

25th June 2026

Mr Hazel
Harwoods
West End Lane
Henfield
West Sussex
BN5 9RF

Ref: 24036

Dear Mr Hazel

Project: Land at Harwoods, West End Lane, Henfield, West Sussex, BN5 9RF. Update Ecology Walkover

CT Ecology Limited has been commissioned to undertake an update ecological walkover across land at Harwoods on the 6th May 2026 to update the previous Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PBRA) undertaken at the site in 2024 (CT Ecology 2024A). This letter summarises the findings of the current assessment and serves to confirm whether the baseline conditions remain the same as those identified during the initial assessments undertaken in 2024 or whether there are any changes.

The update walkover was carried out by Carly Teague BSc (Hons) MSc MCIEEM; a suitably qualified ecologist with over 18 years' experience as a professional ecologist. Carly carried out the initial assessments in 2024. Proposals pertain to the conversion of an existing outbuilding for ancillary residential accommodation. These proposals remain the same as detailed in the existing PEA/PBRA report. Reconfiguration of the porch associated with the main house are now excluded from the proposals.

The baseline habitats recorded in May 2026 remain the same as those identified during the previous PEA and full habitat information is provided in the associated PEA & PBRA report compiled for the site. The application site comprises an outbuilding with associated managed gardens and mature boundary vegetation. In the wider area, residential properties are to the north, with woodland and agricultural land extending in all other directions.

The survey area extends over approximately 0.1 hectares (ha). Managed grassland extends in all directions from the outbuilding. This receives regular management as part of the wider garden associated with Harwoods, the main house; located to the north-west of the outbuilding, and the grassland is indicative of modified grassland. An existing crushed aggregate driveway is to the south of the outbuilding. Mature planted beds and scattered trees were around the margins of the wider garden. A dry ditch was also present part way along the north-western site boundary.

A re-inspection of the outbuilding was carried out concurrently with the update walkover in May 2026. The building remains in a similar condition as that recorded during the 2024 assessment which assessed the building as providing moderate potential for roosting bats. No additional potential roosting features observed during the update assessment. No bats or secondary evidence of bats were recorded within or adjacent to the survey structure. A summary of the building description is as follows: a brick-built Victorian barn with north-south pitched roof comprising concrete roman tiles. A catslide roof extended from the northern roof pitch, serving to cover former animal enclosures on this side of the building. Moss was



evident on the roof tiles although the majority of the roof tiles, where present, were tightly fitted and in good condition with no obvious gaps or potential for ingress by bats with the exception of gaps associated with lifted and missing roof tiles at the gable ends of the building and along the base of the catslide roof. Gaps were associated with the brickwork on the eastern and western elevations although these features were superficial and did not extend into the building. Gaps were observed around the timber framed windows and timber stable door on the eastern elevation and timber door on the western elevation, enabling ingress into the building. Timber weatherboarding was present on the eastern and western gable ends and along the northern and southern elevations. The boarding at the gable ends was showing signs of degradation with splits and gaps present along the lengths of weatherboarding and at the apex of the roof. Ivy ingress was also observed at the western gable although the ivy was dead. The eaves were open, enabling ingress by bats into the building.

A series of two bat emergence and activity surveys were undertaken in 2024, following on from the PBRA, no bats were recorded emerging from the building during these surveys and the likely absence of bat roosts was confirmed. Overall a moderate level of bat activity was recorded during these surveys although all passes were associated with tree lines in the wider landscape. Full details are provided in the associated bat survey report (CT Ecology 2024B). It is considered that the results of the bat emergence and activity surveys can be relied upon for the current application, given that the data has been obtained within the last two survey seasons and based on the updated building inspection which confirms that there have been no changes to the building since the time of the 2024 surveys with no new evidence being recorded during the current walkover.

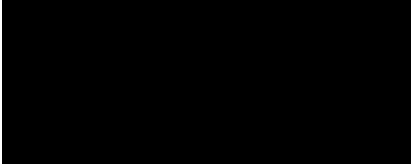
No further survey work is currently deemed necessary in relation to the current proposals in relation to bats and the works may proceed without the need for a protected species mitigation licence on the basis that a precautionary approach is implemented to ensure that there are no detrimental impacts to bats. This is detailed fully in the associated bat survey report (CT Ecology 2024B). This approach is considered to remain valid and includes the following precautionary measures:

- * All roof tiles together with the underlying battening and timber supporting frame must be removed by hand by appropriate contractors. The reverse of all materials must be checked for any bats and roof tiles removed individually, avoiding scraping the tiles over/together.
- * The removal of roof tiles/works on the timber supporting frame must avoid the peak winter hibernation period and in turn, works to remove/replace the roof tiles/battening must only commence between April and November inclusive.
- * If a bat is unexpectedly discovered during the removal of materials or demolition activities:
 - All works must immediately stop and any machinery at the site switched off;
 - A licensed bat ecologist be contacted as soon as possible;
 - The bat/s must be left in-situ, if they have been uncovered, carefully replace the original covering ensuring the bat/s are not crushed. If this is not possible, the bat/s should be covered with a soft cloth or loose covering.

In terms of other protected species, based on the results of the update walkover, no further surveys are required to inform the planning application; the results and recommendations detailed in the PEA report remain valid to include adopting a precautionary approach for different elements of the works in relation to breeding birds, great crested newts and badger in order to fully safeguard these species groups.



I trust this letter provides a sufficient summary of the site following the current ecological walkover survey. This document should be read in conjunction with the associated PEA and PBRA report (CT Ecology 2024A) and Bat Survey Report (CT Ecology 2024B) which provides full details regarding the ecological assessment and associated recommendations to include ecological mitigation measures in order to inform the proposed re-development at the site.



Carly Teague BSc (Hons) MSc MCIEEM

Director

References:

- * CT Ecology (2024A). *Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment for Land at Harwoods, Henfield, West Sussex*. Unpublished report for Mr Hazel. CT Ecology: West Sussex.
- * CT Ecology (2024B). *Bat Survey Report for Land at Harwoods, Henfield, West Sussex*. Unpublished report for Mr Hazel. CT Ecology: West Sussex.