

Bat Survey and
Assessment

Mr. Bertelsen

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1. Summary

- 1.1.1** It is understood that Mr Bertelsen intends to apply for planning consent to convert a farm building, known as White House Stable (hereafter referred to as ‘the main stable’), into habitable accommodation. It is understood that the proposals include the demolition of a small adjoining stable (hereafter referred to as ‘the adjoining stable’). The main stable and the adjoining stable (hereafter referred to collectively as ‘the stables’) are located within White House Farm along Bantridge Lane, approximately 2km east of the village of Staplefield in West Sussex.
- 1.1.2** A preliminary bat roost assessment and suite of emergence/re-entry surveys were undertaken of the stables in 2018 to inform a previous planning application for the building, which is understood not to have been implemented. During the 2018 surveys, a common pipistrelle day roost was recorded beneath roof tiles on the main stable (Roost 1) and a soprano pipistrelle day roost was recorded on the adjoining stable (Roost 2)¹².
- 1.1.3** To inform a planning application for the proposed development, Babec Ecological Consultants were commissioned in 2026 to undertake an updated preliminary bat roost assessment, three emergence surveys and a barn owl inspection of the stables. The brief also included the provision of a report detailing the findings.
- 1.1.4** All surveys were undertaken by appropriately licensed and experienced ecologists during optimal weather conditions in July and August 2026 following good practice guidelines³. No significant limitations were recorded.
- 1.1.5** The results of the surveys indicate the presence of one common pipistrelle day roost under roof/ridge tiles on the adjoining stable (Roost 5), two common pipistrelle and one brown long-eared bat day roost inside the main stable (Roosts 3, 6 and 4). All roosts are considered to be of site value only⁴. No bats were recorded using Roost 1 or 2 during the 2026 surveys, which were previously recorded in surveys undertaken in 2018, and so are considered to no longer be active.
- 1.1.6** All species of bat and their roosts are strictly protected by legislation including the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Development affecting bats is also subject to a licensing procedure administered by Natural England.
- 1.1.7** Without mitigation and licensing, the proposed development would contravene the legislation set out above. This is because the demolition of the adjoining stable would destroy the common pipistrelle day roost under roof/ridge tiles (Roost 5), and the conversion of the main stable would destroy the common pipistrelle day and brown long-eared bat day roosts inside the main stable (Roosts 3, 4, and 6).
- 1.1.8** Appropriate mitigation and licensing measures for roosting bats have been provided in Section 6 of this report. This includes:
- Gaining a protected species licence from Natural England once planning permission has been granted.

1 The Ecology Co-operation Ltd (2018). *Bat Scoping Report, White House stables, Bantridge Lane, Staplefield, RH17 6JP*. Dated 15 February 2018.

2 The Ecology Partnership (2018). *Bat Emergence and Re-entry Survey 2018, White House Stable, Bantridge Lane, RH17 6JP*. Dated July 2018.

3 Collins (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London.

4 Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

- Installing two bat boxes on a nearby tree prior to works commencing.
 - Removing roosting features outside of the bat hibernation period.
 - Providing a toolbox talk to contractors prior to works commencing.
 - Supervising the removal of confirmed and suitable roosting features and moving any bats captured to the tree-mounted bat boxes.
 - The use of hessian-backed bituminous Type 1F felt (or a membrane that has passed Natural England's snagging propensity certificate) to line the roof.
 - Incorporating permanent roosting opportunities capable of supporting common pipistrelle and brown long-eared bat day roosts into the roof of the converted stable.
 - Installing an additional improved cavity bat box on a nearby tree to compensate for the loss of the brown long-eared bat day roost (Roost 4).
- 1.1.9** Providing these avoidance and mitigation measures are fully adopted, the proposed development should be compliant with the relevant legislation and planning policy relating to roosting bats.
- 1.1.10** Barn owls are a Schedule 1 species listed under the Wildlife and Countryside Act 1981 (as amended), which protects them from harm and protects breeding barn owls and their nests from disturbance and destruction. Although no barn owls or evidence of barn owls was recorded during the inspection, the stables have the potential to support roosting and nesting barn owls, which, if present, could be impacted by the proposed works. A check by a licensed barn owl worker of the stables for nesting barn owls should take place before works commence. If a barn owl nest is identified, then works should be delayed until the young have fledged or the nest is no longer active.
- 1.1.11** All birds, their eggs and active nests are protected from damage and destruction under the Wildlife and Countryside Act, 1981 (as amended). Eight active swallow nests were identified within the main stable which could be destroyed during the proposed development. Avoidance and mitigation measures to protect breeding birds have been provided in Section 6 of this report and include installing artificial swallow nest cups and timing the works outside of the breeding bird period or undertaking a pre-works check for breeding birds within 24 hours of works commencing.
- 1.1.12** Central and local government policy also encourages the incorporation of ecological enhancements into development proposals. Suggestions for appropriate enhancements for roosting bats have also been provided in Section 6 of this report.

2. Introduction

2.1 Development and planning background

- 2.1.1** It is understood that Mr Bertelsen intends to apply for planning consent from Mid Sussex District Council to convert a farm building, known as White House Stable (hereafter referred to as ‘the main stable’), into habitable accommodation.
- 2.1.2** It is understood that the proposals include the replacement of windows and doors throughout the main stable, replacement of broken and missing roof tiles, repairs to the external brickwork, internal refurbishment, the demolition of a small adjoining stable (hereafter referred to as ‘the adjoining stable’) and the construction of a single-storey walkway around the outside of the courtyard. The proposals above are hereafter referred to as ‘the proposed development’
- 2.1.3** The main stable and the adjoining stable (which are hereafter referred to collectively as ‘the stables’) are located within White House Farm along Bantridge Lane, approximately 2km east of the village of Staplefield in West Sussex (What3Words:///cult.freely.tractor), see Figure 1 in Appendix A.

2.2 Ecology background

- 2.2.1** The Ecology Co-op undertook a preliminary bat roost assessment (PBRA) of the stables in January 2018⁵ to inform a previous planning application which is understood not to have been implemented. No bats or evidence of bats was recorded during the inspection; however, potential roosting features for bats were identified on the stables which were assessed to have moderate potential to support roosting bats.
- 2.2.2** The Ecology Partnership undertook an updated PBRA, two emergence surveys and one re-entry survey of the stables in June/July 2018⁶. A single bat dropping, considered most likely to comprise a pipistrelle dropping, was recorded within the main stable. During the further surveys, a common pipistrelle day roost was recorded under roof tiles on the western and eastern wings of the main stable (Roost 1), and a soprano pipistrelle day roost was identified under a ridge tile at the apex of the adjoining stable (Roost 2).

2.3 The brief and objectives

- 2.3.1** To inform a planning application for the proposed development, Babec Ecological Consultants were commissioned on 8 June 2026 to undertake an updated preliminary bat roost assessment (PBRA) of the stables. The brief was subsequently extended on 2 July 2026 to include three emergence surveys of the stables, the purchase and interpretation of bat roost records and the provision of a report detailing the findings.
- 2.3.2** The brief was subsequently extended on 15 September 2026 to include a barn owl inspection of the stables following a request from Mid Sussex District Council.
- 2.3.3** The aim of the surveys was to provide updated survey information to characterise the species of bat and type of bat roosts currently present on the main and adjacent stables, and to determine the presence or likely absence of roosting or nesting barn owls within the stables.

⁵ The Ecology Co-operation Ltd (2018). *Bat Scoping Report, White House stables, Bantridge Lane, Staplefield, RH17 6JP*. Dated 15 February 2018.

⁶ The Ecology Partnership (2018). *Bat Emergence and Re-entry Survey 2018, White House Stable, Bantridge Lane, RH17 6JP*. Dated July 2018.

- 2.3.4** The objective was to provide appropriate mitigation measures to allow the proposed development to proceed in accordance with the relevant legislation and planning policy relating to roosting bats and nesting barn owls.

3. Methods

3.1 Personnel

- 3.1.1** The building inspections for bats and barn owls were undertaken by Tim Buckland BSc MSc MCIEEM. The emergence surveys, assessment of Night Vision Aid (NVA) video footage and bat call analysis from attended and unattended survey locations were undertaken by Tim and Jack Hughes BSc. Tim holds a Natural England level 2 class licence for bats (registration number 2025-85127-CL18-BAT) and a class licence for barn owls (CL29/00010), is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has over 15 years' professional experience in conducting surveys and assessment for bats and barn owls. Jack is a qualifying member of CIEEM and has three years' professional experience surveying for bats.

3.2 Desk study

- 3.2.1** In the first instance, aerial photographs were examined to assist in understanding the local context of the stables, in particular, to identify their connectivity with the surrounding habitat.
- 3.2.2** The Multi-Agency Geographical Information for the Countryside (MAGIC) interactive map⁷ was used to search for Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSIs) designated for bat species within a 5km radius of the stables. In addition, records of granted protected species licences for bats within the last ten years were searched within a 2km radius of the stables.
- 3.2.3** Records of bat roosts within a 2km radius of the stables were obtained from Sussex Biodiversity Records Centre⁸.

3.3 Building inspection for bats

- 3.3.1** An internal and external inspection of the stables was undertaken on 2 July 2026 to look for bats or secondary evidence of bats, and to record the presence of potential roosting features (PRFs) and potential access points for bats. The stables were then assessed and placed into a category (negligible, low, moderate, or high) for their level of potential to support roosting bats. The building inspection was undertaken in accordance with good practice guidelines⁹.

3.4 Further bat surveys

Roost checks

- 3.4.1** Prior to each emergence survey, the stables were checked for roosting bats and fresh droppings. If fresh droppings were found, a sample of these was collected, and others were cleared before the next roost check.

Emergence surveys

- 3.4.2** Three emergence surveys of the stables were undertaken following the methods set out in the Bat Conservation Trust's good practice guidelines¹⁰.

7 MAGIC (2026). *Map and Geographic Information Centre Interactive Map Tool*. <http://magic.gov.uk>. Accessed 18 August 2026.

8 Sussex Biodiversity Record Centre (2026). *Land at White House Farm Stable, Staplefield + 2km radius*. Report ref:SxBRC/26/478. Dated 28 August 2026.

9 Collins (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London.

10 Collins (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London.

- 3.4.3** During each survey visit, emergence surveys were conducted from four separate survey locations, which were chosen to cover the visible PRFs and access points on the stables.
- 3.4.4** Emergence surveys were conducted from each survey location using a night vision aid (NVA) paired with a full-spectrum Batlogger detector, as detailed in Table 1. NVAs either comprised a Canon XA series video camera equipped with infrared lamps and torches or a Guide TK612 (Gen 2) thermal imaging monocular. An example of the equipment used during emergence surveys is provided in Photo 1, below.
- 3.4.5** All emergence surveys commenced 15 minutes before sunset and ended 90 minutes after sunset.



Photo 1. Infrared (left) and thermal imaging (right) Night Vision Aids (NVAs).

(1) Canon XA series camcorder, (2) Nightfox infrared torch, (3) infrared floodlamp, (4) Elekon Batlogger M, (5), 7" high-definition field monitor (used at attended survey locations only), (6) Guide TK612 Gen2 thermal imaging monocular, (7) Roland R-05 audio recorder.

Emergence surveys from attended NVAs

- 3.4.6** At attended NVAs, surveyors watched PRFs directly from the start of the survey until ambient light levels were too low for PRFs to be clearly visible, which was approximately 20 minutes after sunset. Surveyors then watched PRFs using a 7" high-definition screen attached to their NVA for the remainder of the survey. Surveyors captured a NVA screenshot at the start and end of each emergence survey (i.e., at the lightest and darkest point of the survey), which are presented in Appendix B.
- 3.4.7** Video footage was recorded for the full extent of each survey, and recorded footage was reviewed following the survey when considered appropriate, such as if the surveyor left the NVA, if a bat roost was recorded or if the surveyor suspected the possible presence of a roost. All bat echolocation calls were analysed using Elekon BatExplorer software.

Emergence surveys from unattended NVAs

- 3.4.8** At unattended NVAs, Batloggers and NVAs were set to record for the full duration of the survey. A NVA screenshot was also taken at the start and end of each emergence survey (i.e., at the lightest and darkest point of the survey), which are presented in Appendix B.
- 3.4.9** Recorded video footage was then reviewed in full by a surveyor on a desktop or laptop computer at up to 1.5x speed. All bat echolocation calls were analysed using Elekon BatExplorer software.

Dates of surveys and weather conditions

- 3.4.10** Weather conditions during each survey visit were recorded, including rain, wind strength, cloud cover, and maximum and minimum temperatures. The dates of the emergence surveys, survey methodology, personnel, and weather conditions recorded during the emergence surveys are provided in Table 1.

3.5 Building inspection for barn owls

- 3.5.1** An internal and external inspection of the stables was undertaken on 2 July 2026 to look for evidence of barn owls and to determine the suitability of the stables to support barn owl roosting and/or nesting sites, in line with standard survey protocol¹¹. This included looking for potential access points, roosting and nesting features and searching for barn owls and secondary evidence of barn owls, such as droppings, pellets, feathers, and nest debris.

3.6 Limitations of survey methods

- 3.6.1** Species data collated during the desk study are mainly derived from records submitted by consultants, members of the public and ad hoc surveys undertaken by volunteers. Therefore, it should not be taken as a definitive list of the protected species that may occur in the local area.
- 3.6.2** The emergence surveys were undertaken in optimal weather conditions in July and August, which are optimal months for conducting this type of survey and incorporate the bat maternity period¹².
- 3.6.3** It was not possible to comprehensively check the floor of the main stable for bat droppings during the building inspection due to the significant presence of bird droppings and debris covering the floor. This is not considered to be a significant limitation as bat droppings were identified and bat roosts were recorded during the emergence surveys.
- 3.6.4** No significant limitations were noted during the building inspection for barn owls.
- 3.6.5** A small section of roof tiles (3m x 2m) on the eastern elevation was not visible during the building inspection or the emergence surveys due to a nearby willow tree obscuring the roof. This is not considered to be a significant limitation as both sides of this section of roof tiles was visible during the emergence surveys and any bats flying away from this area would have been seen.
- 3.6.6** It should be noted that whilst every effort has been made to provide a comprehensive assessment of the use of the stables by roosting bats, no investigation can ensure the complete characterisation and prediction of the natural environment. The results of the surveys will become less reliable as time progresses. As a general rule, the results of the surveys should not be relied upon after 18 months from the date of the last emergence survey.

¹¹ Shawyer (2011). *Barn Owl Tyto alba Survey Methodology and Techniques for use in Ecological Assessment: Developing Best Practice in Survey and Reporting*. IEEM, Winchester.

¹² Collins (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London.

Table 1. Date of emergence surveys, survey methodology, personnel, and weather conditions.

Visit No	Date	Survey location	Survey method and personnel	Temp (°C)		Cloud cover* (Start-End)	Rain	Wind** (Start-End)	Overall suitability for survey
				Min	Max				
1	02/07/2026	1	Unattended infrared NVA	15.7	22.0	0-0	None	3-1	Optimal
		2	Unattended thermal NVA						
		3	Attended infrared NVA (Tim Buckland)						
		4	Unattended infrared NVA						
2	03/08/2026	1	Attended infrared NVA (Tim Buckland)	23.6	25.7	2-6	None	0-0	Optimal
		2	Unattended thermal NVA						
		3	Unattended thermal NVA						
		4	Attended infrared NVA (Jack Hughes)						
3	25/08/2026	1	Unattended infrared NVA	19.5	27.0	8-6	None	2-1	Optimal
		2	Unattended thermal NVA						
		3	Attended thermal NVA (Tim Buckland)						
		4	Unattended infrared NVA						

*Measured in Oktas.

**Measured on the Beaufort scale

4. Results and interpretation

4.1 Desk study

- 4.1.1** White House Stable is located within White House Farm along Brantridge Lane, approximately 2km east of the village of Staplefield in West Sussex. The stables are in a rural area surrounded by a mosaic of arable, pasture and woodland blocks.
- 4.1.2** No Sites of Special Scientific Interest or Special Areas of Conservation designated for bats were identified within 5km of the stables¹³.
- 4.1.3** Two granted Natural England protected species licences were identified within 2km of the stables¹⁴. One record was 1.1km south and licensed the destruction of a breeding or resting place for brown long-eared, common pipistrelle, soprano pipistrelle, and whiskered bats from January 2019 to January 2024 (reference: 2018-38089-EPS-MIT). The other record was 1.9km southwest and licensed the destruction of resting places for common pipistrelle and brown long-eared bats between March 2019 and August 2024 (reference: 2019-39669-EPS-MIT).
- 4.1.4** Sussex Biodiversity Centre hold no records of bat roosts within the stables or other buildings within White House Farm; however, they do hold twelve records of bat roosts within 2km of the stables in the last ten years¹⁵, as shown in Table 2.

Table 2. Bat roost records within 2km of the stables¹⁶.

Species	Detail	Location	Approx. distance to stables (km)	Year
Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	14 bats emerged from the house during an emergence survey (unspecified roost)	Sidnye Farm House, Staplefield	1.0	2022
	Three bats emerged from the cottages during an emergence survey (unspecified roost)	72/73 Sidnye Cottages, Cuckfield	1.0	2017
	Three bats emerged from the building during an emergence survey (unspecified roost)	The Old Vicarage, Staplefield	1.8	2018
	Six bats emerged from an unspecified building during an emergence survey (unspecified roost)	Cuckfield Road, Staplefield	1.9	2024
Brown long-eared	Two bats emerged from the house during an emergence survey (unspecified roost)	Sidnye Farm House, Staplefield	1.0	2022

13 MAGIC (2026). *Map and Geographic Information Centre Interactive Map Tool*. <http://magic.gov.uk>. Accessed 18 August 2026.

14 MAGIC (2026). *Map and Geographic Information Centre Interactive Map Tool*. <http://magic.gov.uk>. Accessed 18 August 2026.

15 Sussex Biodiversity Record Centre (2026). *Land at White House Farm Stable, Staplefield + 2km radius*. Report ref:SxBRC/26/478. Dated 28 August 2026.

16 Sussex Biodiversity Record Centre (2026). *Land at White House Farm Stable, Staplefield + 2km radius*. Report ref:SxBRC/26/478. Dated 28 August 2026.

Species	Detail	Location	Approx. distance to stables (km)	Year
<i>(Plecotus auritus)</i>	One adult bat and an unspecified number of droppings recorded within a maternity roost in the building	70 Sidnye Cottages, Cuckfield	1.0	2017
	100 droppings were recorded during a building inspection in 2018 and one bat emerged during an emergence survey in 2020 (unspecified roost)	Midwyn House, Cuckfield	1.1	2018, 2020
	Three bats seen emerging from the building during an emergence survey (unspecified roost)	The Old Vicarage, Staplefield	1.8	2018
	One bat emerged from an unspecified building during an emergence survey (unspecified roost)	Cuckfield Road, Staplefield	1.9	2024
Soprano pipistrelle <i>(Pipistrellus pygmaeus)</i>	Two bats recorded during an unspecified survey (unspecified roost)	Midwyn House, Cuckfield	1.1	2020
	One bat emerged from an unspecified building during an emergence survey (unspecified roost)	Cuckfield Road, Staplefield	1.9	2024
Noctule <i>(Nyctalus noctule)</i>	One bat emerged from an unspecified location during an emergence survey (unspecified roost)	Cuckfield Road, Staplefield	1.9	2024

4.2 Building inspection for bats

4.2.1 The results of the building inspection are provided below and are illustrated in Figures 2 and 3 in Appendix A. Photographs of the stables during the building inspection are shown in Figure 9 in Appendix A.

Main stable

4.2.2 The main stable consists of a single-storey brick-built stable block arranged in a horseshoe shape with a hardstanding courtyard in the middle. The roof is clad with clay tiles and lined with bitumen felt, with the rafters being over-boarded with deteriorating wooden sheeting in the eastern wing. The interior of the building is split into five stables within the western wing, and a large open room used for storage in the northern and eastern wings.

4.2.3 No bats were recorded roosting in the main stable; however, approximately 30 bat droppings were recorded scattered on the floor throughout the internal areas of the building. The droppings were confirmed via DNA analysis to comprise common pipistrelle and brown long-eared bat droppings (**Roosts 3 and 4**)¹⁷.

4.2.4 Several high-quality potential roosting features (PRFs) and access points for bats were recorded on the main stable, including along the ridge beams, rafters and felt, internal gaps in internal wooden

¹⁷ Ecotype Genetic Ltd (2026). *Laboratory Report*. Sample ID: EG3788-1. Dated 19 August 2026.

boarding leading to crevices between the bitumen and over-boarding, gaps under roof and ridge tiles, open doorways and windows, and a gap above a door.

- 4.2.5** Overall, the main stable was confirmed as a common pipistrelle and brown long-eared bat day roost (**Roost 3 and 4**) and was assessed as having high potential to support further day and/or transitional roosts, high potential to support maternity or night roosts or feeding perches, and low potential to support a hibernation roost.

Adjoining stable

- 4.2.6** A small single-storey open-fronted brick-built stable is present to the west of the main stable, which has a pitched roof clad with clay roof tiles and is lined with bitumen felt.
- 4.2.7** No bats or evidence of bats was recorded within the adjoining stable; however, gaps under roof and ridge tiles and gaps between weatherboarding suitable for roosting bats were identified.
- 4.2.8** Overall, the adjoining stable was assessed as having moderate potential to support day or transitional roosts, low potential to support maternity, hibernation, night roosts or feeding perches.

4.3 Further bat surveys

- 4.3.1** Common pipistrelle bats were recorded emerging from open windows on the main stable and from under a ridge tile at the apex of the adjoining stable. Two brown long-eared bats were recorded emerging from the eaves and an open doorway on the main stable.
- 4.3.2** The results of the further surveys indicate the presence of two common pipistrelle day roosts and one brown long-eared bat day roost in the main stable (**Roosts 3, 6, and 4**, respectively), and one common pipistrelle day roost on the adjoining stable (**Roost 5**). All day roosts are considered to be of site value only¹⁸.
- 4.3.3** The full results of the further surveys are provided in Table 3 and are illustrated in Figures 4, 5 and 6 in Appendix A. A summary of bat roosts present within the stables is provided within Figure 7 in Appendix A.

4.4 Building inspection for barn owls

- 4.4.1** No barn owls or evidence of barn owls were recorded within the main stable or adjoining stable; however, both buildings have the potential to support roosting and nesting barn owls on timber beams, and the main stable can support these within the internal wooden over-boarding lining the roof of the main stable.

4.5 Breeding birds (other than barn owls)

- 4.5.1** Eight active swallow nests were recorded within the main stable during the building inspections, as well as further disused bird nests, as shown in Figure 3 in Appendix A.

4.6 Interpretation of bat roosts

- 4.6.1** Our interpretation of the bat roost recorded during the surveys is provided in Table 4.

¹⁸ Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

Table 3. Results of the roost checks and emergence surveys.

Visit no	See Figure no.	Date	Results of the emergence survey	Results of the roost check	Incidental records of bat activity
1	4	02/07/26	Roost 5 A single common pipistrelle emerged from a gap at the apex of the southern end of the adjoining stable at 18 minutes after sunset Roost 6 A single common pipistrelle emerged from an open stable window on the western wing of the main stable at 20 minutes after sunset.	No bats or fresh evidence of bats was recorded.	Moderate levels of activity from commuting and foraging common pipistrelles. Some activity from commuting soprano pipistrelles, and one pass from a myotis bat.
2	5	03/08/26	Roost 6 A single common pipistrelle emerged from an open stable window on the western wing of the main stable at 7 minutes after sunset. Roost 4 A long-eared bat emerged from the eaves of at the eastern wing of the main stable at 37 minutes after sunset. A second long-eared bat emerged from an open doorway of the eastern wing of the main stable at 39 minutes after sunset. Roost 3 A common pipistrelle emerged from an open doorway of the northern room of the main stable at 58 minutes after sunset.	No bats or fresh evidence of bats was recorded.	High levels of activity from commuting, foraging and social calling common pipistrelles with some activity from commuting soprano pipistrelles, nyctalus sp., long-eared, and myotis bats.
3	6	25/08/26	Roost 5 A single common pipistrelle emerged from a gap at the apex of the southern end of the adjoining stable at 14 minutes after sunset.	Four fresh bat droppings were recorded on the weatherboarding on the southern end of the adjoining stable. Due to the size and appearance of these droppings and that they were located below a known bat roost (Roost 5), they were considered likely to comprise common pipistrelle droppings. One fresh bat dropping was identified on the inside of the door on the southern end of the eastern wing of the main stable. Due to size and appearance of the dropping, it is considered likely to comprise a common pipistrelle dropping (Roost 3).	Moderate levels of activity from commuting and foraging common pipistrelles as well as some activity from commuting soprano pipistrelles and myotis bats.

Table 4. Interpretation of the results of the bat surveys.

Bat species	Roost number and description	Roosting location	Egress / access points	Roost value*	Interpretation of species, roost type and numbers of bats
Common pipistrelle	Roost 1 Four common pipistrelles emerged from gaps under roof tiles on the eastern and western wing of the main stable during the further bat surveys undertaken by The Ecology Partnership 2018 ¹⁹ . No bats were recorded emerging from this roost during the 2026 emergence surveys.	Crevices between the roof tiles and roof lining on the eastern and western wings of the main stable.	Gaps under roof tiles	Site	The results of the surveys indicate the presence a historic day roost used by low numbers (likely ≤ 5) of common pipistrelles.
	Roost 3 Approximately 30 droppings were recorded scattered across the floor of the main stable during the building inspection on 2 July 2026. DNA analysis confirmed these to include common pipistrelle droppings (as well as brown long-eared droppings). During survey visit 2, a common pipistrelle emerged from an open doorway of the northern room of the main stable. During the roost check on 25 August 2026, one fresh pipistrelle dropping was identified on the inside of the door on the southern end of the eastern wing of the main stable.	The exact roosting location is unknown but is likely to be between roofing felt and internal boarding/roof tiles or gaps between wooden beams.	Gaps beneath roof and ridge tiles, open stable windows and doors, and a gap above the door.	Site	The results of the surveys indicate the presence of an active day roost used on an occasional basis by low numbers (likely ≤ 3) of common pipistrelles. As the emergence surveys were undertaken during the bat maternity period, there is a likely absence of maternity roosts of this species. However, the presence of a hibernation roost cannot be ruled out.

¹⁹ The Ecology Partnership (2018). *Bat Emergence and Re-entry Survey 2018, White House Stable, Bantridge Lane, RH17 6JP*. Dated July 2018.

Bat species	Roost number and description	Roosting location	Egress / access points	Roost value*	Interpretation of species, roost type and numbers of bats
	Roost 5 A single common pipistrelle emerged from a gap at the apex of the southern end of the adjoining stable at 18 and 14 minutes after sunset during survey visits 1 and 3, respectively. During the roost check on 25 August 2026, four fresh pipistrelle droppings were recorded on the weatherboarding on the southern end of the adjoining stable.	Crevice between the roof/ridge tiles and the roofing felt.	Gap beneath the ridge tile.	Site	The results of the surveys indicate the presence of an active day roost used on a frequent basis by low numbers (likely ≤ 3) of common pipistrelles. As the emergence surveys were undertaken during the bat maternity period, there is a likely absence of maternity roosts of this species. However, the presence of a hibernation roost cannot be ruled out.
	Roost 6 A common pipistrelle emerged from an open stable window on the western wing of the main stable at 20 and 7 minutes after sunset during survey visits 1 and 2, respectively.	The exact roosting location is unknown but is likely to be between roofing felt and roof tiles/ internal boarding or gaps between wooden beams.	Gaps beneath roof and ridge tiles, open stable windows and doors, and a gap above the door.	Site	The results of the surveys indicate the presence of an active day roost used on a frequent basis by low numbers (likely ≤ 3) of common pipistrelles. As the emergence surveys were undertaken during the bat maternity period, there is a likely absence of maternity roosts of this species. However, the presence of a hibernation roost cannot be ruled out.
Soprano pipistrelle	Roost 2 One soprano pipistrelle returned to roost at the apex of the adjoining stable during further surveys undertaken by The Ecology Partnership 2018 ²⁰ . No bats were recorded emerging from this roost during the 2026 emergence surveys.	Crevice between the roof/ridge tiles and the roofing felt.	Gap under ridge tile at the apex	Site	The results of the surveys indicate the presence a historic day roost used by low numbers (likely ≤ 3) of soprano pipistrelles.

²⁰ The Ecology Partnership (2018). *Bat Emergence and Re-entry Survey 2018, White House Stable, Bantridge Lane, RH17 6JP*. Dated July 2018.

Bat species	Roost number and description	Roosting location	Egress / access points	Roost value*	Interpretation of species, roost type and numbers of bats
Brown long-eared bat	Roost 4 Approximately 30 droppings were recorded scattered across the floor and stored items of the main stable during the building inspection on 2 July 2026. DNA analysis confirmed that these droppings contained brown long-eared bat droppings (as well as common pipistrelle droppings). During survey visit 2, a long-eared bat emerged from the eaves of at the eastern wing of the main stable and a second long-eared bat emerged from an open doorway of the northern room of the main stable.	The exact roosting location is unknown but is considered likely to either be along the ridge beams, rafters or in the voids between the roofing felt and wooden panelling.	Gaps beneath roof and ridge tiles, open stable windows and doors, and a gap above the door.	Site	The results of the surveys indicate the presence of an active day roost used on an occasional basis by low numbers (likely ≤ 3) of brown long-eared bats. As the emergence surveys were undertaken during the bat maternity period, there is a likely absence of maternity roosts of this species. However, the presence of a hibernation roost cannot be ruled out.

* Roost value: in accordance with Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

5. Assessment

5.1 Roosting bats

5.1.1 All species of bat and their roosts are strictly protected by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Taken together, these make it an offence to:

- Deliberately capture, injure, kill or disturb a bat.
- Deliberately disturb a bat in such a way as to be likely to:
 - Impair its ability to survive, to breed or reproduce, or to rear or nurture its young.
 - Impair its ability to hibernate or migrate.
 - Affect significantly the local distribution or abundance of the species to which they belong.
- Damage or destroy a breeding site or resting place of a bat.
- Disturb a roosting bat or obstruct access to a roost or place of shelter.

5.1.2 Development affecting bats and their roosts is also subject to a licensing procedure administered by Natural England.

5.1.3 In addition to the legislation above, the National Planning Policy Framework²¹ states that “*if significant harm to biodiversity resulting from a development cannot be avoided..., adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused...*”. This is acknowledged in policy DP 38 of Mid Sussex District Council’s District Plan²², which states that “*Biodiversity will be protected and enhanced by ensuring development:...protects existing biodiversity so that there is no net loss of biodiversity...Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances...*”.

5.1.4 As the surveys undertaken in 2026 recorded no evidence of common pipistrelle and soprano pipistrelle bats using bat Roosts 1 and 2 (recorded by The Ecology Partnership in 2018²³), these roosts are considered historic and are not required to be licensed during the proposed development. However, without mitigation and licensing, the proposed development would contravene the legislation and planning policy set out above. This is because the demolition of the adjoining stable will destroy the common pipistrelle day roost under roof/ridge tiles (Roost 5), and the conversion of the main stable will destroy the brown long-eared day and common pipistrelle day roosts inside the main stable (Roosts 3, 4 and 6).

5.1.5 However, by using established mitigation techniques, it should be possible to avoid harm to individual bats and maintain the populations of common pipistrelle and brown long-eared bats at a favourable conservation status, allowing the proposed development to proceed in line with the relevant legislation and planning policy with respect to roosting bats. The recommendations outlined in Section 6 set out how this may be achieved.

²¹ Ministry of Housing, Communities & Local Government (2026). *National Planning Policy Framework*.

²² Mid Sussex District Council (2018). *Mid Sussex District Plan 2014-2031*. Adopted March 2018.

²³ The Ecology Partnership (2018). *Bat Emergence and Re-entry Survey 2018, White House Stable, Bantridge Lane, RH17 6JP*. Dated July 2018.

5.1.6 As set out in Section 4.2, the main stable and adjoining stable were assessed as having low potential to support hibernating bats. Bat hibernation surveys of buildings with low potential to support hibernation roosts are generally not required if precautionary avoidance measures can be employed²⁴. As such, precautionary avoidance measures for hibernating bats are set out in Section 6 of this report. Providing these measures are followed, then the proposed development should be compliant with the relevant legislation and policy relating to hibernating bats.

5.2 Barn owls

5.2.1 Barn owls are afforded protection against killing, injury and capture under the Wildlife and Countryside Act 1981 (as amended). Barn owl nests and eggs are also afforded protection under this legislation, and breeding barn owls are protected against reckless disturbance while at or near the nest.

5.2.2 Although no evidence of roosting or nesting barn owls was identified within the stables, both buildings have the potential to support roosting and nesting barn owls on timber beams, and the main stables can also support these in gaps between the internal wood over-boarding lining the roof and roofing lining.

5.2.3 As there is potential for the stables to support roosting and nesting barn owls, there is potential for this species to be affected by the proposed development. Therefore, precautionary measures have been included within Section 6 to ensure that the proposed development is compliant with the above legislation relating to barn owls.

5.3 Breeding birds (other than barn owl)

5.3.1 All birds, their eggs and active nests are protected from damage and destruction under the Wildlife and Countryside Act, 1981 (as amended). Eight active swallow nests were identified within the main stable which could be destroyed during the proposed development. Recommendations in Section 6 set out how the destruction of active birds' nests can be avoided.

5.4 Ecological enhancement

5.4.1 Central government policy also encourages the incorporation of ecological enhancements into development proposals. For example, Policy N2 of the National Planning Policy Framework (2026) states that "... development proposals should:...Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs." This is also recognised in Mid Sussex District Council's District Plan²⁵ which states that "*Biodiversity will be protected and enhanced by ensuring development:... takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity... incorporating biodiversity features within developments*". Recommendations for suitable ecological enhancements in accordance with this policy have also been provided in Section 6 of this report.

²⁴ Collins (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London.

²⁵ Mid Sussex District Council (2018). *Mid Sussex District Plan 2014-2031*. Adopted March 2018.

6. Recommendations

6.1 Roosting bats

Licensing and mitigation

6.1.1 Once full planning permission has been granted and any conditions relating to roosting bats discharged, it will be necessary to obtain a protected species licence from Natural England to allow the proposed development to lawfully proceed. Licence applications for works affecting roosting bats are subject to close scrutiny and must satisfy regulations set out in the Conservation of Habitats and Species Regulations 2017 (as amended) that:

- The actions are essential for *'imperative reasons of overriding public interest'*;
- *'There is no satisfactory alternative'*; and
- *'The action authorised will not be detrimental to the maintenance of the population of the species conserved at a favourable conservation status in their natural range'*.

6.1.2 The protected species licence application must demonstrate compliance with these regulations and licensable works to the stables may only commence upon receipt of a bat mitigation licence from Natural England and then must only be undertaken in strict accordance with the licence.

6.1.3 Given the bat species, number of roosts, roost types, and number of bats that will be affected by the development, the proposed development should qualify for registration under Natural England's Bat Earned Recognition (BER) Class Licence. To ensure that the proposed development will not be detrimental to the favourable conservation status of common pipistrelle and brown long-eared bats, the BER licence application will need to be undertaken in accordance with the mitigation measures outlined below²⁶, which will be incorporated into the protected species licence application to Natural England:

Provision of alternative roosting opportunities

- Prior to any works commencing, alternative roosting opportunities will be provided by installing one Greenwood's Ecohabitats two crevice bat box and one improved cavity bat box (or bat boxes with similar specifications). The bat boxes will be installed on suitable nearby mature trees, at least 4m above the ground with the entrances free from obstruction and will not be illuminated by external lighting.

Timing of works

- As a precautionary measure, the removal of bat roosting features (roof and ridge tiles, weatherboarding and internal wooden boarding) on the main stable and adjoining stable will be timed to take place outside of the bat hibernation period, which is generally taken to be between 1 December and 28 February, when bats are particularly vulnerable to harm and disturbance. Furthermore, roosting features should only be removed in suitable weather conditions (no heavy rain or high winds) and once overnight temperatures have been above 8°C for at least five consecutive nights.

Toolbox talk

- All contractors involved in the removal of roosting features will be given a toolbox talk by the accredited consultant or an accredited agent acting under the BER licence, prior to these works commencing. The toolbox talk will include a discussion of the presence of bat roosts,

²⁶ These measures may be slightly amended, if required by Natural England in order for them to grant a bat mitigation licence.

the location of roosts, the protection afforded to bats, what to do if a bat is found and a suitable working approach.

Removal of roosting features

- During the installation of any scaffolding, the accredited consultant or an accredited agent acting under the BER licence should be consulted to ensure access points to bat roosts (such as the open stable windows) within the main stable are not blocked.
- Should a 'tin hat' be required on the scaffold prior to roosting features being removed, then at least two large gaps (each at least 2m x 2m) should be left in the sides of the wrapping membrane at roof level, or within 2m of the roof.
- The accredited consultant or an accredited agent acting under the BER licence will supervise the careful removal of all known and suitable roosting features from the main stable and adjoining stable that require removal to facilitate the development, including (but not limited to) roof and ridge tiles on both buildings and internal wooden boarding within the main stable and weatherboarding on the adjoining stable. If possible, any bats encountered during this 'soft-strip' will be captured and placed into one of the newly installed tree-mounted bat boxes.
- Once all known and suitable roosting features that require removal have been removed from the main stable and adjoining stable, any gaps created in the side of the temporary roof may be closed and works can proceed without further timing constraint. The demolition of the adjoining stable can proceed without ecological supervision.
- If required, only approved timber treatment products suitable for use in or near bat roosts may be used to treat roof timbers. A list of approved products can be found on the gov.uk website²⁷.
- In the unlikely event that a bat is seen while the accredited consultant or an accredited agent acting under the BER licence, is not present on site then all works will stop, and the accredited consultant or an accredited agent acting under the BER licence will be contacted to determine an appropriate course of action.

Provision of permanent replacement roosting opportunities

- Should the main stable roof need to be repaired or altered, then only hessian-backed bituminous Type 1F felt that is a non-woven short fibre construction should be used to line the roof of the main stable, as bats can get tangled in breathable roofing membranes and die. Should it not be possible to use Type 1F felt, then only a roofing membrane which has a certificate which proves it has passed Natural England's 'snagging propensity test' may be used.
- To compensate for the loss of the three common pipistrelle day roosts (Roosts 3, 5 and 6), at least three roof tiles on the western wing of the main stable will be raised by approximately 25mm to enable common pipistrelle bats to access the crevice between the roof tile and roof lining. The suggested location of these tiles is shown on Figure 8 in Appendix A.
- As there is no scope within the proposed conversion for a dedicated loft space, at least two roof tiles will be lifted by approximately 25mm on the eastern wing to enable brown long-eared bats to access the crevice between the roof tile and roof lining (Roost 4). An additional improved cavity bat box (or a bat box with similar specifications) will be installed on a

²⁷ <https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts>.

nearby mature tree, at least 4m above the ground with the entrance free from obstruction and will not be illuminated by external lighting.

- New external lighting will be kept to a minimum. Where lighting is required, it must be located below roof level and point away from any reinstated or newly constructed access points for bats.

6.2 Barn owls

- 6.2.1** As a precautionary measure, a licensed barn owl ecologist should undertake a repeat barn owl inspection of the main stable and adjoining stable immediately prior to the onset of works to check whether they are being used by barn owls for nesting.
- 6.2.2** If the inspection confirms that the stables are being used by breeding barn owls, then all works must be delayed until the young have fledged, or the nest is confirmed to be no longer active.
- 6.2.3** If the inspection confirms the continued likely absence of breeding barn owls, then contractors should be given a toolbox talk to inform them of the potential presence of barn owls, their legal protection and signs of breeding barn owls to look out for.

6.3 Breeding birds (other than barn owl)

- 6.3.1** If possible, the works should take place outside of the bird nesting period, which is generally taken to be from 1 March to mid-September. However, should this not be possible (for example, due to timing constraints with regards to roosting bats), then a check of the stables for breeding birds should be undertaken no more than 24 hours prior to works commencing. If an active nest is recorded and considered likely to be disturbed by the works, or if an active nest is discovered at any point during the works, then work in that area must be delayed/cease until the young have fledged or the nest is no longer active.
- 6.3.2** Swallows were recorded using the main stable as a nesting site. As a species in England that has shown a declining population trend, nesting sites should be provided elsewhere if they are removed. Therefore, installing at least four artificial nest cups on the exterior of the main stable beneath an overhang of the roof would provide suitable nesting opportunities. If this is not possible, then the artificial nest cups should be installed on an alternative barn/building within the ownership boundary.

6.4 Ecological enhancements

- 6.4.1** Adopting both of the following recommendations would enhance the site for roosting bats in accordance with national and local planning policy:
 - The two tree-mounted bat-boxes, which were installed before works commenced to provide alternative roosting opportunities to displaced bats, will be retained.
 - An additional 25mm gap will be incorporated under two ridge tiles to create additional opportunities for common pipistrelles and brown long-eared bats to access the crevice between the roof tiles and roofing lining as shown on Figure 8 in Appendix A.

Appendix A | Figures



Figure 1.
Location of the stables

- Legend**
- Location of the stables

Date of survey	N/A	
Date of issue	7 October 2026	
Job reference	CAG101	
Drawn by	JH	Checked by TB/JB
Status	Final	



Figure 2.

Results of the external building inspection

Legend

- Buildings not surveyed
- Results of the external building inspection*
- Gap between weatherboarding
- Gap over door
- Gaps under ridge tiles
- Gaps under roof tiles
- Open doorway
- Open window
- Limited view of building

Date of survey	2 July 2026	
Date of issue	7 October 2026	
Job reference	CAG101	
Drawn by	JH	Checked by TB/JB
Status	Final	

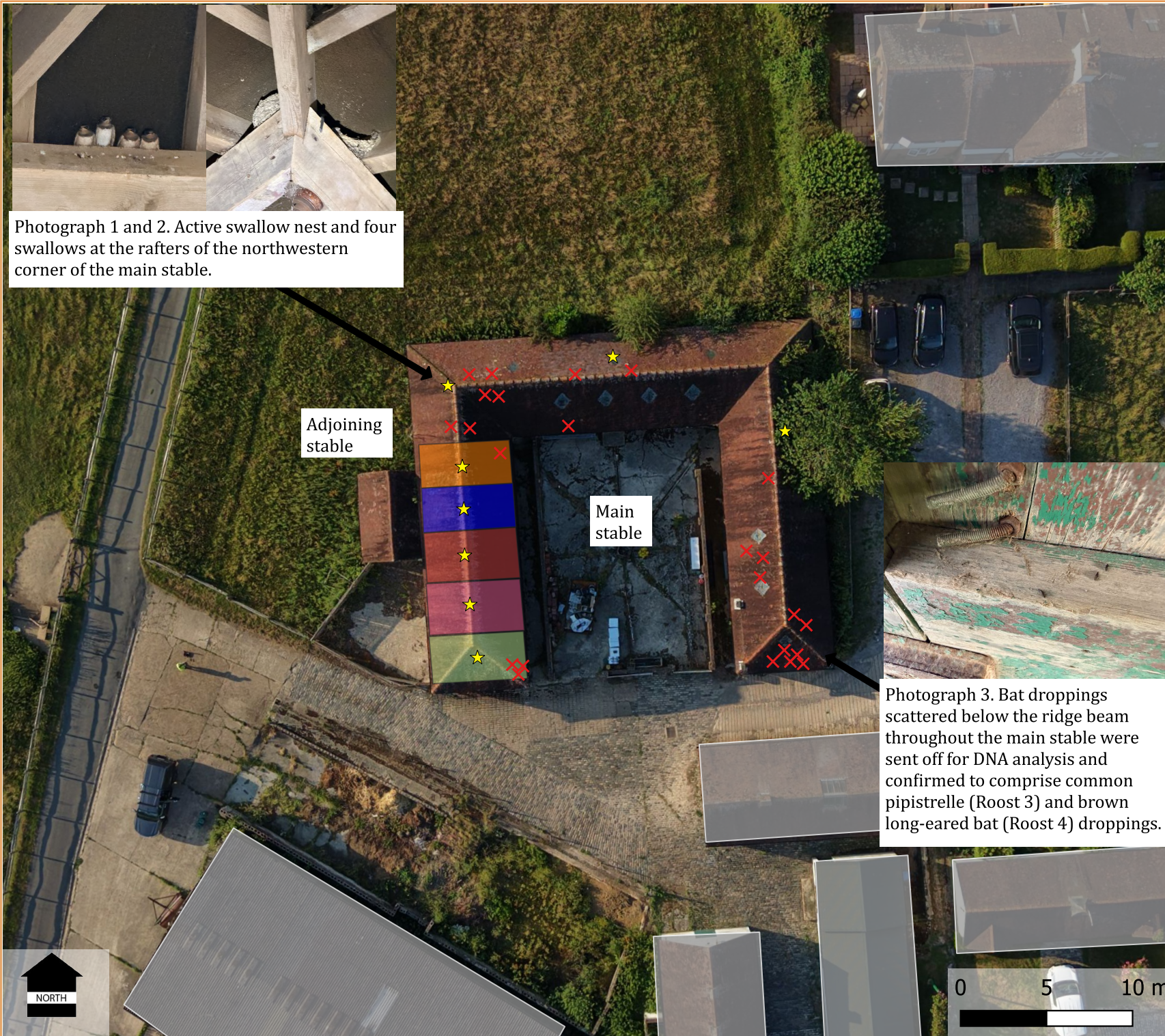


Figure 3.

Results of the internal building inspection

Legend

Buildings not surveyed

Results of the internal building inspection

Stable 1

Stable 2

Stable 3

Stable 4

Stable 5

✕ Bat droppings

★ Active swallow nests

Date of survey 2 July 2026

Date of issue 7 October 2026

Job reference CAG101

Drawn by JH

Checked by TB/JB

Status Final

babec Ltd
Ecological Consultants

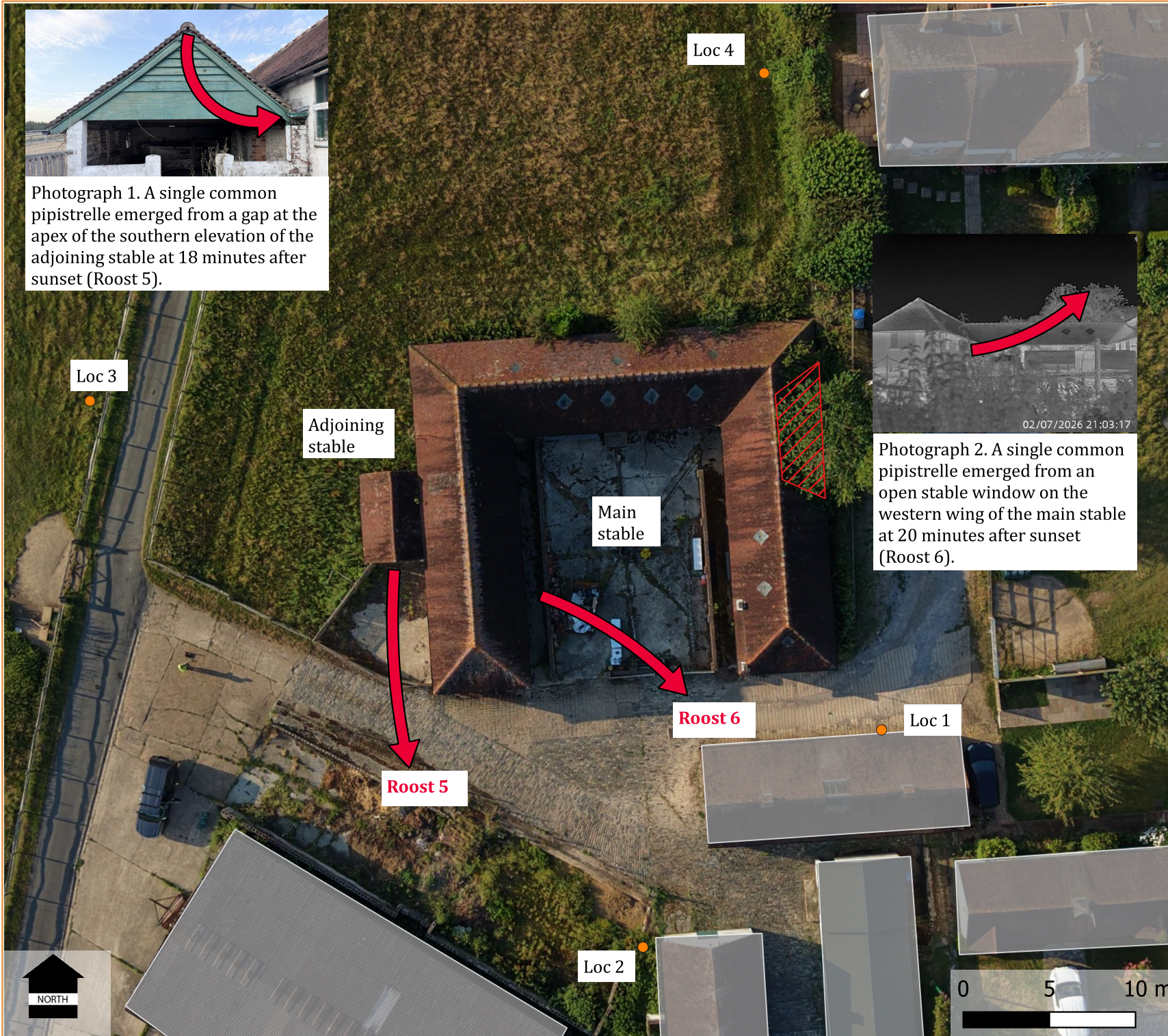


Figure 4.

Results of survey visit 1

Legend

- Limited view of building
- Buildings not surveyed

Results of survey visit 1

- Survey locations
- Emergence of a common pipistrelle

Date of survey 2 July 2026

Date of issue 7 October 2026

Job reference CAG101

Drawn by JH Checked by TB/JB

Status Final

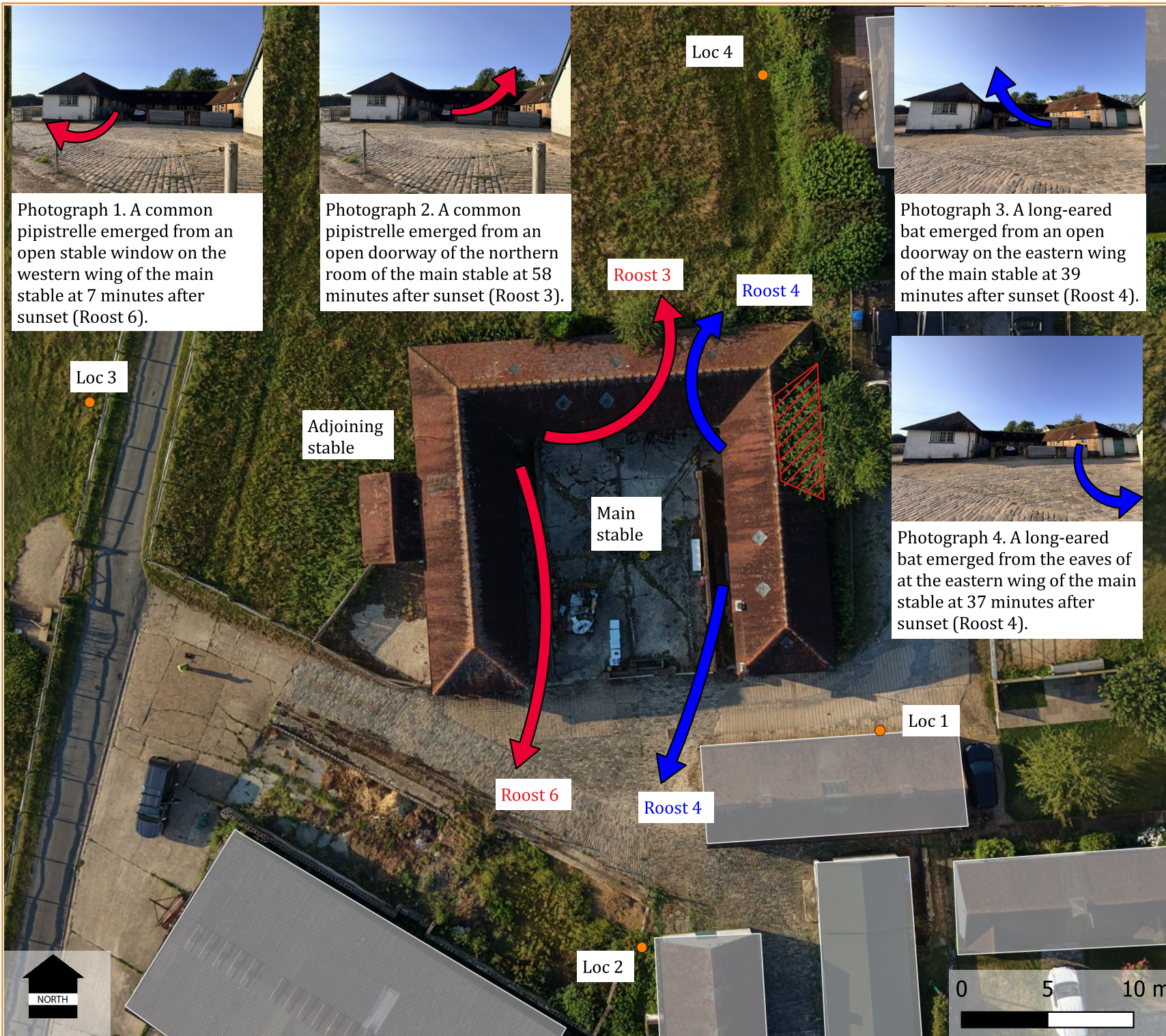


Figure 5.

Results of survey visit 2

Legend

Limited view of building

Buildings not surveyed

Results of survey visit 2

Survey locations

Emergence of a common pipistrelle

Emergence of a long-eared bat

Date of survey 3 August 2026

Date of issue 7 October 2026

Job reference CAG101

Drawn by JH Checked by TB/JB

Status Final

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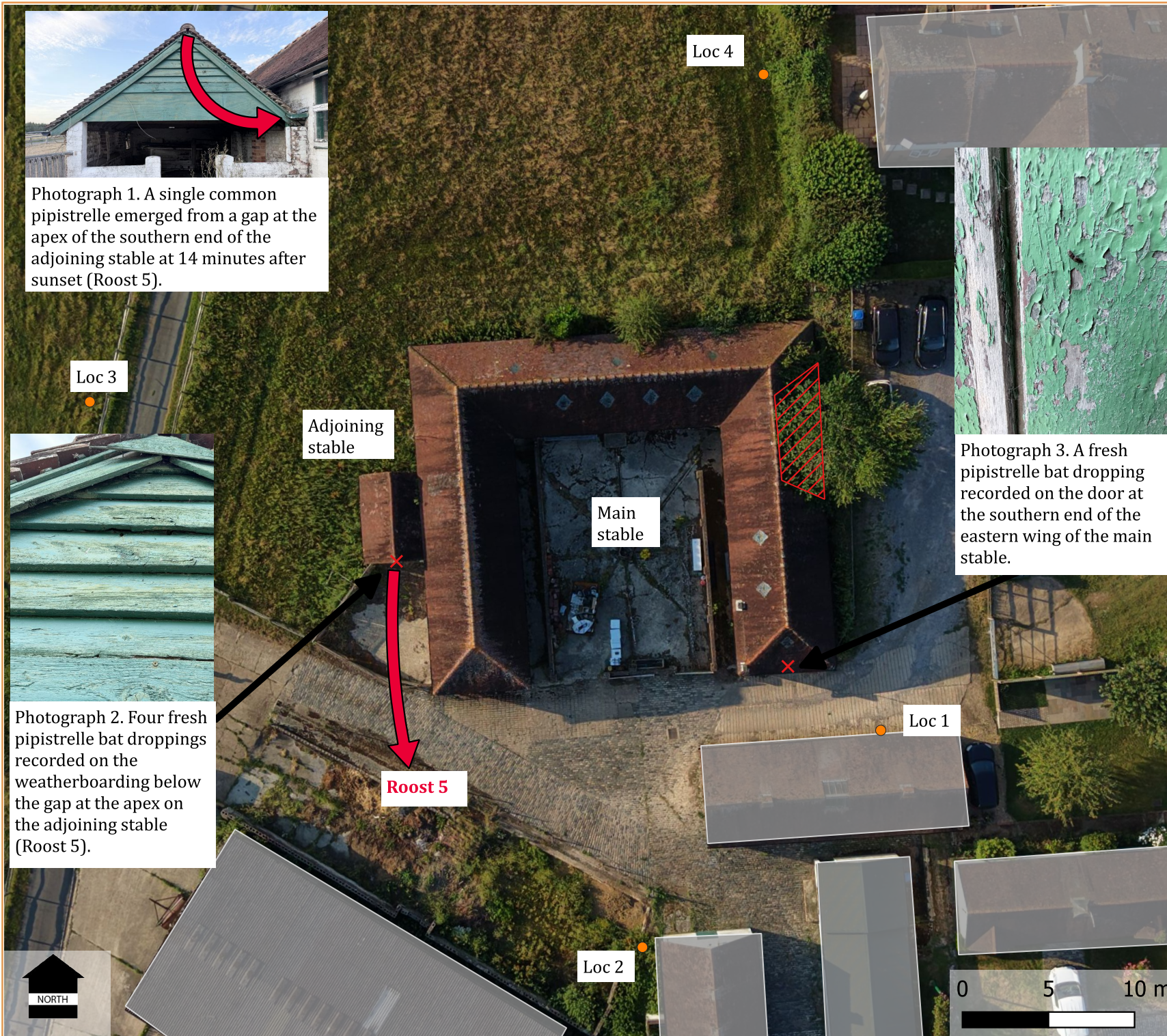


Figure 6.

Results of survey visit 3

Legend

- Limited view of building
- Buildings not surveyed

Results of survey visit 3

- Survey locations
- Bat droppings recorded during the roost check
- Emergence of a common pipistrelle

Date of survey 25 August 2026

Date of issue 7 October 2026

Job reference CAG101

Drawn by JH Checked by TB/JB

Status Final

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Figure 7.

Summary of bat roosts

Legend

- Buildings not surveyed
- Summary of bat roosts
 - Historical common pipistrelle day roost under roof tiles (roost 1)
 - Historical soprano pipistrelle day roost (Roost 2) and active common pipistrelle day roost (Roost 5) at apex of adjoining stable
 - Common pipistrelle and brown long-eared bat day roosts within the main stable (Roost 3 and 4)
 - Common pipistrelle day roost in the main stable (Roost 6)

Date of survey	N/A	
Date of issue	7 October 2026	
Job reference	CAG101	
Drawn by	JH	Checked by TB/JB
Status	Final	

Before works commence, one Greenwood's Ecohabitats two crevice bat box and one improved cavity bat box will be installed on nearby mature trees to provide alternative roosting opportunities for any displaced bats during the soft-strip of roosting features.

An additional improved cavity bat box will be installed on a nearby tree to compensate for the loss of the brown long-eared bat day roost (Roost 4).

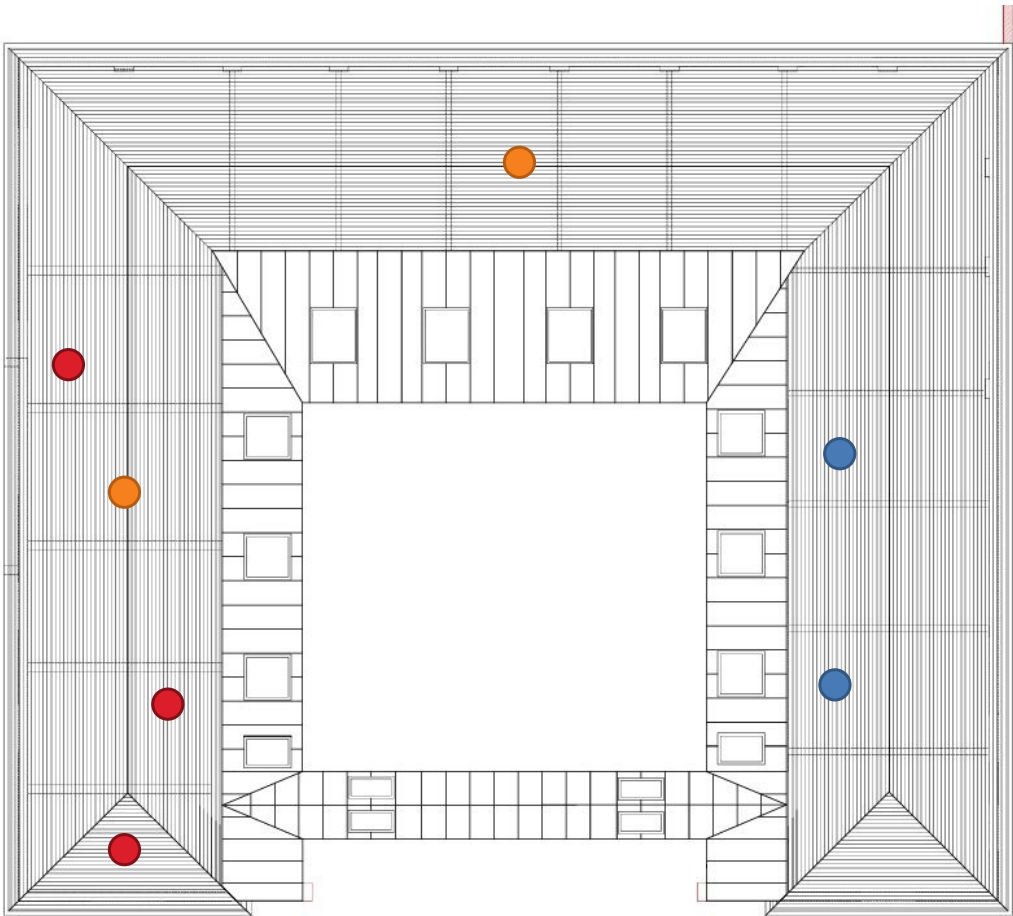


Figure 8.
Mitigation and enhancement measures for bats

Legend

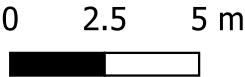
Mitigation measures

- Gap under roof tile for brown long-eared bats
- Gap under roof tile for common pipistrelles

Enhancements

- Gap under ridge tile

Date of survey	N/A	
Date of issue	7 October 2026	
Job reference	CAG101	
Drawn by	JH	Checked by TB/JB
Status	Final	





Photograph 1. Western elevations of the main stable and adjoining stable.



Photograph 2. Southern elevation of the main stable.



Photograph 3. Eastern elevation of the main stable.



Photograph 4. Northern elevation of the main stable.



Photograph 5. Internal view of the northeastern section of the main stable, showing the wooden boarding.



Photograph 6. Internal view of the northwestern section of the main stable.

Figure 9.
Photographs

Date of survey	N/A	
Date of issue	7 October 2026	
Job reference	CAG101	
Drawn by	JH	Checked by TB/JB
Status	Final	

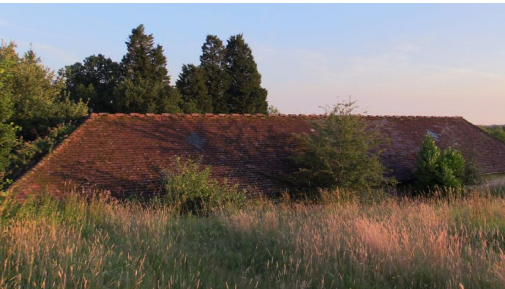
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Appendix B | Screenshots from the Night Vision Aids (NVAs)

Table 1. Screenshots taken from NVAs at each survey location during survey visits 1, 2 and 3.

Surveyor location	Visit no.	Start of survey screenshot	End of survey screenshot
1	1		
	2		
	3		
2	1		

Surveyor location	Visit no.	Start of survey screenshot	End of survey screenshot
	2		
	3		
3	1		
	2		

Surveyor location	Visit no.	Start of survey screenshot	End of survey screenshot
	3		
4	1		
	2		
	3		