and gardens.

The building's void spaces, including the roof void, were inspected and found to be clean and cobwebbed, with no evidence of bat activity (e.g., droppings, staining, or feeding remains). Based on the observed features and lack of evidence, the property has been assessed as having low suitability for roosting bats.

Field Results:

External	Feature of value to bats	Notes
External Stonework	*None.*	*N/A*
Window/Door Frames	*None.*	*N/A*
Eaves Coverings	*None.*	*N/A*
Roof Coverings	*Roof tiles.*	*Lifted tiles on the second storey of B1 facing south.*
Internal	**Feature of value to bats**	**Notes**
Membrane Coverings	*None.*	*N/A*
Roof Void Floor Covering	*None.*	*N/A*
Protruding Daylight	*None.*	*N/A*
Evidence From Bats	*None.*	*No evidence of bats was identified.*
Restrictions	*None.*	*No restrictions.*

FORAGING & CONNECTIVITY

The building is somewhat isolated in a residential street, surrounded with similar houses with vegetated gardens to the north, east and west and the beachfront and sea to the south.

The property is located within a residential area near Aldwick Beach, with immediate surroundings dominated by suburban gardens, hardstanding, and built structures. The gardens are well-maintained, primarily comprising amenity grassland, ornamental planting, and occasional shrubs or small trees. These features provide minimal opportunities for foraging or commuting bats.

To the south, the property opens directly onto Aldwick Beach, which consists of open shingle and sparse vegetation. This coastal environment is unlikely to offer suitable foraging opportunities for bats due to limited insect availability. The lack of extensive vegetative cover also reduces its value as a commuting corridor.

Further afield, to the north and east, the landscape transitions into more residential housing with similar gardens and occasional small public green spaces, such as Marine Park Gardens and Aldwick Village Green. These spaces provide some structural diversity but are fragmented and isolated from larger or more naturalised habitats.

The surrounding habitat overall has been classified as having low suitability for foraging or commuting bats due to the predominance of urban development, limited vegetative cover, and minimal connectivity to high-quality habitats.

5 Evaluation and Assessment

5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1

5.2 No known evidence of bats was observed during the internal inspection of 27 Aldwick Avenue, Bognor Regis, PO21 3AQ. The external inspection noted potential roosting features in the form of broken tiles located on the second storey facing south that could potentially allow for opportunistic bat use. The site has limited foraging habitat. The surrounding residential gardens and limited grassland on-site do provide some foraging potential, but the overall residential environment and the lack of expansive habitats limit the quality of foraging resources.

5.3 The cracked tiles may provide roosting potential for crevice dwelling bats species such as Pipistrelle species which are known to be present in the local area. Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having low suitability for roosting bats.

5.4 Whilst B1 is assessed as having low roosting potential, it is considered that owing to the nature of the proposed development, a precautionary method of working using a soft strip removal of features under supervision from a suitably qualified ecologist would be proportionate. This would be strategically timed to be undertaken in late autumn or early winter, at which point the risk of transient roosting is reduced.

5.5 The methodology would be implemented under an 'unexpected finds protocol'. In the event bats or evidence of bats are discovered, the supervising ecologist would have full authority to stop works until suitable mitigation, which may include licensing, has been put in place.

5.6 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Low.	There are cracked tiles on the southern elevation of B1, however no entry points were identified, and gaps are not suitable for roosting. No bat droppings or other signs present were observed.	The proposed development may result in both short-term and long-term disturbance to roosting bats (if present) if appropriate mitigation strategies are not put in place.	It is recommended that a precautionary working method be developed to limit the potential risks to bats. The method statement should include a 'soft strip' method under the supervision of a licensed ecologist, alongside seasonal timing to avoid both the active period for bats and nesting birds. It is considered given the targeted impact of the proposed development and the limited potential roosting opportunities that a precautionary supervised working method is proportionate to the degree of risk remaining after seasonal avoidance timings are adopted. If bats or evidence of bats are found, work should cease until appropriate mitigation measures and licensing are in place. The precautionary working method statement may be secured by a pre-

				commencement condition. Alternative options include conducting one bat presence/absence survey (NBW) between May and August to assess potential presence or likely absence. Install bat boxes if roosting is confirmed.
Bats (Chiroptera):	Presence/Potential:	Further Comments:	Potential Impacts:	Recommendations for Mitigation:
Foraging/Commuting Bats	Low.	The site is set within a suburban residential area and features only limited potential for foraging habitat.	The proposed development may result in the loss of suitable foraging/commuting habitats if suitable mitigation strategies are not put in place.	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

7 Conclusions

7.1 The property at 27 Aldwick Avenue is to be redeveloped with alterations. These alterations will require works to the roof of the building and possible disturbance / destruction of PRFs.

7.2 A local record search using NBN Atlas and DEFRA Magic on the 9th January 2025 highlighted that a number of bat species are present within the local landscape.

7.3 Roosting potential within Building B1 is considered **low**. With no confirmed signs of bat activity were noted.

7.4 The building's structure includes minor features such as cracked tiles which could allow for bat access, but the general integrity and lack of substantial roosting features reduce the likelihood of supporting more permanent or large roosts. No bat droppings or staining were observed.

7.6 Roosting bats are unlikely to be significantly impacted by the alternations to Building B1, given the low roosting potential. Foraging bats would also likely experience minimal disruption as the small-scale development would not substantially affect larger, more suitable foraging patches beyond the site.

However, potential minor impacts could arise if roosting bats are using any crevices opportunistically, raising the need for precautionary measures during demolition activities.

7.7 It is recommended that a precautionary method of working to include seasonal avoidance measures, ecological supervision, pre-works inspection, and soft-strip methodology under an 'unexpected finds protocol' be conditioned. This is considered proportionate to the degree of potential risk of roosts being discovered during work.

78 It is recommended the following conditions and informative be applied to any planning consent issued:

- **Condition**: No development hereby permitted shall commence until a Non-Licensed Method Statement (NLMS) for Bats has been submitted and approved by the Local Planning Authority. The NLMS shall be prepared by a suitably qualified ecologist and include details of:

  - Seasonal timing of works.
  - Ecological supervision.
  - Pre-works inspection.
  - Soft Strip Methodology & Demolition Plan
  - Unexpected Finds
  - Enhancement Measures.

- **Reason**: To safeguard protected and priority species and their habitats.

- **Informative**: Bats are a European Protected Species (EPS). Bats and their roosts are afforded protection under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). In the event that bats or evidence of bats are discovered during works, all development must cease until advice has been sought from a suitably qualified ecologist, and if necessary, mitigation licensing has been acquired from Natural England. Failure to do so may result if offences being committed.

8 References

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9 Report Limitations

9.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

9.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR The assessments made assume that the land use will continue for its current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

9.3 This report, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

9.4 The ultimate decision to do/not do any work on any structure/tree/feature and any legal consequences of any action taken/not taken lies solely with yourselves and/or your employees/subcontractors. ROAVR accepts no liability or responsibility in any way for any actions taken/not taken by you and/or your employees and/or any other person/organisation engaged in carrying out/not carrying out any of the proposed work.

Should you require any further information, please do not hesitate to contact us at any time.

Gwennan Butler
Ecologist

Gwennan Butler

ROAVR
GROUP

Prepared by: Gwennan Butler BSc, MSc
Checked by: Matt Harmsworth BSc

Appendix 1: Site Location and Assessment Boundary

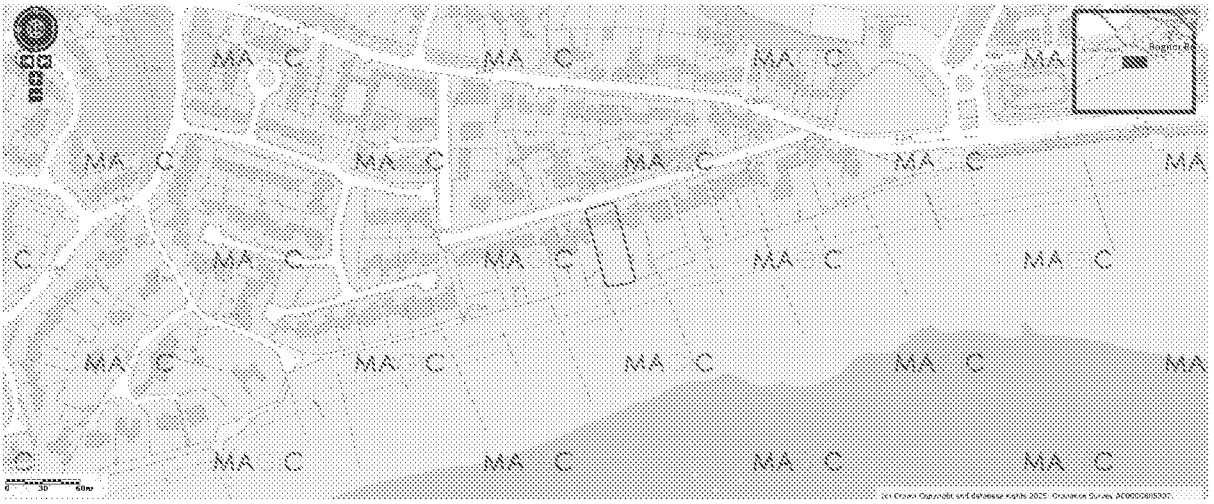


Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

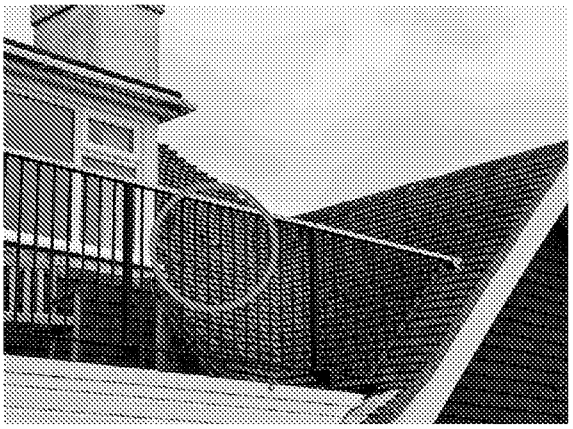
Detail	Photograph
Plate 1 - Aerial image showing the boundary of 27 Aldwick Avenue. The site backs onto Bognor Regis seafront.	
Plate 2 - General condition of B1 fascia and soffits.	
Plate 3 - Broken roof tile located on the southern elevation of B1.	

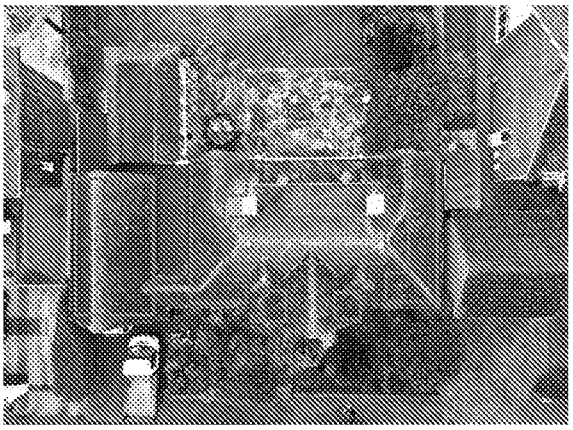
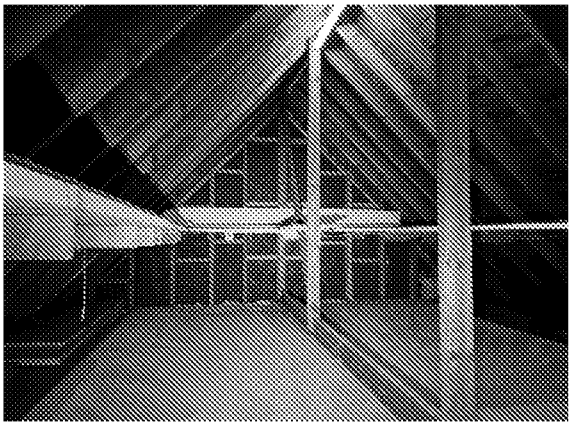
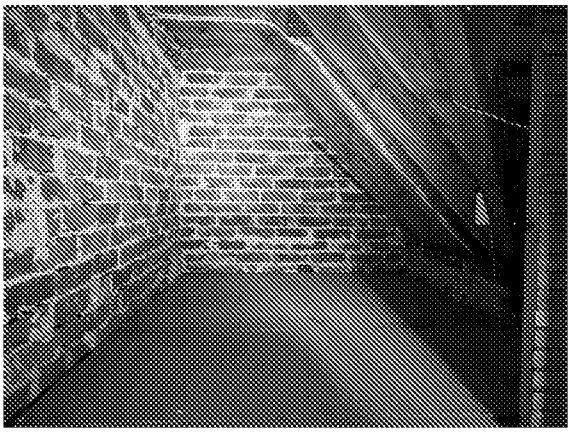
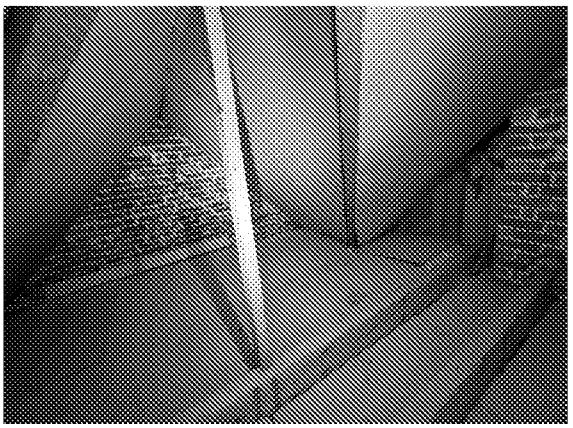
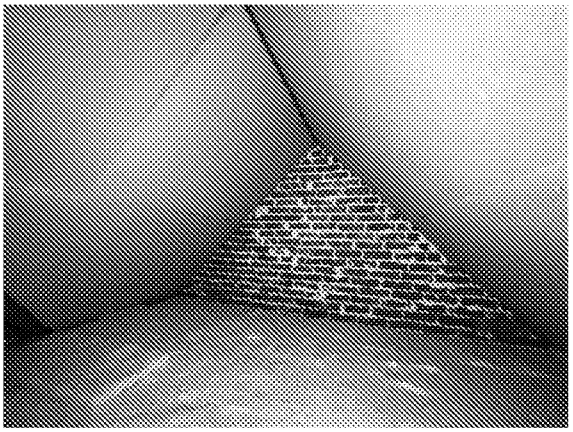
Plate 4 - Aerial image showing the loft spaces of B1. No evidence of bats were identified in the loft spaces during the survey.	
Plate 5 - Garage void space.	
Plate 6 - Loft space 2 of B1	

Plate 7 - Loft space 3 of B1.	
Plate 8 - Loft space 4 of B1.	
Plate 9 - Loft space 5 of B1.