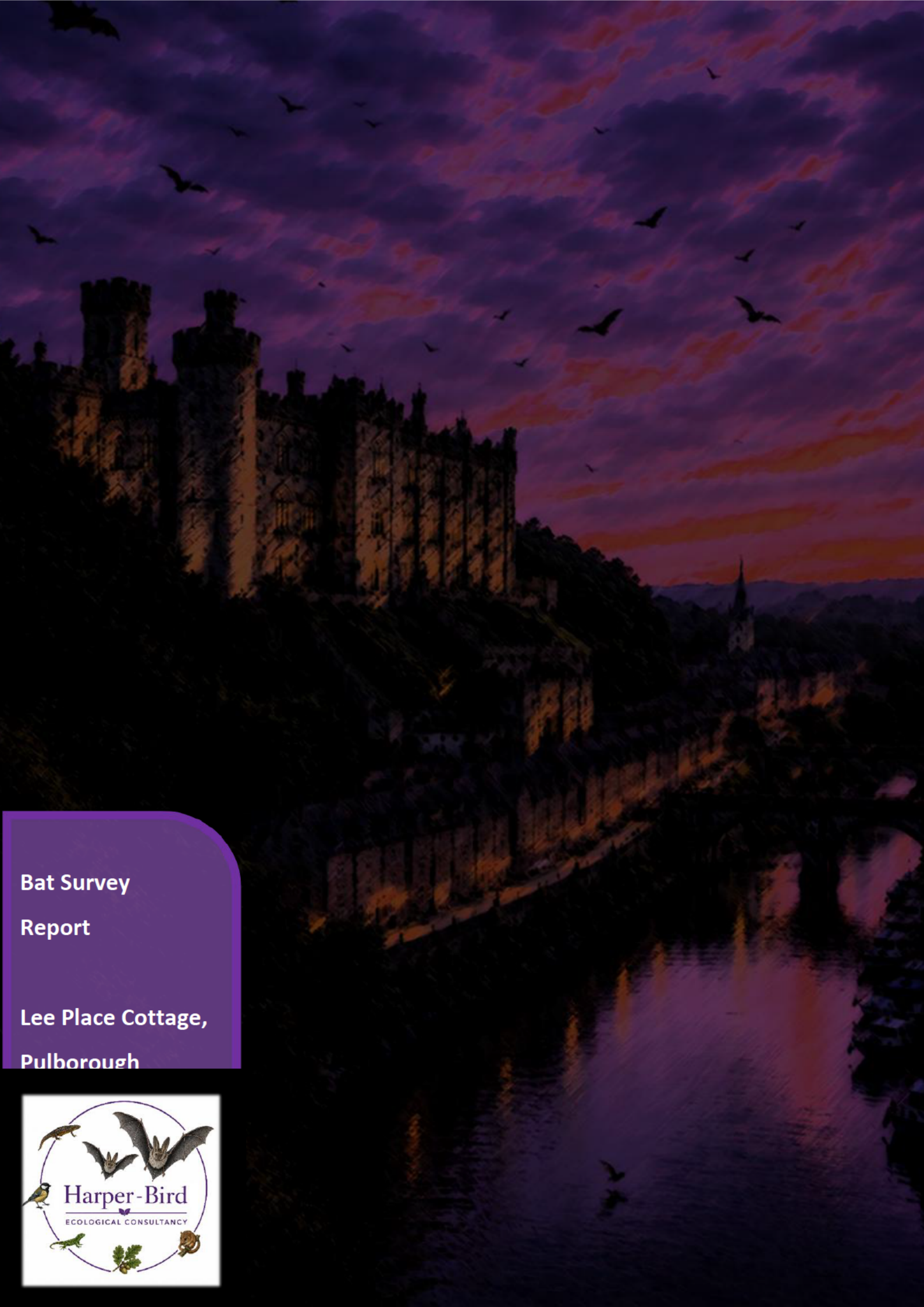


Bat Survey Report

Lee Place Cottage, Pulborough

Harper-Bird
ECOLOGICAL CONSULTANCY

Bat Survey Report

Lee Place Cottage, Pulborough

Document reference	HB584-2.LeePlaceCottage.BSR.v1
Site	Lee Place Cottage, Black Gate Lane, Pulborough, RH20 1DF
Client	Mark Alford Design Limited
Author	Aidan Bird BSc ACIEEM, Consultant Ecologist
Reviewer	Scott Harper, Assistant Ecologist
Report issue date	11 October 2026
Revision	1

Version	Date	Description of Issue	Author	Checked	Approved
0.1	**18/07/2026**	**Proof 1**	**AB**	**SS**	**AB**
1.0	**11/10/2026**	**Final**	**AB**	**SS**	**AB**

This report has been prepared by Harper-Bird Ecological Consultancy, a trading name of Bird and Son Property Services Limited (15428323), with all reasonable skill, care and diligence within the terms of the contract with the client.

The information and data has been prepared and provided in accordance with the Professional Guidance and 'Code of Professional Conduct' issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). We confirm that the opinions expressed are our true and bona fide professional opinions. The methods and recommendations in this report are based on CIEEM guidelines for ecological report writing and ecological impact assessments, as amended, with surveys carried out in accordance with CIEEM guidelines for preliminary ecological appraisal and the Bat Conservation Trust good practice guidelines. This technical report does not represent legal advice and is intended to be submitted in conjunction with a planning application. It is the duty of the landowner or developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

We disclaim responsibility to the client and others for matters outside the scope described above. This report is confidential to the client and becomes the client's property only once payment has been received in full. We accept no responsibility of any nature to third parties to whom this report, or any part of it, is made known. Any such party relies on the report at their own risk.

The assessment and appraisal are considered relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site and scope of proposals. Should alterations to the proposals or site occur, the ecologist should be consulted to confirm that the appraisal is still valid.

Contents

Summary 1

1.0 Introduction 1

2.0 Planning Policy and Legislation 4

3.0 Methodology 8

4.0 Constraints 12

5.0 Results 14

6.0 Evaluation of Impacts and Mitigation 17

7.0 Ecological Enhancements 19

8.0 Conclusions 20

9.0 References 21

10.0 Appendix A - Site Maps & Additional Photographs ..... **Error! Bookmark not defined.**

11.0 Appendix B – Development Proposals 26

12.0 Appendix C – Bat Survey Plans 30

13.0 Appendix D - Night vision Aids 32

14.0 Appendix E – EcIA 45

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) 10

Table 2- Summary of Bat Surveys 11

Figure 1 - Check ..... **Error! Bookmark not defined.**

Harper-Bird

ECOLOGICAL CONSULTANCY

Summary

Mark Alford Design Limited have commissioned bat emergence surveys and associated bat report for proposals at the existing property: Lee Place Cottage, Blackgate Lane, Pulborough, Horsham, West Sussex, RH20 1DF (TQ 05189 23804, hereafter referred to as 'the site').

A Preliminary Ecological Appraisal (PEA) including Preliminary Bat Roost Assessment (PBRA) was carried out on the 5th of May 2026 by Alex Rosenfeld (Freelance Ecologist) and report produced (Appendix E: AR191-LeePlaceCottage).

An update site visit, including internal inspection, was carried out on the 31st of May 2026 prior to the first emergence survey, and a suite of bat emergence surveys were undertaken on 31st May 2026 and 5th July 2026. The following bat survey report was completed by licenced bat worker Aidan Bird.

The proposals comprise of a conversion connected north storerooms and infill of the covered walkway. To facilitate the conversion and loss of the primary property access, a new porch will be installed on the north elevation. Furthermore, the eastern side of the north store will also undergo a slight increase in footprint and in its roof height, which will remain subservient to the north single storey section.

No bats were observed roosting within the proposal area of the main house, B1, during the emergence surveys or daytime roost inspections. A mitigation licence to disturb bats is therefore not required for the planned works. However, because bats are mobile and a small number of hanging tiles will be removed, a pre-commencement inspection using an endoscope, or ecological supervision during tile removal, is recommended. If a bat or evidence of bat use is discovered, works must cease and a licensed ecologist must be contacted for advice.

Other impacts are identified in AR191-LeePlaceCottage (Appendix.E). No impacts upon designated sites or priority habitats are anticipated.

When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact directly upon bats and their habitats or designated sites in accordance with planning policy. Once enhancements are considered, would result in a minor net gain. The proposals would therefore accord with the relevant local and national planning policies and the relevant legislation.

1.0 Introduction

1.1 Mark Alford Design Limited have commissioned bat emergence surveys and associated bat report for proposals at the existing property: Lee Place Cottage, Blackgate Lane, Pulborough, Horsham, West Sussex, RH20 1DF (TQ 05189 23804, hereafter referred to as 'the site').

1.2 A Preliminary Ecological Appraisal (PEA) including Preliminary Bat Roost Assessment (PBRA) was carried out on the 5th of May 2026 by Alex Rosenfeld (Freelance Ecologist) and report produced (Appendix E: AR191-LeePlaceCottage).

1.3 An update site visit, including internal inspection, was carried out on the 31st of May 2026 prior to the first emergence survey, and a suite of bat emergence surveys were undertaken on 31st May 2026 and 5th July 2026. The following bat survey report was completed by licenced bat worker Aidan Bird.

1.4 This appraisal consisted of an updated assessment of habitats and structures to determine their potential for protected species, specifically bats. An initial on-site and desktop assessment was undertaken by freelance ecologist Alex Rosenfeld and report 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 was produced (Appendix E).

1.5 Based on the results of the appraisal, recommendations for further survey, mitigation and potential ecological enhancements were provided. The report identified the main building B1 as moderate suitability for roosting bats and recommended no.2 bat emergence surveys to assess bat presence and use of the site. Other buildings on site were identified to also have suitability for bats however none were within the current proposal area.

1.6 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.

Site Description and Surrounding Area

1.7 The site consists of a variety of built structures and diverse garden habitats linked into the wider landscape. The residence is located near the very end of Black Gate Lane accompanied by a small number of similar properties and is a generous sized plot within a farmed landscape. The wider area consists of a mix of habitats including floodplain meadows to the north against the river Arun, agricultural fields focused on hay production, large residences, and connective treelines and hedgerows into large plots of woodland to the east and south.



Figure 1 - Lee Place Cottage and surrounding area
(Imagery ©Airbus, Maxar Technologies ©2026)



Figure 2 - Lee Place Cottage set within the wider ecological area Imagery ©Airbus, Maxar Technologies ©2026)

Proposals

1.8 The proposals comprise of a conversion connected north storerooms and infill of the covered walkway. To facilitate the conversion and loss of the primary property access, a new porch will be installed on the north elevation. Furthermore, the eastern side of the north store will also undergo a slight increase in footprint and in its roof height, which will remain subservient to the north single storey section.

2.0 Planning Policy and Legislation

National Planning Policy

2.1 The National Planning Policy Framework (NPPF) was updated in December 2024 and sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

2.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

2.3 The site is within the Horsham District area; the Local Plan consists of the Horsham District Planning Framework (HDPF) which identifies six themes to prioritise and sets out policy for the years up to 2031.

i. Economic Development: Plan for a successful local economy with high levels of employment
ii. Efficiency and Taxation: Delivering excellent value and high performance
iii. Arts, Heritage and Leisure: Build an arts, leisure and culture reputation that also supports our economy
iv. Living, Working Communities: Working together to support the life of local communities
v. Environment: A better environment for today and tomorrow
vi. Safer and Healthier: Improving health and well-being

Policy 24 - Environmental Protection

2.4 The high quality of the district's environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning Guidance Documents, developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution and ensure that they:

i. Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation;
ii. Are appropriate to their location, taking account of ground conditions and land instability;
iii. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers;
iv. Minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment;
v. Contribute to the implementation of local Air Quality Action Plans and do not conflict with its objectives;
vi. Maintain or reduce the number of people exposed to poor air quality including odour. Consideration should be given to development that will result in new public exposure, particularly where vulnerable people (e.g. the elderly, care homes or schools) would be exposed to the areas of poor air quality; and
vii. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.

Policy 25 - The Natural Environment and Landscape Character

2.5 The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:

- **i.** Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- **ii.** Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
- **iii.** Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
- **iv.** Conserve and where possible enhance the setting of the South Downs National Park.

Policy 26 - Countryside Protection

2.6 Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

- **i.** Support the needs of agriculture or forestry;
- **ii.** Enable the extraction of minerals or the disposal of waste;
- **iii.** Provide for quiet informal recreational use; or
- **iv.** Enable the sustainable development of rural areas.

2.7 In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

- **i.** The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
- **ii.** The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
- **iii.** The landform of the area.

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

2.8 Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

i. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.

ii. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.

iii. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house.The use of ancillary accommodation as a separate dwelling will not be supported, and

iv. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

v. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted

Policy 31 - Green Infrastructure and Biodiversity

2.9 Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

2.10 Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

2.11 Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

2.12 Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)
ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)
iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.

2.13 Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. The reason for the development clearly outweighs the need to protect the value of the site; and
ii. That appropriate mitigation and compensation measures are provided.

2.14 Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

Policy 35 – Climate Change

2.15 Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

2.16 Measures which should be used to mitigate the effects of climate change include;

i. Reduced energy use in construction;
ii. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;
iii. The use of decentralised, renewable and low carbon energy supply systems;
iv. The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and
v. Measures which reduce the amount of biodegradable waste sent to landfill.

2.17 Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

i. Provision of appropriate flood storage capacity in new building development;
ii. Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;
iii. Use of measures which promote the conservation of water and/or grey water recycling; and
iv. Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain). If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.

Legislation

2.18 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;
- [redacted]
- The Wild Mammals (Protection) Act 1996;
- The Environment Act 2021.

2.19 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.

2.20 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 Principal 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.

2.21 All widespread reptiles are protected against killing and injury under the Wildlife and Countryside Act 1981, with rarer reptiles receiving further protection under The Conservation of Habitats and Species Regulations 2017. Reptiles must also be given consideration under the NERC Act 2006 as part of the planning process.

2.22 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.

2.23 [redacted]

2.24 Water voles are 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 lack of 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).

2.25 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.

2.26 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.

2.27 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. As a householder development these proposals are exempt from Mandatory BNG.

3.0 Methodology

Desktop Study

3.1 A desktop study was conducted using the government 'MAGIC' Map GIS tool for:

Within 12km

i. International statutory designated sites (Ramsar, SAC, SPA)

Within 2km

ii. National statutory designated sites (SSSI, NNR, LNR);

Within 1km

iii. Non-statutory designated sites (SNCI)
iv. Priority Habitats.
v. Features of ecological interest (water bodies and ancient woodland)

3.2 Any sites of relevance to the proposals are summarized below and their significance considered in the context of the development proposals. Given the overall scale and nature of the site and the proposals, a full data search from SxBRC was not considered appropriate. This is in accordance with CIEEM current guidance for such projects.

Site Visits

3.3 A Preliminary Ecological Appraisal (PEA) including Preliminary Bat Roost Assessment (PBRA) was carried out on the 5th of May 2026 by Alex Rosenfeld (Freelance Ecologist) and report produced (Appendix E: AR191-LeePlaceCottage).

3.4 An update site visit, including internal inspection, was carried out on the 31st of May 2026, prior to the first emergence survey, by licenced bat worker Aidan Bird (BSc Ecology and Conservation, ACIEEM – NE Level 2 Bat Licence 2025-13045-CL18-BAT).

3.5 There are three structures on site: the main house B1, old stables B2, and a shed B3; the update site visit focused the assessment on only the main house B1 as the only building subject to changes under the current proposals. The update visit included extensive internal and external assessment of B1 to inspect potential roosting features (PRFs).

3.6 Systematic internal and external assessments of the buildings on site were conducted using high powered LED and LEP torches, UV torch, mirrors, thermal imaging technology, endoscope, zoom lenses, and a ladder where appropriate.

3.7 All internal voids were fully inspected, unless noted otherwise as a constraint, including identification of light ingress, air flow, water ingress, and access points. Externally, each elevation was assessed through examination of the structural features to include potential roost features (PRF) such as lifted, damaged, or missing tiles and gaps large enough to provide an accessible feature to soffit boxes, cavities, bargeboards, and cladding; features were also evaluated based on the potential maximum quantity of individual bats that could comfortably use the structure. Any evidence of bat presence such as grease marks, feeding remains, bat droppings, and urine splashes were noted.

3.8 Where bat droppings are positively identified through the crumble test, a sample from across the entire loft void were collected using nitrile gloves and a sterile 50ml laboratory specimen sample tube. All tubes are individually labelled with site reference and date before being dispatched to Ecotype Genetics for multi species DNA analysis. Separate samples were collected from each discrete void spaces and areas.

3.9 The suitability of the site additionally considers the local area, habitats, connective and linear features such as waterways, hedgerows, and treelines. Furthermore, potential foraging spaces were also considered such as arable fields, community green spaces, woodlands, and waterbodies.

3.10 Relevant buildings were assessed for potential to hold roosting bats in accordance with the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines 4th Edition (Collins, 2023) and assigned a corresponding level of potential suitability; any required deviation from the guidelines is justified and based on professional judgement, previous experience, and area expertise.

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.

Bat Emergence Surveys

3.11 A suite of bat emergence surveys were undertaken on the 31st May 2026, and 5th July 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).

3.12 The first bat emergence survey, on the 31st of May 2026, was restricted to cover only the proposal areas; following the updated internal assessment and potential importance of bat assemblage present it was decided to conduct a full property survey on the 5th of July 2026.

3.13 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 where required.

3.14 All surveys were designed and led by Aidan Bird ACIEEM (Level 2 Bat Licence: 2025-13045-CL18-BAT), 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.

3.15 Bat detection was carried out using Full Spectrum Recording Bat Detectors; Batlogger M and Echo Meter Touch 2 Pro 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
31st May 2026	21:07	20:47	22:37	22.2°C, BF.1, Okt.3, RH52%	17.4°C, BF.1, Okt.0, RH67%
5th July 2026	21:20	21:00	22:50	21.7°C, BF.1, Okt.2, RH72%	18.7°C, BF.1, Okt.4, RH82%

3.16 The building was covered using varying numbers of experienced surveyors and night vision aids; thermal and infrared cameras to improve coverage, better vision later into the survey and 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 (31st May 2026)

3.17 Two surveyors and four external cameras (Canon XA40, XA40, XA60, and Pixfra Arc 613) were used to cover the proposal zone of the main house B1 allowing for improved coverage, better vision later into the survey and the ability to review potential emergences. Each infrared set up was accompanied by two Nightfox XB5 Pro 850nm Illuminators and independently mounted premium platinum LED infrared 850nm floodlights were used. 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. The surveyors and cameras thoroughly covered the survey area and the likelihood of bats being missed is very low.

Survey 2 (5th July 2026)

3.18 Four surveyors and nine external cameras (Canon XA20, XA30, XA40, XA40, XA40, XA60, Nightfox Whisker, Guide TK612, and Pixfra Arc 613) were used to cover the whole property B1 allowing for improved coverage, better vision later into the survey and the ability to review potential emergences. Each infrared set up was accompanied by two Nightfox XB5 Pro 850nm Illuminators and independently mounted premium platinum LED infrared 850nm floodlights were used. 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. The surveyors and cameras thoroughly covered the survey area and the likelihood of bats being missed is very low.

Ecological Impact Assessment

3.19 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.

3.20 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.

3.21 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

3.22 Requirement for further surveys was assessed following the Bat Conservation Trust Guidelines (BCT, 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, 2023) and artificial lighting guidance (Institution of Lighting Professionals, 2023).

4.0 Constraints

Site Visits

4.1 [redacted]

4.2 During the internal assessment on the 31st of May 2026, all areas were accessible with the exception of the northern single storey extension which was inaccessible and not assessed internally due to a highly aggressive wasp nest present. Despite a rapid assessment of the void, bats could not be definitively ruled out; this is unlikely to have an impact on the results given the size of loft void and surveys conducted.

4.3 Bats in particular can be difficult to locate within a structure without further surveys due to the many features useable by bats which are inaccessible to humans. Additionally bats roosting within batten spaces, between tiles and membranes, may not leave any evidence visible during a daytime survey therefore further evening emergence surveys may be required to establish presence/absence. Moreover, evidence can deteriorate rapidly in humid conditions, be contaminated by small rodents, and may be wash away on external surfaces by poor weather conditions.

4.4 Bats may potentially remain undetected, particularly during daytime roost assessments, or later colonise a site after surveys have been carried out as they are highly mobile species. They also use a variety of buildings at different stages in their lifecycle and across the year therefore may not always be present however the structure may remain a key site such as those of occasional or transitional use.

Bat Emergence Surveys

4.5 Many species have very similar echolocation calls making accurate species identification from acoustic techniques alone difficult, especially for cryptic groups like Myotis and Plecotus bats. Different amplitude of species' calls dramatically under or over identify the presence of some species, resulting in a misidentification absence of some species, notably long-eared bats. Unless otherwise emerging from the building these species will only be identified down to genus level. Surveyors and cameras thoroughly covered the survey area and the likelihood of bats being missed is very low.

4.6 The first emergence survey, 31st May 2026, was restricted to only the northern aspect of the building B1 within the proposal impact area based on financial restrictions. Given the updated internal inspection and initial survey results, it was decided to conduct a full rather than partial survey of the property B1. Although a full building survey was not strictly necessary to determine presence of potential impacts to roosting, foraging and commuting bats it enabled a complete picture to aid understanding of the sites use. This is not considered to have had an impact on the results of the survey in relation to the planning proposals.

5.0 Results

Update daytime assessment

5.1 An updated assessment was restricted to only the main property B1 subject to the current proposals. The external assessment of the property identified multiple potential roosting features across every elevation of the hanging tiles and roof tiles including visual confirmation of two roosting bats under the southern elevation hanging tiles; two common pipistrelles *Pipistrellus pipistrellus* roosting independently of one another. Assessment of the northern single storey section showed few potential features.

5.2 The main loft void of the property had historically been split to create a small self-contained clean storage area within, fully sealed from bat access and absent of bat evidence. Throughout the main void space there was evidence of bat droppings from multiple species including serotine droppings around the chimney and brown long-eared droppings under the ridge beam. A selection of droppings were collected from across the entire loft void and sent off for DNA (Figure 4); results identified three species present, Brown long-eared bat, Common pipistrelle, and Serotine. A minimum of four brown long-eared bats were identified grouped under the ridge tiles west of the chimney (Appendix A – Figure 5/6). Additionally notable was a missing tile on the west half-hipped end roof.

5.3 The northern single storey extension roof was inaccessible due to an aggressive wasp nest directly above the access hatch however rapid assessment demonstrated no significant volume of droppings although could not definitively rule out bat use of that particular area of the structure. The eastern single storey extension was a vaulted therefore contained no void space to inspect.

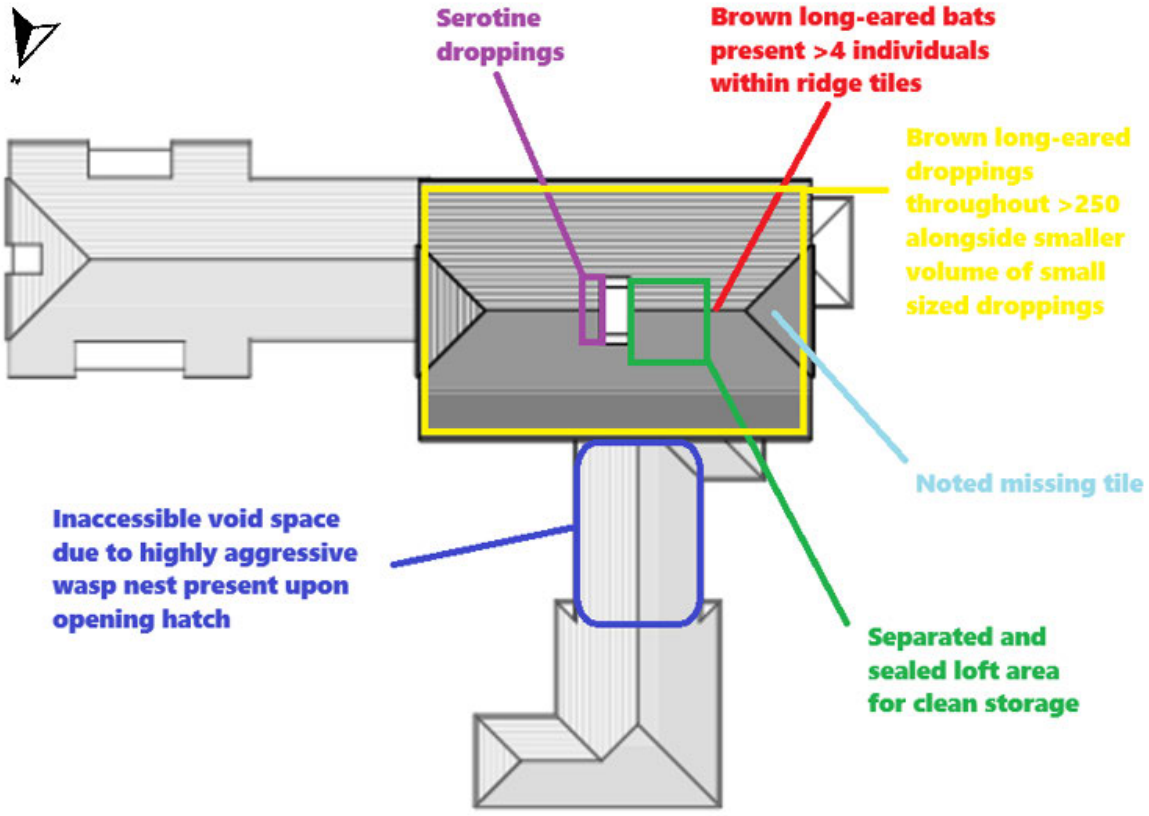


Figure 3 - Update Daytime Assessment Results Mapped

Sample Information

Sample ID	**EG3322-1**
Sample Type	Faecal
Suspected Species	P.aur + additional
Site Location	TQ 05191 23806
Comments	Lee Place Cottage, Black Gate Lane, Pulborough, RH20 1DF
Date Collected	31/05/2026
Date Arrived at Lab	03/06/2026
Results Date	04/06/2026

Laboratory Information

DNA Extraction Code	EG-2026-1092
Identification Method	qPCR
Analysis Procedure Notes	
Laboratory Comments	None

Species Identified

Species	Ct Value
Pipistrellus pipistrellus (Common pipistrelle bat)	22
Plecotus auritus (Brown long-eared bat)	20
Cnephaeus serotinus (Serotine bat)	23

Figure 4 - DNA Results

Bat Emergence Surveys

Survey 1 (31st May 2026)

5.4 The survey identified a singular emerging common pipistrelle bat from the northwest hanging tiles 17 minutes after sunset. No bats emerged from the proposal areas of the building and activity was the most intense along the west treeline with some individuals flying over the single storey north extension.

5.5 Species recorded;

i. Common pipistrelle *Pipistrellus pipistrellus*
ii. Soprano pipistrelle *Pipistrellus pygmaeus*
iii. Myotis *Myotis sp.*
iv. Long-eared bat *Plecotus sp.*

Survey 2 (5th July 2026)

5.6 Several bats were recorded to have emerged from the structure during the second survey; in total ten bats emerged with three bats from the hanging tiles and seven from the roof structure. Individual roosting bats were identified to be using the southern hanging tiles including a myotis species, Common pipistrelle, and non-echolocating pipistrelle species. The myotis species was identified as a small myotis suspected to be Brandt's *Myotis brandtii* or Whiskered *Myotis mystacinus* during a pre survey assessment through the use of an endoscope. Furthermore, two pipistrelles were identified to emerge from the south and east hanging tiles; a soprano pipistrelle *Pipistrellus pygmaeus* from the southern hanging tiles and a non-echolocating pipistrelle from the east hanging tiles above the extension.

5.7 Seven Brown long-eared bats *Plecotus auritus* were recorded to have emerged from the roof between 25 minutes and 1 hour 19 minutes after sunset; five emerged from the missing west roof tile with further individuals, one from the southern soffit and another from the north facing chimney lead flashing.

5.8 Species recorded;

i. Common pipistrelle *Pipistrellus pipistrellus*
ii. Soprano pipistrelle *Pipistrellus pygmaeus*
iii. Noctule *Nyctalus noctula*
iv. Serotine *Cnephaeous serotinus*
v. Myotis *Myotis sp.*
vi. Long-eared bat *Plecotus sp.*

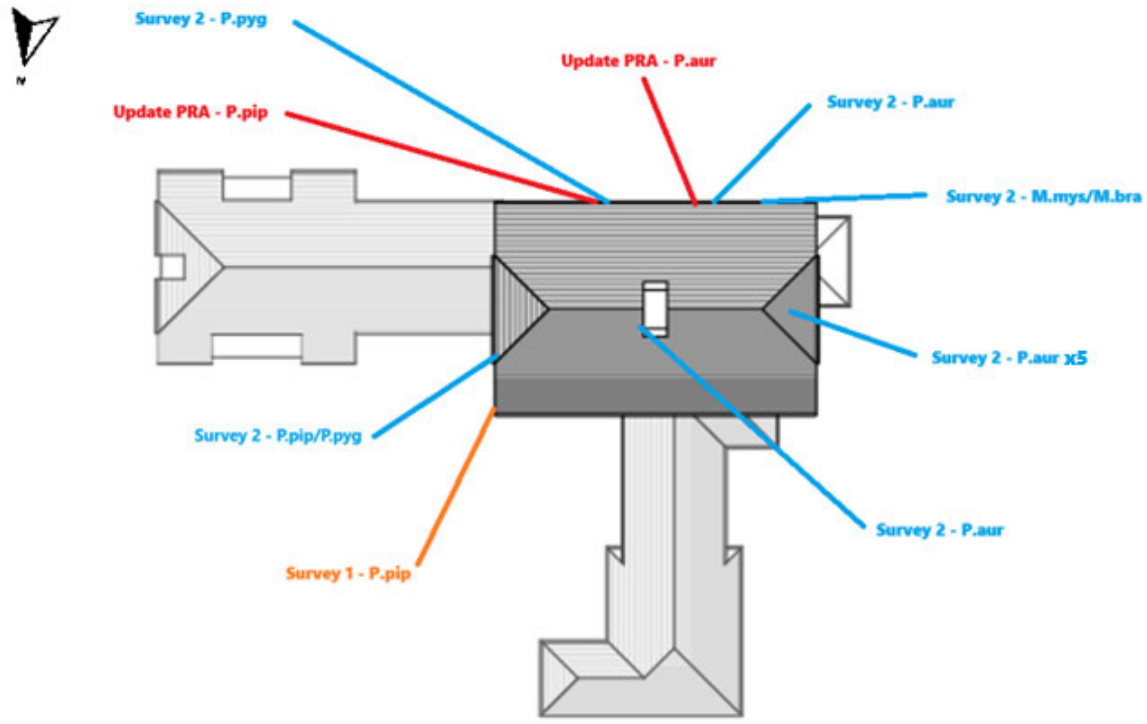


Figure 5 - Emergence locations and bats identified during a torchlight inspection across bat surveys

6.0 Evaluation of Impacts and Mitigation

6.1 [redacted]

Bats

Potential Impacts

6.2 The building was classified as offering 'moderate' bat roost potential, and two subsequent emergence surveys were conducted during the optimal season. The initial survey was focused on the proposal area and second survey on the full property to gather required data to understand the bat assemblage on site. The roof void is a known day roost for Serotine and Common pipistrelle, and maternity roost for Brown long-eared bats. The hanging tiles across the whole property are known day roosts for Common pipistrelle, Soprano pipistrelle, and a small myotis species suspected to be Brandt's *Myotis brandtii* or Whiskered *Myotis mystacinus*.

6.3 The main loft void contained a separated area for storage therefore a Freedom of Information request was made to Natural England to identify any historic licences including mitigation and voluntary bat roost visitor; Natural England has not identified any licences granted for the site.

6.4 No bats were observed emerging from the from proposal area, it is therefore considered unlikely any bat roost will be directly impacted by the proposed works and therefore highly improbable that a bat would be injured or killed, or a roost disturbed or destroyed in the course of works.

6.5 The site is within 12.0km wider conservation areas for The Mens SAC and Ebernoe Common SAC therefore must consider functionally linked habitats to evaluate and avoid significant impacts to bats and their flightlines. The proposals are limited to only the built form and therefore will not impact any functionally linked habitats when all mitigation has been accounted for.

6.6 The proposals will increase the area of vertical and horizontal glasswork light spill on the property; the new north elevation porch includes two rooflights which will increase light spill and could result in a negative impact on foraging or commuting bats without mitigation.

6.7 No trees are present within the proposal area or proposed for removal; therefore, there is no risk of impacts on tree roosts from the proposed works.

6.8 Furthermore, in the absence of mitigation, incorrect external lighting could lead to loss of foraging and commuting areas and could lead to entombment if directed at bat access points.

Mitigation and Compensation

6.9 No bats were observed roosting within the proposal area of the main house, B1, during the emergence surveys or daytime roost inspections. A mitigation licence to disturb bats is therefore not required for the planned works. However, because bats are mobile and a small number of hanging tiles will be removed, a pre-commencement inspection using an endoscope, or ecological supervision during tile removal, is recommended. If a bat or evidence of bat use is discovered, works must cease and a licensed ecologist must be contacted for advice.

6.10 Any changes to proposals which include any impacts to areas with bats present must undergo further assessment and surveys to first obtain an appropriate mitigation licence. Any repairs should also see consultation with an appropriately licenced ecologist to ensure compliance with current legislation.

6.11 Construction must ensure that any areas with Non-Bitumen Coated Roofing Membranes (NBCRMs) are sealed from potential future access by bats given its significant threat of entanglement.

6.12 The property is outside the obligatory South Downs National Park Dark Skies area but given its relative proximity and growing importance it is recommended that light spill is reduced wherever possible. The sky facing rooflights present on the porch must contain at least one of the following light spill mitigation methods.

6.13 To minimise the light spill it is recommended to reduce the impact by one or more of the following methods:

- Automated blinds and shutters through timed and motorized mechanism
- Use specialist glass such as tinted or low visible light transmittance (VLT)
- Programmable Internal smart lighting
- Artificial natural simulating rooflight systems
- Smart / electrochromic glass using electrical currents to change the transparency
- Sun tunnels using similar techniques as fibre optic cables and internal diffuser

6.14 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.

6.15 Trees and hedges to be retained must be protected in accordance with British Standard 5837:2012.

Residual Impacts

6.16 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 Given the scale and nature of the proposals, opportunities for ecological enhancement within the construction zone are limited. The most practical enhancement would be the installation of bird or bat boxes on the new construction. Additional benefits could be achieved within the loft void by installing internal bat boxes or squeeze boxes and creating a double ridge. If these loft enhancements are pursued, non-bitumen-coated roofing membranes must be made inaccessible to bats, and an appropriately licensed bat ecologist must be consulted before implementation. These measures would provide a positive ecological benefit 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 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.

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, 2023c).

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 considered to represent a 'negligible' impact upon ecology. The proposal area consists of existing building and developed land, of negligible ecological value.

8.2 No bats were observed to be roosting within the proposal area of the main house B1 during emergence surveys or daytime roost inspections therefore no mitigation licence to disturb bats is required for the planned works. Given the mobility of bats and removal of a small number of hanging tiles it is recommended that a pre-commencement inspection takes place through the use of an endoscope or supervision for the removal. Should a bat or evidence thereof be discovered, works must cease whilst a licenced ecologist is contacted for advice.

8.3 Other impacts are identified in AR191-LeePlaceCottage (Appendix.E). No impacts upon designated sites or priority habitats are anticipated.

8.4 When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact directly upon bats and their habitats or designated sites in accordance with planning policy. Once enhancements are considered, would result in a minor net gain. The proposals would therefore accord with the relevant local and national planning policies and the relevant legislation.

9.0 References

ARG UK (2010). Advice Note 5: Great Crested Newt Habitat Suitability Index

[redacted]

Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. Fourth Edition. Available online: http://www.bats.org.uk/pages/batsurveyguide.html

Bat Conservation Trust and Institution for Lighting Professionals (BCT/ILP, 2023). Bats and artificial lighting guidance note. Available online: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting

British Standards Institution. (2013). BS 42020:2013 Biodiversity – Code of practice for planning and development. London: BSI

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2024) Guidelines for Ecological Impact Assessment, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2020) Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management. Winchester, UK.

English Nature (2001). Great Crested Newt Mitigation Guidelines. English Nature, Peterborough

Hedgehog Street. (2023). Link your garden: Hedgehog Highways. Retrieved October 22, 2023, from https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/

Horsham District Council (2015). Horsham District Planning Framework (excluding South Downs National Park)

Joint Nature Conservation Committee (JNCC 2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. Available online: http://jncc.defra.gov.uk/page-2468

MAGIC Interactive Map Tool (Accessed 7th July 2026): www.magic.gov.uk

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

RSPB. (2023). Build a bug hotel. Retrieved October 21, 2023, from https://www.rspb.org.uk/helping-nature/what-you-can-do/activities/build-a-bug-hotel

South Downs National Park Authority (2021). Dark Skies: Technical Advice Note Version 2

South Downs National Park Authority (2021a). Appendix: Glazing- Internal Light Spill

Streeter, D. (2010). The Most Complete Guide to the Flowers of Britain and Ireland; Harper Collins, London.

The British Hedgehog Preservation Society. (2023). Hedgehog Homes. Retrieved October 21, 2023, from https://www.britishhedgehogs.org.uk/hedgehog-homes/

The Royal Horticultural Society. (2023a). Dead wood and compost heap habitats. Retrieved October 21, 2023, from https://www.rhs.org.uk/wildlife/dead-wood-compost-heap-habitats

The Royal Horticultural Society. (2023b). Wildlife Ponds. Retrieved October 21, 2023, from https://www.rhs.org.uk/ponds/wildlife-ponds

The Royal Horticultural Society. (2023c). Wildlife gardening. Retrieved October 21st, 2023, from https://www.rhs.org.uk/wildlife

The Wildlife Trust. (2023). How to build a bug mansion. Retrieved October 21, 2023, from https://www.wildlifetrusts.org/actions/how-build-bug-mansion

UKHab Ltd (2023). The UK Habitat Classification User Manual Version 2 at http://www.ukhab.org/

Wilson , E., & Wembridge, D. (2018). The State of Britain's Hedgehogs. People's trust for endangered species. Retrieved from https://peoplestrust.wpenginepowered.com/wp-content/uploads/2018/02/SoBH-2018_final.pdf

WWT. (2024, June 27). A Guide to Native Pond Plants. Retrieved from Gardening for Wetlands: https://www.wwt.org.uk/discover-wetlands/gardening-for-wetlands/a-guide-to-native-pond-plants/CIEEM

10.0 Appendix A - Site Photographs



Figure 1: Large quantity of bat droppings within the loft void (>1000)



Figure 2: Large volume of droppings around light fittings (>250)



Figure 3: Noted serotine droppings around chimney area in high quantity (<100)



Figure 4: Western end of the roof void noting no lining membrane present and a missing tile



Figure 5: Ridgeline with multiple long-eared bats *Plecotus sp* under the ridge tile



Figure 6: Zoomed image of Figure 5 of Brown long-eared bats *Plecotus auritus*



Figure 7: Small myotis species, suspected whiskered/Brandts, under the southern hanging tiles



Figure 8: Small myotis species, suspected whiskered, under the southern hanging tiles

11.0 Appendix B – Development Proposals

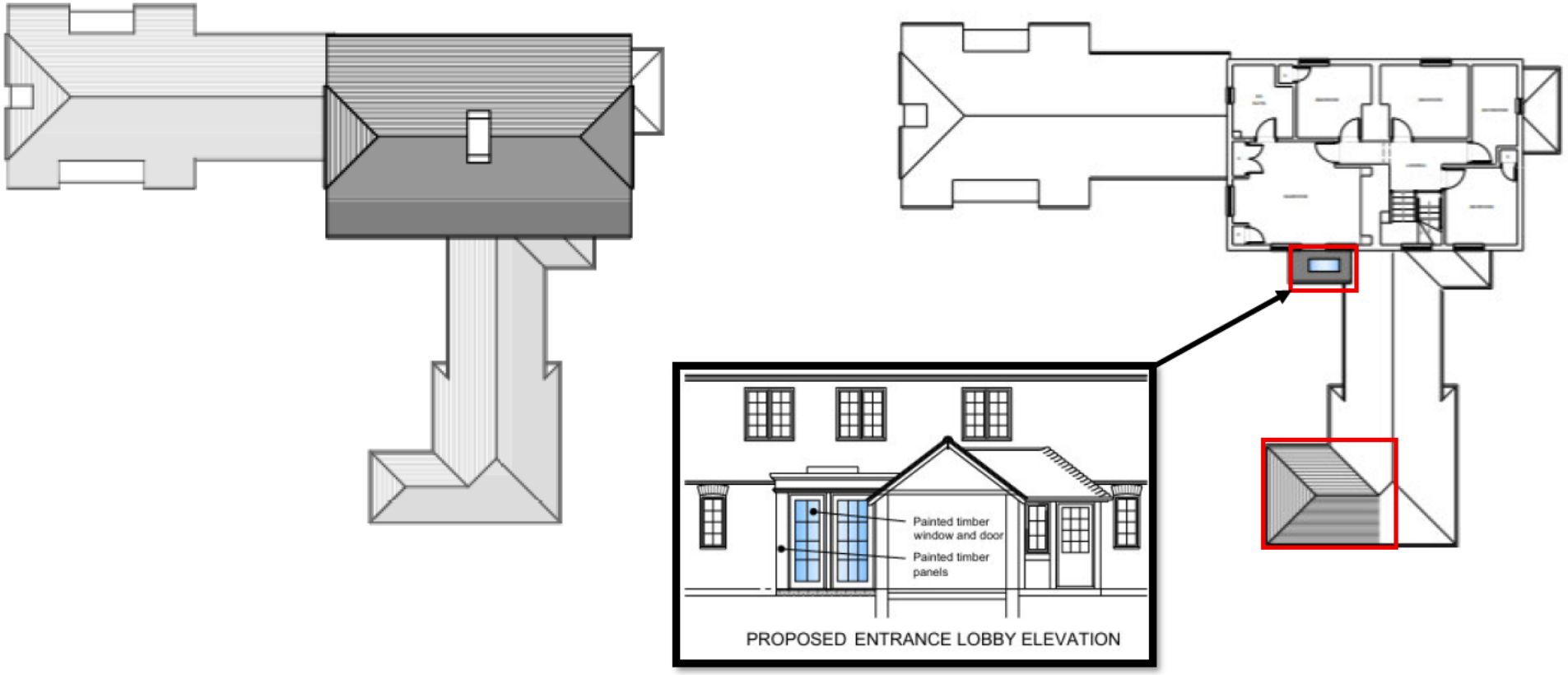
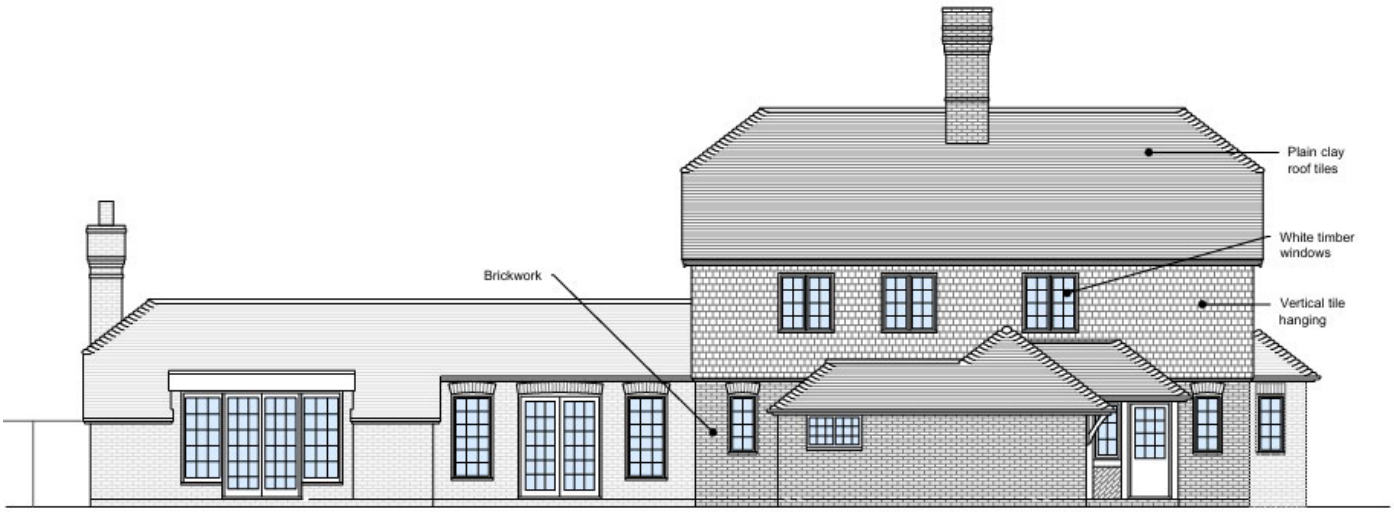


Figure 1: Comparison of existing (left) and proposed (right) Block Plans produced by Mark Alford Designs with red polygons highlighting proposed alterations.

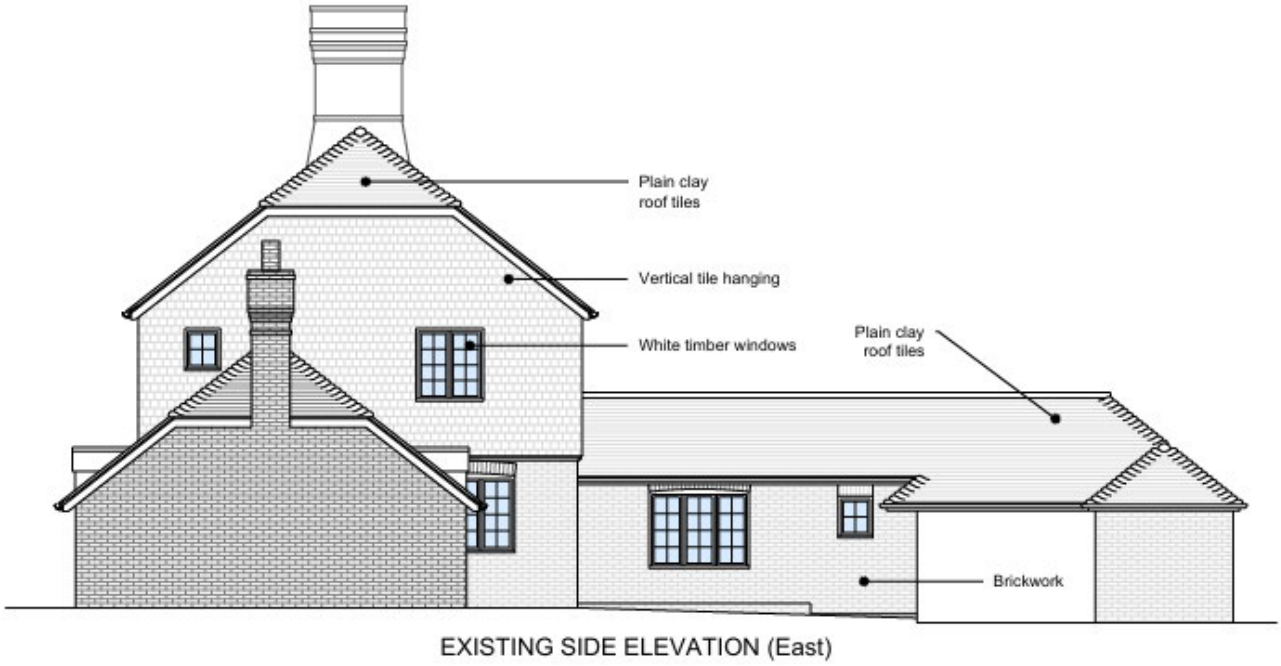


EXISTING REAR ELEVATION North)



PROPOSED REAR ELEVATION North)

Figure 2: Comparison of existing (top) and proposed (bottom) floor plans produced from Mark Alford Designs



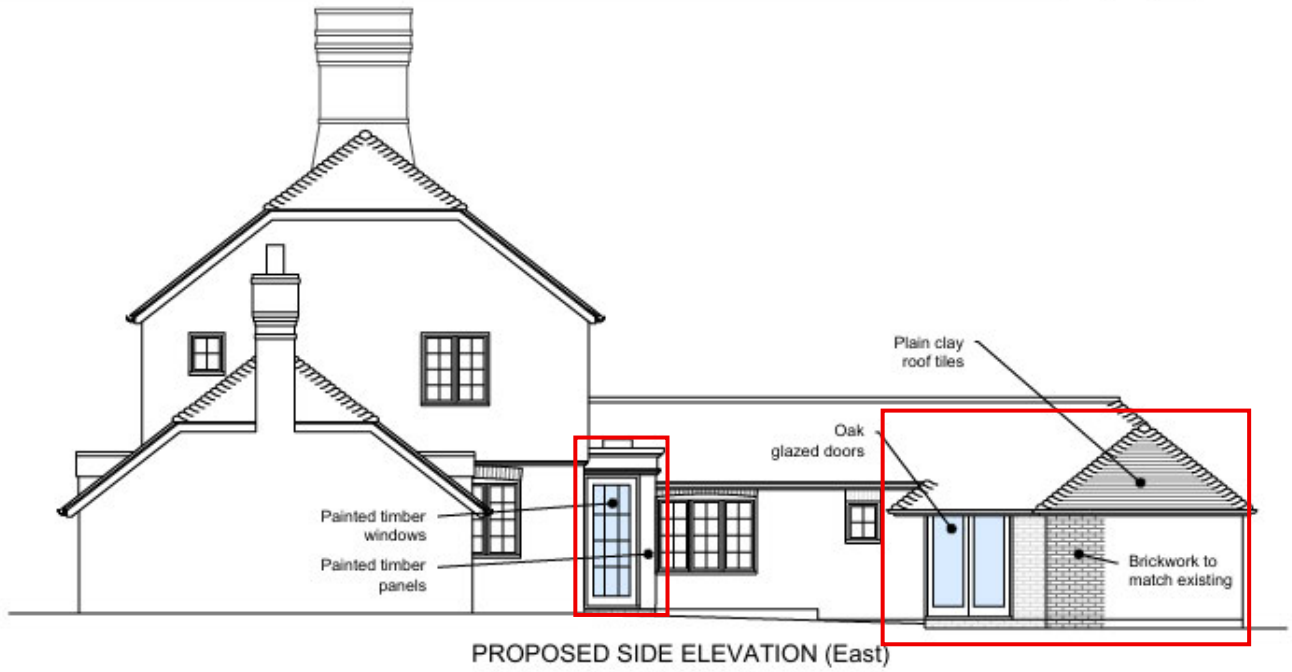


Figure 3: Comparison of (top) and proposed (bottom) roof plans produced from Mark Alford Designs with red polygons highlighting proposed alterations.



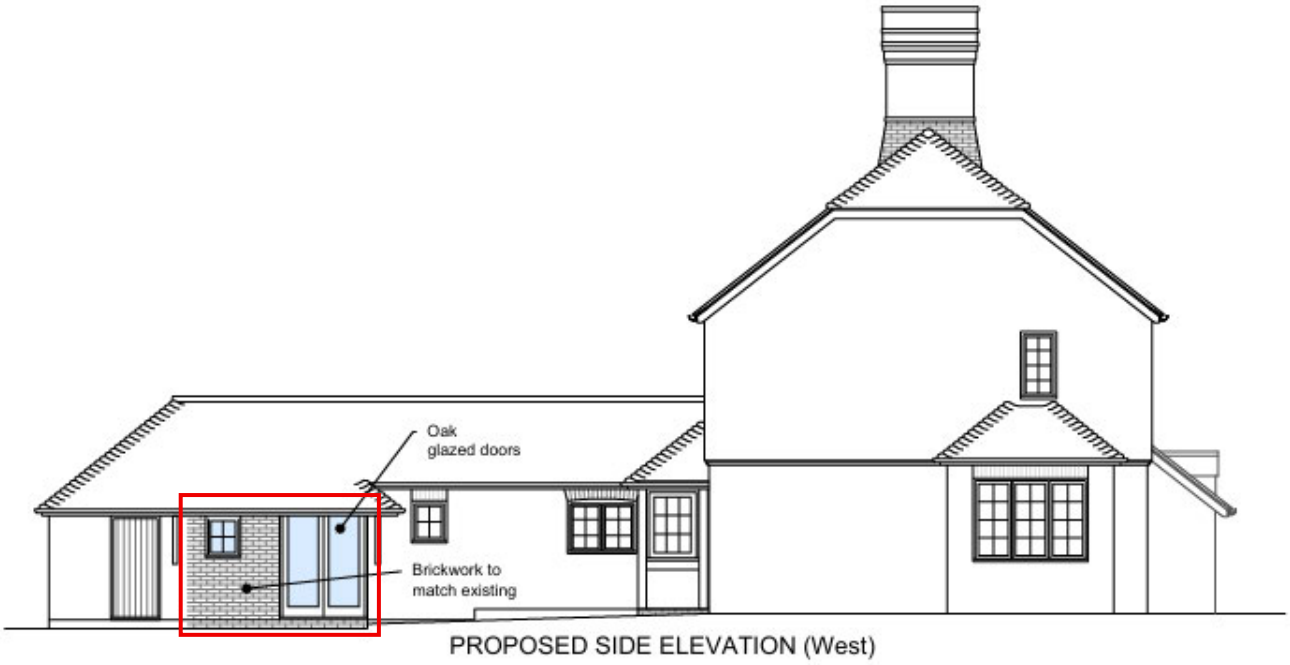


Figure 4: Comparison of existing (top) and proposed (bottom) elevation plans produced from Mark Alford Designs with red polygons highlighting proposed alterations.

12.0 Appendix C – Bat Survey Plans

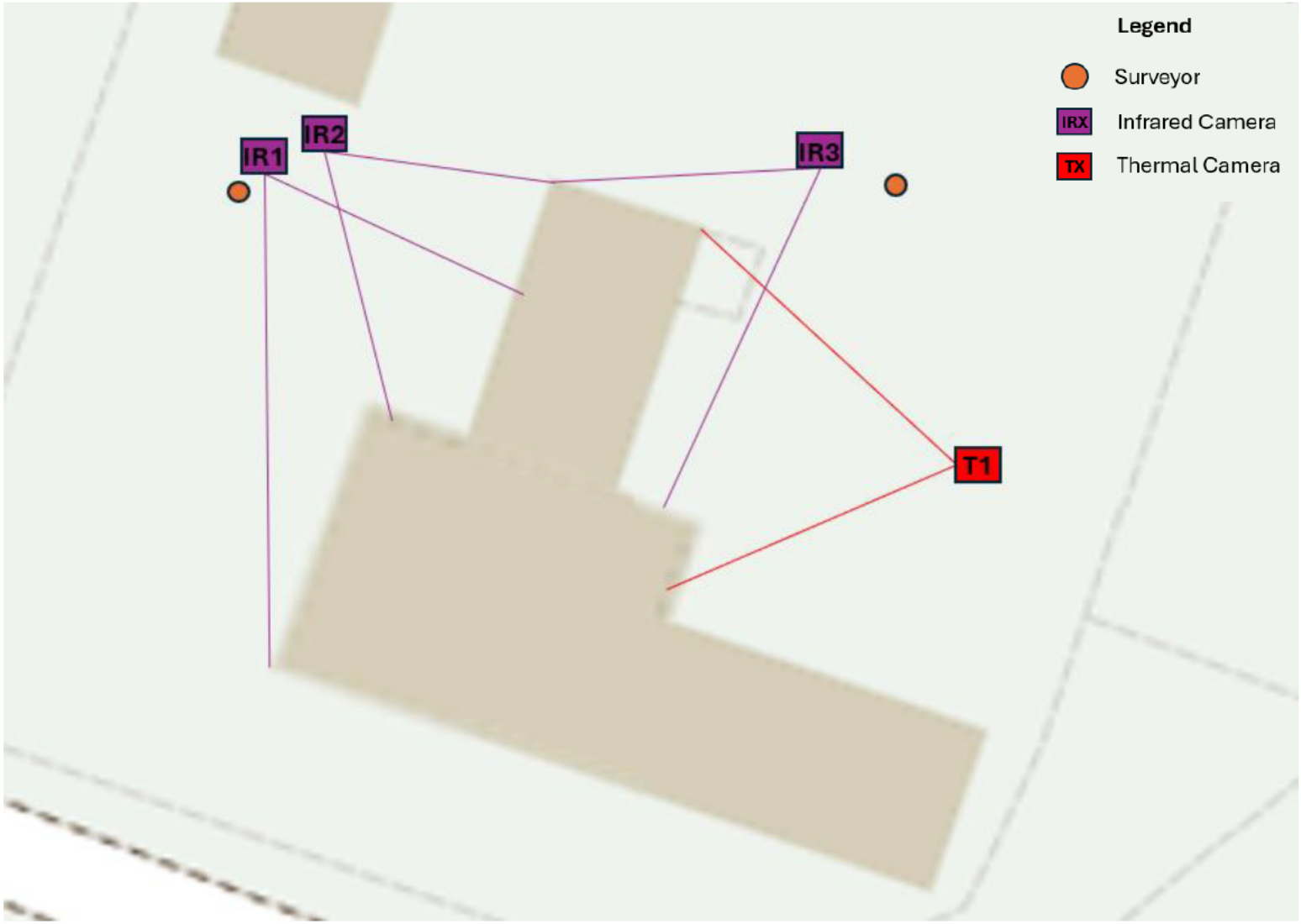


Figure 1- Survey 1 (31st May 2026)

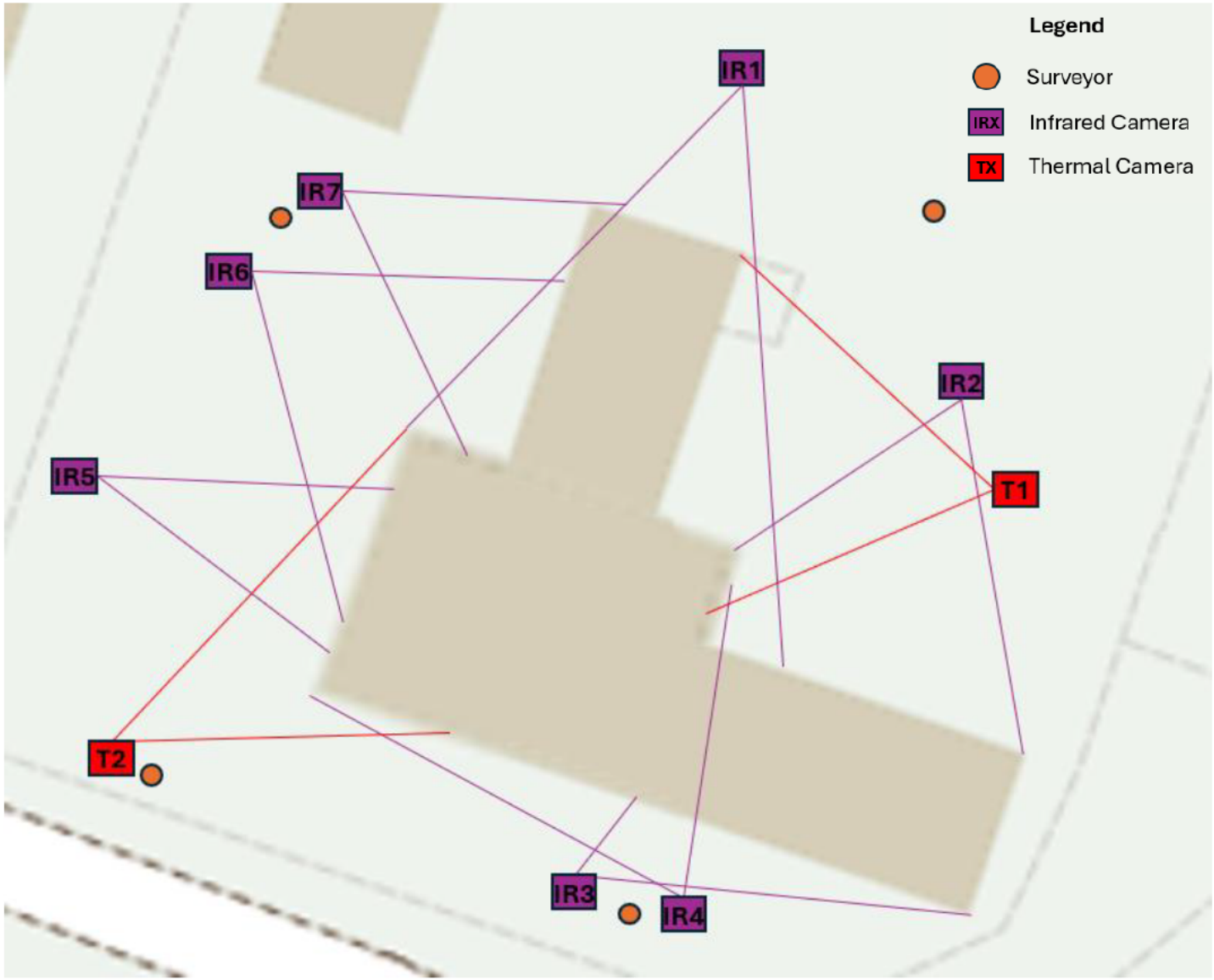


Figure 2- Survey 2 (5th July 2026)

13.0 Appendix D - Night Vision Aids

Survey 1 – 31st 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 – 5th July 2026



Photo 9 – IR.1 Start



Photo 10 - IR.1 End



Photo 11 – T.1 Start



Photo 12 – T.1 End



Photo 13 – IR.2 Start



Photo 14 - IR.2 End



Photo 15 – IR.3 Start



Photo 16 - IR.3 End



Photo 17 – IR.4 Start



Photo 18 - IR.4 End



Photo 19 – T.2 Start



Photo 20 -T.2 End



Photo 21 – IR.5 Start



Photo 22 - IR.5 End



Photo 23 – IR.6 Start



Photo 24 - IR.6 End



Photo 25 – IR.7 Start



Photo 26 - IR.7 End

14.0 Appendix E – Preliminary Ecological Appraisal (AR191-LeePlaceCottage)

Preliminary Ecological Appraisal

Document reference	AR191-LeePlaceCottage
Site	Lee Place Cottage, Black Gate Lane, Pulborough, RH20 1DF
Client	N. Kavanagh
Author	Alex Rosenfeld Ecologist
Revision Number	1
Report issue date	05/05/2026

The assessment and appraisal are considered relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site and scope of proposals. Should alterations to the proposals or site occur, the ecologist should be consulted to confirm that the appraisal is still valid.

Contents

Summary 3
1.0 Introduction 4
2.0 Scope of Assessment 5
3.0 Planning Policy and Legislation 6
4.0 Methodology 9
5.0 Constraints 12
6.0 Baseline Ecological Conditions 12
7.0 Protected Species Assessment 16
8.0 Evaluation of Impacts and Mitigation 20
9.0 Ecological Enhancements 22
10.0 Conclusions 23
11.0 References 24
13.0 Appendix A - Site Photos 25
14.0 Appendix B - Pond Locations 32

Summary

Mrs N. Kavanagh has commissioned a Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal for proposals Lee Place Cottage, Black Gate Lane, Pulborough, RH201DF *(grid refence:* TQ05192381, *hereafter referred to as 'the site'*).

The proposals are for an extension to the existing kitchen and an extension to the existing office. The plans also involve infilling a covered porch with a glazed link.

A Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal were carried out on the 24th April 2026 by Alex Rosenfeld.

The proposals area consists of a redbrick house with outbuildings and a large garden with a pond. A number of scattered trees and treelines are noted. A small patch of scrub is found in the north west corner. Only the house and hard surfaces are to be affected.

The main house (B1) offered **moderate** bat roost suitability. The stable/ storage barn (B2) offered **low** bat roost suitability. The shed (B3) was of **negligible** value to bats. As such a bat survey shall be required to establish exactly if and how bats are using B1 (the only building to be affected by works). This report shall outline any mitigation measures required to ensure development can proceed.

One statutory sites lie within a 2.0km Radius of the site. The site lies within a 12.0km radius of Ebernoe Common SSSI, designated for supporting nationally important numbers of barbastelle and Bechstein bat.

The site lies within a 'red impact risk zone' for great crested newts (GCN). The potential impacts upon GCN shall be assessed within this report.

[redacted]s.

When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon designated sites, habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor gain of onsite ecology. The proposals would therefore accord with the relevant Local Plan Policies.

1.0 Introduction

1.1 Mrs N. Kavanagh has commissioned a Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal at Lee Place Cottage, Black Gate Lane, Pulborough, RH20 1DF (grid refence: TQ05192381, hereafter referred to as 'the site').

1.2 The proposals are for an extension to the existing kitchen and an extension to the existing office. The plans also involve infilling a covered porch with a glazed link.

1.3 A Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal were carried out on the 24th April 2026 by Alex Rosenfeld (6 years' professional experience).

1.4 The following Preliminary Ecological Appraisal report has been completed by Alex Rosenfeld. The purpose of the assessment has been to identify whether any potential impacts upon protected species, habitats or designated sites might occur, and to propose mitigation or avoidance measures where necessary.

1.5 Based on the results of the appraisal, recommendations for potential ecological enhancements have been provided.

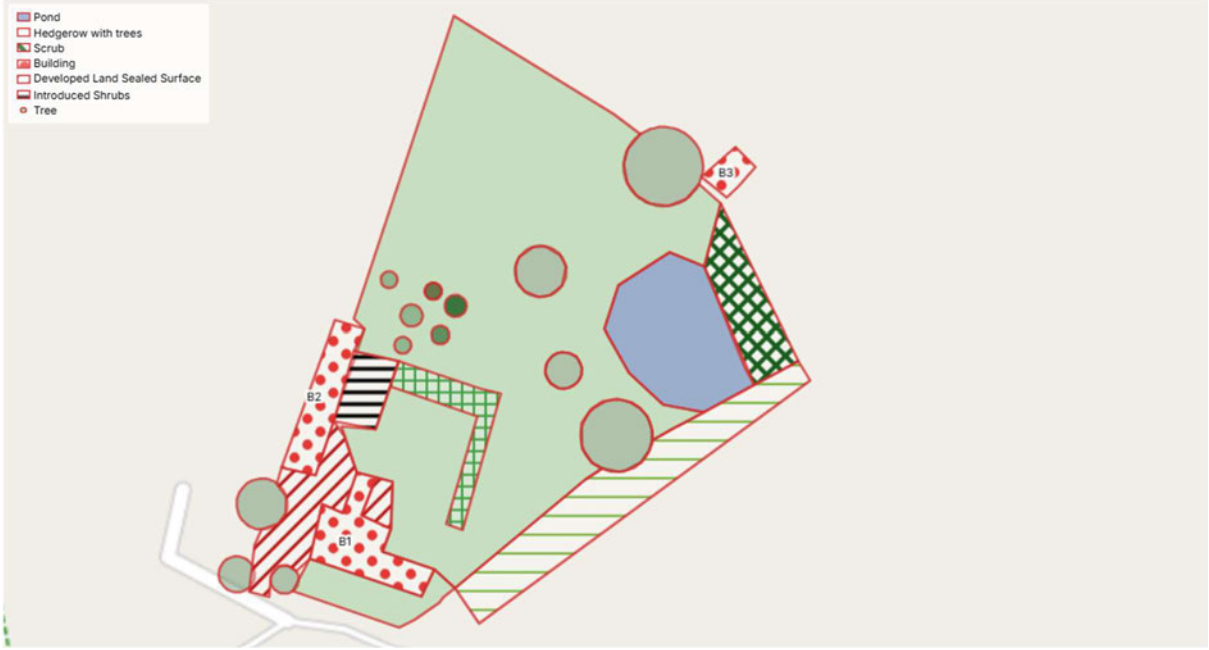
Site Description and Surrounding Area

1.6 The proposals area consists of a redbrick house with outbuildings and a large garden with a pond. A number of scattered trees and treelines are noted. A small patch of scrub is found in the north east corner. The only area to be affected by works is the main house (B1) and hard surfaces.

Figure No. 01 – Site location



Figure No.02 – UKHabs Map



1.7 The site is located off Black Gate Lane C. 2.0km west of the village of Adversane, West Sussex.

1.8 The wider area is rural, comprised primarily of arable fields and pasture divided by hedgerows. Pockets of woodland are present. The Mens Nature Reserve lies 2.5km west.

1.9 1no. pond is located onsite. 2no. are located within a 500 m radius of the site. The River Arun lies C.175 meters north of the site.

Proposals

1.10 The proposals are for an extension to the existing kitchen and an extension to the existing office. The plans also involve infilling a covered porch with a glazed link.

2.0 Scope of Assessment

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

2.1 The assessment and appraisal are considered relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site and scope of proposals. Should alterations

	countryside location, and in addition meet one of the following criteria: 1. *Support the needs of agriculture or forestry;* 2. *Enable the extraction of minerals or the disposal of waste;* 3. *Provide for quiet informal recreational use; or* 4. *Enable the sustainable development of rural areas.* *In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;* 1. *The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;* 2. *The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and* 3. *The landform of the area.*
Policy 31: Green Infrastructure and Biodiversity	*Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.* *Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.* *Where felling of protected trees is necessary, replacement planting with a suitable species will be required.* *Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:* 1. *Special Protection Area (SPA) and Special Areas of Conservation (SAC)* 2. *Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)* 3. *Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.*

	b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that: *1. The reason for the development clearly outweighs the need to protect the value of the site; and,* *2. That appropriate mitigation and compensation measures are provided.* *Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.*

- 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 Protection of Mammals Act 1996.

3.7 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.

3.8 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.

3.9 All other mammals receive general protection against cruelty, inhumane killing or injuring under the Protection of Mammals Act 1996.

4.0 Methodology

Desktop Study

4.1 'Magic' Maps was consulted for information pertaining to priority habitats, statutory designated sites and permitted European Protected Species Mitigation Licences (EPSML's) within a potential zone of influence of the development site.

4.2 The following potential zones of influence have been used when identifying designated sites in the local area: Local Nature Reserves (LNRs), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs) were searched for within a 2.0km radius of the site, and internationally designated sites including Special Protection Areas (SPAs), potential Special Protection Areas (pSPAs), Ramsars (Wetlands of International Importance) and proposed Ramsars (pRamsar) within a 10km radius of the site. Special Areas of Conservation (SACs) and possible Special Areas of Conservation (pSACs) within a 12km radius of the site, to account for the potential presence of SAC's designated for their bat interest, in accordance with recent guidance (SDNP, 2020).

4.3 Due to the scale and scope of proposals, a biodiversity record centre was not considered necessary.

4.4 A search was carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland.

4.5 The report is written based on the following guidance:

- CIEEM Guidelines for Ecological Report Writing 2017 (CIEEM, 2017)

- CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018)

- 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:

  o CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017)

  o CIEEM Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. Second Edition (CIEEM, 2017)

  o Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023)

Site Visit

4.7 A site visit was conducted on 24th April 2026 during suitable conditions (15ºc, no rain with 100% cloud cover and a westerly breeze). Habitats were recorded broadly according to the UK-Habs Classification System as described within the UK Habitats Manual v2.01 (UKHab Ltd 2023). All habitats present on-site were recorded on a UKHab map (*Figure No. 01 – Site Habitat Plan*).

4.8 During the survey any constraints with regard to protected species were considered; potential for impacts upon protected species even when evidence of such was not noted at the time of survey.

4.9 Points of interest for protected species have been plotted into the Site Habitat Plan and within target notes. Protected and Notable Species considered as part of this assessment include but are not limited to:

- *Bats – foraging, commuting, roosting, swarming and hibernating;*
- [redacted] *meles – setts, latrines, push-unders and trapped hairs to fences, snuffle holes, and tracks;*
- *Dormice Muscardinus avellanarius – nesting and commuting;*
- *Great Crested Newts Triturus cristatus and other Amphibians such as Common Toads Bufo bufo – terrestrial active and hibernation habitat and aquatic habitat, including commuting;*
- *Birds – nesting, foraging and wintering;*
- *Reptiles – terrestrial active and hibernation habitat;*
- *Rare or Notable Invertebrates;*
- *Rare or Notable Plants;*
- *Water Voles Arvicola amphibius – foraging and shelter habitats;*
- *Otters Lutra lutra – foraging and shelter habitats;*
- *White-clawed Crayfish Austropotamobius pallipes;*

4.10 The structure were inspected for features conducive to bat and bird roosting. The bat roost assessment was conducted following the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines (2023). Any evidence of bats such as grease marks, bat droppings, feeding remains and suitable cavities were noted.

4.11 Structures were assigned levels of bat roost suitability, ranging between negligible and high for buildings.

4.12 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. The further revisits added certainty to the original findings.

HSI Assessment

4.13 During the site visit, all accessible ponds were appraised for their value to support GCN. As such the following factors were assessed and quantified before being placed into the HSI calculator noted within the report below.

- Geographic Location
- Pond Area
- Pond Permanence
- Shade Cover
- Waterfowl Presence
- Fish Presence
- Surrounding Pond Density
- Terrestrial Habitat Quality
- Macrophyte Cover

4.14 The overall score obtained by the pond based on the results of the above factors creates a score showing the overall value of the pond of Excellent, Good, Average, Below Average, Poor.

Ecological Impact Assessment

4.15 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, 2018). 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.

4.16 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.

4.17 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 sites social and economic value.

4.18 Specifically in the case of bats, the impact assessment has been conducted in accordance with the recently published Bat Mitigation Guidelines (Reason and Wray 2023). Other relevant guidelines such as the Dormouse Conservation Handbook, Great Crested Newt Mitigation Guidelines and Froglife Advice Sheet for Reptiles were consulted as appropriate.

5.0 Constraints

5.1 No access to the internal roof space of the main house was available. It is considered that sufficient coverage of the site was undertaken to ensure an informed assessment could be made.

6.0 Baseline Ecological Conditions

Desktop Study

Designated Sites and Habitats within 12.0km

6.1 The table below is included to allow the ecological context of the site against that of the wider area. This allows decisions regarding habitat change and protected species to be considered. The habitats of the protected sites listed below may not represent that of the site and may not be affected by proposals.

Statutory Designated Site	Description	Distance from Site
Upper Arun SSSI	The Upper Arun is relatively unpolluted and supports a diverse riverine flora. This, together with a varied river structure caused by cattle trampling and other erosion, has resulted in an extremely complex habitat upon which	C.230 m north

	the dragonflies depend for breeding, feeding and resting sites. Common clubrush Schoenoplectus lacustris and reed canary grass Phalaris arundinacea are abundant, together with sedges Carex spp, water plantain Alisma plantago-aquatica, branched bur-reed Sparganium erectum, arrowhead Sagittaria sagittifolia and yellow water-lily Nuphar lutea. The river banks are largely vegetated with grasses such as tufted hair-grass Deschampsia cespitosa together with nettle Urtica dioica and docks Rumex spp. In places the banks have been trodden-in by cattle and are bare of vegetation. Fifteen species of dragonfly breed within the river, including the nationally rare scarce chaser Libellula fulva, for which this is the best stretch of river in West Sussex. Also found are the notable species club-tailed dragonfly Gomphus vulgatissimus, brilliant emerald Somatochlora metallica and the hairy dragonfly Brachytron pratense.	
The Mens SSSI, SAC	The Mens is an extensive area of mature beech *Fagus sylvatica* woodland rich in lichens, bryophytes, fungi and saproxylic invertebrates, and is one of the largest tracts of **Atlantic acidophilous beech forests** in the south-eastern part of the habitat's UK range. It is developing a near-natural high forest structure, in response to only limited silvicultural intervention over the 20th century, combined with the effects of natural events	1.9km West

	such as the 1987 great storm. The site also supports nationally important numbers of roosting barbastelle.	
Ebernoe Common SSSI, NNR	Ebernoe Common is of national importance as an example of a large ancient woodland. It contains a wide range of structural and vegetation community types which have been influenced in their development by differences in the underlying soils and past management. The native trees, particularly those with old growth characteristics, support rich lichen and fungal communities, and a diverse woodland breeding bird assemblage. Nationally important maternity roosts for barbastelle bat Barbastella barbastellus and Bechstein's bat Myotis bechsteinii occur within the woodland.	6.9km west
Arun Valley RAMSAR	*Anisus vorticulus* occurs across a range of sites in southern and eastern England. The Arun valley is one of the three main population centres for this species in the UK. This proposed site includes two of its core sites in the wash lands of the Arun floodplain (Pulborough Brooks and Amberley Wild Brooks SSSIs).	8.0km South

6.2 No Non-statutory designated sites were noted within a 1.0km radius of the site.

6.3 Due to the nature of the proposals, the LPA will not have to consult with Natural England.

Habitats

Desk Study

6.4 Within 1.0km of the site there are Priority Habitats of Deciduous Woodland, Coastal and Floodplain Grazing Marsh and Traditional Orchards. The closest Priority Habitat lies 0.2km west.

Site Assessment

6.5 The site is given over to the following habitats.

U1b5 –Buildings

6.6 The main house (B1) in the south of the site is of redbrick construction with riled roof and chimneys. The barn (B2) on the western boundary is also of redbrick with tiled roof. A small shed (B3) is noted in the north of the site. This habitat is of **negligible** ecological value. It's suitability for protected species shall be discussed in Section 7.0.

U1b6 – Other developed Land

6.7 Surrounding the house is a patio of flagstone. A gravel driveway enters the site from the south leading to a parking area. This habitat is of **negligible** ecological value.

G4,32,41,11,10 - Modified Grassland with Scattered Trees, pond and hedgerow with trees and scrub

6.8 The majority of the garden consists of well-tended lawn of low species diversity. The lawn appears to be well managed and mown regularly. Species noted include perennial ryegrass *Lolium perenne,* annual meadow grass *Poa annua, daisy Bellis perennis* and dandelion *Taraxacum sp.*

6.9 Some areas of the garden are of higher sward length and more unkempt. Within these areas are daffodil, and fruit trees including apple *Malus sp.*

6.10 In the eastern side of the site is a large pond with emergent vegetation. This habitat is of **site** ecological value.

6.11 Along the eastern site boundary lies a treeline and hedgerow. The hedgerow appears to be well managed. The trees within the hedgerow are mature. Species within the hedgerow consists primarily of hawthorn *Crataegus monogyna* and trees consist of ash *Fraxinus excelsior* and horse chestnut *Aesculus hippocastanum*. Overall, this habitat is of **site** ecological value.

6.12 In the north eastern corner of the site lies a small area of scattered scrub with a dry stream running through. The scrub included species such as bramble *Rubus fruiticosus* agg., nettle *Urtica diocia,* common reed *Phragmities australis,* and lesser celandine *Ficaria verna*. Overall, this area was of **site** value.

7.0 Protected Species Assessment

Bats

Desk Study

7.1 No granted European Protected Species Licence within the past 10 years are noted within a 2.0km radius of the site.

7.2 There are records of Common and nathusius's pipistrelle (*Pipistrellus pipistrellus* and *Pipistrellus nathusii*), serotine (*Eptesicus serotinus*), soprano pipistrelle (*Pipestrellus pygmaeus*), Bechstein's (*Myotis bechsteinii*) and western barbastelle (*Barbastella barbastellus*) within a 2.0km radius.

7.3 Ebernoe Common SSSI, NNR and The Mens SSSI, SAC are located within a 12.0km radius of the site. Each site supports nationally important numbers of Barbastelle and Bechstein bats and barbastelle bats respectively.

Site Assessment - Buildings

7.4 No signs of bat were noted during the assessment.

7.5 B1 is of redbrick with a clay tiled roof. Several areas of lifted and gappy roof tiles were noted creating bat roost suitability across the entire building's roof. Hanging tiles along the western side created gaps below which gave potential for bats to enter. A number of broken and missing tiles are also noted.

7.6 The eaves all appear to be of wooden slat and beam construction. The slats and beams all appeared to be in good condition across the majority of the building with no holes to the internal roof-space present.

7.7 The extension on the northern end of the building displayed several areas of lifted and gappy roof tiles.

7.8 The kitchen exterior is of hanging tile in places, beneath which were several gaps of value to bats.

7.9 The membrane underneath the covered porch appeared to be in good condition but there is suitability for bats to crawl between tiles and membrane.

7.10 No internal access was possible.

7.11 Overall, B1 is of '**moderate'** bat roost suitability.

7.12 B2 is also of redbrick construction with a clay tiled roof.

7.13 A low number of lifted tiles conducive to supporting roosting bats were noted. The soffit boards and facias are of uPVC construction and offered no bat roost potential.

7.14 Internally, B2 is of plywood ceiling on the ground floor. No access was available to the roof-space.

7.15 The building is in good condition and recently renovated. Overall, B2 is of '**low'** bat roost suitability. No current plans affect B2.

7.16 B3 is a wooden shed and of absolutely no value to bats whatsoever.

7.17 *Foraging and Commuting*

7.18 The site is lined by hedgerows and trees along the eastern boundary. No direct connecting hedgerow exists between the site and surrounding area. However, there are other dense hedgerows with treelines in the surrounding area creating a network of foraging and commuting habitats.

7.19 The area is rural and subject to little nighttime lighting, creating good conditions for foraging bats. The fruit trees within the garden also create a good area for foraging bats.

7.20 Overall, the garden is of '**low'** foraging value and the surrounding hedgerows of '**moderate'** foraging and commuting value.

7.21 Overall, B1 is of '**low'** suitability for roosting bats. B2 is of '**low'** suitability for roosting bats. B3 is of '**negligible'** value to roosting bats.

Foraging and Commuting

7.22 The surrounding area provides prime commuting and foraging opportunities for bats along hedgerows and fields. The onsite pond also provides foraging opportunities. Furthermore, the lack of night time lighting within the local area is conducive to supporting foraging bats.

Birds

Desk Study

7.23 Numerous bird species are present in the local area, including those which utilise garden and hedgerow habitats. Species which could utilise the hedgerow and shrub to nest include song thrush *Turdus philomelos,* blackbird *Turdus merula*, wren *Troglodytes troglodytes* and robin *Erithacus rubecula.*

Site Assessment

7.24 The site provides some good nesting habitat within the trees and hedgerows. The area of scrub at the back of the site also provides good habitat for a variety of species.

7.25 The site is of good value to foraging birds across the site. The grassland is of value to species such as starling *Sternus vulgaris*.

7.26 No nesting value or evidence was noted within the buildings. The wider landholding is of '**moderate' value** to nesting and **'low/moderate' value** to foraging birds.

Reptiles

Desk Study

7.27 There are multiple records of reptiles within a 2.0 km radius of the site.

Site Assessment

7.28 The land for development is of '**negligible'** value to reptiles as it consisted solely of hard surfacing. The edges of the site and areas of longer grass create pockets of suitable habitat for reptiles, however these are isolated and small. The wider landholding was of '**low'** value to reptiles due to the long sward height of the surrounding paddocks and lack of connectivity of habitats within the wider area. The scrub in the north east of the site does hold some limited reptile value.

7.29 The works area is of no value to reptiles and no areas of value to reptiles will be affected.

Amphibians

Desk Study

7.30 The site is within the red impact zone for GCN.

7.31 1no. pond is onsite. 2no. ponds are located within a 2.0km radius.

Site Assessment

7.32 The majority of the onsite lawn is of low sward height and of little value to amphibians. The surrounding grassland to the north, west and east are all well-tended / paddocks of low sward height.

7.33 The onsite pond is isolated from other bodies of water by unsuitable commuting habitat (paddocks and low sward height grassland). An HSI assessment of the pond was undertaken to establish the quality of the pond for GCN.

Figure No. 03 – HSI Assessment

	Pond Name	*Pond 1*
	Grid Ref	TQ05192381
SI No	SI Description	*SI Value*
1	Geographic location	*1.00*
2	Pond area	*0.20*
3	Pond permanence	*1.00*
4	Water quality	*0.67*
5	Shade	*1.00*
6	Water fowl effect	*0.67*
7	Fish presence	*1.00*
8	Pond Density	*0.90*
9	Terrestrial habitat	*0.33*
10	Macropyhyte cover	*0.30*
HSI Score		***0.62***
Pond suitability (see below)		*Average*

HIS Score	**Pond Suitability**
< 0.50	Poor
0.50 - 0.59	Below average
0.60 - 0.69	Average
0.70 - 0.79	Good
> 0.80	Excellent

8.0 Evaluation of Impacts and Mitigation

Designated Sites

Potential Impacts

8.1 None foreseen. The works are small in scale and affect no foraging or commuting habitat.

Avoidance, Mitigation and Compensation

8.2 None required.

Habitats

Potential Impacts

8.3 In the absence of mitigation, improper storage of materials could lead to degradation of grassland and other soft ground habitats.

Avoidance, Mitigation and Compensation

8.4 Ensure all materials and plant machinery affect the minimal area of soft surfaces possible by creating pre-determined routes which plant machinery shall use. Specific material storage areas shall be implemented to ensure excess land isn't degraded through works.

8.5 All hazardous chemicals should be stored on existing hard surfaces away from soft or open ground. Refuelling should be undertaken in a designated area on existing hard surfaces. Spill kits should be provided in case of emergency.

8.6 Any areas of grassland removed or disturbed by works shall be re-laid with turf once works are complete.

Bats

Potential Impacts

8.7 Inappropriate lighting could lead to loss of foraging areas for bats.

8.8 B1 holds bat roost suitability. Lack of mitigation could lead to the injury or death of a bat.

8.9 Should plans change to include B2 a bat could be harmed during works.

Avoidance, Mitigation and Compensation

8.10 To establish exactly if and how bats are using B1, 2no. bat emergence surveys is required to ensure no bats are injured or killed during works.

8.11 The survey shall take place between **mid-May and August** on a night of suitable conditions (above 9 degrees and calm winds with no rain). It shall commence 15 minutes before sunset and continue for 1.5 hours after sunset.

8.12 Works shall be designed to minimise disturbance of any bats which might use the surroundings. No external lighting shall be installed other than minimal downlighting of entrances and the access drive. Such lighting must strictly accord with the BCT/ILP Guidance Note 08/23, with minimal illumination of the boundary vegetation in particular

(taken to be no more than 0.2 lux other than for emergency lighting). Construction phase lighting shall not be used.

8.13 Trees and hedges to be retained must be protected in accordance with British Standard 5837:2012.

8.14 Results of the bat emergence survey shall inform further mitigation.

8.15 Should B2 have works undertaken, a bat emergence survey shall be required to establish exactly if and how bats are using the building.

Nesting Birds

Potential Impacts

8.16 No vegetation of value to nesting birds is currently scheduled for removal. If proposals change, this could lead to the destruction of a nest. This would constitute an offence under the Wildlife and Countryside Act 1981 (As Amended).

Avoidance, Mitigation and Compensation

8.17 Should proposals change to include vegetation, tree, hedge or shrub removal, works shall be carried out outside of nesting season (March-August inclusive) and in any case shall be preceded by a check to ensure no nests are present. If this is not possible, a more detailed inspection shall be undertaken by a suitable qualified ecologist and dependent on the results of this, monitoring would be necessary by the ecologist to confirm no nests are present or likely to be concealed.

8.18 Any active nests must be granted a 5.0 m buffer from any works, until such time that the chicks within have fledged and the nest is no longer in active use.

8.19 Should an active nest be discovered or suspected during works, all operations in the area must cease and a suitably qualified ecologist contacted for advice.

Reptiles and Amphibians

Potential Impacts

8.20 None foreseen. The works are limited to areas of hardstanding.

Avoidance, Mitigation and Compensation

8.21 All materials shall be stored on hard surfaces or pallets, and any piles of timber metals etc. checked for presence of amphibians or reptiles before removal.

8.22 In the **highly unlikely** event a GCN is discovered, all works must cease and a suitably qualified ecologist contacted for advice.

[redacted] could become trapped in trenches and footings.

Avoidance, Mitigation and Compensation

8.24 Ensure all trenches and footings are covered at night and when the site is unattended or fitted with a shallow angled ramp to allow any trapped animals to escape.

Other

Potential Impacts

8.25 In the absence of mitigation there is a low risk of hedgehogs being disturbed, especially if materials are not stored properly in the garden.

Mitigation and Compensation

8.26 All materials shall be stored on hard surfaces or pallets, and any piles of aggregates, timber etc. checked for presence of hedgehogs before removal.

Residual Impacts

8.27 The overall impact of the scheme will be negligible.

9.0 Ecological Enhancements

9.1 The most beneficial enhancements would involve the following:

- The provision of nesting boxes for a variety of bird species such as starling and house sparrow within trees and swallow boxes in a sheltered spot away from external lighting on the exterior of the barns onsite.
- The creation of log and compost piles, as well as artificial hibernacula in quiet corners of the site;
- Bat boxes suitable for a range of species to be fitted to the southern aspect of the onsite buildings;
- Installation of invertebrate boxes in both sunny and sheltered locations to cater for a range of species.

10.0 Conclusions

10.1 The proposals area consists of a redbrick house with outbuildings and a large garden with a pond. A number of scattered trees and treelines are noted.

10.2 The works area offered '**moderate' suitability** for roosting bats due to the features displayed within B1. As such a series of 2no. bat emergence survey shall be required to establish exactly if and how bats are using B1.

10.3 The site offer **'low/moderate' value** for foraging bats.

[redacted]

10.5 No significant effects are anticipated upon designated sites, provided the avoidance and mitigation measures stated within this report are followed.

10.6 When mitigation has been taken into account, the proposals are not considered to have a negative impact upon designated sites, habitats or protected species. Enhancements and a are included to confirm how ecological gains will be achieved.

11.0 References

Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. Third Edition. Available online: http://www.bats.org.uk/pages/batsurveyguide.html

Bat Conservation Trust and Institution for Lighting Professionals (BCT/ILP, 2023). Bats and Artificial Lighting at Night. Available online: https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/

British Standards Institution. (2013). BS 42020:2013 Biodiversity – Code of practice for planning and development. London: BSI Joint Nature Conservation Committee (JNCC 2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. Available online: http://jncc.defra.gov.uk/page-2468

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2020) Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management. Winchester, UK.

CIEEM (2021) Bat Mitigation Guidelines, Beta Version 1.0. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2022) Guidelines for Ecological Impact Assessment, 1st edition, Revision 1.02. Chartered Institute of Ecology and Environmental Management, Winchester.

East Hampshire District Council (2021). Biodiversity and Planning Guidance. Available online: https://www.easthants.gov.uk/media/6296/download?inline

Horsham District Council (2015). Horsham District Planning Framework. Available online: Horsham District Planning Framework 2015. Accessed 25th April 2026.

Joint Nature Conservation Committee (JNCC 2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. Available online: http://jncc.defra.gov.uk/page-2468

MAGIC Interactive Map Tool (Accessed 1st May 2026): www.magic.gov.uk

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

Streeter, D. (2010). The Most Complete Guide to the Flowers of Britain and Ireland; Harper Collins, London.

UK Hab Ltd. (2023). The Habitat Classification Version 2.0. Available online: https://www.ukhab.org

13.0 Appendix A - Site Photos

Photo 1 –B1 viewed from the north.



Photo 2 – View of the extension and covered porch from the west, location of the works.



Photo 3 – View of the eaves on the extension.



Photo 4 – View of underside of porch.

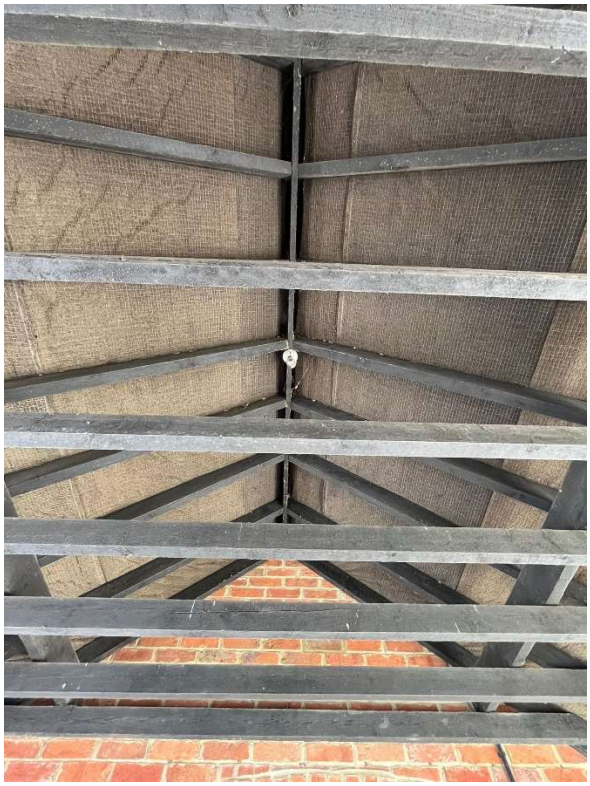


Photo 5 – Extension viewed from the east, the kitchen on the left of shot.



Photo 6 – B2 viewed from the south.



Photo 7 – Internal view of B2



Photo 8 –B3 from the north.



Photo 11– View of eastern hedgerow and treeline.



Photo 12– View of pond from the south.



Photo 13 – Area of scrub in north east of site.



14.0 Appendix B - Pond Locations

