



Preliminary Bat Roost Assessment

The Dutch Barn, Cowfold Road, Coolham, RH13 8QJ

May 2026

On behalf of H. Woodage

Quality Assurance		
Report date:	Version:	Author:
29 th May 2026	1	Emily Luck, BSc (Hons), MCIEEM, MRSB
Disclaimer:	This report has been prepared by Imprint Ecology in its professional capacity as consultants, in accordance with the terms and conditions set out in the contract with the commissioning party. It is issued solely for the commissioning party's use, and no part of this report may be reproduced or distributed by any means without prior written permission from Imprint Ecology. Unauthorised third-party use of this report is at their own risk.	
Report conditions:	Information and recommendations in this report should be considered only within the context of the current proposals. This document does not constitute legal advice. For legal matters, please consult a qualified legal professional. The content is provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. The methods and recommendations in this report are based on the following: • Guidelines for Ecological Report Writing (CIEEM, 2017) • Guidelines for Accessing, Using, and Sharing Biodiversity Data in the UK (CIEEM, 2020, 2nd Edition) • Bat Surveys for Professional Ecologists: Good Practice Guidelines (Bat Conservation Trust, 2023) Copyright © Imprint Ecology 2026	

Contents

1. EXECUTIVE SUMMARY	4
2. INTRODUCTION	5
2.1 BACKGROUND AND SCOPE	5
2.2 PERSONNEL	5
2.3 PURPOSE OF THE REPORT	5
2.5 VALIDITY	8
3. RELEVANT PLANNING POLICY AND CONSERVATION LEGISLATION	9
3.1 NATIONAL PLANNING POLICY	9
3.2 LOCAL PLANNING POLICY	9
3.3 CONSERVATION LEGISLATION	10
4. METHODS	11
4.1 DESK STUDY	11
4.2 SITE WALKOVER AND BAT ROOST ASSESSMENT	11
4.3 SITE INSPECTION CONSTRAINTS	12
5. RESULTS	13
5.1 DESK STUDY	13
5.2 SITE ASSESSMENT	13
5.3 OTHER PROTECTED SPECIES	18
6. EVALUATION AND MITIGATION	19
6.1 DESIGNATED SITES	19
6.2 HABITATS	19
6.3 PROTECTED SPECIES	20
7. ECOLOGICAL ENHANCEMENTS	22
8. CONCLUSION	23
9. REFERENCES	24
APPENDIX 1: GARDENING FOR BATS	25

1. Executive Summary

Imprint Ecology was commissioned by H. Woodage to undertake a Preliminary Bat Roost Assessment (PBRA) at The Dutch Barn, Cowfold Road, Coolham, RH13 8QJ. The proposals involve a part conversion and extension of an existing barn.

The survey was undertaken by an experienced ecologist holding a Natural England Level 2 Class Licence for Bats. The building was found to have negligible suitability for roosting bats.

The development for which this report was commissioned is expected to result in negligible impacts on bats, or other protected species, and no further bat surveys are required for the current proposals. Mitigation measures are outlined in [Section 6](#).

Proportionate enhancements for wildlife are recommended in [Section 7](#), including the installation of habitat boxes. Enhancement measures are recommended particularly in line with Horsham Local Planning Policy 25.

2. Introduction

2.1 Background and Scope

Imprint Ecology was commissioned by H. Woodage to undertake a Preliminary Bat Roost Assessment (PBRA) at The Dutch Barn, Cowfold Road, Coolham, RH13 8QJ (central grid reference: TQ12232290), hereafter referred to as 'the site'. See Figure 2.1 and 2.2 for an aerial view of the site, Figure 2.3 for the proposed elevations and Figure 2.4 for the site plan. The proposals involve a part conversion and extension of an existing barn.

2.2 Personnel

This assessment was undertaken by experienced ecologist Aidan Bird, ACIEEM, who holds a Natural England Level 2 Class Licence for Bats. This report has been written by Emily Luck BSc (Hons), MCIEEM, MRSB, Director of Imprint Ecology. Emily holds a Natural England Level 2 Class Licence for Bats and has extensive experience of designing surveys and mitigation for bats across southern England. She also sits on the committee of Sussex Bat Group.

2.3 Purpose of the Report

This report presents the findings of an ecological assessment of all structures on-site relevant to the proposed development. The aim of this report is to identify and present any potential ecological constraints the proposals may pose to bats or other protected species. It also provides recommendations for further surveys, impact avoidance, mitigation, and biodiversity enhancements, where necessary. Under the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations 2017 (as amended), Local Planning Authorities (LPAs) have a legal obligation to consider the potential presence of protected species, such as bats, prior to determining planning applications. Where works may impact bats or their roosts, sufficient survey effort must be undertaken to demonstrate presence or likely absence, and where necessary, an appropriate mitigation strategy must be proposed to ensure no offences will occur. This report satisfies that requirement and provides the necessary ecological information to enable the LPA to make an informed decision.

Figure 2.1 – Site location. ©Google Earth 2026

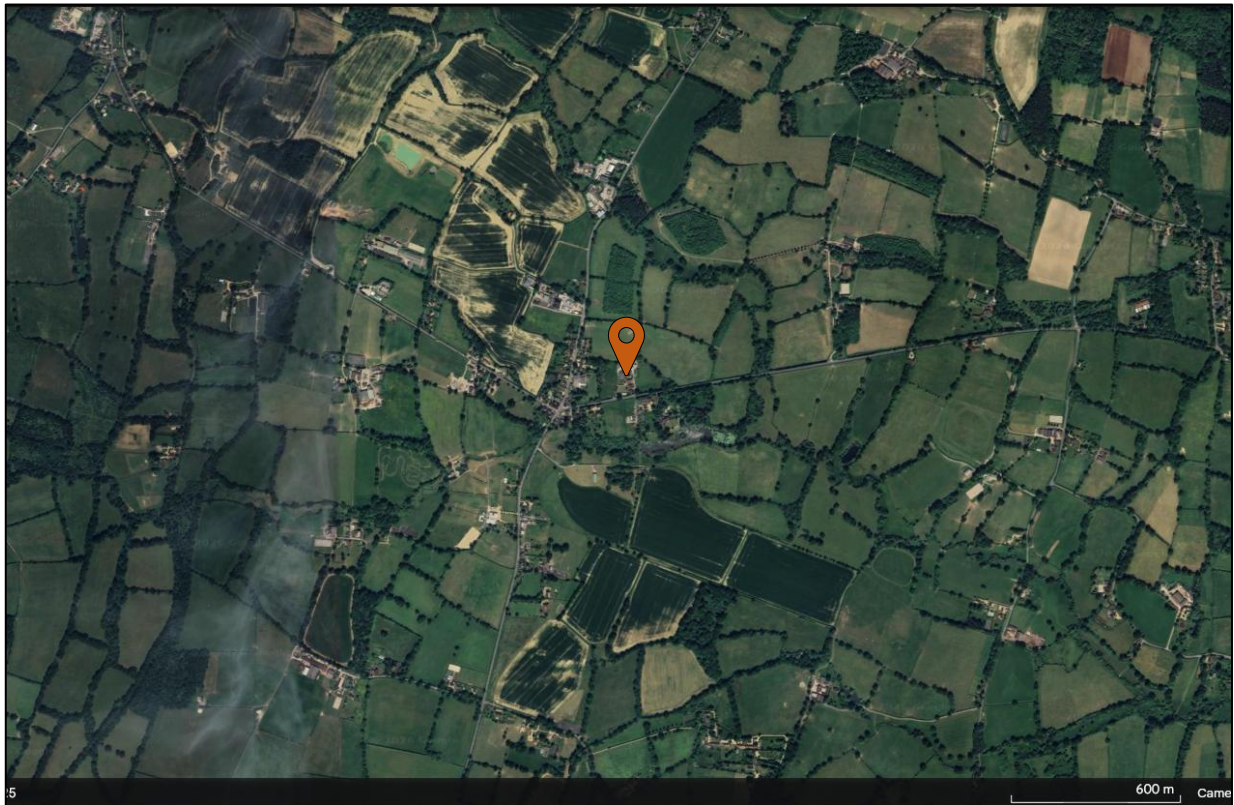


Figure 2.2 – Buildings surveyed within red line. Map data ©Google Earth 2026

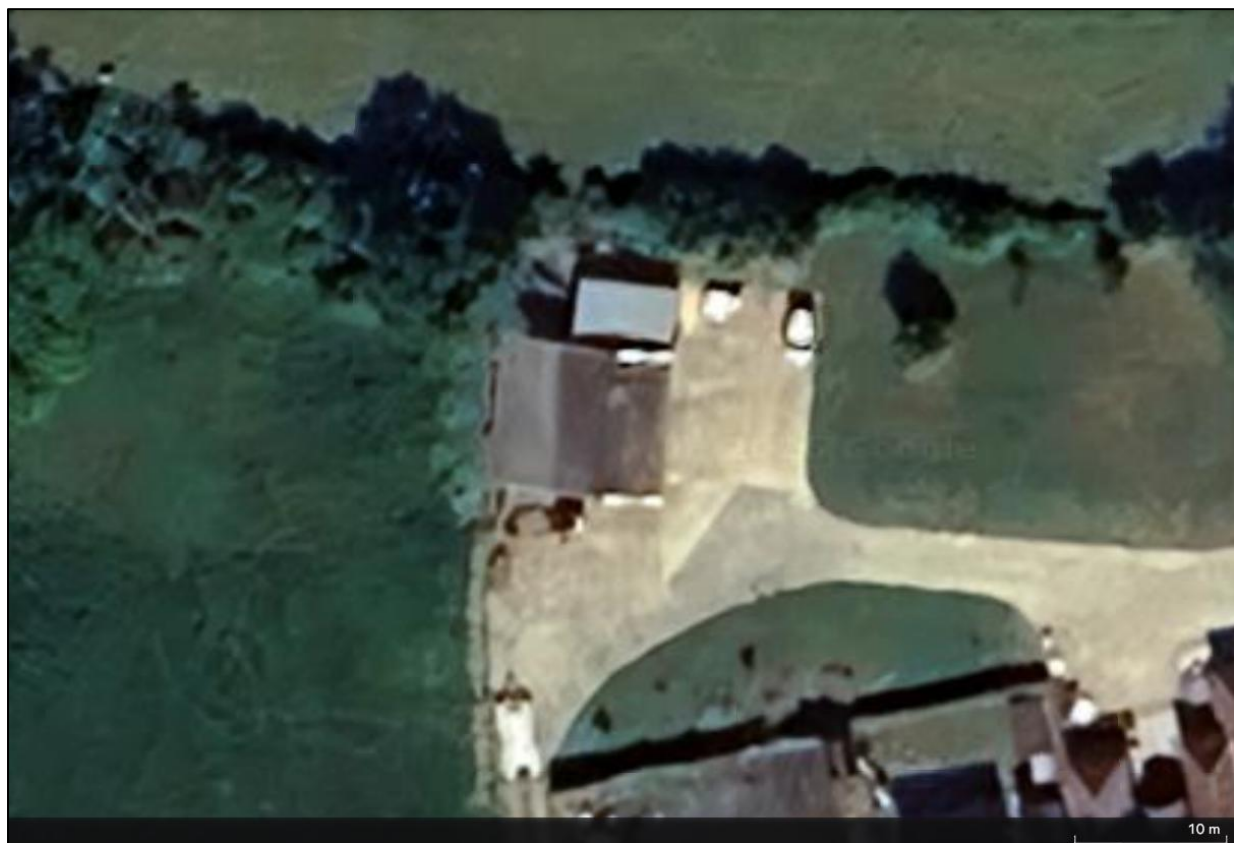


Figure 2.3 – Proposed elevations.

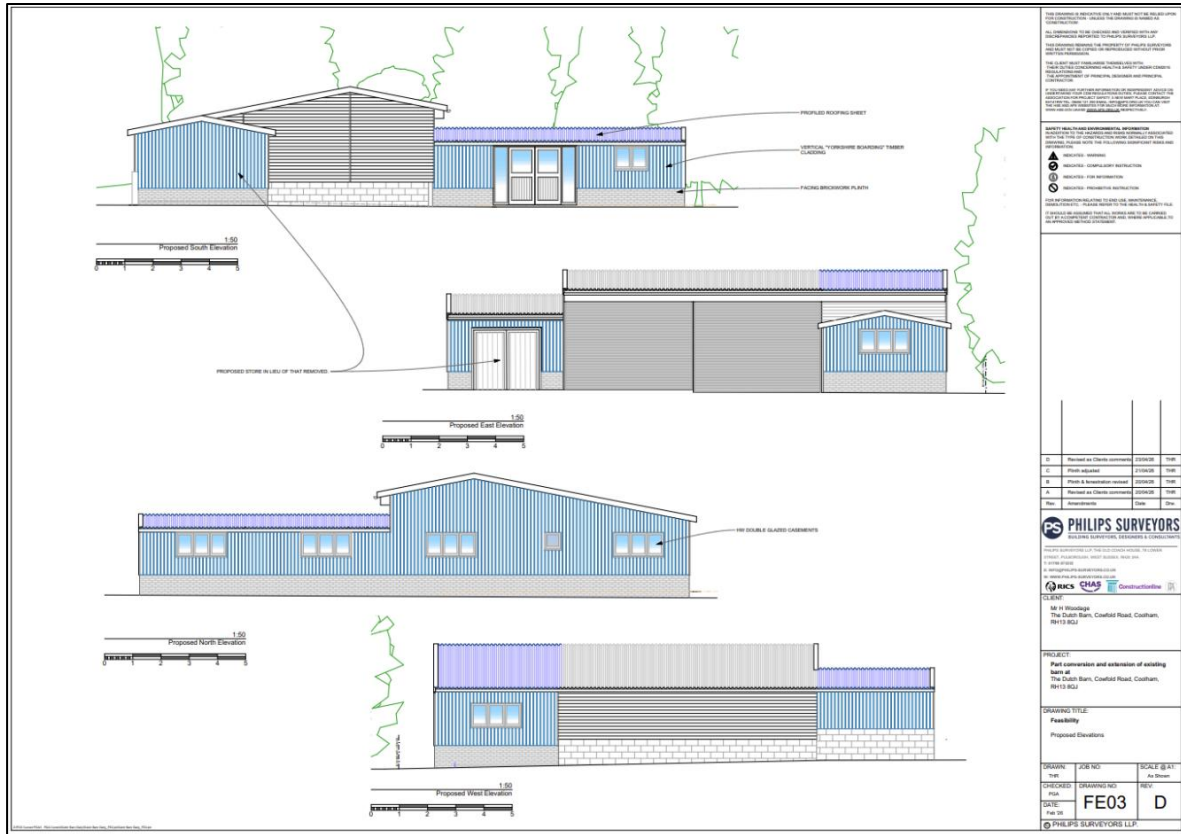
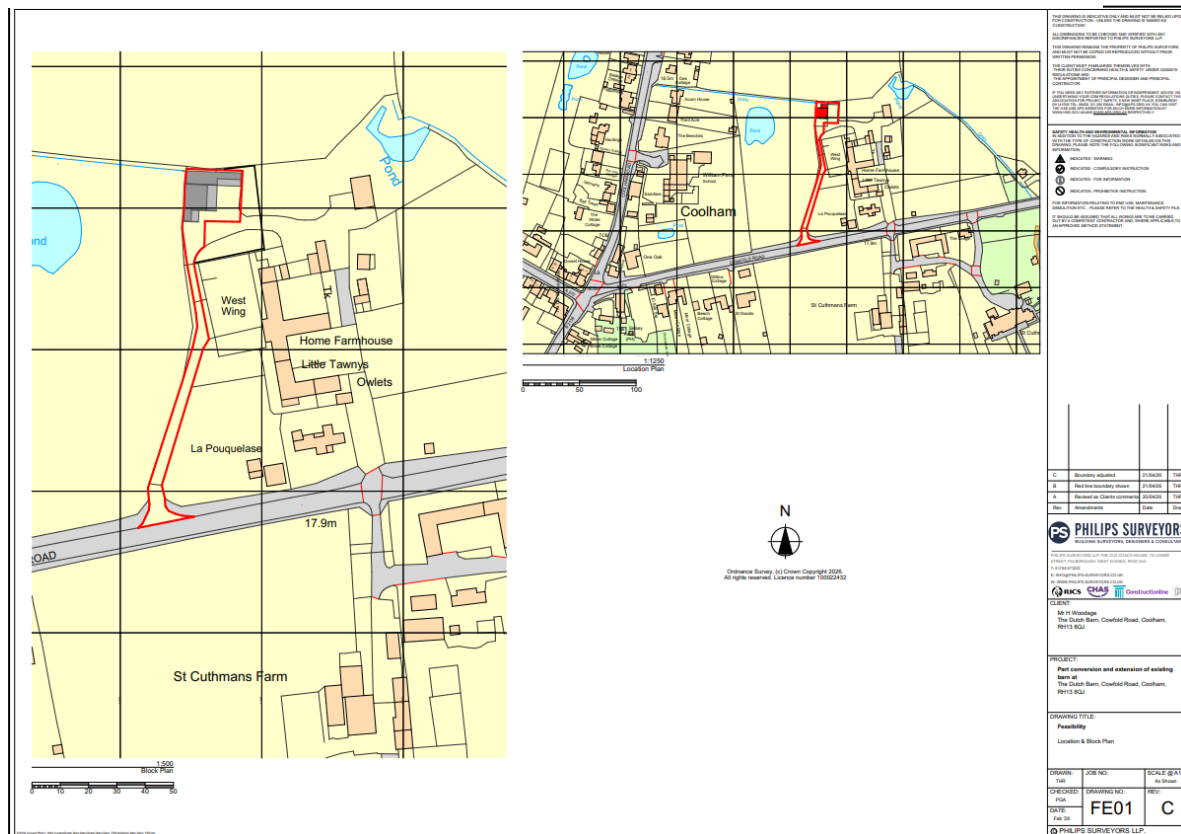


Figure 2.4 – Site plan.



2.4 Justification for Bat Surveys

Bat surveys are required to ensure that developments of any scale do not contribute to the progressive loss of bat habitat. The UK has 17 breeding bat species, which are all legally protected, and several of which are of high conservation concern. All “common” bat species have also experienced population declines largely due to habitat loss and the reduction of natural roosting features such as ancient trees and traditional buildings. Over several centuries, the rapid loss of natural roosting sites has led many bat species to adapt to using not only rural properties but houses in urban settings including modern buildings, many of which now support a large proportion of known bat roosts. Bats can live for decades and show strong fidelity to their roosts, returning year after year, which makes the assessment of buildings prior to development particularly important.

2.5 Validity

The report remains valid for up to 12 months from the date of issue. If there are any changes to the proposals or the site during this period, a suitably qualified ecologist should be consulted to re-assess the site.

3. Relevant Planning Policy and Conservation Legislation

3.1 National Planning Policy

Table 3.1 summarises the current national planning policy and legislative framework relevant to biodiversity and ecology.

Table 3.1: Relevant national planning policies.

Policy/Framework	Summary and relevance
National Planning Policy Framework (NPPF, 2024)	The NPPF (December 2024) requires planning decisions to contribute to and enhance biodiversity and the natural environment. Paragraph 187 sets out requirements to protect and enhance designated sites, valued landscapes, soils, and priority habitats and species, minimise impacts on biodiversity, deliver biodiversity net gain, establish resilient ecological networks, and prevent pollution or land instability. Paragraph 193 requires local planning authorities to avoid significant harm to biodiversity, refuse development where impacts cannot be adequately mitigated or compensated, protect Sites of Special Scientific Interest (SSSIs) unless benefits clearly outweigh harm, protect irreplaceable habitats such as ancient woodland and veteran trees, and support development that delivers measurable biodiversity enhancements and improved access to nature.
Circular 06/2005: Biodiversity and Geological Conservation	Circular 06/2005 provides statutory guidance on biodiversity within the planning system. It confirms that the presence or absence of protected species must be established prior to the determination of planning applications. The Circular clarifies legal obligations under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, emphasising the need for ecological surveys, application of the mitigation hierarchy (avoidance, mitigation, compensation), and the requirement for protected species licences where development affects legally protected species.

3.2 Local Planning Policy

Table 3.2 summarises the relevant local planning policies relating to biodiversity and ecology. These set out the requirements that development proposals must meet to avoid adverse ecological effects at a local scale.

Table 3.2: Relevant local planning policies.

Local planning authority	Summary of relevant policies
Horsham District Council	The Horsham District Planning Framework (2015) includes Policy 25 (The Natural Environment and Landscape Character), which requires development to protect, conserve and enhance biodiversity, landscape character, and designated sites, including SPAs, SACs and SSSIs. Proposals must avoid inappropriate development that would harm ecological features and must maintain and enhance green infrastructure networks and ecological connectivity. Policy 31 (Green Infrastructure and Biodiversity) requires development to maintain and enhance biodiversity, avoid the loss of green infrastructure, and apply the

	mitigation hierarchy where impacts cannot be avoided. Development affecting designated sites must demonstrate that impacts are avoided or adequately mitigated, with compensation only considered where justified. Where development may affect Arun Valley SPA or Mens SAC, a Habitats Regulations Assessment (HRA) is required, and development must comply with any identified mitigation measures.
--	--

3.3 Conservation Legislation

Legislation for UK protected and non-native invasive species that have been considered as part of this assessment is outlined in Table 3.3.

Table 3.3: Legislation of UK Protected/Priority species.

Species	Relevant Legislation and Protection
Bats	All British bat species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended), which classes them as European Protected Species (EPS). It is a criminal offence to kill, injure, capture, or disturb bats, or to damage, destroy, or obstruct access to bat roosts, whether bats are present or not. Additional protection is provided by the Countryside and Rights of Way Act 2000. Several bat species are also listed as priority species under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
Hedgehogs	Hedgehogs are listed as a priority species under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. They must be considered during the planning process, and reasonable avoidance measures should be implemented, particularly during hibernation in winter and when females may be nesting with dependent young in spring and summer.
Nesting birds	All wild birds, their nests, and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure, or take birds, or to damage or destroy an active nest. Barn owls receive additional protection under Schedule 1, making disturbance of adults, eggs, or dependent young an offence. Works affecting nesting birds should generally be avoided between March and August inclusive, with precaution also required in February.
Other mammals	The Wild Mammals (Protection) Act 1996 provides legal protection to all wild mammals in the UK, making it an offence to intentionally cause unnecessary suffering through actions such as mutilation, beating, kicking, drowning, or any other form of harm. The legislation ensures that wild mammals, including species such as foxes, deer, rabbits, and small mammals, are protected from cruelty, neglect, and deliberate mistreatment. This Act complements other wildlife legislation by providing a general level of welfare protection to species not otherwise specifically covered under existing laws.
Reptiles	Widespread reptile species, including slow worms and common lizards, are protected from intentional killing or injury under the Wildlife and Countryside Act 1981 (as amended). These species are also listed as priority species under Section 41 of the NERC Act 2006. While habitat disturbance is not itself an offence, reasonable measures must be taken to avoid harm during activities such as vegetation clearance and groundworks.

4. Methods

4.1 Desk Study

A desk study on 21st May 2026 involved reviewing online geographical databases and mapping tools to assess the site's proximity to key ecological features, including designated sites, priority habitats, and protected habitats, typically within a 1km radius. Specifically for bats, which have large home ranges, the search for granted European Protected Species Mitigation Licences (EPSMLs) was extended to a 2km radius. A data search from the local biodiversity records centre was not obtained, as it was deemed disproportionate and unlikely to alter the assessment outcomes. The following resources were used during the study:

- Local Planning Portal
- Google Earth Pro Satellite Imagery
- Multi-Agency Geographic Information for the Countryside (MAGIC)
- LandApp by DigitalLandSolutions Ltd
- Ordnance Survey (OS) Explorer (1:25,000 scale)

4.2 Site Walkover and Bat Roost Assessment

A Preliminary Bat Roost Assessment (PBRA) was undertaken by Aidan Bird during daylight hours in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023). The survey assesses the site's suitability for bats and examines all ecological features to identify any additional constraints in proportion to the proposals, including incidental records of other protected species (e.g. nesting birds) that may influence the timing or methodology of works.

Potential Roost Features (PRFs) were identified, alongside any access/exit routes bats could use to reach them. Evidence of use by bats was searched for, including scratch marks, urine stains, lack of cobwebbing, feeding remains, droppings, and live bats. PRFs are typically associated with joints, cracks, gaps and cavities within structures such as mature trees and buildings, such as lifted roof or hanging tiles, therefore, these areas were prioritised. As roosting evidence is not always visible, any potential roosting locations were also noted. Commuting routes and surrounding habitat were assessed for their potential to support bats.

Following the inspection, structures were categorised for their bat roost suitability as either 'High', 'Moderate', 'Low', 'Negligible' or 'None', per Table 4.1. The survey details and conditions are summarised in Table 4.2.

Table 4.1 - Categorisation of bat roosting potential of structures (adapted from Collins, J., 2023).

Suitability	Description	No. of Dusk Emergence Surveys required
Confirmed bat roost or resting place	There is the presence of bats or evidence of bats (i.e. droppings).	Up to 3
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.	3
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).	2
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).	1
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.	0
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).	0

4.3 Site Inspection Constraints

It is important to note that a single site assessment provides only a snapshot in time; while no bats or signs of bats were observed during the survey, their presence at other times of year cannot be entirely ruled out. The building, surrounding habitats, and any potential connectivity were therefore assessed for their suitability to support bats, even in the absence of direct evidence.

5. Results

5.1 Desk Study

5.1.1 Designated Sites

Designated sites within 1km of the site are shown in Table 5.1.

Table 5.1 - Statutory designated sites within 1km of the site.

Site	Designations	Proximity to site	Reasons for designations
None.			

5.1.2 Habitats

The following protected/priority habitats lie within 1km, but are not within or adjacent to, the site:

- Ancient & Semi-Natural Woodland
- Deciduous Woodland

5.1.3 European Protected Species Mitigation Licences (EPSMLs)

Table 5.2 shows the EPSMLs that have been granted within 2km of the site.

Table 5.2: EPSMLs within 2km of the site.

Licence ref.	Species	Start date	End date	Damage to breeding site?	Damage to resting place?	Destruction of breeding site?	Destruction of resting site?
EPSM2013-6269	C-PIP; BLE	03/12/2013	30/09/2015	N	N	N	Y

Abbreviations: Brown long-eared: BLE; common pipistrelle: C-PIP.

5.2 Site Assessment

5.2.1 Foraging and commuting bats

The site is located within an agricultural and pastoral setting in the village of Coolham. There are hedgerows and mature trees present along the site boundary and to the west elevation which provides foraging and commuting habitat of moderate value for bats in the wider landscape. The building itself is unlikely to function as a significant foraging resource, although bats may commute along the boundary hedgerows and tree line adjacent to the west elevation.

5.2.2 External inspection

The building is a modern timber-clad agricultural barn of single-storey construction with a pitched metal roof. All elevations are clad in tight horizontal timber weatherboarding, which is in good condition throughout, with no warping, lifting, or separation of boards present.

The weatherboarding is well-sealed at all junctions with the roof and at the corners, with no gaps that would provide potential roost access for bats.

The metal fascia boards are well-sealed to the building with no crevices beneath that bats could use.

The west elevation is situated tight to the boundary tree line and the cladding in this location is well-sealed, offering no roost opportunities or routes of access.

No bat droppings, staining, or other field signs indicative of bat use are present on the exterior elevations.

5.2.3 Internal inspection

The roof structure comprises a metal-sheet roof supported on steel purlins and a steel frame. The underside of the roof is exposed with no voids, gaps, or cavities present between the sheets and the outer roof structure that could provide roosting opportunity for bats. Wall-to-roof junctions are sealed internally, with no accessible spaces at the eaves or ridge.

The interior is in active use as a garage and workshop with the walls lined with board and shelving. The interior is well-lit and regularly disturbed which are conditions that are generally unsuitable for roosting bats.

No bat droppings, staining, or other field signs indicative of bat use are present internally in the barn.

5.2.4 Summary

Given the negligible suitability of the building and lack of PRFs, no further bat surveys are required. A summary is presented in Table 5.3.

Table 5.3: Summary of roost suitability and recommendations.

Building	Barn
Confirmed bat roost?	No
Roost suitability (Refer to Table 4.1)	Negligible
Taking suitability in context with the proposals, are further bat surveys required?	No
Other notes	None.

Photo 1: South elevation.



Photo 2: South elevation.



Photo 3: South elevation,

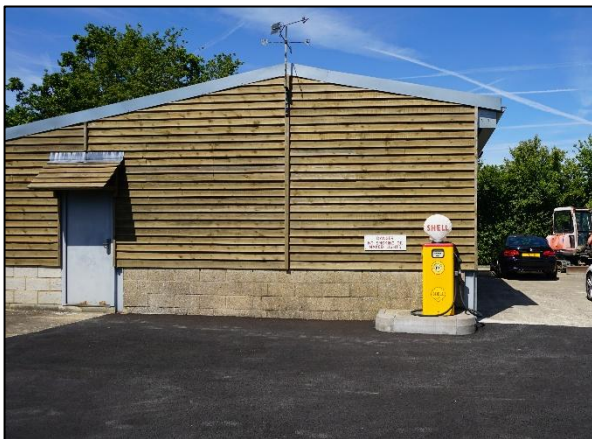


Photo 4: South elevation.



Photo 5: Northwest corner.



Photo 6: Tight weatherboarding and roof joins.



Photo 7: Tight weatherboarding with no warping.



Photo 8: West elevation tight to trees.



Photo 9: Northwest corner.



Photo 10: North elevation.

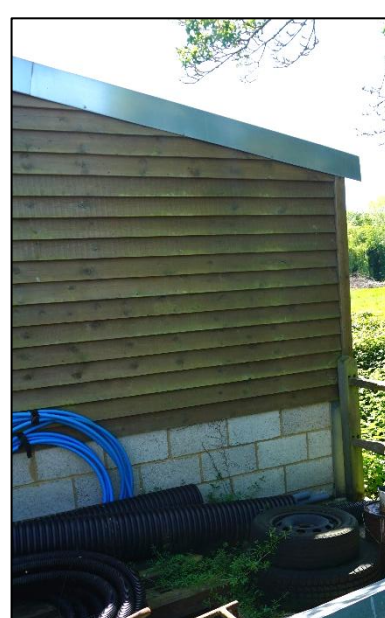


Photo 11: Entrance and surrounding habitat.



Photo 12: Surrounding habitat to east.



Photo 13: Interior roof structure.

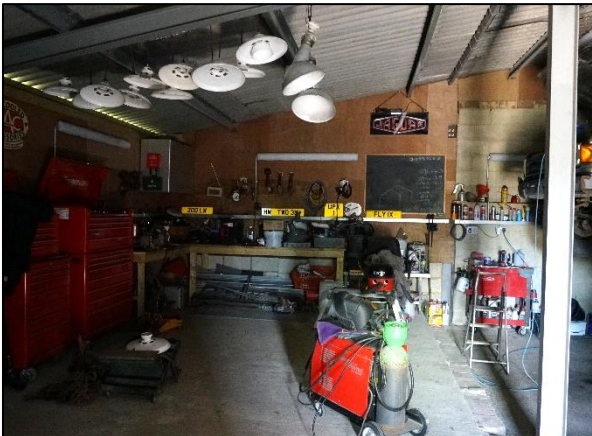


Photo 14: Interior roof structure.

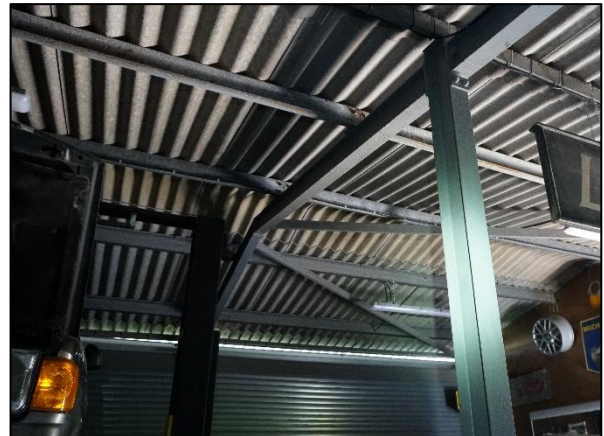


Photo 15: Interior roof structure.

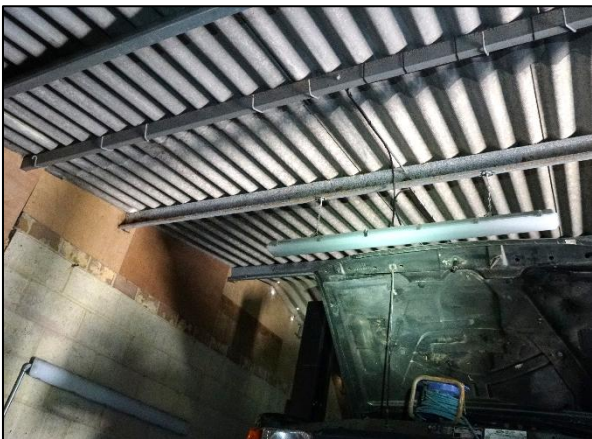
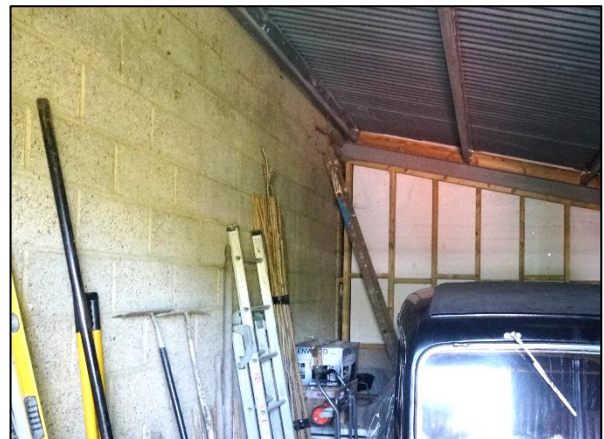


Photo 16: Interior roof structure.



5.3 Other Protected Species

The site comprises the barn and its immediate curtilage, with no waterbodies or features of notable ecological value within or adjacent to the working area.

All proposed works are restricted to the existing footprint of the barn plus the immediate hardstanding with no significant impacts to surrounding vegetation or boundary features anticipated.

The building, curtilage and boundary vegetation have potential to support a small number of widespread and common protected and priority species. Nesting birds may use shrubs, hedgerows, nearby trees, and any climbing plants within the site boundary. Common reptiles, particularly slow worm, may make occasional use of the site margins that connect with hedgerows and fields nearby, log piles and rough vegetation. European hedgehog is widespread across rural and suburban West Sussex and may use the site for foraging, shelter and dispersal.

6. Evaluation and Mitigation

This section sets out the evaluation of potential impacts and the mitigation measures required to avoid harm to designated sites, habitats and protected species as a result of the proposed works. Although the scope of this report is primarily a bat survey, best practice mitigation is also provided for other species where potential for them has been identified during the site assessment (Section 5).

6.1 Designated Sites

Potential impacts

The proposed works are small-scale and comprise a householder application. No impacts on statutory designated sites are anticipated.

Mitigation measures

None required

Significance of residual effects

No residual effects.

6.2 Habitats

Potential impacts

Dust generated by the works may settle on surrounding vegetation, including nearby gardens, trees and shrubs, which can affect plant health. Construction activities carry a low risk of unintentional loss of vegetation, for example should scaffold materials crush or fall onto garden vegetation. Construction materials, fuel, solvents and chemicals may introduce pollutants into the soil, and heavy machinery may compact soil, making it less hospitable for plant growth.

Mitigation measures

- All construction will be undertaken in accordance with best practice advice with regards to control of dust, noise and emissions.
- Contractor vehicles will remain on hardstanding where possible.
- Hazardous materials will be stored securely on impermeable surfaces away from vegetated areas. This includes substances such as wet concrete, cement washings, oils, paints and solvents, which can cause pollution or damage to soils and vegetation if spilled. Contractors will be trained how to use spill kits to ensure any accidental spills are dealt with correctly.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

6.3 Protected Species

6.3.1 Bats

Potential Impacts

There is a risk of disrupting potential bat flightlines if additional external lighting is installed during or after works, particularly if directed towards vegetated boundaries.

Mitigation for Bats

- Lighting - any new lighting will need to be carefully designed to avoid light spill. Artificial Light at Night (ALAN) can disrupt natural bat behaviour by altering foraging efficiency, commuting and social behaviour (Stone et al., 2009). As such, where lighting is intended to be installed for safety or security, the following mitigation measures will be implemented:
 - Motion-activated external lighting to be used in place of continuous illumination, with timers set to a short delay (1-2 minutes) after the last movement.
 - Light intensity will be kept low (e.g. ≤ 500 lumens), using warm white light sources (approximately 2700 K) to reduce blue light content, which is especially disruptive to bats.
 - All external fittings will be installed facing downward and fitted with appropriate shields or cowls to minimise vertical and horizontal light spill.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

6.3.2 Reptiles, Hedgehogs and Other Mammals

Potential impacts

Unmitigated works have the potential to accidentally harm, crush, trap or kill individual hedgehogs, common reptiles and terrestrial amphibians, as well as ubiquitous mammals such as fox that may occasionally cross the site, especially at night.

Mitigation for Reptiles, Amphibians, Hedgehogs and Other Mammals

- During works, piles of materials will be stored in skips or on hardstanding where possible. The removal of other piles of soil, rubble, pallets and other materials will be undertaken

carefully by hand before being moved into the skip. This will help to prevent small animals from sheltering in piles of debris and becoming injured or trapped during any removal.

- Any grassland near the development area will be kept mown short throughout the duration of works to prevent small animals from sheltering within it and being at risk of being crushed by materials.
- Any excavations made will ideally be fully covered over when not in use, especially overnight, or fitted with multiple escape ramps. Ramps should either be soil slopes or gently sloping roughened timber planks (maximum 45° angle) laying along the edge of a trench or excavation to enable animals to escape freely.
- Open pipework will be checked for the presence of small animals at the start and end of each workday, and they will be left sealed overnight.
- No vegetation or other materials will be burned on-site during any phase of the work.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

6.3.3 Nesting Birds

Potential impacts

There is a risk that nesting birds, their nests, eggs or dependent young could be harmed, injured or killed during site clearance and construction works if shrubs or other vegetation are removed, cut back or accidentally damaged.

Mitigation for Nesting Birds

- Vegetation on-site will be retained as part of the scheme and protected from accidental damage during works. Any vegetation removal that is required to accommodate the works or due to rot or disease will be undertaken outside of the main bird nesting season (March to August inclusive). To reduce the risk of delays it is recommended that vegetation removal is timed during the winter months, well outside the nesting period. If clearance must take place during the nesting season, a suitably qualified ecologist will be consulted for advice prior to works commencing. Should an active nest be identified, a minimum 5m buffer will be established around the nest and works within this buffer will be postponed until the young have fledged and the nest is no longer in use.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

7. Ecological Enhancements

The applicants at The Dutch Barn will adhere to Horsham Local Planning Policy 25 by incorporating ecological enhancements into their project. Paragraph 192(b) of the NPPF also requires plans to promote the conservation, restoration and enhancement of priority habitats and species, and to identify and pursue opportunities for securing measurable net gains for biodiversity. The enhancements in Table 7.1 are recommended to meet this requirement and to contribute positively to local wildlife.

Table 7.1: Recommended enhancements for the development.

Species	On-site Enhancements	Examples
Bats	At least one bat box will be installed. The box may be fixed to the external wall of the building or to a suitable mature tree within the garden curtilage. Specifications are as follows: • Durable box such as Vivara Pro's "WoodStone Beaumaris Midi" or equivalent. • 3-5m above ground level. • Facing between southeast to southwest, receiving several hours of sunlight, • Position the box away from any external artificial lighting or windows that could spill light onto the box. Keep the box entrance clear and free of climbing vegetation or overhanging foliage that would prevent bats having a clear flight path in.	Woodstone Beaumaris Midi 
Nesting Birds	At least one bird box will be installed. The box may be fixed to the external wall of the building or to a suitable mature tree within the garden curtilage. Specifications are as follows: • Durable box, such as Vivara Pro's WoodStone Seville 28mm, or equivalent. • 2-4m above ground level. • Facing between north and east to avoid direct sunlight and prevailing wind and rain. Site box close to boundary vegetation to provide foraging resources and cover, but not directly adjacent to large windows, glazed doors or reflective surfaces that could increase the risk of bird collisions.	WoodStone Seville 28mm 

8. Conclusion

A Preliminary Bat Roost Assessment was undertaken at The Dutch Barn in accordance with Bat Conservation Trust guidance (Collins, J. 2023). The property was assessed as having negligible suitability for roosting bats. No further surveys are required, and the works can proceed with precautionary mitigation for wildlife.

Should artificial lighting be required as part of the development, it should be designed in an ecologically sensitive manner to minimise potential disturbance to bats and other wildlife.

Appropriate biodiversity enhancements will be incorporated into the development in accordance with Horsham Local Planning Policy 25 to provide small-scale benefits for local wildlife.

9. References

Bat Conservation Trust and Institute of Lighting Professionals (2023) *Guidance Note 08/23 - Bats and Artificial Lighting in the UK*.

Bern Convention: Council of Europe. (1979). *Convention on the Conservation of European Wildlife and Natural Habitats* (Bern Convention). Available at: <https://rm.coe.int/1680078aff>

Bonn Convention: United Nations Environment Programme. (1979). *Convention on the Conservation of Migratory Species of Wild Animals* (Bonn Convention). Available at: <https://www.cms.int>

CIEEM (2017) *Guidelines for Ecological Report Writing*. Second Edition. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

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

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

HM Government (1981) *Wildlife and Countryside Act 1981 (as amended)*. Available at: <https://www.legislation.gov.uk/ukpga/1981/69/contents>.

HM Government (2000) *Countryside and Rights of Way Act 2000*. Available at: <https://www.legislation.gov.uk/ukpga/2000/37/contents>.

HM Government (2006) *Natural Environment and Rural Communities Act 2006*. Available at: <https://www.legislation.gov.uk/ukpga/2006/16/contents>.

HM Government (2017) *The Conservation of Habitats and Species Regulations 2017 (as amended)*. Available at: <https://www.legislation.gov.uk/uksi/2017/1012/contents>.

HM Government (2024) *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

HM Government (2005) *ODPM Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*. Office of the Deputy Prime Minister, London.

MAGIC (2026) *Multi-Agency Geographic Information for the Countryside*. Available at: <https://magic.defra.gov.uk/>

Stone, E.L., Jones, G. and Harris, S. (2009) Street lighting disturbs commuting bats. *Current Biology*, 19(13), pp. 1123–1127. Available at: <https://doi.org/10.1016/j.cub.2009.05.058>

Appendix 1: Gardening for Bats

Why garden for bats?

Bats play an important role in maintaining healthy ecosystems by acting as natural pest controllers. All of the UK's native species only feed on insects like moths and mosquitoes. Bat populations have declined significantly due to habitat loss, pesticide use and light pollution. Creating a bat-friendly garden can help provide valuable foraging habitat and shelter for bats, and the insects they prey on, even within residential settings.

Tips for a bat-friendly garden

- Plant **night-scented flowers** to attract moths and other nocturnal insects.
- Reduce **light pollution** as much as possible, because bats are sensitive to light. Use minimal external lighting and avoid shining lights directly onto plants or trees.
- A pond, compost heap, and other **"wild" areas** like wildflower borders, nettles, and brambles will encourage lots of insects.
- Avoid **pesticides** at all costs to prevent killing the insects that bats feed on.



Recommended plants

- Evening primrose
- Night-scented stock (above right)
- Honeysuckle
- Jasmine
- Lavender

These specific plants attract a variety of nocturnal insects that bats love to feast on.

Native wildflowers, such as ragged robin and white campion, are also excellent choices.

Creating habitat

While food is essential, bats also require safe places to roost. This can be encouraged by:

- Installing bat boxes in suitable locations, such as on buildings or mature trees, ideally facing south so they warm up during the day.
- Retaining mature trees with natural crevices or cavities where safe to do so.
- Leaving standing deadwood or tall tree stumps, as these can support insects and may provide future roosting features.