



**PRELIMINARY BAT ROOST ASSESSMENT
&
GROUND LEVEL TREE ASSESSMENT**

VESTA ARCHITECTS

LANE HOUSE
37 DENMANS LANE
LINDFIELD
HAYWARDS HEATH

17TH AUGUST 2026

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Revision	Date	Author(s)	Reviewer
	17/08/2026	Sally-Ann Hurry BSc (Hons), FdSc, MCIEEM & Carly Teague BSc (Hons) MSc MCIEEM	Carly Teague BSc (Hons) MSc MCIEEM

EXECUTIVE SUMMARY

A preliminary bat roost assessment (PBRA) and concurrent ground level tree assessment (GLTA) were carried out at Lane House, 36 Denmans Lane, Lindfield, West Sussex on the 13th March 2026 to determine whether this species group could pose constraints to the proposed project at the site. Proposals are to demolish the existing residential building (B1) and garage (B2) to facilitate construction of a replacement dwelling. Access will remain as existing. A small number of trees will require removal to facilitate the works.

A summary of the survey findings and recommendations is provided below:

- * A total of three trees and one tree group are subject to felling and were therefore included in the ground level tree assessment. No evidence of bats was recorded during the assessment. Potential roosting features (PRF) were present in 1 tree (T32). Potential roosting features associated with this tree were assessed as being suitable for individual bats or very small numbers of bats due to the size/location of the feature (PRF-1). No further targeted tree surveys are required however this tree poses minor constraints to works and must be felled adopting a precautionary approach, outside the bat hibernation period and, where possible, outside the nesting bird period. Felling is therefore recommended to be carried out between **1st September** and **1st November inclusive**.
- * All other trees subject to works and included in the survey were assessed as having no roosting value for bats and these trees do not pose any constraints to works in regards to roosting by this species although felling must serve to avoid the nesting bird season taken to run between **March** and **August** inclusive.
- * A total of two buildings were included in the preliminary bat roost assessment. B1(Lane House) supports a few potential bat roosting features and access opportunities. No bats or secondary evidence of bat presence was located at B1; however the survey was constrained. B1 is overall considered to have Moderate potential to support roosting bats during the bat active period, and Low potential to support roosting bats during the hibernation period.
- * B2 (Garage) supports very few and limited opportunities for roosting bats. No bats or secondary evidence to suggest any current or recent bat presence was found at B2. B2 is identified as having Low potential to support roosting bats at any time of year.
- * B1 and B2 have both been identified as having potential to support roosting bats. All UK bat species and their roost sites currently receive legal protection prohibiting the potential identified impacts of roost destruction, disturbance and injury/death. In order to confirm the impacts of the proposal, further bat surveys are required to confirm bat presence/absence and inform the proposal.
- * To confirm the presence/absence of roosting bats at B1, two bat emergence surveys must be carried out between May and August inclusive.
- * To confirm the presence/absence of roosting bats at B2, one bat emergence survey must be carried out between May and August inclusive.

- * If a roost is identified at the site, additional roost characterisation surveys would be required to fully assess the status of the roost/s and inform an impact assessment and any licensing (mitigation (and compensation)) requirements.
- * Full details of the further requirements are provided in Section 5 of this report.
- * The bat emergence surveys in relation to the buildings were underway at the time of compiling this report and details will be provided in a separate document.

1. INTRODUCTION

Background

- 1.1 CT Ecology Limited (in association with Mountfield Ecology) was commissioned by Vesta Architects to carry out a preliminary bat roost assessment (PBRA) and ground level tree assessment (GLTA) for bats at Lane House, 37 Denmans Lane, Lindfield, West Sussex (hereafter referred to as “the site”).
- 1.2 This report provides an assessment of the likelihood of roosting bats to be present at the surveyed buildings/trees and provides an initial assessment of the potential impacts of the proposal upon bats and their roost sites.
- 1.3 The survey area comprised Lane House (Building 1) a residential property and the associated Garage (Building 2). No additional site buildings were included within the survey extent. A plan showing the building locations and assessed trees is provided in Appendix A.
- 1.4 The site is situated in a semi-rural location within the village of Lindfield, West Sussex. Denman’s Lane provides access from the north and the site is immediately surrounded by residential properties, with allotments to the south. The British National Grid Reference for Building 1 is TQ34492 25481 and Building 2 is TQ34501 25464.

Development Proposals

- 1.5 Proposals are to demolish the existing residential building and garage to facilitate construction of a replacement dwelling. Access will remain as existing. A small number of trees will require removal to facilitate the works.

2. METHODOLOGY

Desk Top Study

- 2.1 A full desk top study was undertaken as part of the preliminary ecological appraisal of the site (CT Ecology, 2026). A summary of the desk top study has been excerpted into this report, highlighting any habitat features or designated site/s of particular value to roosting bats.
- 2.2 Records for bats within a 2km radius of the site were requested from the Sussex Biodiversity Record Centre (SxBRC, 2026).

Preliminary Bat Roost Assessment

- 2.3 The building inspection was carried out by Sally-Ann Hurry (Mountfield Ecology), an ecologist with over 18 years' commercial bat survey experience. Sally-Ann specialises in bats and holds a personal bat survey class licence, levels 3 and 4. Sally-Ann has designed, held and implemented numerous bat mitigation licenses for a variety of bat species within the south-east.
- 2.4 The building inspections were carried out on the 13th March 2026 in accordance with good practice guidelines (Collins, 2023).
- 2.5 The interior and exterior of each building was inspected closely with the aim of identifying the presence of bats and any secondary evidence, together with any potential roost sites or access points. Secondary evidence includes droppings, feeding remains, scratch marks and oil and urine staining. The external inspections comprised a detailed inspection and search of all accessible architectural features. Equipment included a high-powered LED torch and binoculars.
- 2.6 Accessible roof voids were also visually inspected (where safe access permitted), searching the floor of the voids, as well as the underside of the roof pitches for any secondary signs of bat presence, and any visible roosting bats. A search of all surfaces and exposed timbers was undertaken using a high-powered LED hand torch.
- 2.7 Each building was given a rating for the level of bat potential present i.e. likelihood of a bat roost to be present within the structure. Field signs and features, along with surveyor experience were used to make an assessment (in line with Collins, 2023). The following categories were used to provide a general rating and level of assessment for each building:

- * Negligible: No suitable features which could be used by bats. The structure may still have features which are commonly known to be used by bats but due to the circumstances of that feature or structure the feature is deemed unsuitable for bats;

- * Low: A small number of potential suitable bat roosting features are present but are most likely to support a low conservation status roost such as individual bats of a common species (not a maternity roost). The structure or site may be isolated within the surrounding landscape;
- * Moderate: Several potential suitable bat roosting features are present, and the surrounding habitat is of value to commuting and foraging bats with linear features and suitable habitats;
- * High: Several potential bat roosting features are present, and those features are of particular significance to roosting bats. Surrounding habitat is of high value to commuting and foraging bats e.g. woodland, open water etc. with linear features. The structure is close to a known roost;
- * Confirmed: Bats or recent secondary evidence of a bat roost such as droppings located within the structure and/or bats heard chattering from within the structure.

2.8 The following types of bat roosts were considered during the site assessment:

- * Maternity roosts: Sites that provide protection from the elements and predators and provide the correct thermal environment for the rearing of young. Maternity roosts tend to be warmer in temperature because breeding females need to maintain a high metabolism to aid in lactation. Juvenile bats need to keep warm to maintain a metabolic rate that allows for rapid growth.
- * Day roosts: Areas where bats are able to spend the non-active period of the day resting or in torpor, depending on weather conditions. Day roosts provide shelter from the elements and safety from predators.
- * Night roosts: Areas used by bats to rest between foraging bouts, to allow for digestions of prey, to escape from predators, as shelter from weather, and possibly for social purposes. Night roosts are typically sites or structures that retain heat to aid the bats in maintaining the higher metabolism necessary for digestion.
- * Hibernation roosts: Areas that have a stable environment where bats may hibernate or be found in torpor; these areas are normally of a constant temperature and are not affected by sunlight or heating from the building. Temperatures of 7° Celsius and below are often found on the north aspect of a building, especially where areas are protected from wind chill. Structures may be classified as classic or non-classic sites. Current guidance within Collins, 2023 to assess the potential for hibernating bats and associated hibernation roosts was considered during the site survey.
- * Transitional roosts: Locations used by bats either prior to hibernation or just after the hibernation period. These roosts can either be used by single individual bats or small cluster of bats.
- * Feeding roost: A location used by bats to either hang up and eat their prey or a perch to hang from and catch their prey from. These are often identified by accumulations of discarded feeding remains and droppings.

- * **Satellite roost:** Alternative roost location within close proximity to the main maternity roost. Numbers of bats using these roosts can change over a season with only a few individuals to large clusters of bats being present, this may be due to changes within the main maternity roost, food supply and/or daily weather conditions.
- * **Swarming / Mating roost:** These roosts are normally used from late summer through the autumn period, although they can also be used through to winter. These roosts are areas held by males as territories where they will 'sing' and display in order to attract females.

Ground Level Tree Assessment

- 2.9 The assessment was undertaken in accordance with current good practice guidelines, which include the Bat Mitigation Guidelines (Mitchell-Jones, 2004); Surveying for Bats in Trees and Woodland BS 8596 (BSI, 2015), The Bat Workers Manual (Mitchell-Jones and McLeish, 2004), Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) (Collins, 2023) and Bat Roosts in Trees (BTHK, 2018). The GLTA was carried out on the 13th March 2026 concurrently with the PBRA, with the tree assessment being carried out by Carly Teague, an ecologist with over 18 years' experience as a professional ecologist, including extensive experience with undertaking bat surveys. Guidance was provided on-site by Sally-Ann Hurry (Mountfield Ecology).
- 2.10 Trees scheduled for felling works were visually inspected from the ground using a high-powered torch and close-focusing binoculars. Potential roost features (PRF), such as rot holes, woodpecker holes, cracks, cavities and thick-stemmed ivy, were recorded and each tree was assigned a category as detailed in Table 2.1 below. Trees with no suitability, as per the table below, have not been considered further in this report.

Table 2.1 GLTA Suitability Categories (Collins 2023)

Suitability	Description
None	Either no PRF's in the trees or highly unlikely to be any
FAR	Further assessment required to establish if PRF's are present
PRF	A tree with at least one PRF present

Table 2.2 Categories for potential suitability of PRF's (Collins 2023)

Suitability	Description
PRF-1	PRF is only suitable for individual bats or very small numbers of bats either due to the size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Caveat

Data Search Constraints

- 2.11 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

PBRA Constraints

- 2.12 Bats are mobile animals and can move roost sites throughout the year. It is possible that a survey carried out in March, may miss roosts occupied earlier or later in the year. However, where undisturbed, it is possible to find secondary evidence of bats inside a building throughout the year, although secondary signs may be missed where they are within an area that can't be fully accessed, such as crevice features, or where a building is in regular use by people.
- 2.13 Both roof voids within Building 1 could only be inspected from the access hatches owing to the restricted height and the presence of water tanks in void 1, and potentially unsafe joists within void 2. However, an adequate view was gained to identify the presence of any significant accumulations of bat droppings.
- 2.14 The eastern roof pitch and elevation of B2 could not be viewed or inspected owing to its location upon the site boundary.

GLTA Constraints

- 2.15 It is important to note that bat roosts are transitory in nature and the results of this assessment reflect the baseline conditions at the specific time of survey. The trees surveyed may not currently support a bat roost, but they may be used by roosting bats in the future as some have features that would indicate their potential for use as seasonal roosts. Wind and rainfall may degrade bat droppings on trees that may otherwise provide evidence of a roost. An absence of droppings to exterior surfaces does not therefore indicate an absence of roosting bats.

- 2.16 A precautionary approach was applied during the interpretation of results in consideration of this factor and appropriate recommendations for further surveys were provided to ensure that any survey limitation has been minimised.

3. RESULTS

Desk Top Study

Habitats and Landscape Features of Value to Bats

- 3.1 The site is not subject to any statutory designations. There are three statutory designated sites located within a 2km radius: Eastern Road Local Nature Reserve (LNR), approximately 760m to the south-east; Scrase Valley LNR, located approximately 730m to the south; and High Weald National Landscape (NL), located approximately 1km to the north-east.
- 3.2 Eastern Road LNR supports a mosaic of woodland, scrub, rough grassland and wetland with a diverse range of plants, insects and birds. Scrase Valley LNR supports marshland, woodland and grassland including several locally and nationally rare plants within the reserve. These designated sites are likely to support bat roosting, foraging and drinking activity.
- 3.3 High Weald NL is designated for its rich mosaic of ancient woodland, species-rich hedgerows, rolling hills, sandstone outcrops and small irregular fields, supporting a high diversity of flora and fauna typical of traditional lowland English countryside.
- 3.4 Over 30 blocks of ancient semi-natural woodland (ASNW) and ancient replanted woodland are present within 2km of the site. These are located in all directions, the closest of which is Town Wood, located approximately 625m to the north. Town Wood covers 4Ha and it also supports 2.7Ha of ASNW. There is some connectivity between the site and this woodland via amenity gardens and a playing field to the north. Further areas of deciduous woodland and ASNW are present within 2km of the site, these provide potential roosting and foraging opportunities for a wide range of bat species.
- 3.5 There is one pond within a 500m radius, situated approximately 170m to the south-east. This provides foraging and drinking opportunities for the local bat population, however it may be impacted by artificial lighting.

Bat Records

- 3.6 The data search returned records of at least 11 species of bat within a 2km radius of the application site boundary. Species included pipistrelle species (*Pipistrellus* sp.); Common pipistrelle (*Pipistrellus pipistrellus*); Soprano pipistrelle (*Pipistrellus pygmaeus*); Noctule (*Nyctalus noctula*); Serotine (*Eptesicus serotinus*); Myotis species (*Myotis* sp.); Daubenton's bat (*Myotis daubentonii*); Whiskered/Brandt's bat (*Myotis mystacinus/brandtii*); Long-eared bat species (*Plecotus* sp.) and Brown long-eared bat (*Plecotus auritus*).

- 3.7 No records were returned from within the site. A total of 161 bat records were recorded within a 2km radius. The most frequently recorded bat species is the Common pipistrelle, with a total of 52 records and a combined abundance count of 43 individuals.
- 3.8 The closest roost record was from 2023, for an unspecified Brown long-eared roost, over 400m from the site. The closest in-flight record is in relation to an unspecified bat foraging within the rear garden of a property adjacent to the east of the site in 2009.
- 3.9 According to Defra's public database (viewed via the Magic website), the closest previously approved European Protected Species Mitigation Licence (EPSML) concerning bats, is for a location situated 1.9km northeast of the site. The licence permitted the destruction of resting sites for Brown long-eared, Common pipistrelle and Soprano pipistrelle bats between 2020-2026 (Licence Ref: 2020-45674-EPS-MIT). However, Mountfield Ecology are aware of other EPSML' within closer proximity to the site.

Preliminary Bat Roost Assessment

Building 1 (B1) – Lane House

- 3.10 B1 was of brick construction with the upper walls rendered and painted white, with a small area of exposed timberwork associated with the south elevation gable end. A small area of hanging tiles was associated with a central bay window within the south elevation, hanging tiles were also associated with a north facing gable end and dormer window cheeks. All areas of clay hanging tiles were in good condition, with occasional raised edges to the tiles.
- 3.11 The roof was multi-pitched with several north elevation protruding gable ends. The main roof extent was half-hipped to the east and west, pitched north to south, and had two dormers within the northern roof pitch. All roof pitches were clad with manufactured clay tiles, a few were noted as raised upon the main southern roof pitch, with some slipped tiles on the roof pitches associated with the south elevation gable end, and gaps were noted under the hip tiles associated with the east elevation entrance roof area. The eaves were mainly closed, with the roof abutting the wall tops, however, some small gaps were noted along the east elevation of the ground floor extension extending north. Leadwork associated with chimneys was tight fitting.
- 3.12 Internally, the property has two accessible roof voids, these are described separately below:

Roof Void 1: Main roof of B1

- 3.13 Located within the main roof of the building, it measured approximately 11.6m (l) x 2.1m (w) x 1.2m (h). Rockwool insulation overlaid fibreglass insulation between the joists, and three enclosed water tanks were situated to the west extent of the roof void (immediately next to the access hatch) with associated pipework (this prevented access to the roof void and limited visibility along the length of the void). The underside of the roof pitches were boarded and exposed timbers included a ridge board and rafters.

Roof Void 2: North extension of B1

- 3.14 Located within the ground floor, north extension of the building, the roof void measured approximately 6.8m (l) x 2.6m (w) x 1.2m (h). A brick wall created a partial partition within the void; however this had a hole broken through, linking the two areas. Fibreglass insulation was present between the joists, which showed possible signs of water damage (in turn the roof void was not accessed). A small area of the floor of the roof void (kitchen ceiling) had fallen down. The southern extent of the void had timber boarding under the roof pitches, with bitumen felt lining the northern extent of the roof pitches. The exposed roof timbers included a ridge board and rafters.



Photograph 1: South elevation of B1, showing tile hanging between the bay windows.



Photograph 2: North elevation of B1 showing ground-floor northern gable ended extension and main roof dormers.



Photograph 3: Occasional gaps were present under roof tiles.



Photograph 4: Roof Void 1 at B1 showing the immediate water tanks and reduced size of the roof void.



Photograph 5: Northern extent of Roof Void 2 at B1.



Photograph 6: Southern extent of Roof Void 2 at B1.

Building 2 (B2) - Garage

- 3.15 B2 was constructed of brick with a timber frame and rendered panels associated with the north elevation gable end. Timber sliding doors were present within the north elevation; these had a wire mesh above. Timber barge boards were present on the gable ends and the roof was generally pitched east to west, clad in clay tiles. An area of slipped and raised roof tiles was present upon the lower area of the western roof pitch, towards the southwest corner. A tree was overhanging the eastern roof pitch. Some very small gaps were noted along the west elevation eaves.
- 3.16 Internally, B2 was separated into two areas, a garage space to the north and a store to the south. The roof pitches were lined with timber boarding and the roof structure included exposed rafters, a ridge board and tie beams. There was moderate natural light levels to both areas. The glazing within the south elevation windows was broken, but this had been internally covered with plastic sheeting.

- 3.17 An open car port was attached to the west elevation of main area of the building. This was supported by brick pillars, with a tiled roof surround and Perspex central area, supported by timbers. The roof tiles were in good condition and tight fitting.



Photograph 7: North and west elevations of B2, showing the attached car port.



Photograph 8: A few slipped roof tiles upon the western roof pitch.



Photograph 9: Roof area within the northern garage space.



Photograph 10: Storeroom within the southern extent of B2.

Ground Level Tree Assessment Survey

- 3.18 A total of three trees and one tree group (encompassing circa five trees/large shrubs) were subject to ground level assessments. No evidence of bats was recorded during the assessment. Potential roosting features (PRF) were present in 1 tree (T32).

3.19 The tree identified as having bat roost potential is detailed below in Table 3.1 and the tree locations and categories are provided in Figure 1 in Appendix A. The numbering of trees follows the same method as the Arboricultural Impact Assessment (MDJ Arboricultural Consultancy Ltd. 2026) and this document should be referred to for further details on specific tree works proposed. Where individual features were present on trees located within previously identified tree groups, these were subdivided in order to identify the relevant trees.

3.20 Trees assessed as having no roosting value are omitted from this report.

Table 3.1 Trees with Bat Roosting Value

Reference	Species	Description	Suitability	Evidence	Further Survey Required
T32	Beech	• A mature specimen located to the east of the existing driveway. • A split limb (NE) 7m high, upward facing. Did not appear to extend to form a cavity. • A limb wound 2m high on main trunk. Upward facing. Did not appear to extend to form a cavity. • Knot holes on secondary branches (N; E and W) between 1m and 5m high. Did not appear to extend into branch. • Flaking bark on single branch Exposed to elements. • Split on branch (S) 8m high. Upward facing. Did not appear to extend to form a cavity. • No woodpecker holes were observed. • No ivy cover was present.	PRF-1. Small number of recessed splits/flaking bark may provide sheltering opportunities by small numbers of individual bats. Low potential.	None	No



Photograph 11: T32.



Photograph 12: Showing knot holes on T32.



Photograph 13: An upward facing split on a branch (T32).

4. DISCUSSION AND CONCLUSIONS

- 4.1 The site is located in a semi-rural setting, with the immediate amenity garden and adjoining gardens, acting as stepping stones across the built environment and providing connectivity to high value bat habitats within the local landscape. This provides the opportunity for bats to locate and make use of any suitable roosting features on-site.

Survey Overview

Building 1 – Lane House

- 4.2 B1 supports a few potential bat roosting features and access opportunities associated with raised and lifted roof tiles, gaps under hip tiles and hanging tiles, and small gaps associated with isolated areas of eaves. Roof voids 1 and 2 are both of an overall small size, with reduced height, making these areas sub-optimal to support void dwelling bat species.
- 4.3 No bats were located during the inspection; however bats would not necessarily be visible at the time of year when the survey was carried out as they would be more likely to utilise small crevice features to roost within, and such features cannot be fully inspected. No secondary evidence of bat presence was found within the roof voids; however the inspection of these areas was limited, only allowing the identification of any significant accumulations of bat droppings to be identified (low numbers or scattered droppings would not have been visible, particularly along the length of Roof Void 1).
- 4.4 Owing to the site's location, the presence of a small number of potential roosting features and access opportunities, and the survey constraints, B1 is identified as having Moderate potential to support roosting bats during the bat active period.
- 4.5 With consideration of the small roof voids and other areas being vaulted, along with the age of the building and likely insulation properties and winter heating regime, B1 is identified as having Low potential to support roosting bats during the winter hibernation period.

Building 2 – Garage

- 4.6 B2 supports very few and limited opportunities for roosting bats, these features include a few slipped and raised roof tiles upon the lower western roof pitch and small gaps along the west elevation eaves (potentially providing access to wall tops and/or internal garage space).

- 4.7 No bats or secondary evidence to suggest any current or recent bat presence was found at B2. The internal areas of the building had not been disturbed regularly, and so the absence of any secondary evidence suggests the likely absence of any bats using the internal spaces. However, there remains a few opportunities externally. In turn, B2 is identified as having Low potential to support roosting bats at any time of year.

Trees

- 4.8 The proposed works will require the removal of three trees and one tree group (encompassing circa five trees/large shrubs) located within the front garden of Lane House and these trees were included in the ground level tree assessment. No evidence of bats was recorded during the assessment. Potential roosting features (PRF) were present in a single tree (T32). Potential roosting features associated with this tree were assessed as being suitable for individual bats or very small numbers of bats due to the size/location of the features (PRF-1). This tree poses some constraints to works.
- 4.9 All other trees subject to works and included in the assessment were assessed as having **no** roosting value for bats and these trees do not pose any constraints to works in regards to roosting bats.
- 4.10 Based on the results of the tree assessment, bats pose some constraints to the proposed felling works and mitigation is required in relation to trees given a score of PRF-1 (low value for roosting bats) to ensure roosting bats are fully safeguarded during the felling activities. Remaining trees may be felled without constraints posed by roosting bats.

Impact Assessment

PBRA

- 4.11 Proposals are to demolish the existing residential building and garage to facilitate construction of a replacement dwelling.
- 4.12 B1 and B2 have both been identified as having potential to support roosting bats. All UK bat species and their roost sites currently receive legal protection prohibiting detrimental impacts (see Appendix B). In turn, unmitigated, the proposed demolition of the buildings poses a risk of causing long-term roost destruction (as well as disturbance and injury/death), causing a breach of the current legislation. In order to confirm the impacts of the proposal, further bat surveys are required to confirm bat presence/absence and inform the proposal.

GLTA

- 4.13 Proposals are to fell a small number of trees located within the front garden of the existing property to facilitate construction of a replacement dwelling.

- 4.14 A single tree (T32) has been identified as having low potential to support roosting bats. All UK bat species and their roost sites currently receive legal protection prohibiting detrimental impacts (see Appendix B). In turn, in the absence of mitigation, the proposed felling of this tree poses a risk of causing destruction to a roost site (as well as disturbance and injury to bats), which could result in a breach of the current legislation. In order to confirm the impacts of the proposal, mitigation is required in relation T32 to ensure roosting bats are fully safeguarded during the felling works.
- 4.15 The proposals will not serve to isolate commuting and foraging routes for bats in the wider landscape, with the front and rear gardens continuing to provide connectivity for bats passing through garden habitats in the immediate vicinity.

Project Constraints

Buildings: Further Bat Surveys

- 4.16 Further survey work is necessary to confirm the presence/absence of bat roosts at buildings 1 and 2. The required further surveys are time restricted to the peak bat active period between May and August inclusive. If a roost is identified, additional survey work may be required to fully characterise the roost/s, and if impacts cannot be avoided, an appropriate bat mitigation licence would be required (from Natural England) before commencing any impactful works. These are in the process of being undertaken and the results will be detailed in a separate report.

Tree Felling: Mitigation

- 4.17 T32 must be felled adopting a precautionary approach. More details are provided in Section 5.

5. RECOMMENDATIONS

- 5.1 Recommendations are detailed below. A summary of the legislation afforded to bats is detailed in Appendix B.

Further Bat Surveys

- 5.2 To confirm the presence/absence of roosting bats at B1, two bat emergence surveys must be carried out between May and August inclusive (guidance suggests this is a reasonable level of survey effort to provide confidence in a negative result). Four survey positions are required in order to view all elevations and building features of interest.
- 5.3 To confirm the presence/absence of roosting bats at B2, one bat emergence survey must be carried out between May and August inclusive (guidance suggests this is a reasonable level of survey effort to provide confidence in a negative result). Two survey positions are required in order to view the accessible areas of the building and features of interest.
- 5.4 The surveys should follow the current survey guidelines (Collins, 2023) and commence 15 minutes prior to sunset and finish a minimum of 1.5hrs after sunset, carried out during suitable weather conditions. The surveys must be spaced a minimum of three weeks apart, preferably more, to improve reliability of any conclusions drawn. Night-vision aids should be used to assist the survey and improve visibility during low light conditions.
- 5.5 If a roost is identified at the site, additional roost characterisation surveys would be required to fully assess the status of the roost/s and inform an impact assessment and any licensing (mitigation (and compensation)) requirements.
- 5.6 In accordance with current survey guidelines (Collins, 2026), buildings identified as having Low potential to support hibernating bats (and where surveys are not feasible, or would not provide confidence) do not require any additional survey work. However, it may be appropriate for the timing of the demolition works to avoid the peak winter months as a precaution. Full recommendations would be provided following the completion of all necessary emergence surveys.

Tree Clearance

PRF-1 Trees

- 5.7 Tree 32 must be felled adopting a precautionary approach. This must be felled under an ecological watching brief by a suitably licenced ecologist. The tree must be felled outside the hibernation period for bats and when this species is considered to be least vulnerable. Felling must also avoid the breeding bird season; therefore, tree felling is recommended to be carried out between **1st September** and **1st November inclusive**. The ecologist will inspect the previously identified features immediately prior to felling, where access allows. The tree may then need to be section felled, with sections lowered to the ground, ensuring any features that could not be fully inspected remain intact within the felled section. The felled section in question must then be placed on the ground near to the tree ensuring any potential exit points remain unblocked. These sections must be left *in situ* for 24 hours before being removed off-site or relocated to the wider site if dead wood is being retained on-site.
- 5.8 Where the tree felling works cannot avoid the breeding bird season which is taken to run between March and August inclusive, an inspection for breeding birds by a suitably qualified ecologist is recommended to be carried out no more than 48 hours prior to proposed clearance works commencing. Where evidence of active birds' nests is confirmed to be present in the tree, works must be postponed until the young are confirmed to have fledged the nest or the nest is no longer active.
- 5.9 If any additional features with potential to be used by roosting bats are subsequently discovered during the felling works, these features will be assessed at the time by the ecologist and the tree(s) may require further aerial assessment or targeted emergence surveys. If a bat roost is suspected or discovered, a Protected Species Mitigation Licence (PSML) will be required to enable felling of the tree(s) in order to facilitate the loss of a roost site.

General

- 5.10 To replace the loss of potential roosting features associated with the beech tree, a single bat box will be installed on a suitable retained tree. The box should be sited away from any low branches at a height of at least 4m. The following make/model is recommended although there are a range of suitable boxes on the market:

* Greenwood's Single crevice Bat Box x 1

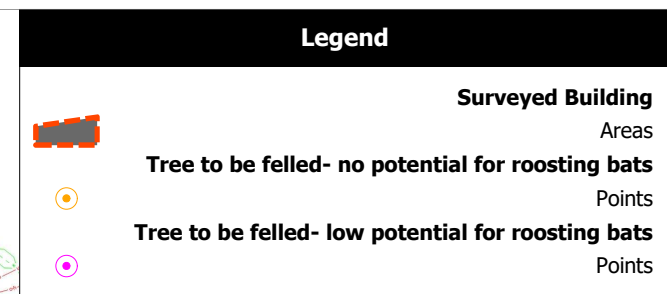
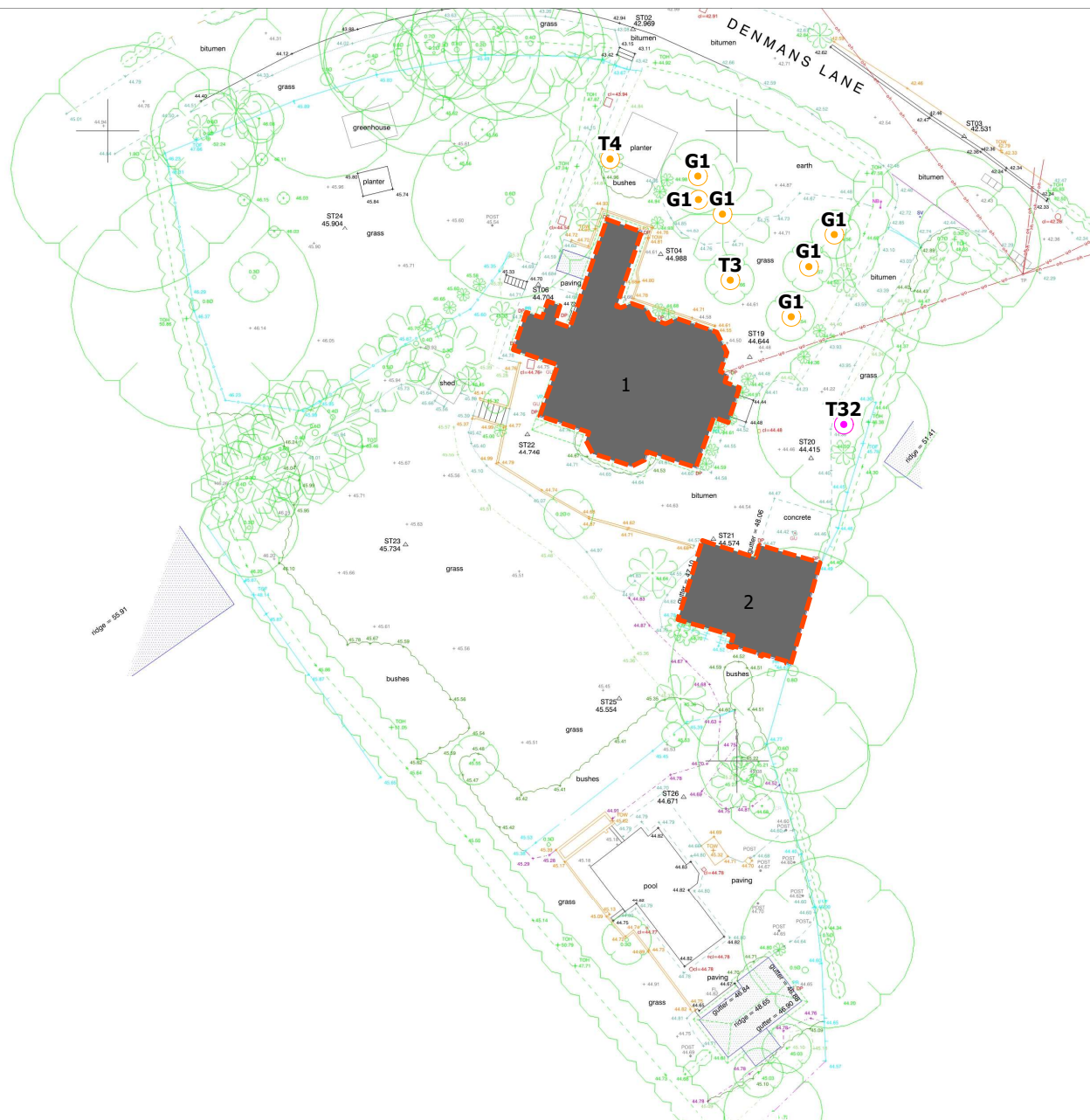
- 5.11 Further recommendations in regard to artificial lighting and bat box provision may be provided following the results of the emergence surveys (refer to CT Ecology, 2026 for initial recommendations).
- 5.12 If the recommendations within this report are not implemented within 18 months of the date of this survey, a re-survey of the site buildings will be required.

6. REFERENCES

- * Collins, J. (ed.). (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th edn. The Bat Conservation Trust, London
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- * Multi-Agency Geographic Information for the Countryside (2024) (MAGIC). *MAGIC* Natural England, Leeds. [on-line]. Available from: www.magic.gov.uk [Accessed on 25/03/2026].
- * Natural England (2015). *Standing advice for local planning authorities to assess impacts of development on bats: Survey and Mitigation for development projects*. [on-line]. Available from <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects> [Accessed on 01/08/2026].
- * Sussex Biodiversity Records Centre (2026) *Ecological Data Search for Lane House, 37 Denmans Lane, Lindfield, West Sussex*. Unpublished report for CT Ecology. SxBRC: West Sussex.
- * The British Standards Institution (2013). *Biodiversity – Code of practice for planning and development BS42020:2013*. BSI Standards Limited

Appendix A

Survey Map



0m 15m

Figure 1: Lane House Bat Survey Map

Drawn by: CT
Date: 17/08/2026
Scale: 1:200 @ A1

Appendix B

Legislation

LEGISLATIVE FRAMEWORK

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive¹ is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CROW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include:

- * Countryside and Rights of Way (CROW) Act 2000
- * Deer Act 1991
- * Natural Environment & Rural Communities (NERC) Act 2006
- * Protection of Badgers Act 1992
- * Wild Mammals (Protection) Act 1996

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

- * intentional or reckless disturbance (at any level);
- * intentional or reckless obstruction of access to any place of shelter or protection; and
- * selling, offering or exposing for sale, possession or transporting for purpose of sale

¹ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- * deliberate killing, injuring or capturing of Schedule 2 species (all bats);
- * deliberate disturbance of bat species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- * deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- * damage or destruction of a breeding site or resting place; and
- * keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.