

Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

23rd March 2026

RE: DM/26/0330 – Worth Abbey, Paddockhurst Road, Turners Hill, Crawley

To whom it may concern,

Please find below further details in response to further information request from Mr Hamish Jackson, Senior Ecological Consultant, Place Services at Essex County Council. The further details to the Ecological Assessment are provided to inform further Ecological Advice from Mr Hamish Jackson.

Documents relating to ecology submitted to support the planning application were:

- Ecological Assessment incl. Biodiversity Net Gain Assessment (Bakerwell, 2025)

The key additions to the Ecological Assessment provided in this letter include:

1. Further information regarding the Preliminary Roost Assessment .

Bats

1. In response to 'Additional comment – roosting bats' which details the requirement for an ecological addendum to fully confirm the likely impacts on roosting bats within the on-site structures (Worth Abbey Church and Monastery), further information is provided below.

Methodology

Preliminary Roosting Assessment

Georgia Robertson and Jude Potter undertook an inspection of Worth Abbey Church and Monastery. The building was inspected on the 3rd June 2025, to assess the potential for, or evidence of roosting bats. An external assessment of the building was undertaken in full sunlight from ground level using binoculars and a high-powered torch where necessary to assess potential bat roosting suitability including: access points and/or roosting features, lifted roof materials such as tiles, flashing or felt and gaps in the building structure, for example under the eaves, in the soffits, roof apex and external beams and around doors and windows. Where present, these features described in the Results Section of this report.

A search for evidence of use by bats was also conducted; looking for individuals or dead animals, droppings, tiny scratches, urine staining, flies, smoothing of surfaces around access points, a bat distinctive smell and in warm weather any audible squeaking. The roof areas were then assigned a category of potential suitability as a bat roost as shown in Table 2.

Table 1: Potential Bat Roosting Features and Evidence after (BCT, 2023)

Potential Bat Roosting Features	Signs Indicating Possible Use by Bats
In trees - Natural holes - Woodpecker holes - Cracks/splits in major limbs - Loose bark - Hollows/cavities - Dense epicormic growth - Bird and bat boxes	- Live, dead, or skeletons of, bats - Feeding remains e.g. insect wings - Tiny scratches around entry point - Urine staining around entry point - Bat droppings in or around entry points - Audible squeaking at dusk or in warm weather - Flies around entry point - Distinctive smell of bats - Smoothing of surfaces around cavity
In buildings - Gaps around windows / doors - Gaps between mortar / brickwork - Gaps under cracked / broken / missing ridge tiles, roof tiles and hanging tiles - Gaps under lead flashing and between roofing felt flaps - Large roof void - Gaps into soffits, barge boards, gable ends and under eaves	- Live, dead, or skeletons of, bats - Bat droppings in the roof void (particularly below ridge beam and apex) - Feeding remains e.g. insect wings - Tiny scratches around entry point - Urine staining around entry point - Bat droppings in or around entry points - Audible squeaking at dusk or in warm weather - Flies around entry point - Distinctive smell of bats - Smoothing of surfaces around cavity

Table 2: Categories for Bat Roosting Potential in Structures after (BCT, 2023)

Potential Suitability	Description
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).
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. Limited connectivity to wider landscape with other bat habitats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. Does not provide enough space, shelter, protection, appropriate conditions and/ or suitable

Potential Suitability	Description
	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). Limited connectivity to wider landscape with other bat habitats.
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). Connected to wider landscape with good foraging habitat.
High Potential	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 of classic cool/ stable hibernation site. Well connected to good foraging habitat and known roosts nearby.
Confirmed Roost category used in association with building potential	PRFs with evidence of use present, observation or previous records of bats confirmed to be roosting.

The BCT survey guidelines (2023) states that: "These categories are allocated irrespective of the presence of a roost. If a roost is confirmed to be present then the categorisation still stands (because other roosts may be present but undiscovered) but 'confirmed roost' should be added, e.g. Low- confirmed roost, Medium- confirmed roost, High- confirmed roost."

Results and Discussion

External Inspection

the Worth Abbey and Monastery building is a circular two-storey central structure with one-storey individual buildings with individual tiled rooflines forming a surrounding square extension.

The structure is considered to be in good condition and well-sealed externally, with no damage or crevices to the external walls of brick construction and no lifted tiles recorded on any of the lower roof lines which extend from the circular monastery structure. The circular roof line is not constructed of tiles and has no potential for roosting bats. Therefore, the structure has been categorised as 'NONE' potential for roosting bats.

The proposal includes external landscaping works, with construction to the Worth Abbey and Monastery building including internal works and refurbishment only. The proposal will not cause any direct or indirect impacts to roosting bats.

Evaluation of Bats in Light of the Proposed Development

Bats, and their roosts, are protected under the EU Habitats Directive (transposed into UK law as the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019), and the Wildlife and Countryside Act 1981 (WCA) (as amended). This protects bats from killing, injury, capture and disturbance of their roosts from damage, destruction, and obstruction.

The proposed development requires internal works and refurbishment only. As the building has been categorised as 'NONE' potential, no impacts to roosting bats will result from the proposed development, and a Natural England European Protected Species Mitigation License is not required. Precautionary measures have been included in the EA report (Bakerwell, 2025) to account for foraging and commuting bats and the proximity to known bat roosts. The proposal is considered to be compliant with all known legislation in regard to bats

I hope that the above has provided sufficient information for your assessment of the likely impacts to roosting bats, please do let us know if you have any further queries.

Yours sincerely



Fiona Baker BSc, ACIEEM

Director

Bakerwell Limited

Bakerwell Ltd.

*Registered office:
5 Longhurst Cottages,
Haywards Heath Road, North Chailey, Sussex. BN8 4EZ*



info@bakerwell.co.uk
www.bakerwell.co.uk
07341 552223
07865 082696
Company No: 10511578,
VAT No: 258900680