

4th June 2026
LLD3892 / ECO / SH



Dear [REDACTED]

Lizard Landscape Design and Ecology (LLDE) - Ecological Consultancy Services
Oakridge House, Thakeham, West Sussex
Preliminary Bat Roost Inspection – Letter Report

Lizard Landscape Design and Ecology has been commissioned by Mr and Mrs Penn to carry out a preliminary bat roost inspection of the barn at Oakridge House, Thakeham, West Sussex (Grid Reference: TQ 10476 17857). A daytime bat walkover survey of the site focussing on the barn was carried out on the 1st of June 2026 by Sam Hall (Consultant Ecologist, LLDE and accredited agent under 2016-20460-CLS-CLS) and the results presented within this letter report.

Methodology

During this survey any direct evidence of bats was searched for and recorded, such as grease marks, urine stains, bat droppings, feeding remains and dead / live bats. Furthermore, the barn was examined for features with the potential to support bats. This included the identification of features such as, but not limited to, slipped, missing or uneven tiles, gaps around the soffit / barge board, raised flashing. The barn was assessed internally and externally using the following criteria:

Table No. 01 – Criteria for Assessing the Bat Roosting Suitability of Structures

Potential Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of year.
Negligible	No obvious habitat features on site likely to be used by roosting bats. However, some small uncertainty remains, as bats can use small and apparently unsuitable features occasionally.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these do not provide enough shelter, space, protection, appropriate conditions or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure with one of 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, irrespective of species conservation status.

Landscape Architecture

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Potential Suitability	Description
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, with the potential to support high conservation status roosts irrespective of species conservation status.
Confirmed	Direct evidence of bats identified.

An assessment of the winter hibernation potential of the barn was also made, in accordance with the following criteria:

Table No. 02 – Criteria for Assessing the Winter Bat Roosting Suitability of Structures and Trees

Potential Suitability	Description
Low	No or very limited potential winter roosting habitat
Moderate	Non classic site
High	'Classic sites', which offer stable humidity and consistent temperatures throughout the winter period, such as underground sites, cellars, tunnels etc.

No constraints were identified in the assessment of the barn and with the access gained and recording undertaken the results provided herein are a true representation of the bat roost potential of the barn.

Results

The barn is located within pasture located off the road B2139 in Thakeham, West Sussex and the surrounding landscape is rural in character. Mature native trees and scrub were noted adjacent to the north and west of the barn, connecting the site to woodland in the surrounds and likely to be of value to commuting and foraging bats.

The barn itself is a modern hay barn with a single layer corrugated metal roof and walls. Internal and external examination of the barn did not identify suitable ingress points nor any direct signs of bats such as droppings. Further to this, the construction of the building is unlikely to maintain suitable temperatures for roosting bats and there were negligible opportunities for bats to take shelter from sunlight internally. The building has been assessed as of negligible value to roosting bats and no further survey is recommended.

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Internal (left) and external (right) views of the barn.

Proposals do not involve removal of existing native boundary vegetation and proposals are concentrated within the existing building footprint and adjacent pasture which is of low suitability for bat species. However, development proposals should avoid impacts to local commuting and foraging bats by avoiding nocturnal lighting impacts upon boundary vegetation that might reduce the suitability of those habitats and by ensuring that construction is carried out in line with BS:5837 regarding protection of trees. Moreover, the development proposals shall include the following ecological enhancements:

- A minimum of 1no. bat box (such as those supplied by Greenwood's Ecohabitats, or equal and agreed with the planning authority) affixed to the converted barn or an existing tree.
- Native planting of known wildlife value to provide a range of opportunities for wildlife.

Please refer to the associated soft landscaping documents that accompany this application for further details relating to enhancement planting.

Provided that the avoidance measures outlined herein are adhered to, the residual impact upon bats would be **negligible**. Given that proposals involve conversion of an existing building and some soft landscaping and access within adjacent pasture, no other protected species or priority habitats are expected to be impacted and no further ecological survey recommended.

Yours sincerely,

Sam Hall
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