



The Ecology Co-op

ENVIRONMENTAL CONSULTANTS

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Ref: P11100 Barn Conversion at Morlands Farm.

To whom it may concern,

The Ecology Co-op undertook a bat scoping assessment at Morlands Farm on the 10th of February 2026 at the request of Pauline & Paul McBride. This assessment was undertaken further to a proposal to convert a barn to create one dwelling. The survey was undertaken in accordance with best practice guidance produced by the Bat Conservation Trust¹.

The site is situated in a rural area. The full address is Morlands Farm, Wheatsheaf Road, Henfield, West Sussex BN5 9AT and the central grid reference of the site is TQ 2333 1798.

It comprises a barn set in an area of hardstanding with modified grassland and scattered trees in the surrounding area. Arable fields are present to the north, east, south and west of the site. Given the nature and small scale of the proposals, this assessment has focused upon localised site impacts only. The site location is shown in Figure 1, Appendix 1. Plans were not available at the time of survey,

The planned alterations will comprise the conversion of the barn to create one dwelling. No specific plans were however available at the time of survey.

The building is fairly modern and in an overall good condition. Table 1 below summarises the assessed building's potential suitability for roosting bats. Photographs are displayed in Appendix 2.

Table 1. Summary of structures assessed for Potential Roost Features (PRFs).

Building section	Description of features	Assessment of suitability (Collins 2023)
Barn	Single-storey barn with wooden and chipboard siding and a mixed onduline/metal sheet single skin hipped roof. Roof lacks suitable crevices for bats. Single skin weatherboarding, boards are tight fitting with no features suitable for roosting bats. No cracks or gaps in wooden siding, chipboard or wooden beams. No suitable features for roosting bats. An internal inspection found no evidence of bats and no suitable	No bat roost suitability

¹ Collins, J.(ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). The Bat Conservation Trust, London.

Building section	Description of features	Assessment of suitability (Collins 2023)
	roosting features inside the barn. No cracks or gaps in chipboard or wooden beams. There was no internal void space.	

Overall, the building has no suitability for roosting bats, considering the condition of the building. As such, it is concluded that the proposed development will not impact on roosting bats and no further surveys are recommended in this instance.

Areas of woodland, scattered trees and hedgerows along the boundaries of arable fields are considered to be of value for foraging and commuting bats in the wider area, however there was no suitable habitat in the immediate surroundings to support other protected species.

The site can be enhanced for bats by placing bat boxes on nearby trees or buildings at a height of 3m or higher, and preferably on a south-facing aspect (examples in Appendix 1, Figure 2).

These enhancement measures will help illustrate that the proposals are in adherence of Paragraphs 187 (d) of the National Planning Policy Framework (NPPF) and should therefore be considered favourably within the planning process.

If you have any queries about the findings of this assessment, then please do not hesitate to contact me.

Kind regards,



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APPENDIX 1 – Figures



Figure 1. Aerial image showing the location of site (indicated with a red outline). Image produced courtesy of Google maps (map data ©2026 Google).



Figure 2. Left to right, the 2F, 2FN and the 1FS bat boxes produced by Schwegler. These and other brands are available at many on-line wildlife stores. These are constructed of 'woodcrete' (a mixture of cement and woodchip) and are designed to be durable and replicate the stable thermal properties of trees and buildings. They may be attached to trees or buildings.

APPENDIX 2 – Site Photographs



Photograph 1. Southern elevation.



Photograph 2. Western elevation.



Photograph 3. Northern elevation



Photograph 4. Eastern elevation



Photograph 5. Internal view