

File Note Report

Site Address: Lullings Cottage, West Hill, Balcombe, Haywards Heath, West Sussex RH17 6QY

Client Name: Tim Musker

Reference: PRA and PEA update

Date of updated survey: 15/05/2024 – Ecological Walkover
16/05/2025 – Baseline Habitats Condition Assessment
31/07/2025 – File note report updated

The proposals are for the demolition and replacement of an existing cottage (hereafter referred to as “the proposed development”).

Previous bat survey overview

A preliminary bat roost assessment was undertaken previously on 11/11/2022 (Phlorum, 2022). The report described the two buildings within the site and their suitability to support roosting bats. Building 1 (B1) was assessed as moderate value to roosting bats due to a number of suitable roosting features, including raised and slipped roof tiles and gaps in the soffit. Building 2 (B2) was assessed as low value to roosting bats due to a small number of suitable roosting features, including crevices in the timber exterior.

A bat emergence survey was carried out on 20/09/2022 on both buildings. There were no emergences recorded from either B1 or B2. There was limited foraging and commuting activity from common bat species, including common pipistrelle, soprano pipistrelle and noctule. The report recommended the need for one further bat emergence survey of B1, a low impact lighting strategy and precautionary working methods for demolition of B2.

Previous Preliminary Ecological Appraisal overview

The previous PEA described the habitats as improved grassland, scattered trees and scrub and buildings and this was confirmed by the BHCA in May 2025. The report recommends that the pond within the land ownership boundary and all ponds within 500m should be subject to presence/absence surveys.

Updated PRA and PEA information

The updated walkover was conducted on 15/05/2024 in suitable weather conditions: 18.2 °C, 73.5% humidity, no cloud cover, no wind and no rain. A BHCA survey was conducted on 16/05/2025, however this survey was only for the onsite habitats, and did not act as a PRA update.

The results from the 15/05/2025 updated survey can be found below. The habitats and suitable roosting features for bats are the same as described in the previous PEA (Phlorum, 2022) and described further below.

| Description | Photograph |
|---|---|
| Building 1 (B1) | |
| <p>B1</p> <p>Overview of the building</p> |  |

Suitable roosting features for crevice-dwelling bats, such as gaps underneath roof tiles and open doors and windows which may allow bats access into the interior.



Suitable roosting features for crevice-dwelling bats, such as gaps between the soffit and exterior wall



Peeling areas of paint and worn mortar on the chimney at the north of the building, which may provide suitable roosting features for crevice-dwelling bats.



There are numerous gaps underneath slipped and damaged roof tiles, which are suitable roosting features for crevice-dwelling bats.



Broken windows.



| | | |
|-----------------------|---|--|
| <p>Interior of B1</p> |  |  |
| |  |  |

| Description | Photograph | |
|------------------------|---|--|
| Building 2 (B2) | | |
| <p>Overview of B2</p> |  |  |
| |  |  |

Evidence of nesting birds.

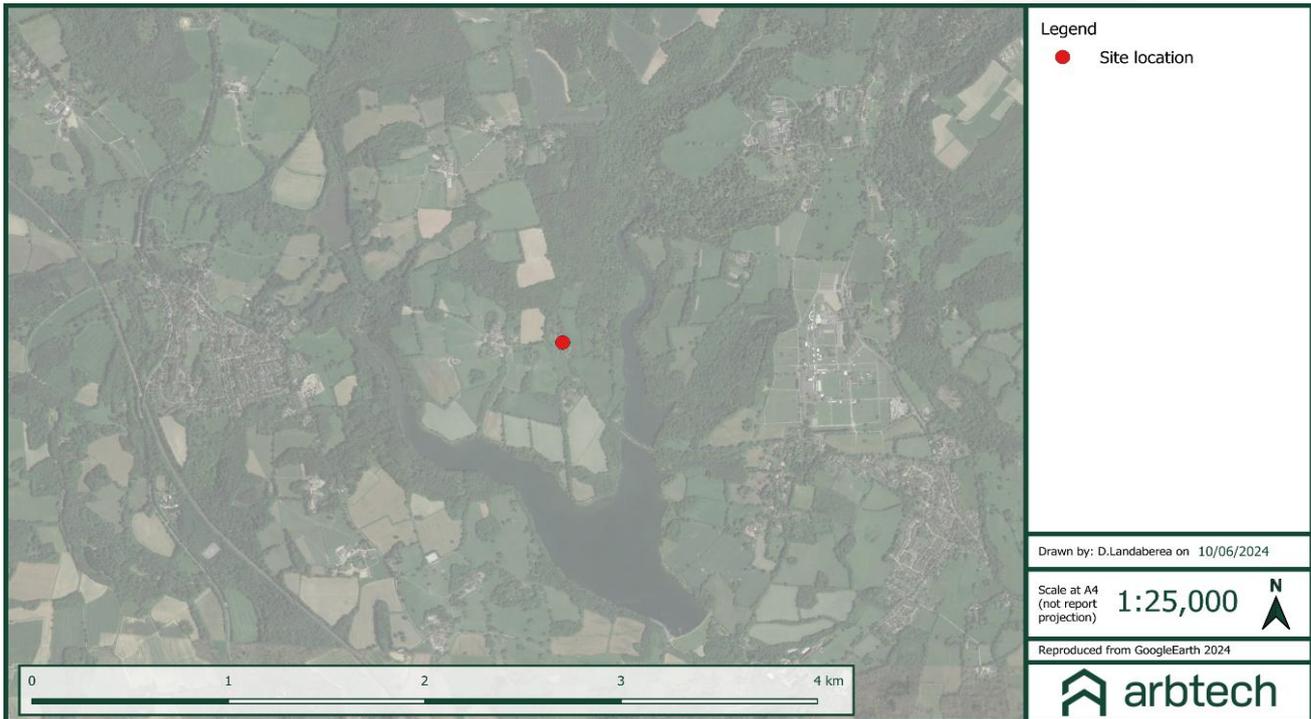


Gaps in the eaves, which would allow bats entry into the interior of the building.



| Description | Photograph |
|--|---|
| Preliminary Ecological Appraisal | |
| <p>Grassland and tress present to the north, south and west of B2.</p> |  <p>The photographs in this section show a dense thicket of trees and bushes. The top-left photo shows a close-up of a wooden fence post partially obscured by thick green foliage. The top-right photo shows a narrow path or clearing through a dense stand of trees with vibrant autumn foliage. The bottom-center photo shows a weathered wooden structure, possibly a shed or barn, with a corrugated metal roof, situated in a grassy area with trees in the background.</p> |
| <p>Grassland and woodland to the west and southwest of B1 and B2.</p> |  <p>The photographs in this section show open grassland areas. The left photo shows a grassy field with a line of trees in the background under a clear blue sky. The right photo shows a similar grassy field with a wooden fence in the foreground and a line of trees in the distance.</p> |

Site location



Recommendations

The precautionary working method recommendations described in the previous PEA (Phlorum, 2022) are agreed with. However, it should be noted that instead of presence/absence bottle trapping surveys (four surveys) for great crested newts, the ponds could be subject to eDNA test to confirm presence or likely absence.

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