



ROAVR | GROUP

Project: 25_PRA_10_78
Site: Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex
Client: Antonio Avenue Ltd



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Project Number:	25_PRA_10_78
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW) and Ground Level Tree Assessment (GLTA)
Site Address:	Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex

Role:	Name:	Position:	Date:
Surveyor	Jess Dahl Antony Aslam	Ecologist Ecologist	10/12/2025
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Revision History		
Date:	Version number:	Summary of changes:
22/12/25	1.0	First Draft
22/12/25	1.0	First Issue
27/03/2026	2.0	Second issue
16/04/2026	3.0	Third issue
14/05/2026	4.0	Fourth issue

Summary:

ROAVR Group were appointed by Antonio Avenue Ltd to undertake a preliminary roost assessment survey, including Ground Level Tree Assessment and report at Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex.

The proposed development comprises the construction of new residential dwellings alongside the creation of an upgraded vehicular access route connecting to the A29. The scheme will involve the reconfiguration of internal site circulation and associated groundworks to accommodate housing infrastructure.

Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 5km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) in November 2025, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.

A site survey was carried out by Jess Dahl and Antony Aslam on 10/12/2025 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Jess and Antony have continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

The site comprises a broad mix of semi-natural and modified habitats set within a rural landscape on the North Eastern edge of Pulborough, West Sussex. Key features include extensive open grassland bordered by mature, native broadleaved trees, primarily comprising English oak (*Quercus robur*), with understory species including grey willow (*Salix cinerea*), field maple (*Acer campestre*), blackthorn (*Prunus spinosa*) and bramble (*Rubus fruticosus agg.*). These areas provide strong structural diversity and support suitable foraging conditions for a range of species. A separate belt of conifer-dominated linear planting is also present on site boundaries, offering limited ecological value due to reduced floral diversity and foraging opportunities.

Located close to the South Downs National park containing a diverse array of habitats (0.52km West of the site) and bordered by multiple SSSI's, SACs and SPAs, including Arun Valley and Pullborough Brooks, there is good potential for bats to sporadically and opportunistically utilise the property through the local habitat. Fifteen EPSM licences have been granted within 2km of the site for Brown Long-eared Bat (*Plecotus auritus*), Soprano Pipistrelle (*Pipistrellus pipistrellus*) bats, common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis*

daubentonii), serotine bat (*Eptesicus serotinus*), Natterer's bat (*Myotis nattereri*) and whiskered bat is (*Myotis mystacinus*). As there are multiple trees on site containing PRF (Ms) indicating there could be likelihood of potential roosting features suitable for maternity colonies, two nocturnal emergence surveys would be required for any trees on site undergoing removal, as recommended as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

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

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Acknowledgements:

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

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost, daytime bat walkover survey and Ground Level Tree Assessment at Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex.
- 1.2 The survey comprised a desk study undertaken prior to the site visit, and a site survey carried out by Antony Aslam and Jess Dahl on 10/12/25.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to develop the site. Full details of the proposed development are available in the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

- 1.6 The survey on area site covers an area of approximately 6.11ha and is centred on grid reference TQ06002095.
- 1.7 The site comprises a broad mix of semi-natural and modified habitats set within a rural landscape on the North Eastern edge of Pulborough, West Sussex. Key features include extensive open grassland including some areas of neutral grassland, bramble and mixed scrub, bordered by mature, native broadleaved trees, primarily comprising English oak (*Quercus robur*), with understory species including grey willow (*Salix cinerea*), field maple (*Acer campestre*), blackthorn (*Prunus spinosa*) and bramble (*Rubus fruticosus* agg.) These areas provide strong structural diversity and support suitable foraging conditions for a range of species. A separate belt of conifer-dominated linear planting is also present on site boundaries, offering limited ecological value due to reduced floral diversity and foraging opportunities. The surrounding habitat mosaic of open fields, linear tree belts and scrub margins presents suitable foraging conditions for bats and other wildlife.

DEVELOPMENT PROPOSALS

- 1.9 The proposed development comprises the construction of new residential dwellings alongside the creation of an upgraded vehicular access route connecting to the A29. The scheme will involve the reconfiguration of internal site circulation and associated groundworks to accommodate housing infrastructure.

POLICY AND LEGISLATION

- 1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roosts must be considered during development.
- 1.11 Non-licensed bat workers are permitted to carry out preliminary roost assessments providing that they do not enter a known roost site or use invasive survey techniques such as endoscopes or artificial light. Survey constraints are discussed later in this report.
- 1.12 The National Planning Policy Framework sets out the Government's planning policies for England and is a material consideration in planning decisions. It is supported by National Planning Practice Guidance and requires planning policies and decisions to contribute to and enhance the natural environment, including through the protection of biodiversity.
- 1.13 National planning policy in England is set out in the National Planning Policy Framework, which is a material consideration in planning decisions. In addition, local planning policy is set out in the Horsham District Planning Framework 2015. Of particular relevance to this assessment is Policy 31, Green Infrastructure and Biodiversity, which seeks to ensure that development does not result in a net loss of biodiversity, provides net gains where possible, and is supported by sufficient ecological information, including any necessary surveys, mitigation and compensation measures. The policy also identifies the importance of bats within the district, including the need to avoid impacts on bat flight paths associated with The Mens SAC and the Bat Sustenance Zone.

SCOPE OF WORKS

- 1.14 The aims of this assessment were to:
- Assess the presence/potential for roosting bats within the existing buildings;
 - Identify potential access/egress points for bat species;

- Assess potential habitat usage for foraging/commuting bats on-site;
- Determine whether further Bat Surveys may be necessary;
- Provide recommendations for suitable mitigation and ecological enhancement (if required).



Figure 1 - Site Location Plan Google Maps 2025

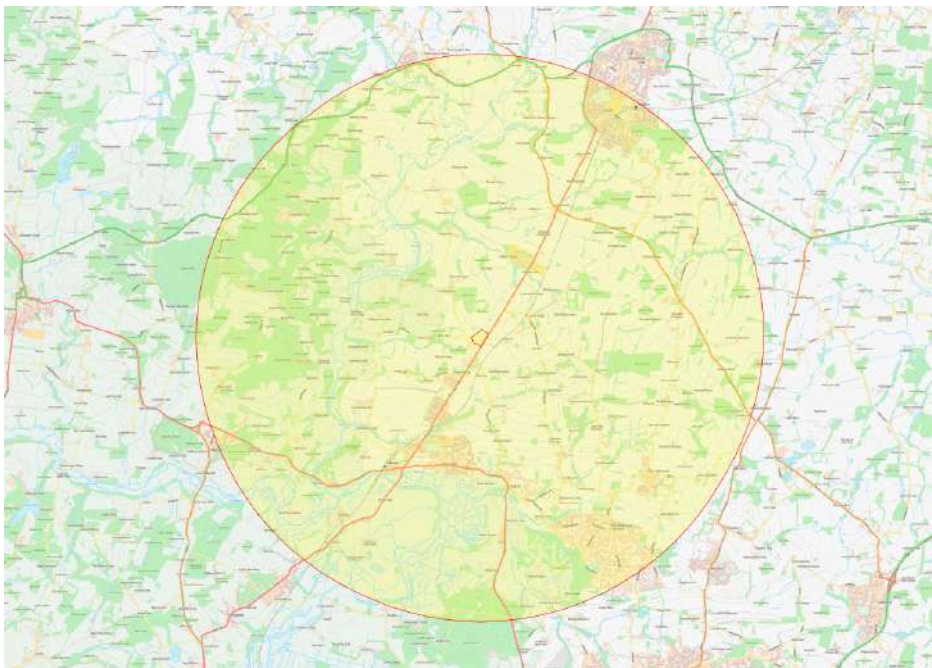


Figure 2: Assessment boundary Google maps 2025

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 5km zone of influence (ZOI) was sourced from DEFRA MAGIC. A Preliminary Ecological Appraisal prepared by enims dated June 2025 was reviewed as part of the background information for this assessment
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2015 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

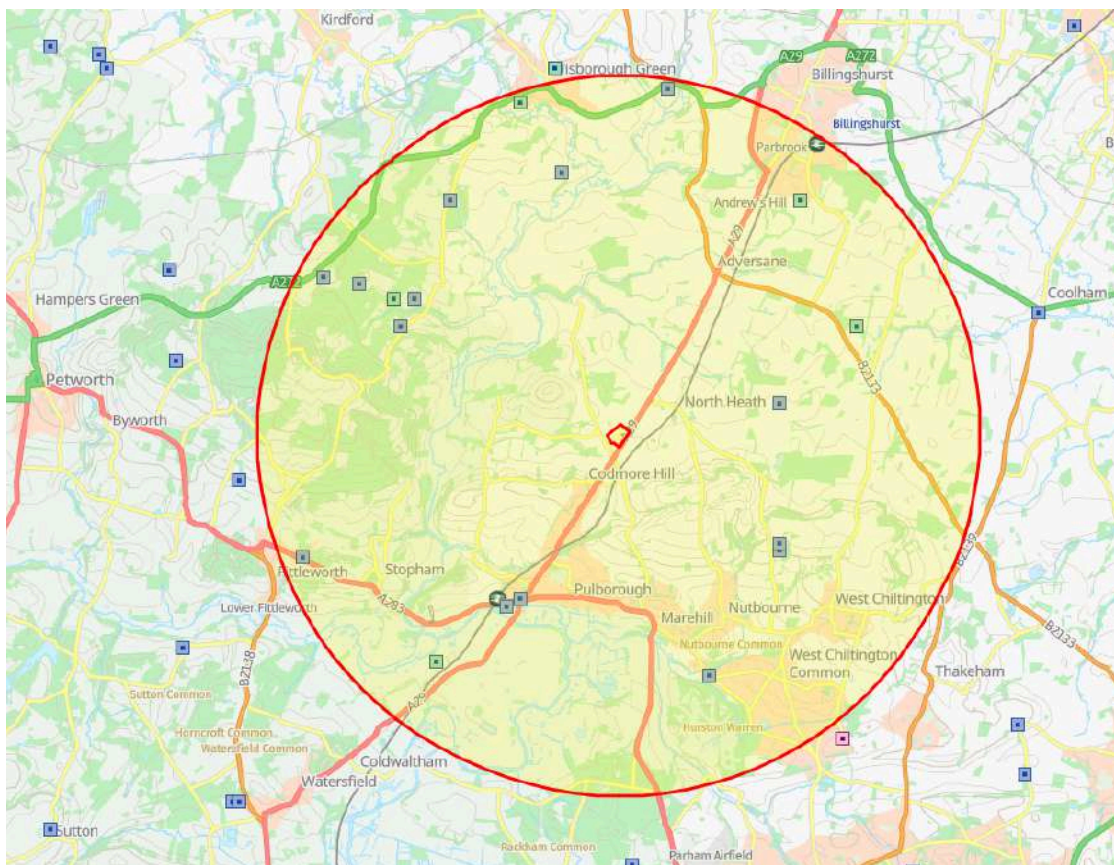


Figure 3 - EPSL licences granted within 5km ZOI.

Table 2.3.1 - Details of granted EPSM licences (DEFRA MAGIC, 2025).

Licence number	Date of Issue	Species listed on licence
2014-4357-EPS-MIT-1	01/10/2015	BLE,C-PIP,DAUB,SER,S-PIP
2015-14511-EPS-MIT	20/11/2015	BLE,C-PIP,SER,S-PIP
2016-24415-EPS-MIT	18/07/2016	C-PIP,S-PIP,WHISK
2016-24617-EPS-MIT	04/08/2016	S-PIP
2016-25246-EPS-MIT	12/09/2016	S-PIP
2015-14511-EPS-MIT-1	08/01/2016	BLE,C-PIP,S-PIP
2017-29912-EPS-MIT	04/07/2017	BLE,C-PIP,SER
2017-31323-EPS-MIT	08/09/2017	C-PIP,S-PIP
2017-31323-EPS-MIT-1	16/07/2018	C-PIP
2018-34018-EPS-MIT	23/04/2018	NATT
2018-37014-EPS-MIT	01/10/2018	C-PIP
2019-39297-EPS-MIT	07/03/2019	BLE,C-PIP,S-PIP
2019-42554-EPS-MIT	12/09/2019	BARB,BLE,C-PIP,SER,S-PIP
2020-45273-EPS-MIT	19/03/2020	BLE,C-PIP,S-PIP
2020-45884-EPS-MIT	23/04/2020	BLE,C-PIP,S-PIP

*Note: BLE- Brown long eared bat (*Plecotus auritus*), C-PIP- common pipistrelle (*Pipistrellus pipistrellus*), DAUB- Daubentons bat (*Myotis daubentonii*), SER- serotine (*Eptesicus serotinus*), S-PIP- Soprano pipistrelle (*Pipistrellus pygmaeus*), WHISK- Whiskered bat (*Myotis mystacinus*), NATT- Natterer's bat (*Myotis nattereri*), BARB- Barbastelle bat (*Barbastella barbastellus*).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

2.4 A Preliminary Roost (PRA) assessment, was undertaken by Jess Dahl and Antony Aslam on 10/12/2025. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

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

SPECIES POTENTIAL

2.6 The potential for roosting bats and foraging/commuting bats within the existing habitats were assigned a rank as per Table 2.6.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.6.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known

		roosts.
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Table 2.6.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.6.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lighting strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.6.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

ECOLOGICAL CONSTRAINTS AND MITIGATION

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

LIMITATIONS

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

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 Several bat species have been recorded within 5km of the site including barbastelle (*Barbastella barbastellus*), serotine (*Eptesicus serotinus*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*), Nathusius' pipistrelle (*Pipistrellus nathusii*), brown long-eared bat (*Plecotus auritus*), whiskered bat (*Myotis mystacinus*), and Natterer's bat (*Myotis nattereri*). In order to obtain this information, a record search was undertaken prior to the site visit.
- 3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.
- 3.4 All bat species are Biodiversity Action Plan priority species. The Horsham District Council embeds bat protection across its planning and nature-recovery framework. Relevant policies in the Horsham District Planning 2015 that are of relevance include:
- Policy 24 Environmental Protection
 - Policy 25 District Character and the Natural Environment
 - Policy 26 Countryside Protection
 - Policy 27 Settlement Coalescence
 - Policy 30 Protected Landscapes
 - Policy 31 Green Infrastructure and Biodiversity
 - Policy 32 The Quality of New Development
 - Policy 33 Development Principles
 - Policy 35 Climate Change
 - Policy 36 Appropriate Energy Use
 - Policy 37 Sustainable Design and Construction

Policy 38 Flooding

In practice these require avoidance of harm to roosts and commuting routes, pre-application consideration of bat risk, protected-species surveys where mature trees, buildings or watercourses are present, and adoption of mitigation/compensation where impacts cannot be avoided.

Local Nature Recovery initiatives (Horsham District Nature Recovery Network, Wilder Horsham and the Biodiversity & Green Infrastructure guidance) amplify the Local Plan by mapping priority habitat corridors and identifying where habitat creation/restoration, dark-corridor lighting design, long-term management, and on-site measures (e.g. integrated roosting features / bat boxes, retained hedgerows/trees, pond and watercourse management) should be targeted to maintain commuting and foraging networks. Development therefore must both minimise disturbance (including lighting) and, where appropriate, deliver measurable biodiversity gains for bats via habitat retention, enhancement or replacement of resources.

SITE DESIGNATIONS

3.5 There are several designated sites within the 5km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 5km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Distance from Site (km)	Notes.
National Park South Downs	TQ02352150	1653	0.52km W	The South Downs National Park contains a diverse range of habitats, including chalk grassland, heathland, ancient woodland, and river valleys.
Ramsar Site Arun Valley	TQ05571745	530	2.74km S	Habitats include wet grasslands, ditches, and woodlands
SSSI The Mens	TQ024236	205	3.45km W	Broadleaved mixed and yew woodland with important ecological assemblages.
SSSI Park Farm Cutting	TQ039189	0.18	2.64km	Earth heritage site.
SSSI		17	2.1km W	Rivers and streams with

Upper Arun	TQ044220			important ecological assemblages.
SSSI Pulborough Brooks	TQ053170	160	2.60km S	Neutral lowland grassland with important ecological assemblages.
SSSI Marehill Quarry	TQ064186	1	2.12km SE	Earth heritage site.
SSSI Parham Park	TQ060148	263	4.9km S	Broadleaved mixed and yew woodland with important ecological assemblages.
SSSI Hurstons Warren	TQ071170	69	3.41km SW	Dwarf lowland shrub heath and raised bog.
SSSI Bognor Common Quarry	TQ009214	25	4.71km W	Earth heritage site.
SAC The Mens	TQ023234	205	3.45km W	The Mens is a large area of mature beech (<i>Fagus sylvatica</i>) woodland, notable for its rich diversity of lichens, bryophytes, fungi, and saproxylic invertebrates. It represents one of the most extensive tracts of Atlantic acidophilous beech forest in the south-eastern UK range of this habitat. The woodland exhibits a near-natural high forest structure, a result of minimal silvicultural intervention throughout the 20th century, coupled with the impact of natural events, such as the great storm of 1987. Annex II species present as a qualifying feature, but not a primary reason for site selection Barbastelle (<i>Barbastella barbastellus</i>).
SAC Arun Valley	TQ035143	487	2.5km S	Inland water bodies (Standing water, Running water) Bogs, Marshes, Water fringed vegetation, Fens Humid grassland, Mesophile grassland Broad-leaved deciduous woodland
SPA Arun Valley	TQ05571745	530	2.5km S	Inland water bodies (Standing water, Running water) Bogs, Marshes, Water fringed vegetation, Fens

				Humid grassland, Mesophile grassland Broad-leaved deciduous woodland
 Impact Risk Zones for Sites of Special Scientific Interest For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England. You should consult Natural England on the proposed development at this location. Send your consultation to: consultations@naturalengland.org.uk The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, there is potential for the proposed development to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Therefore, you should consult Natural England for advice on the nature of the potential impacts and how these might be avoided or mitigated. Based on the site's location and proposed plans for rural non residential areas, a consultation with Natural England is recommended.				
Non Statutory Sites of Potential Notice				
Nature Reserve RSPB Nature Reserve Pulborough Brooks	TQ05591692	171	2.5km S	A mix of habitats including wetlands, lowland wet grassland, and arable fields in the Arun Valley, along with drier areas like lowland heath, meadows, woodland, and scrub.
IPA Amberley Wild Brooks & Arun Valley	TQ05571745	486	2.5km S	Area designated as unique in floral diversity.

*Data from DEFRA MAGIC. SSSI- Sites of Special Scientific Interest, SAC- Special Area of Conservation, SPA- Special Protection Area, IPA- Important Plantlife Areas.

Priority habitats area abundantly present across the 5km search area and include coastal and floodplain grazing marsh, good quality semi improved grassland, lowland meadows, lowland heathland, lowland fens, ancient & replanted woodland, ancient and semi-natural woodland, deciduous woodland, traditional orchard, wood- pasture and parkland and areas of no main habitat but additional habitats present.

LOCAL HABITAT

- 3.6 The site provides moderate to high-quality foraging opportunities for bats, particularly along its well-vegetated boundaries and within areas of open grassland interspersed with scrub. The large mature oak trees (*Quercus robur*) forming continuous linear features along the eastern, northern, and western site boundaries offer valuable commuting corridors and foraging resources. These trees support a structurally diverse habitat and are likely to attract invertebrate prey for a range of bat species.

Scrub habitats at the site margins, dominated by bramble (*Rubus fruticosus*)

agg.), field maple (*Acer campestre*), grey willow (*Salix cinerea*), and blackthorn (*Prunus spinosa*), enhance the foraging value by increasing insect availability, providing edge habitat, and maintaining connectivity between linear features. These areas provide sheltered flight paths and transitional zones favoured by species such as common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared bat (*Plecotus auritus*), particularly where scrub interfaces with mature tree lines.

Although a conifer-dominated tree belt is also present within the site, it is of lower ecological value compared to native woodland due to limited floral diversity and corresponding invertebrate abundance. Nonetheless, it potentially aids in site connectivity, especially when used in conjunction with higher quality habitat features elsewhere on the site. Overall, the diversity and structure of the boundary vegetation and internal habitats contribute positively to the site's suitability as a bat foraging landscape.

HISTORICAL SPECIES RECORDS

- 3.7 Records for bats are present within 5km of the site, including records for barbastelle (*Barbastella barbastellus*), serotine (*Eptesicus serotinus*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*), Nathusius' pipistrelle (*Pipistrellus nathusii*), brown long-eared bat (*Plecotus auritus*), whiskered bat (*Myotis mystacinus*), and Natterer's bat (*Myotis nattereri*). These records were obtained through a search of official freely available data.

4 Site Survey

- 4.1 The site survey was undertaken by Jess Dahl and Antony Aslam on the 10/12/2025. The survey was undertaken in dry conditions with an ambient temperature of approximately 5°C. There was no significant wind, and visibility was clear throughout the survey period.

ON-SITE ROOSTING POTENTIAL

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

The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a

detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone.

Buildings: During the 2025 PEA/PRA the buildings were assessed as follows: B1 Stanes Cottage had high bat roost potential and a confirmed roost, with bat droppings recorded in the loft void above the main dwelling; B2 wooden garage, B3–B5 static caravans, B7 Toat Café and Car Wash, B8 outbuildings and B9 caravans had negligible roost potential; B6 toilet block had low potential with a single soffit gap. Should any works be proposed to B1, or should the development have potential to affect the roost, associated access points or the surrounding conditions on which the roost depends, further bat survey work will be required to establish current roost use and to inform any necessary mitigation and licensing from Natural England. The remaining buildings were previously assessed as negligible or low bat roost potential only, and unless they have materially changed since the previous survey or are now directly affected by the proposals, no substantial further bat survey is anticipated beyond a precautionary update assessment where relevant.

Trees:

The site lies within the IRZ of SACs designated for breeding and hibernating rare bat species and may be functionally linked to these sites. Habitats within the site may contribute to the wider habitat resource supporting these sensitive bat populations. Consultation with Natural England is therefore required to advise on the nature of any potential impacts and how these may be avoided or mitigated.

A total of nine lines of trees were recorded across the site boundaries, comprising predominantly mature oak trees *Quercus robur* with other species including ash (*Fraxinus excelsior*), field maple (*Acer campestre*), goat willow (*Salix caprea*) and occasional ornamental coniferous species. For the purposes of this report, these have been grouped as Lines 1 to 9. It should be noted that the trees were not classified using the same methodology as that applied within the Arboricultural Report. However, for the purposes of this report, tree references have been cross-referenced to those used in the Arboricultural Report to provide consistency and aid comparison between documents. Eleven individual trees were also recorded, T1 to T15. All recorded trees were mature specimens with features of relevance to bat roosting assessment. PRF-Ms were identified within eight of the nine tree lines, and two of the 11 individual trees were also considered to have bat roost potential. This will need to be taken into account when considering any proposed tree removal.

Lines of trees

Line 1 is located along the eastern boundary and comprises oak (*Quercus robur*) and goat willow (*Salix caprea*). The trees within this line are mature and well established, with several specimens exhibiting form and age characteristics associated with bat roost potential. Cracks, crevices and areas of lifted bark were recorded within a number of trees and are considered suitable PRFs. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to H1, C1 and T1 to T11. **T3, which supports PRFs, is proposed for removal.** All other trees within Line 1 are to be retained.

Line 2 is located along the northern boundary of the site and comprises predominantly mature oak (*Quercus robur*), with hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*) also present. Several trees within this line exhibit form and age characteristics associated with bat roost potential, and multiple features consistent with PRF-Ms were recorded. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G2 and T12 to T23. **G2 is proposed for removal. No PRFs were identified within G2.**

Line 3 is a line of trees running centrally through the site. It comprises predominantly oak (*Quercus robur*) and field maple (*Acer campestre*), with an understorey of bramble (*Rubus fruticosus*), hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*). Several trees within this line exhibit form and age characteristics associated with bat roost potential, and multiple features consistent with PRF-Ms were recorded. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G3 and T24 to T30. **G3 and T26 are proposed for removal. G3 T26 contains PRF-Ms.**

Line 4 is located centrally within the site, immediately south of Line 3, and comprises ash (*Fraxinus excelsior*) and oak (*Quercus robur*). Several trees within this line exhibit form and age characteristics associated with bat roost potential, and features consistent with PRF-Ms were recorded. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G4 and T31. **G4 is to be retained. T31 is proposed for removal. Of these, T31 contains PRF-Ms.**

Line 5 runs parallel with the A29 along the southern boundary of the site and comprises Lawson cypress (*Chamaecyparis lawsoniana*), oak (*Quercus robur*), field maple (*Acer campestre*) and ash (*Fraxinus excelsior*). The broadleaved trees within this line exhibit form and age characteristics associated with bat roost potential, and multiple features consistent with PRF-Ms were recorded. For consistency with the Arboricultural Method Statement, the trees within this line

are cross referenced to T51 to T58. **Line 5 is to be retained. T51,T52,T53 are for removal.**

Line 6 is situated to the west of the farmhouse, adjacent to the ornamental hedge, and comprises mature oak (*Quercus robur*). Several trees within this line exhibit form and age characteristics associated with bat roost potential, and multiple features consistent with PRF-Ms were recorded. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G7, G9, G10 and T47 to T50. **G7, G9 and G10 are proposed for removal. No PRFs were identified within the trees proposed for removal.**

Line 7 is a line of trees running along the western boundary of the site, parallel to Black Gate Lane. Species within this line include English oak (*Quercus robur*), goat willow (*Salix caprea*), hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*). No PRFs were recorded within this line. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to T59, T60, T61, T62, T63, TG11 and TG12. **All trees within Line 7 are to be retained.**

Line 8 is situated in the north-west corner of the site and comprises English oak (*Quercus robur*) and field maple (*Acer campestre*). Features consistent with PRFs were recorded within T64. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to T64, T65, T66, T67 and T68. **All trees within Line 8 are to be retained.**

Line 9 is situated along the northern most boundary of the site and comprises English oak *Quercus robur* and field maple *Acer campestre*. Features consistent with PRFs were recorded within T75, T76, T77, T78, T79, T80, T81 and T82. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G14 and T75 to T82. **All trees within Line 9 are to be retained.**

Individual trees with PRFS highlighted for removal with PRFs

Trees T3, T26, T31, T34 and T51 are proposed for removal and were identified as supporting potential roost features for bats. These trees could not be fully assessed from ground level. Prior to removal, each tree should therefore be subject to further detailed inspection by an appropriately experienced bat ecologist, using aerial climbing inspection, MEWP access and/or endoscopic inspection where safe and practicable.

In accordance with current Bat Conservation Trust guidance, trees containing PRFs that are proposed for removal or otherwise likely to be directly affected should be subject to further detailed inspection, typically by aerial PRF inspection using climbing or suitable access equipment, with endoscope inspection where feasible and safe. The purpose of this work would be to refine the assessment of feature suitability, determine whether bats or field evidence are present, and establish whether further survey or mitigation is required. Dusk emergence surveys supported by night vision aids would generally be reserved for features that cannot be safely accessed, where inspection confirms bat presence and roost characterisation is required, or where residual uncertainty remains material to the proposed works.

Field signs consistent with the presence of common mammal species were recorded during the site visit. Fox (*Vulpes vulpes*) scat was identified on bare ground adjacent to a boundary tree line. In addition, rabbit (*Oryctolagus cuniculus*) droppings were observed nearby, which is consistent with short grassland feeding areas at the site. The presence of both species is typical of edge habitats and semi-improved grassland where cover and foraging opportunities are readily available. These records contribute to the baseline assessment of terrestrial mammal activity within the site boundaries.

FORAGING & CONNECTIVITY

The site provides moderate to high-quality foraging opportunities for bats, particularly along its well-vegetated boundaries and within areas of open grassland interspersed with scrub. The large mature oak trees (*Quercus robur*) forming continuous linear features along the eastern, northern, and western site boundaries offer valuable commuting corridors and foraging resources. These trees support a structurally diverse habitat and are likely to attract invertebrate prey for a range of bat species.

Scrub habitats at the site margins, dominated by bramble (*Rubus fruticosus* agg.), field maple (*Acer campestre*), grey willow (*Salix cinerea*), and blackthorn (*Prunus spinosa*), enhance the foraging value by increasing insect availability, providing edge habitat, and maintaining connectivity between linear features. These areas provide sheltered flight paths and transitional zones favoured by species such as common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared bat (*Plecotus auritus*), particularly where scrub interfaces with mature tree lines.

Although a conifer-dominated tree belt is also present within the site, it is of lower ecological value compared to native woodland due to limited floral diversity and corresponding invertebrate abundance. Nonetheless, it potentially aids in site

connectivity, especially when used in conjunction with higher quality habitat features elsewhere on the site. Overall, the diversity and structure of the boundary vegetation and internal habitats contribute positively to the site's suitability as a bat foraging landscape.

Bats are commonly found in both broad-leaved and coniferous trees, which serve as excellent foraging sites such as those found on the site. Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as the grassland found on site can make up crucial bat habitat.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Rivers, ponds, lakes, and wetlands attract a large quantity of insects, making them attractive foraging sites for bats. Water bodies are also commonly used as commuting routes, with some species like the Daubenton's bat, specifically adapted to forage over water surfaces.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Although urban areas are generally less suitable due to light pollution and habitat fragmentation, many bat species have adapted to urban life. Parks, gardens, and green corridors can provide important foraging sites and commuting routes.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex is situated North of Pullborough and located within close proximity to several SSSIs and wildlife reserves. The wider landscape consists of a mixture of deciduous woodland, Lowland fens, ancient woodland & broadleaved woodlands as well as coastal and floodplain grazing marsh.

5 Evaluation and Assessment

- 5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 The external inspection at Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex, noted multiple potential roosting features (PRF-Ms) referenced in appendix 2. The features included tree hollows, lifted bark and crevices within mature trees.
- 5.3 Lifted bark, tree hollows and crevices all provide potential roosting features for the species such as Brown long eared bat (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Soprano pipistrelle (*Pipistrellus pygmaeus*), Whiskered bat (*Myotis mystacinus*), Natterer's bat (*Myotis nattereri*), Barbastelle bat (*Barbastella barbastellus*) which are known to be present in the local area. Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the trees have been assessed as having high suitability for bats.
- 5.4 It is recommended that any trees proposed for removal and identified as containing PRFs are subject to further aerial and endoscope inspection, where feasible and safe, to determine the presence or likely absence of roosting bats. In addition, further bat activity surveys will be required, comprising six months of static detector deployment (May - October) and three manual night-time bat walkover transect surveys, with one survey undertaken in spring, one in summer and one in autumn, in accordance with current Bat Conservation Trust guidance.
- 5.5 Survey visits can only be carried out when temperature at sunset is 10 C or more and there are no strong winds or heavy rain. Should bats be found to be roosting in the trees two further survey visits will be required and then a licence applied from Natural England to allow the proposed works of the building to be carried out.
- 5.6 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

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

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	High	Lines of trees on site : L1, L2, L3,L5, L6 and L8 all contained PRF(Ms). Single trees on site : T4 (tree stump) and T7 had some potential for roosting bats in the form of small cracks/crevices.	The proposed development may result in both short-term and long-term disturbance to roosting bats (if present) if appropriate mitigation strategies are not put in place.	Further survey should comprise endoscope inspection of any trees containing PRFs that are proposed for removal, using suitable access methods where required. No tree works affecting PRF-bearing trees should proceed until these further surveys have been completed and any necessary mitigation has been identified.
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	High	The site is considered to be part of a mosaic of suitable foraging/commuting habitats.	The proposed development may result in the loss of suitable foraging/commuting habitats if suitable mitigation strategies are not put in place.	Further bat activity survey work should comprise three manual survey periods, with one transect survey undertaken in spring, one in summer and one in autumn, together with static detector deployment

				over six months from May to October. Each monthly static detector session should run for a minimum of five consecutive nights in suitable weather conditions. The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
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All activity surveys should be carried out inline with the guidance outlined by the Bat Conservation Trust in Chapter 7 of Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (4th Edition) The Bat Conservation Trust, London

6 Conclusions

- 6.1 The property at Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex is proposed for redevelopment to provide new residential dwellings, together with an upgraded vehicular access route connecting to the A29. The scheme will involve reconfiguration of internal site circulation and associated groundworks to accommodate the proposed housing infrastructure. These works have the potential to result in disturbance or loss of potential roost features where works to trees are proposed.
- 6.2 A local records search, including publicly available records and DEFRA Magic, undertaken prior to the site visit identified a number of bat species within the local landscape.
- 6.3 The trees present on site contain features suitable for crevice-dwelling and cavity-roosting bat species known to occur within the local area. More than 20 features in the form of crevices, holes and lifted bark were recorded within trees across the site. On this basis, the site is considered to provide high suitability for bats.
- 6.4 It is recommended that any trees proposed for removal and identified as containing PRFs are subject to further detailed inspection by means of aerial assessment and endoscope inspection, where feasible and safe, in order to determine the presence or likely absence of roosting bats.
- 6.5 In addition, the site is considered to provide high suitability for foraging and commuting bats. In accordance with current Bat Conservation Trust Guidance, further bat activity survey work is recommended and should comprise static detector deployment over six months, with each monthly deployment undertaken for a minimum of five consecutive nights in suitable weather conditions, together with one manual walked transect survey in each of the spring, summer and autumn survey periods. The findings of this survey work should be reported separately.
- 6.6 Should bats be confirmed as roosting within any trees proposed to be affected by the development, two further survey visits will be required in order to obtain sufficient information to classify the roost type and inform any licence application including mitigation measures to Natural England required to enable the proposed works to proceed lawfully.

7 References

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8 Report Limitations

- 8.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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Should you require any further information, please do not hesitate to contact us at any time.

Jess Dahl

Ecologist.

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Checked by: Antony Aslam MSc QCIEEM
Surveyor: Jess Dahl and Antony Aslam.



Appendix 1: Site Location and Assessment Boundary

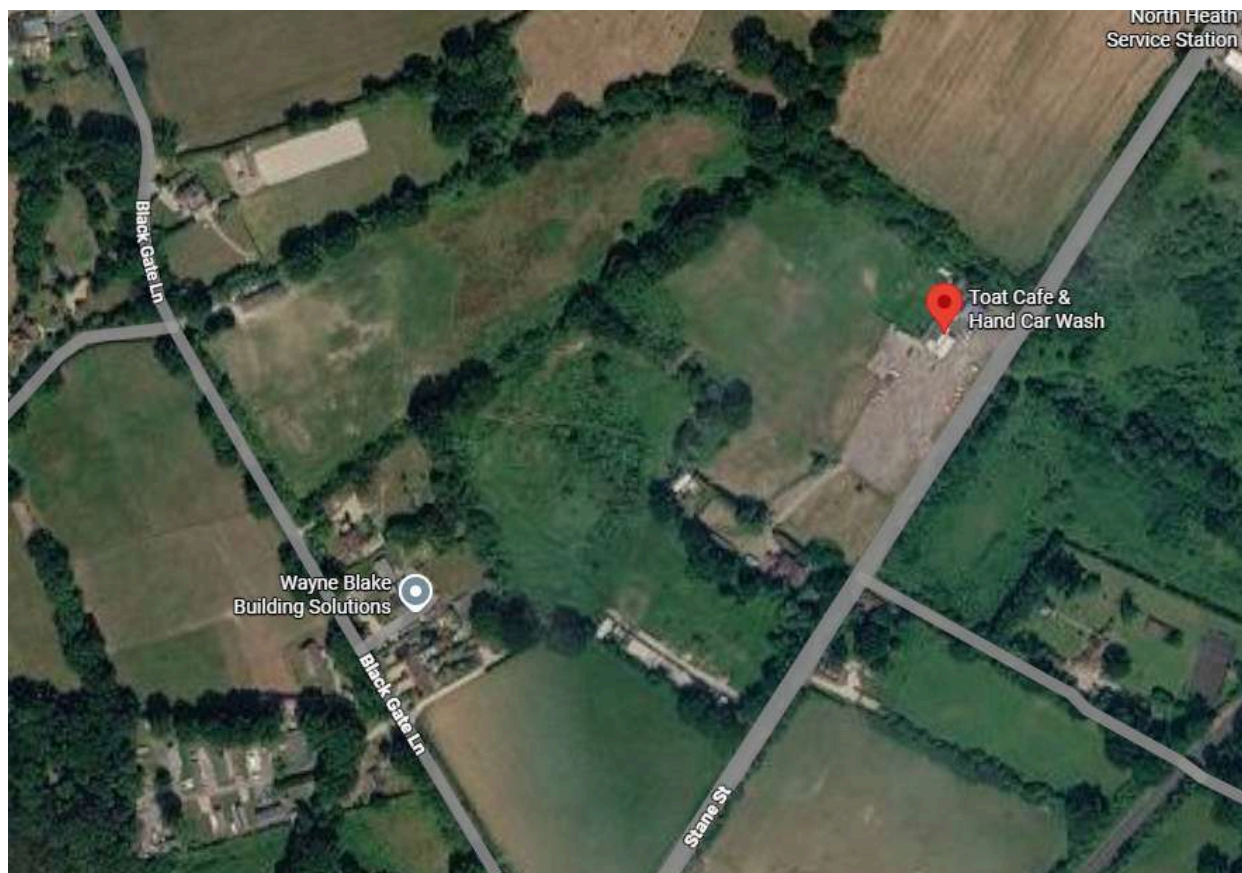


Figure A1.1: An extract from google maps showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

Table A2.1 Lines of trees and individual trees within the site where PRFs were recorded. For the full list of trees cross referenced with the Arboricultural Report, refer to Table 3.1 of the BNG Report.

Detail	Photograph
LINES OF TREES. Tree line reference: L1 Location: Eastern boundary line Species include oak (<i>Quercus robur</i>), ash (<i>Fraxinus excelsior</i>) goat willow (<i>Salix caprea</i>) Arboricultural cross reference: H1, G1, T1, T2, T3, T4 T5, T6, T7, T8, T9, T10, T11 PRF summary: Multiple PRFMs recorded within T1, T2, T3 T4, T5, T6, T10, T11 Proposed outcome: T3: removed. Others: retained. Trees with PRFs to be removed: 1	  T3, Goat willow PRFM in the form of snapped limbs and lifted bark
Tree line reference: L2 Location: Northern boundary line Species include: Mature oaks (<i>Quercus robur</i>), Hawthorn (<i>Crataegus monogyna</i>) and Blackthorn (<i>Prunus spinosa</i>)	

Arboricultural cross reference: G2, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23

PRF summary: Multiple PRFMs recorded in T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23 all trees retained.

Proposed outcome: G2 to be removed. Others retained.

Trees with PRFs to be removed: 0



Example of PRF-bearing tree within Line 2

Tree line reference: L3

Location: Tree line running centrally down the site.

Species include: Mostly oak (*Quercus robur*) and field maple (*Acer campestre*) with an understory of bramble (*Rubus fruticosus*), hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*)

Arboricultural cross reference: G3, T24, T25, T26, T27, T28, T29, T30

PRF summary: Multiple PRFMs recorded in T24, T25, T26, T27, T28, T29, T30 (T26 to be removed)

Proposed outcome: G3 and T26 to be removed, others retained.

Trees with PRFs to be removed: T26



T26 PRFM: Tree hollow

Tree line reference: L4 Location: Tree line running centrally down the site, south of L3. Species include: Ash (<i>Fraxinus excelsior</i>) and oak (<i>Quercus robur</i>) Arboricultural cross reference: T32, T44, T45, T46, G4 and T31 PRF summary: PRFMs recorded in T31 Proposed outcome: G4 to be retained and T31 to be removed. Trees with PRFs to be removed: T31	  T31 dead tree. Multiple PRF-Ms in the form of Tree hollows and broken branches that could be utilised as PRFs.
Tree line reference: L5 Location: Tree line runs parallel with the A29 south of the property. Species include: Lawson cypress (<i>Chamaecyparis lawsoniana</i>) oak (<i>Quercus robur</i>), field maple and ash (<i>Fraxinus excelsior</i>). Arboricultural cross reference: G6, T35, T41, T42 T43, T51, T52, T53, T54, T55, T56, T57, T58 PRF summary: PRFMs recorded in, T51 54, 55, 56, 57, 58 Proposed outcome: All to be retained.. Trees with PRFs to be removed: 0	

	 <i>T51: PRFMs in the form of tree hollows and broken branches with areas of lifted bark. T51 dead oak.</i>
Tree line reference: L6 Location: situated on the Western side of the farm house sitting adjacent to the ornamental hedge Species include: Mature oaks, (<i>Quercus robur</i>) Arboricultural cross reference: G7, G10 T47, T48, T49, T50 PRF summary: Multiple PRFMs recorded in T47, T48, T49, T50 Proposed outcome: G7 & G10 for removal Trees with PRFs to be removed: 0	  <i>T50: PRFM - Tree hollow</i>

Tree line reference: L7

Location: is situated on the West boundary of the site

Species include: English oak (*Quercus robur*), goat willow (*Salix caprea*), hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*).

Arboricultural cross reference:
T59,T60,T61,T62,T63

PRF summary: 0 PRFs recorded

Proposed outcome: All to be retained

Trees with PRFs to be removed: 0



Tree line reference: L8

Location: is situated in the North West corner of the site

Species include: English oak (*Quercus robur*) and Field Maple (*Acer campestre*)

Arboricultural cross reference: T64, T65, T66, T67, T68

PRF summary: PRFs recorded in T64

Proposed outcome: All to be retained

Trees with PRFs to be removed: 0



T64: PRFMs in the form of split branches

Tree line reference: L9

Location: is situated is situated on the furthest North boundary Line

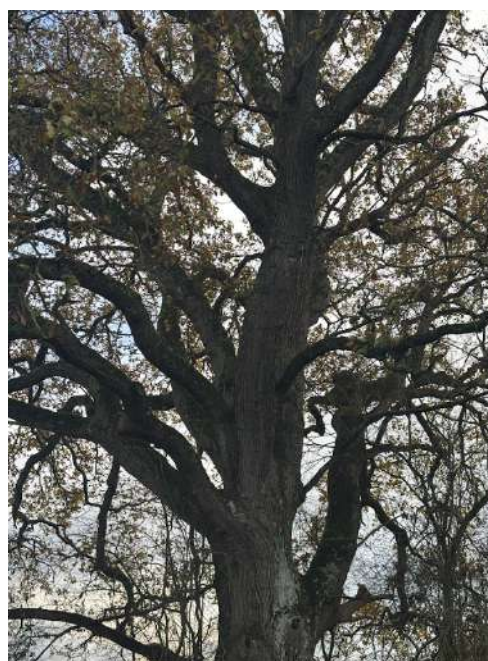
Species include: English oak (*Quercus robur*) and Field Maple (*Acer campestre*)

Arboricultural cross reference: G14, T75, T76, T77, T78, T79, T80, T81, T82

PRF summary: PRFs recorded in T75, T76, T77, T78, T79, T80, T81, T82

Proposed outcome: All to be retained

Trees with PRFs to be removed: 0



T75 PRFM: Tree hollows and split branches.

INDIVIDUAL TREES with PRFS for removal

Tree reference: T3 **Arboricultural cross reference:** T3

Location: is situated on the northern boundary in line 1 behind the carwash.

Species: Crack willow (*Salix fragilis*)

PRF summary: PRF-M recorded in the form of split bark and snapped branches

Proposed outcome: To be removed



Tree reference: T4 (Dead oak tree)
Arboricultural cross reference: T34

Location: is situated within the central development area of the site, to the east of the existing buildings and adjacent to the internal access track

Species: English oak (*Quercus robur*)

PRF summary: PRFM recorded, large tree hollow

Proposed outcome: To be removed



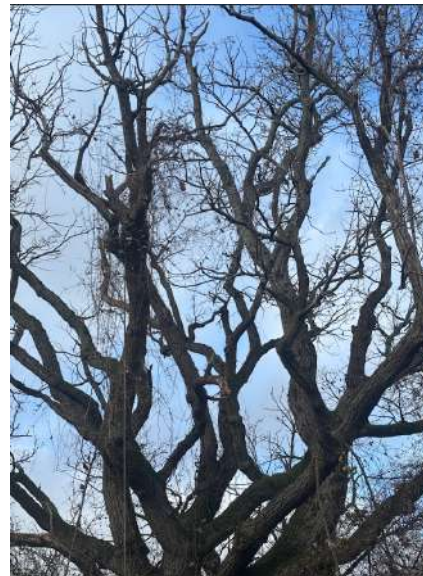
Tree reference: T31 **Arboricultural cross reference:** T31

Location: is situated within line 3

Species: English oak (*Quercus robur*)

PRF summary: Multiple tree hollows PRMs

Proposed outcome: To be removed



Tree reference: T26

Location: is situated within line 3

Species: English oak (*Quercus robur*)

Arboricultural cross reference: T26

PRF summary: Multiple tree hollows PRMs

Proposed outcome: To be removed



Fig A2.2 This figure shows the locations of the lines of trees recorded on site. Yellow dots indicate trees within those lines that contain PRFs and are proposed for removal. PRFs were recorded within all lines of trees with the exception of Line 7. Tree line and tree cross references are provided in Table A2.1 to aid comparison with the Arboricultural Report, which uses a different classification system. Five trees with PRFs are proposed for removal.

What Are PRFs & What Does It Mean For My Project?

Potential Roosting Features (PRFs) are specific structures or characteristics in buildings, trees, or other parts of the environment that might provide suitable places for bats to roost, or set up home.

These can include things like gaps under roof tiles, holes in walls, hollows in trees, and other sheltered, undisturbed spaces that bats might find attractive.

A **Preliminary Bat Roost Assessment** is a survey conducted by an ecologist to check a property or area for these Potential Roosting Features. The goal is to identify whether there's a likelihood of bats being present, which could impact development plans because bats and their roosts are legally protected.

Now, what does this mean for a client, typically someone planning a development or construction project?

If the assessment finds **no PRFs**, or if the features found are assessed as offering **negligible potential** for bats, the customer can usually proceed with their plans without further steps to mitigate bat impact.

However, if the assessment **finds PRFs** that could potentially house bats, the next step would typically be **a more detailed** bat survey, **carried out at dusk or dawn** when bats are most active.

If bats are indeed found, **this doesn't mean the project can't proceed**, but there might be some requirements to meet first. Usually this involves drawing up mitigation measures which are implemented **after planning** is determined.