

Ecology Addendum

The Fox Inn, Bucks Green

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1.0 Introduction

- 1.1 In September 2025 Nicholas Pearson Associates (NPA) prepared a Preliminary Ecological Appraisal (PEA) (NPA 30205 0400 P01) to inform development proposals by Hall & Woodhouse at The Fox Inn pub in Bucks Green, Rudgwick, RH12 3JP (OS Grid Reference: TQ 07781 33004) hereafter referred to as the 'Site'.
- 1.2 Since then:
- Hall & Woodhouse have confirmed the scope of the proposals,
 - an ecology consultation response has been prepared by Place Services (19 May 2026) on the planning application (DC/26/0166),
 - the proposals have been amended to propose a pitched roof, rather flat roof extension, and
 - update bat surveys have been undertaken.
- 1.3 This addendum provides the further information requested by the consultation response, including providing the methods and results of the bat surveys.

2.0 Proposals

- 2.1 Hall & Woodhouse confirmed the proposals would only affect the western end / the existing hipped roofed single storey extension of the pub (as shown on the Existing & Proposed Roof Plan (24-099-02-04 Rev A) and Proposed Ground Floor Plan (24-099-02-01 Rev B), both attached to this report for ease of reference).
- 2.2 As such the proposals will not impact the covered well, trees or main pub building which could potentially be used by roosting bats. The proposals will also not impact habitats suitable for other protected species *e.g.* reptiles, amphibians, hedgehog or Badger.

3.0 Update Preliminary Roost Assessment

- 3.1 An update Preliminary Roost Assessment (PRA) was conducted on 16 December 2025. This assessed the potential of the existing hipped roofed single storey extension of the pub to support roosting bats. The assessment was undertaken by a licensed bat worker and included an inspection of the roof void of the extension. The timber canopy originally surveyed had been removed before this update visit.
- 3.2 Whilst no direct evidence of roosting bats was recorded the extension was considered to provide "moderate" potential to support roosting bats. Details of the methods and results of the PRA are provided in Appendix 1.

4.0 Bat Emergence Surveys

- 4.1 As the extension was identified as having moderate potential to support roosting bats and the works (2 roof lights proposed, and new extension would require roofing works at its western end), it was subject to 2 No. emergence surveys. On the second survey a single Common Pipistrelle bat *Pipistrellus pipistrellus* was recorded emerging from the extension, which triggered a third emergence survey to be conducted.
- 4.2 The surveys were undertaken in accordance with Good Practice Guidelines and the Interim Guidance Note on Night Vision Aids. The surveys were undertaken in suitable weather conditions (starting temperature $\geq 10^{\circ}\text{C}$, little or no rain and no strong winds over Beaufort 3). The surveys commenced 15 minutes prior to sunset and continued until 1.5hrs after sunset (See Table 4.1 below for details).
- 4.3 Experienced bat surveyors using full spectrum bat detectors (AnaBat Walkabout, Petterson M500) and night vision aids (Sony Handycam FDR-AX53, Nightfox Whisker, Nightfox Nova, Canon AX 70) recorded any roosting bats present. Camera footage was analysed using VLC media player video software to review any points of interest/uncertainty. See Appendix 2 for survey camera coverage.

Table 4.1: Emergence Survey Dates and Weather Conditions

Date	Sunset (start/finish)	No. of surveyors	No. of NVAs	Weather Conditions			
				Temp ($^{\circ}\text{C}$)	Beaufort	Rain	Cloud Cover (%)
20/05/2026	20:52 (20:37 – 22:22)	2	2	15 - 12	0 - 1	0	5 - 0
17/06/2026	21:19 (21:04 - 22:49)	2	2	18 - 16	1	0	75 - 80
17/08/2026	20:19 (20:04 – 21:49)	3	3	23 - 21	2 - 1	0	30 - 0

- 4.4 No bats were recorded emerging from or re-entering the extension during the first survey. A single Common Pipistrelle bat was recorded emerging from a ridge tile on the second survey (see blue highlight in Image 1 below). This triggered a third survey where a single Common Pipistrelle bat was incidentally recorded emerging from a gable end of the main pub building (see orange highlight in Image 2 below). No other bats were recorded roosting.
- 4.5 Low levels of bat activity were observed in the vicinity of the Site; mainly by pipistrelle bats *Pipistrellus sp.* with rare passes of Noctule *Nyctalus noctule* also recorded.

Image 1



Image 2



5.0 Conclusions and Mitigation

- 5.1 The bat surveys recorded a single Pipistrelle emerge from the extension where the works are proposed. In the absence of mitigation the proposals could disturb, injury or kill roosting bats. As such a Natural England bat mitigation licence will be obtained prior to works commencing. This will set out in detail the working measures to avoid the risk of killing or injuring (which will include roofing works being

overseen by a licensed bat worker, only undertaken in weather conditions suitable for bat activity, not require artificial night time lighting) and the mitigation measures installed to allow bats to continue to roost within the existing and proposed extension. This will consist of the raised common and ridge tiles shown on the revised proposals drawings (Existing & Proposed Roof Plan 24-099-02-04 Rev B, and Proposed Elevations 24-099-08-02 Rev B, both attached to this report for ease of reference) and the use of bitumen felt / Type 1F only for any roofing works.

5.2 As there is some potential for the existing extension to support nesting birds, the works will either be undertaken outside the recognised nesting season (March-August inclusive) or once a check by an ecologist immediately prior to the works has confirmed the absence of any active nests.

5.3 Whilst the proposed works area will not impact habitat for other protected species, to avoid species such as Hedgehog being trapped in any excavations and/or harmed:

- all excavations would be covered overnight or means of escape (*i.e.* ramps) provided, and
- all temporary arisings during construction will either be stored in a way that prevents animals using them as a resting place (*i.e.* on hard standing, raised off the ground, away from vegetation) or removed at the end of the working day.

5.4 The following measures are now proposed to provide biodiversity enhancement:

- grassland surrounding the eastern car park will not be cut in May *i.e.* No mow May.
- 2 No. native trees will be planted in the grassland surrounding the eastern car park.
- 2 No. Low Profile WoodStone bat boxes placed on mature trees – positioned to be agreed with the licensed bat worker on Site.
- 2 No. 1B Schwegler bird boxes (one with 26mm hole, and one with 32mm hole) placed on mature trees – positioned to be agreed with the licensed bat worker on Site.

Appendix 1: Update PRA

The Fox Inn, Rudgwick - 16/12/25

Temp 8C

BFT 2

Oktas 8/8

Rain: 0%

Building Description

The building surveyed was a modern extension which forms part of the Fox Inn public house. The extension has two purposes: one section, the western end, forms a ground floor beer 'cellar' and storage, while the eastern section forms part of the public bar. The extension surveyed forms just a small part of the entire building. It was not possible to view the entire eastern side of the roof (partially obscured by the presence of a marquee), or the northern roof elevation).

Extension Exterior:

The roof of the extension is multi-pitched with two gable ends and a hipped roof section. The survey included just the hipped roof section which is the area of roof which will be affected by the planned works. It is a brick extension with cavity walls.

There are clay ridge tiles, and the roof has clay plain tiles with ladies' bonnets running along the hips.

There are wooden fascias and soffits.

There is a single plastic downpipe with water storage containers adjacent to it.

There are multiple service pipes / insulated electricity cables

The walls are painted brick (and probably block), cavity wall construction.

Windows and doors are wooden framed.



Interior Roof Void:

There is a modern rafter construction. There are two adjacent A-frame rafters within this hipped extension, and these are interlinked with horizontal struts. The roof void is accessed via a single loft hatch which is above the ground floor beer 'cellar'.

There is an internal block built 'gable end' which effectively forms the back wall of the vaulted ceilinged bar area beneath.

There is a mixture within this roof void of breathable membrane and reinforced plastic membrane. In addition, there is 'celotex' type insulation foam boarding above the vaulted bar area roof.

There is fibreglass insulation between the joists and there are crawl boards.



Adjacent A-framed rafters with horizontal roof struts (left), insulation, crawl boards, service pipes & cables. On the right side of the pic to the left is the 'celotex' type insulation above the vaulted bar areas vaulted roof. The picture on the right shows breathable membrane



The block wall in two of the above pictures forms the back wall of the vaulted bar area beyond.



Breathable membrane



Reinforced plastic insulation



Loft hatch above ground floor beer 'cellar'

Extension Interior:

The eastern end of the extension has a vaulted ceiling and is a used bar area. There are exposed tied king-post trusses, rafters and purlins. It is hipped at its eastern end:



The western end of the extension has a toilet, passageway, beer 'cellar', storeroom and food cupboard:



Results:

Exterior Potential Roosting Features (for bats)

Wooden Lean-to (west elevation of extension)

The lean-to has been removed since the original survey was carried out by NPA.

The prf's identified in the original photos taken by NPA were endoscoped along with gaps beneath lead flashing and old pipe holes, one of which was partially obscured by wooden battoning. One area of roof has been re-tiled since the removal of the lean-to and the tiles are uneven.







West elevation roof:

There were a few gaps beneath roof tiles and between bitumen underfelt and the lower edge of the roof tiles on this elevation, including gaps where the roof had been repaired after the lean-to had been removed.



South elevation:

There are uneven clay tiles across this roof, with gaps between tiles and where the ladies' bonnets meet the roof tiles.





East elevation:

It wasn't possible to survey much of the roof on the east elevation as it was obscured by the presence of the marquee. However, it is likely that the entirety of the roof was in a similar condition. There was a visible gap between ridge tiles and several small gaps beneath roof tiles.



Results of internal roof void inspection:

- There were no signs of bats or bat droppings within the surveyed roof void or ground floor storage areas or bar.
- The extension has medium potential to support roosting bats

Appendix 2: Bat Survey Camera Coverage

Survey 1

South-Western Elevation:



South-Eastern Elevation:



Survey 2

South-Western Elevation:



South-Eastern Elevation:



Survey 3: South-Western Elevation:



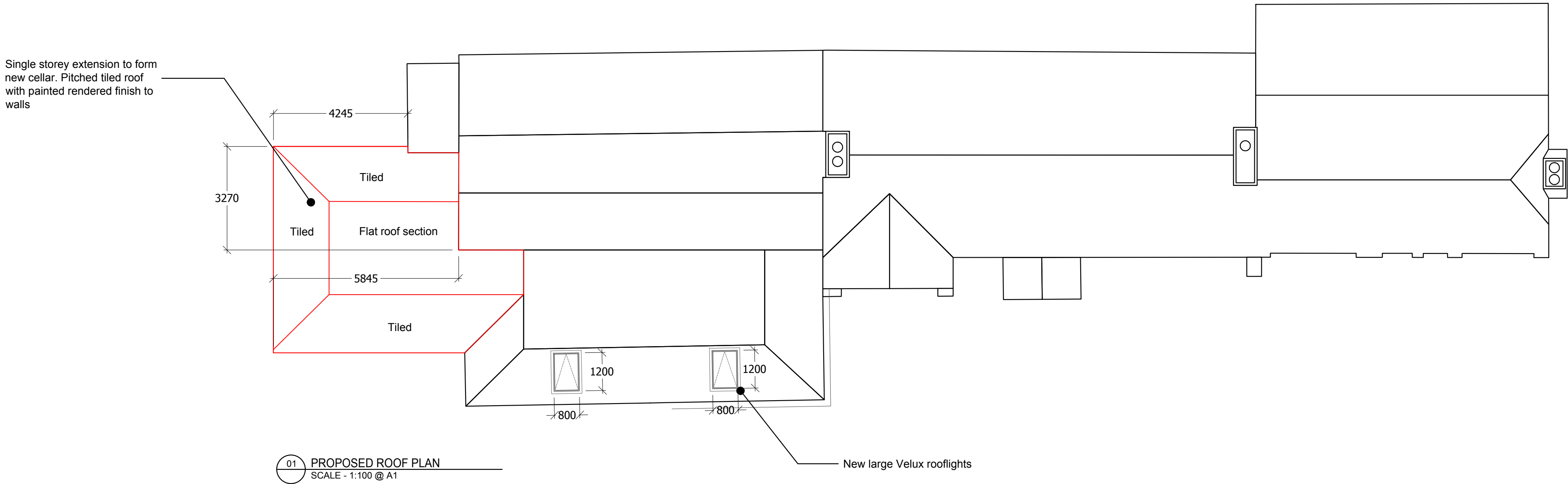
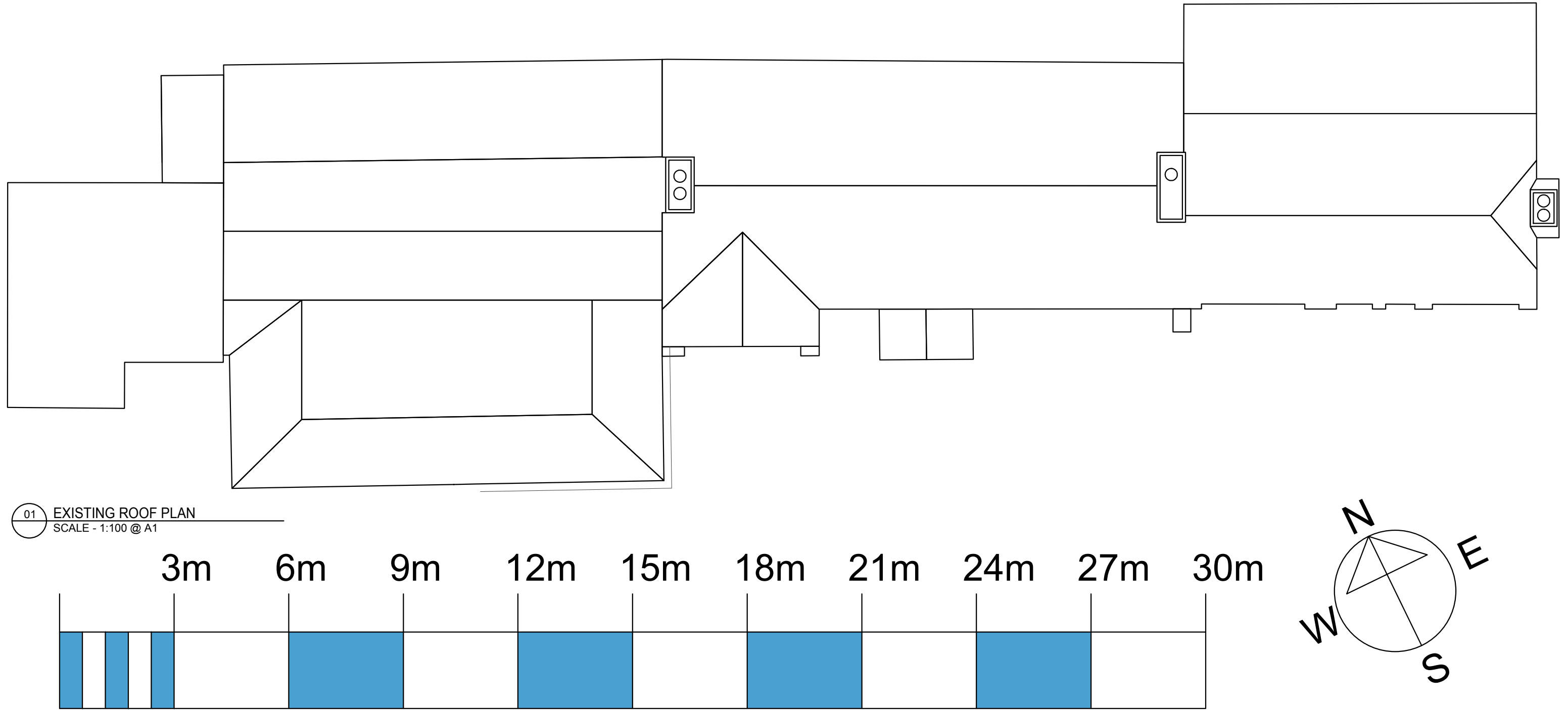
South-Eastern Elevation:



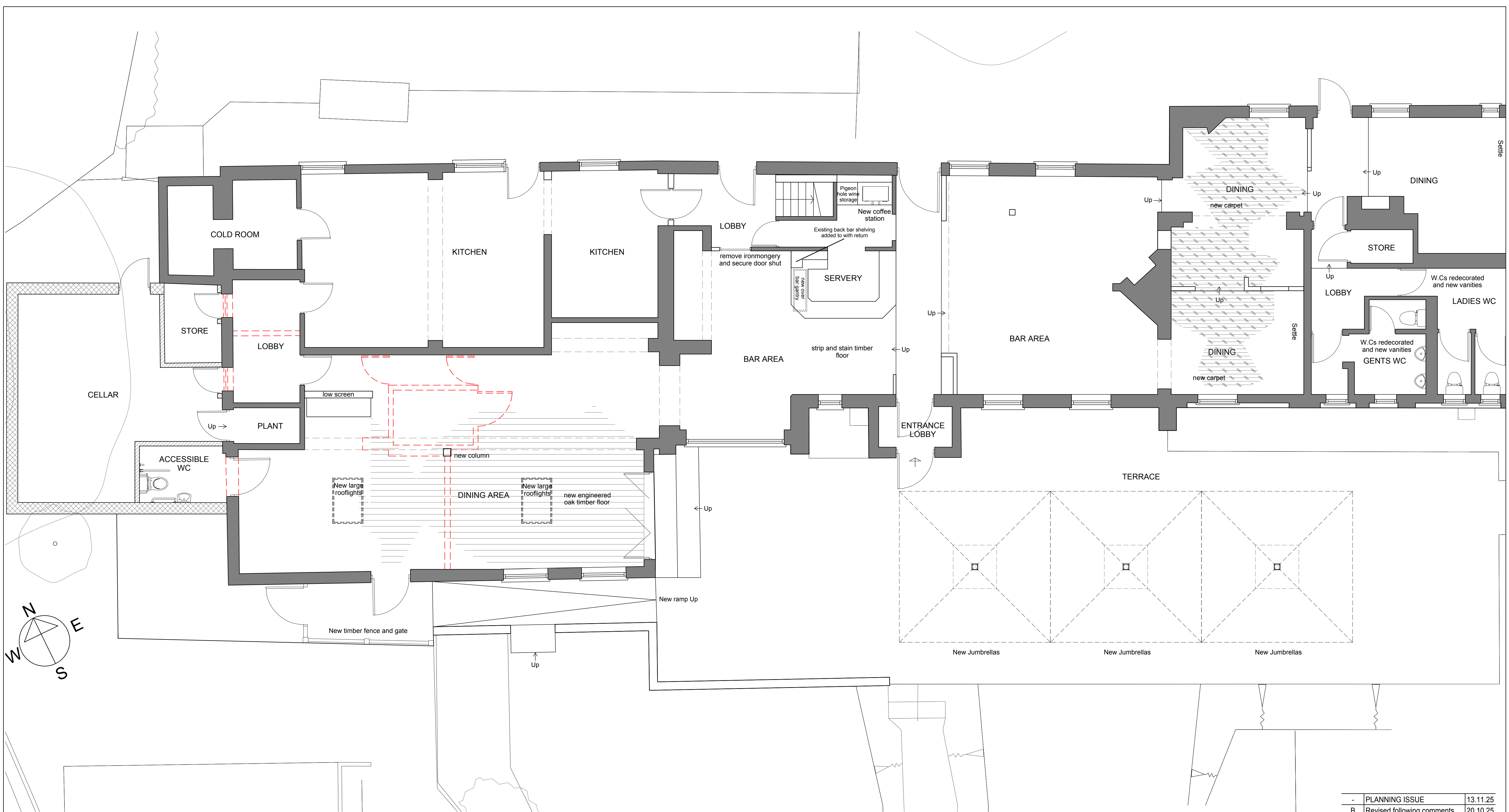
Northern Elevtaion:



Appendix 3: Proposal Drawings



A	Roof revised	26.03.26
-	PLANNING ISSUE	13.11.25
-	-	-
Rev	Description	Date
Do not scale from drawings. All discrepancies to be reported to the Client immediately. All dimensions to be verified by contractor on site prior to any works commencing.		
Client Name :		Hall and Woodhouse
Project Address :		The Fox Inn
		Buck Green
		West Sussex
Description :		Existing & Proposed Roof Plan
Scale :		1:100 @ A1
PLANNING		
Dwg No.		Rev No.
24-099-02-04		A



01 PROPOSED GROUND FLOOR PLAN
SCALE - 1:50 @ A1

DEMOLITION:

Denotes demolition or stripping out

EXISTING INTERNAL COVERS: 73

PROPOSED INTERNAL COVERS: 123



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ben@westwoodstudios.co.uk

-	PLANNING ISSUE	13.11.25
B	Revised following comments	20.10.25
A	Revised following comments	29.09.25

Rev	Description	Date
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Do not scale from drawings. All discrepancies to be reported to the Client immediately. All dimensions to be verified by contractor on site prior to any works commencing.

Client Name : Hall and Woodhouse

Project Address : The Fox Inn

Buck Green

West Sussex

Description : Proposed Ground Floor Plan

Scale : 1:50 @ A1

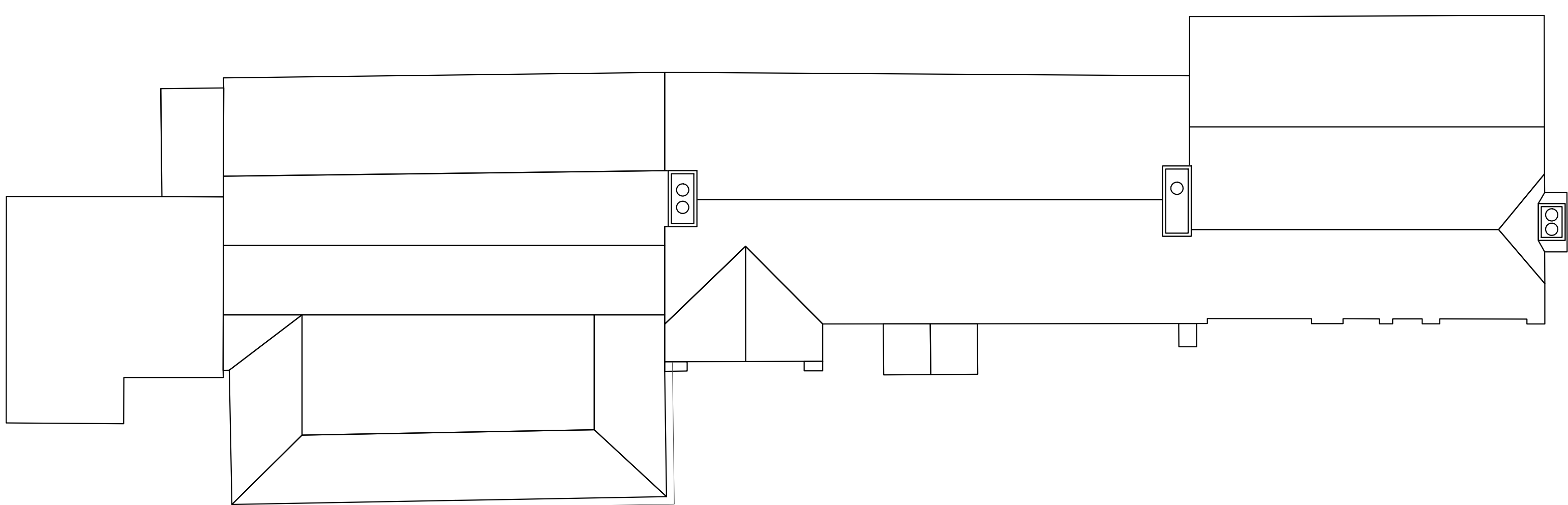
PLANNING

Dwg No.

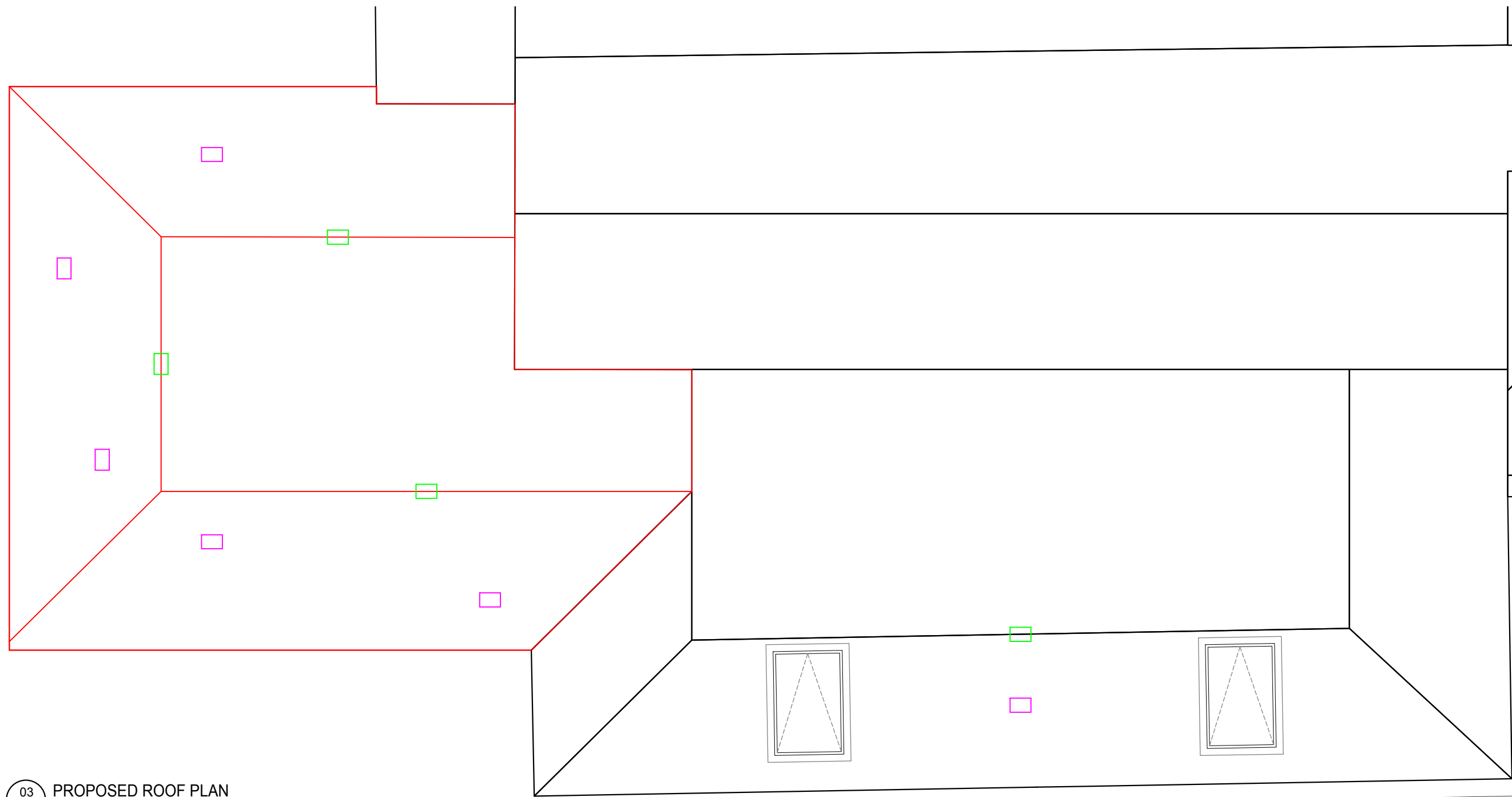
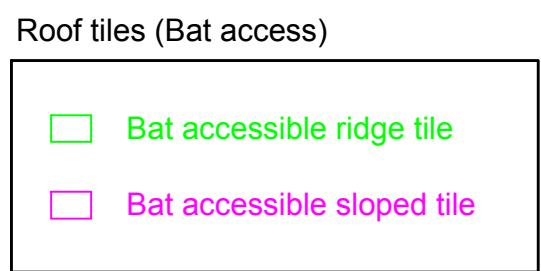
24-099-02-01

Rev No.

B

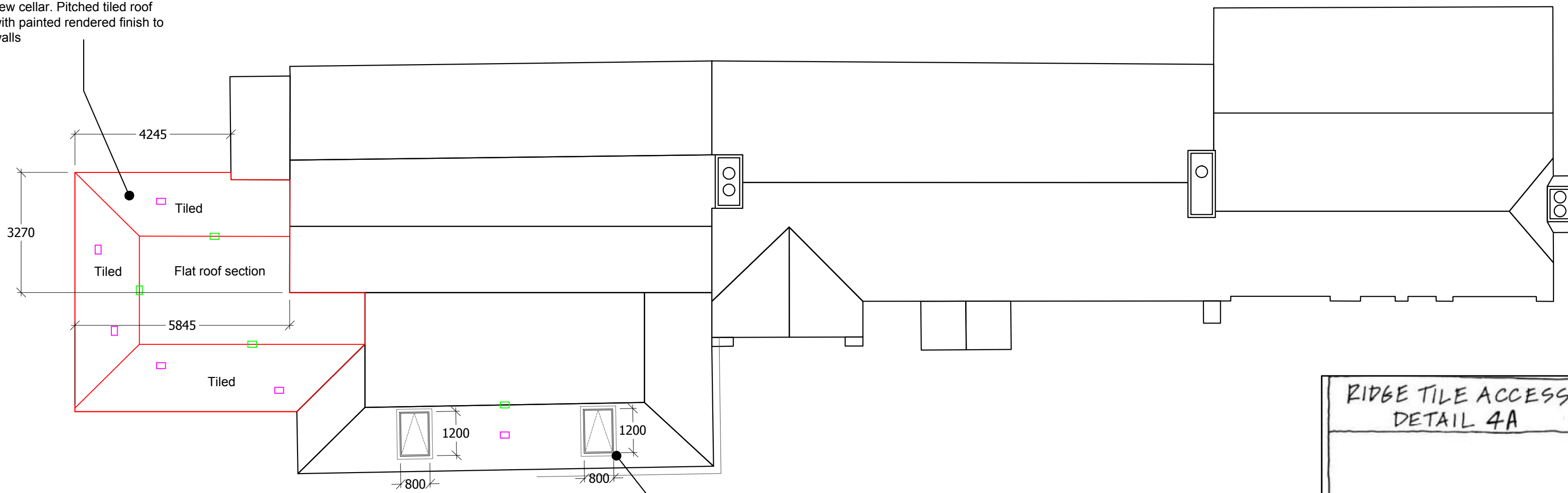


02 EXISTING ROOF PLAN
SCALE - 1:100 @ A1



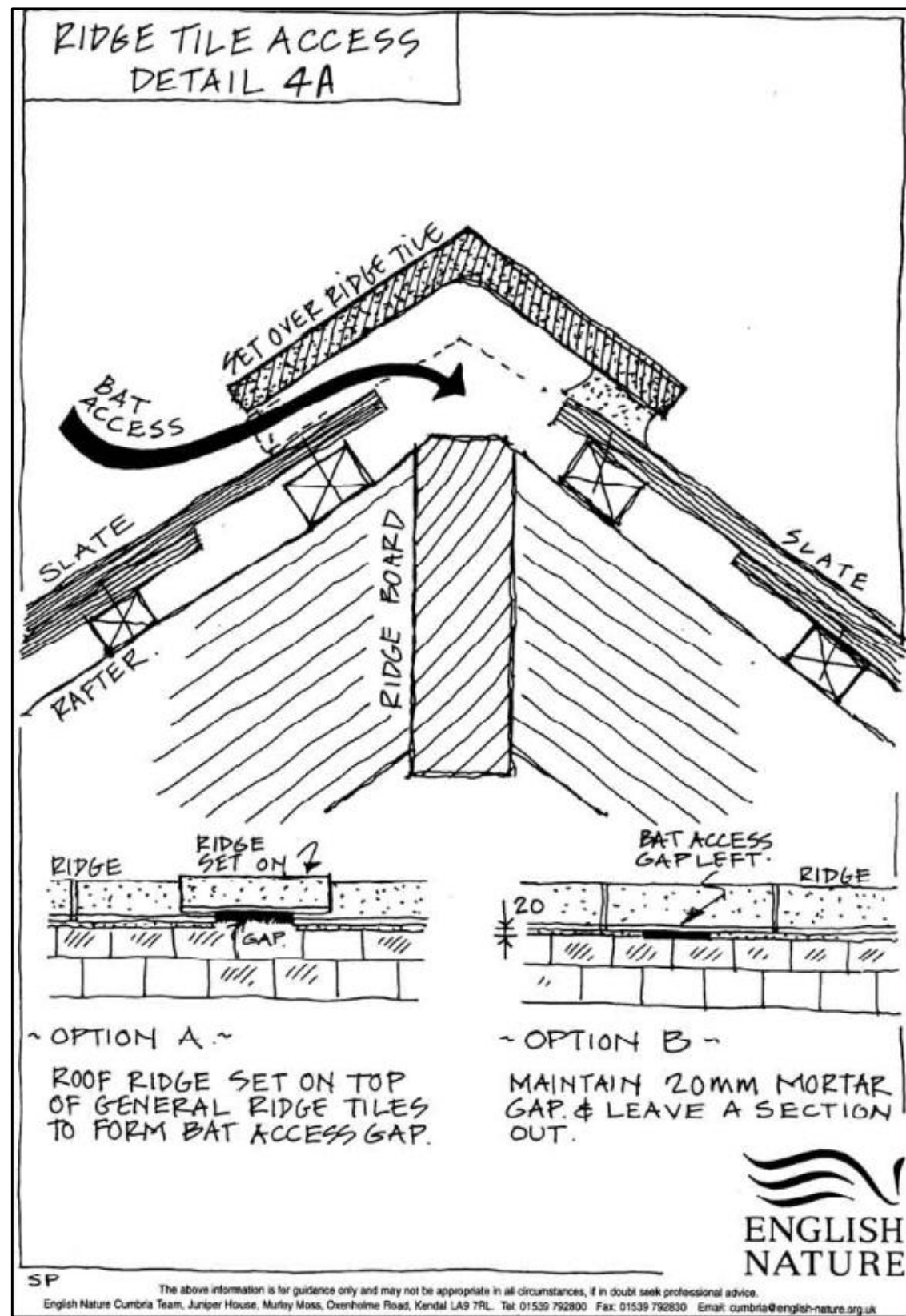
03 PROPOSED ROOF PLAN
SCALE - 1:50 @ A1

Single storey extension to form new cellar. Pitched tiled roof with painted rendered finish to walls

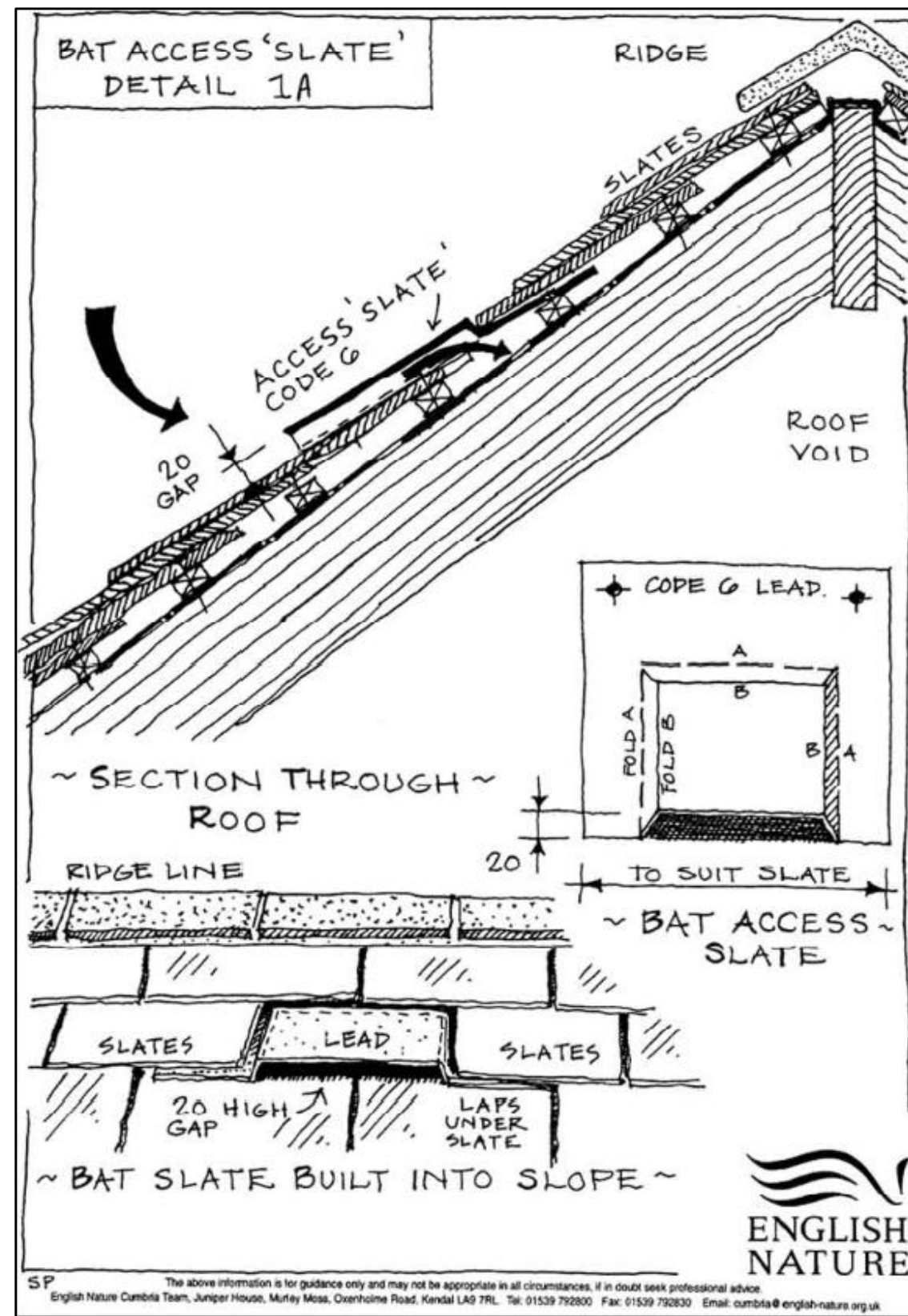


01 PROPOSED ROOF PLAN
SCALE - 1:100 @ A1

New large Velux rooflights



04 BAT ACCESS RIDGE TILE DETAIL
SCALE - NOT TO SCALE



05 BAT ACCESS SLOPED TILE DETAIL
SCALE - NOT TO SCALE

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B	Roof tile specs added	10.08.26
A	Roof revised	26.03.26
-	PLANNING ISSUE	13.11.25
-	-	-

Rev	Description	Date
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Do not scale from drawings. All discrepancies to be reported to the Client immediately. All dimensions to be verified by contractor on site prior to any works commencing.

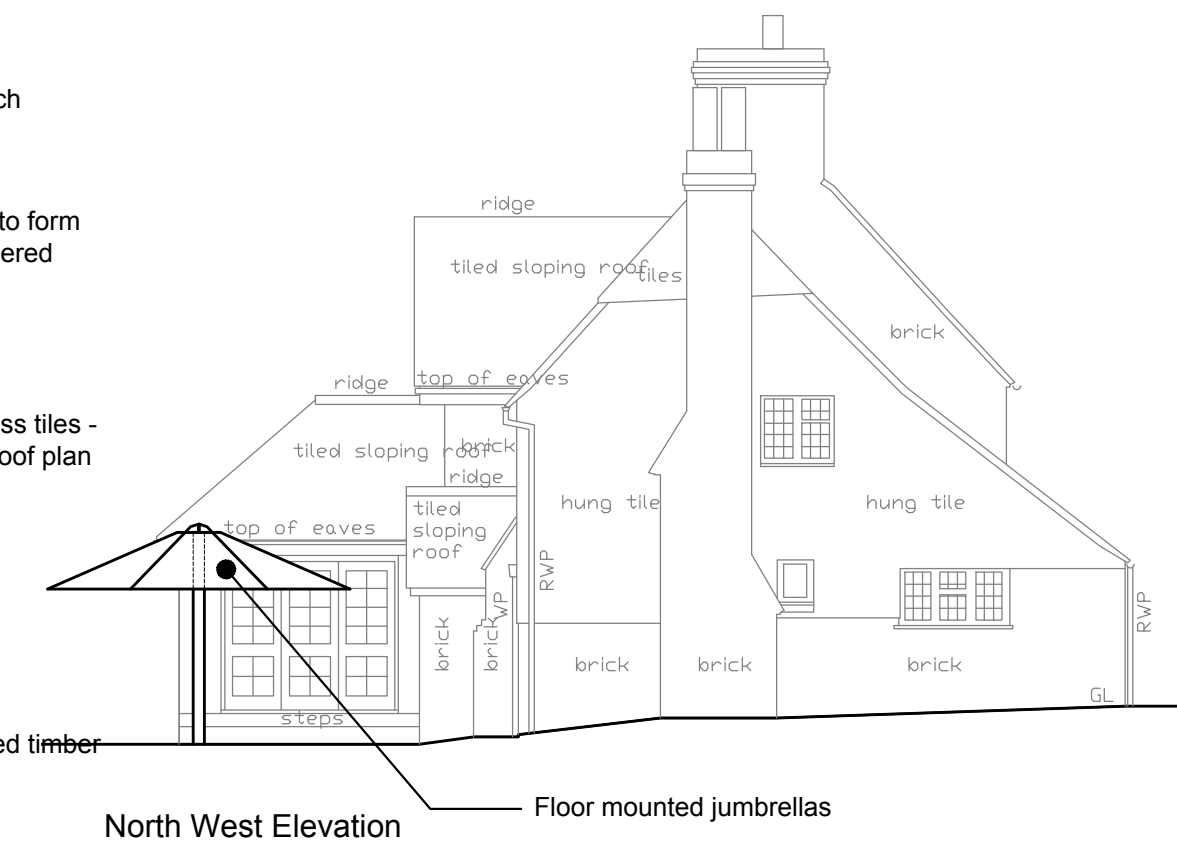
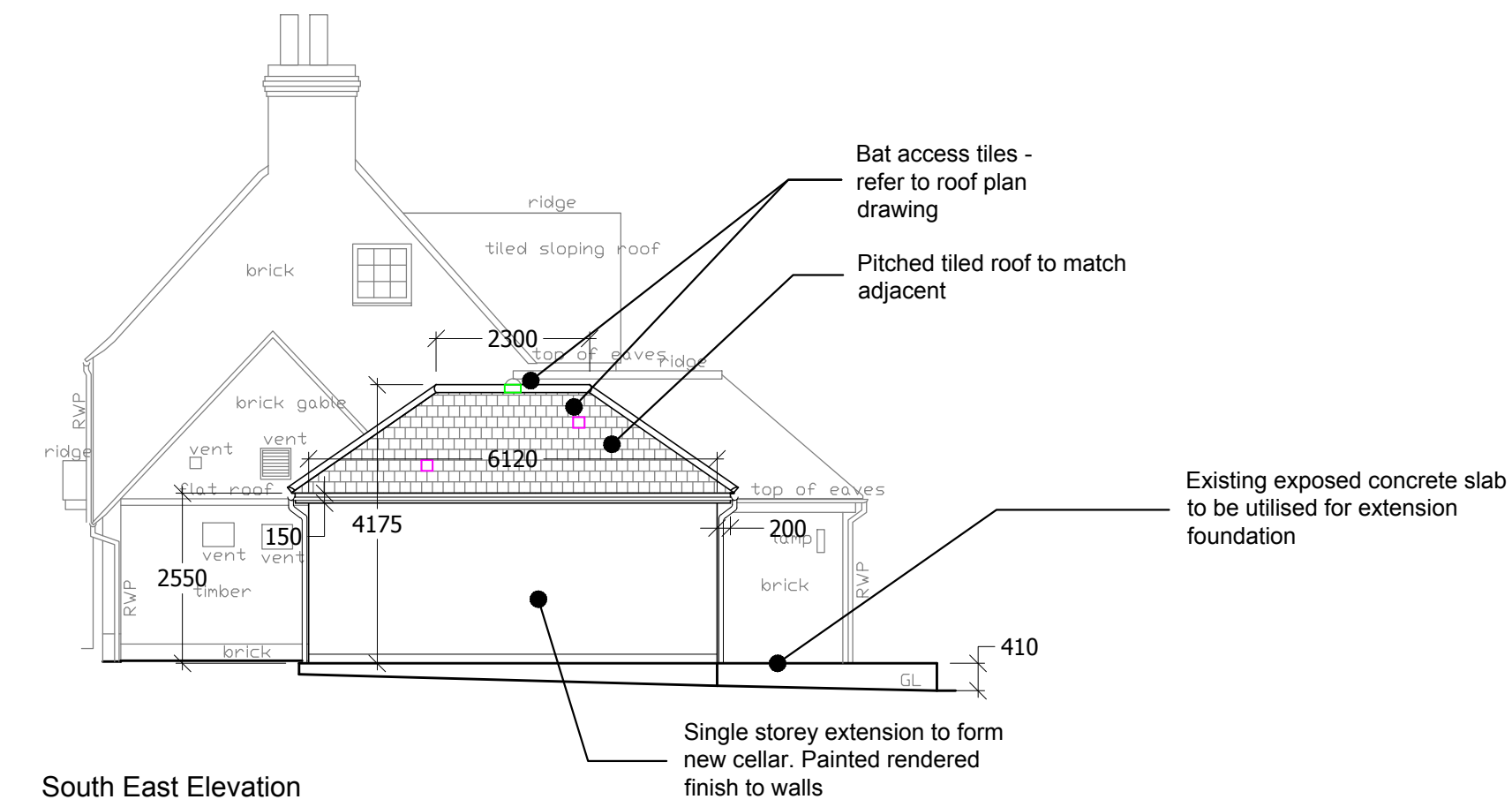
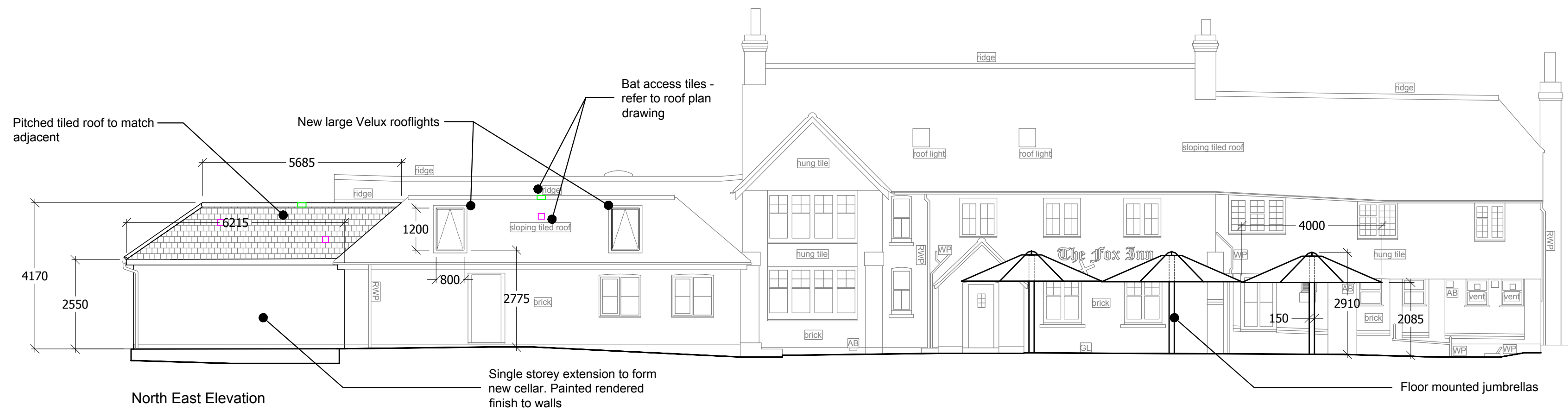
Client Name : Hall and Woodhouse
Project Address : The Fox Inn
Buck Green
West Sussex
Description : Existing & Proposed Roof Plan

Scale : 1:100 @ A1

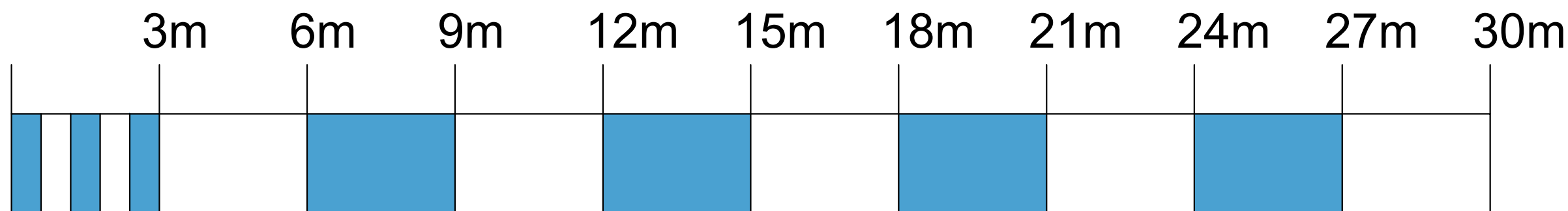
PLANNING

Dwg No. 24-099-02-04

Rev No. B



02 PROPOSED ELEVATIONS
SCALE - 1:100 @ A1



B	Bat tiles added	10.08.26
A	Roof revised	26.03.26
-	PLANNING ISSUE	13.11.25
-		-

Rev	Description	Date
B	Bat tiles added	10.08.26
A	Roof revised	26.03.26
-	PLANNING ISSUE	13.11.25
-		-

Do not scale from drawings. All discrepancies to be reported to the Client immediately. All dimensions to be verified by contractor on site prior to any works commencing.

Client Name : Hall and Woodhouse
Project Address : The Fox Inn
Buck Green
West Sussex

Description : Proposed Elevations

Scale : 1:100 @ A1

PLANNING

Dwg No. 24-099-08-02
Rev No. B

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