



Site Review and Update Roost Appraisal

**Selsfield Place Farm Buildings, Selsfield Common,
East Grinstead, West Sussex RH19 4LW**

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 INTRODUCTION

Background

1.1 The Ecology Partnership was commissioned by Stephen Langer to undertake an update Preliminary Roost Appraisal and review of all previous works on land at Selsfield Place Farm Buildings, Selsfield Common, East Grinstead, West Sussex RH19 4LW, hereafter referred to as the 'site' (Figure 1 and Figure 2).

1.2 This report comprises the:

- Legislative and planning context (Section 1);
- A review of previous surveys (Section 2);
- Assessment methodologies (Section 3);
- Results (Section 4);
- Implications for development (Section 5);
- An impact assessment (Section 6); and
- Conclusions (Section 7).

Site Context

1.3 The site (TQ35003455) is located to the east of Selsfield Common and east of Selsfield Road, to the south of Tuners Hill. The site is located in a rural location with extensive areas of woodland, tree lines, hedgerows creating a highly connective landscape.

Proposed Development

1.4 The proposals are for the redevelopment of the barn buildings. The barn on the western aspect has already been converted under a bat licence. The remaining barns, on the eastern aspect of the site, are all subject to this report. With the barns subject to conversion shown in Figure 3 below.



Figure 1: Site red line boundary aerial image

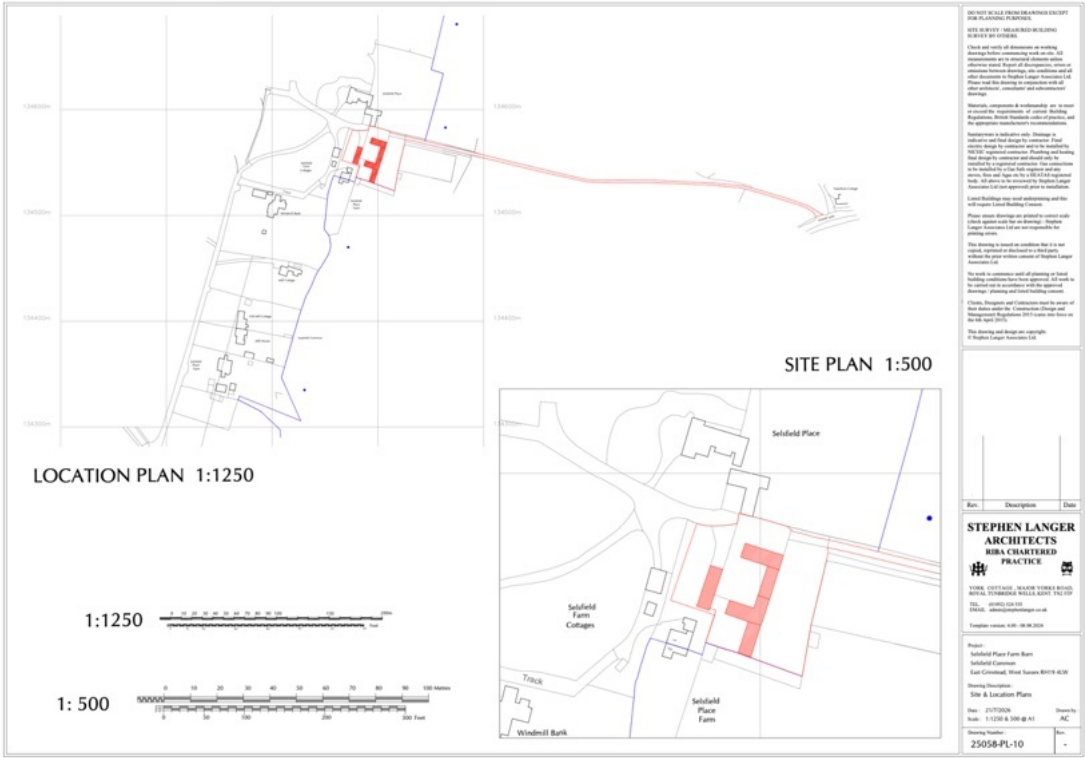




Figure 3: The remaining barns which are to be converted under the application

Legislation

- 1.5 All UK bat species and their roosts are protected by law within The Wildlife and Countryside Act 1981 and the Habitats Directive Annex IV. This means it is a criminal offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time;
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
- Intentionally or recklessly obstruct access to a bat roost.

2.0 PREVIOUS SURVEYS

Arbtech 2014

- 2.1 Arbtech undertook an internal / external building assessment on 3rd December 2014 alongside a PEA. The habitat map and the approximate location of bat droppings is shown in Figure 4 below.

Appendix I Phase 1 Habitat Map

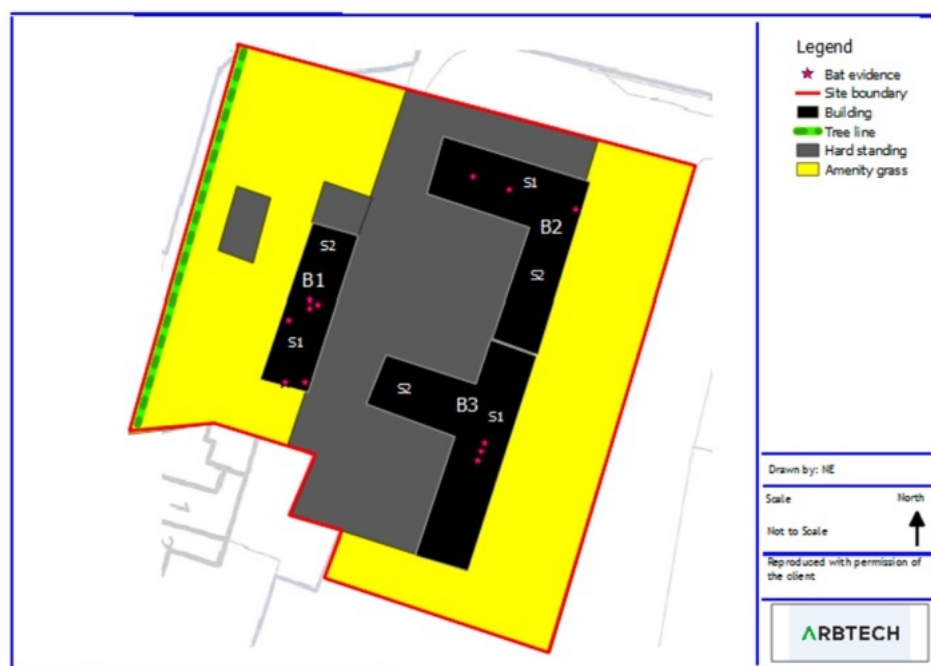


Figure 4: Arbtech site review

- 2.2 The December 2014 survey identified a number of droppings in Building B1. Building B2 identified small numbers of droppings considered to be likely brown long eared bats. In Building B3 approximately 50 bat droppings were identified, again considered to be from BLEs.

Batbox Ltd May 2015

- 2.3 Two experienced bat surveyors plus a trainee surveyor from Batbox Limited were appointed to undertake a bat daylight and emergence survey at the site. The survey was undertaken on the 13th May 2015.
- 2.4 A maternity roost for brown long-eared bats (*Plecotus auritus*) has been recorded in the neighbouring Selsfield Place, which is now under different ownership.
- 2.5 The barns were divided below and the results were as follows;
- Building B1: long eared bat droppings identified on the first floor. Previous (2014) discovery of possible myotis droppings (not confirmed in 2015). Moth and butterfly wings were present on the ground.
 - Building B2: Small number of long eared bat droppings in storage area. Potential for roosting throughout the building.

- Buildings B3: No evidence of roosting bats. Potential for bats to roost in crevices.

2.6 During the emergence survey, no bats were recorded emerging and no roost chatter was heard. A social call from a long eared bat from within one of the buildings was heard. Common and soprano pipistrelles were recorded during the survey and a single pass by whiskered / brandts bat was recorded. The location of the results are shown in Figure 5 below.

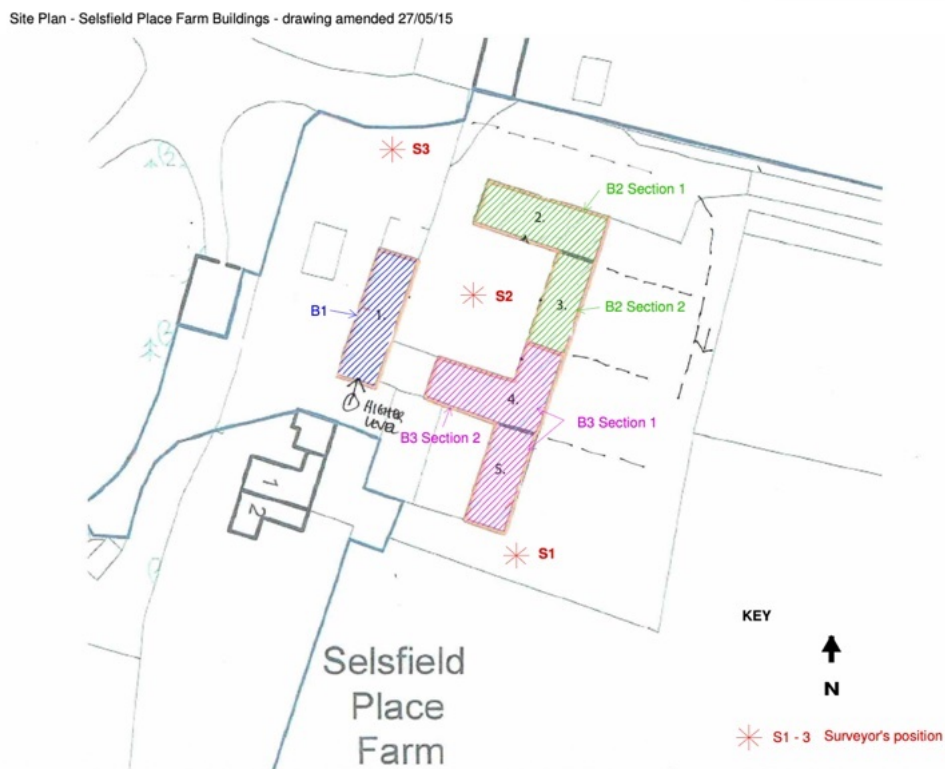


Figure 5: Batbox Ltd Results 2015

- 2.7 On the 6th September 2015 a second survey was conducted. Approximately 100 bat droppings were found in B1 the droppings appeared to be from both small and medium sized bats. Fairly fresh droppings from long-eared bats, serotines (*Eptesicus serotinus*) and from a smaller species, were found on the upper floor of B1, with a small accumulation below the apex near to the door and steps.
- 2.8 No fresh evidence of bat use was identified in building B2 or Building B3.
- 2.9 During the dusk survey a small number of 45kHz pipistrelles emerged and flew around inside B1 before exiting the building. One pipistrelle emerged from the building at fascia board level. It is therefore considered most likely that Building 1 is used as a post breeding roost by a small group of 45kHz pipistrelles and may also be

used by a small maternity colony. The pipistrelles were considered likely to roost between roofing materials. Individual brown long-eared bats, from the colony roosting in Selsfield Place and one or two serotines also use the building at some times, most likely as a night roost. Mitigation measures for the conversion include the use of bat access tiles in the roof structure.

Batbox Ltd May 2018

- 2.10 Bat Box undertook an additional survey on the 30th May 2018. The May 2018 surveys identified several hundred fresh droppings in Building B1. These were collected for DNA analysis (University of Warwick) and were shown to be from 45kHz (common) pipistrelles, (*Pipistrellus pipistrellus*). Approximately 34 pipistrelles were recorded emerging from the building B1 species as the maternity colony.
- 2.11 A licence was submitted to Natural England for the conversion of building B1. No other buildings were covered by the licence. The licence covered the loss of both common pipistrelles and BLEs.
- 2.12 The licence 2018-37539-EPS-MIT covered the period November 2018 – November 2028 inclusive. Actions undertaken between October 2018 and July 2022 did not result in the capture or disturbance of BLE, common pipistrelle or serotine bats. Three Habibat Slate Access Tiles integrated into the roof of B1, one Schwegler 2F bat box and one Schwegler 1FF bat box were located on mature trees within the ownership boundary. The location of these compensation measures are shown in Figure 6 below.



Figure 6 Location of Compensation Measures

Monitoring survey 8th August 2019

- 2.13 A single common pipistrelle was seen emerging from one of the compensatory slate bat tiles on B1. A second common pipistrelle bat was seen to emerge from within B1 via one of the open windows.

Second monitoring survey 7th July 2022.

- 2.14 No bats were seen emerging from the Habibat Access Tiles.

Barn Owl Survey 2015 EAS Ltd

- 2.15 On the 4th September 2015 a barn owl survey was conducted by EAS Ltd. Records from Sussex Ornithological Society did not identify the presence of barn owls within 1km of the site. The surveyors identified that the landowner had not recorded any presence of barn owls. A single old barn owl pellet (approximately 8 months old) was located in building A, which is the western most barn. This barn has been subsequently converted. A barn owl box has been established as part of the mitigation for loss of a potential roosting site.

3.0 METHODOLOGY

Bat Internal and External Survey

3.1 The buildings onsite were internally and externally assessed for its suitability for roosting bats by Natural England bat licence holder Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS on 20th May 2026.

3.2 The surveyors assessed the building visually and searched for evidence such as:

- Staining beneath or around a hole caused by natural oils in bat fur.
- Bat droppings beneath a hole, roost or resting area.
- Bat droppings and/or insect remains beneath a feeding area.
- Audible squeaking from within a hole.
- Insects (especially flies) around a hole.
- Dead bats.

Table 1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Table 4.1 within the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed), 2023'

Potential Suitability	Description of Roosting Habitats in structures	Potential flight paths and foraging habitats
None	No habitat features on site are 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).	No habitat features on site are likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade / protection for flight-lines, or generate / shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site are 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.	No obvious habitat features on site are likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of bats as flight paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection,	Continuous habitat connected to the wider landscape that could be used by

	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 categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, stream, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

*Potential roost features

Limitations

- 3.3 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. The site was visited over the period of one site visit, as such seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. Therefore, the survey provides a general assessment of potential nature conservation value of the site and does not include a definitive plant species list.
- 3.4 The protected species assessment provides a preliminary view of the likelihood of protected species occurring onsite, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.

4.0 RESULTS

Desktop Study

- 4.1 There are no international designated sites within 1km of the site (Figure 7). However, there are a number designated sites within the landscape, including Wakehurst and Chiddingly Woods SSSI to the west, Turners Hill SSSI to the north west, Weir Wood Reservoir SSSI LNR, Stone Hill Rocks SSSI to the east, and Wakehurst and Chiddingly Woods SSSI to the south.

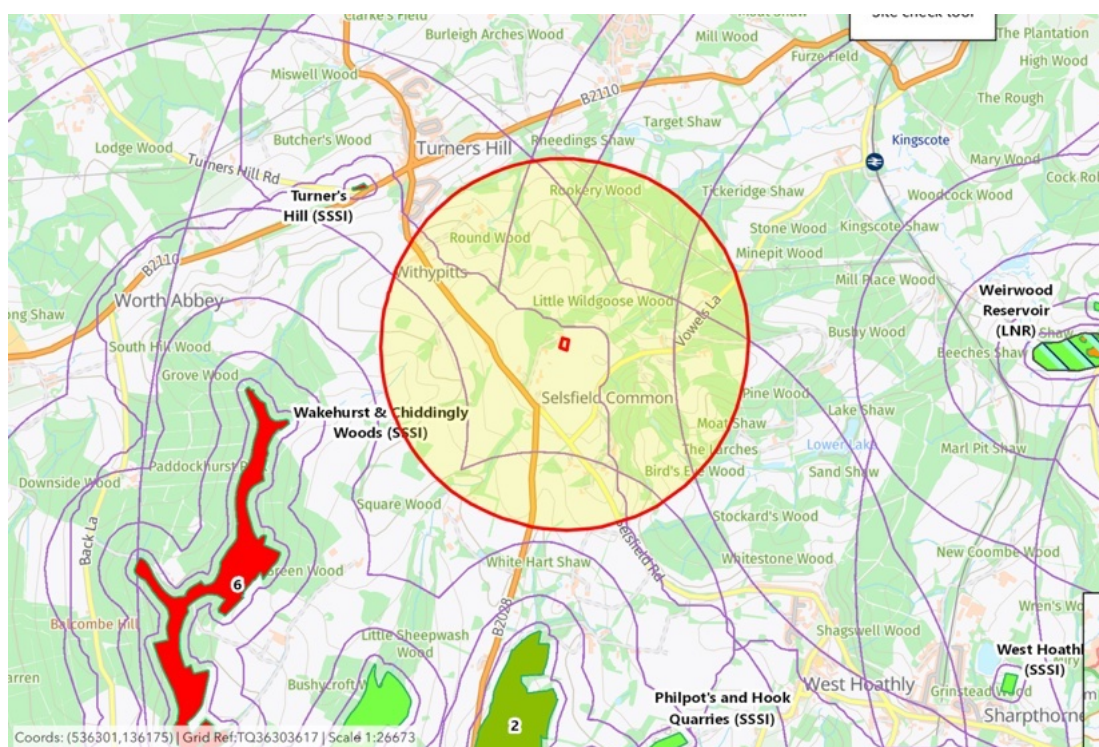


Figure 7 International designated sites within 1km of the site.

- 4.2 The site lies within multiple impact risk zones. However, the development proposals are for the barn conversion only and therefore falls outside any of the listed developments which would be considered likely to impact upon the integrity of the designated sites. As such, the impacts from the development are scoped out of the assessment.
- 4.3 There are numerous priority habitats within 1km of the site, Figure 8 below. The nearest priority habitat is lowland deciduous woodland, with numerous areas of ancient woodland, 130m to the north Little Wildgoose Wood.

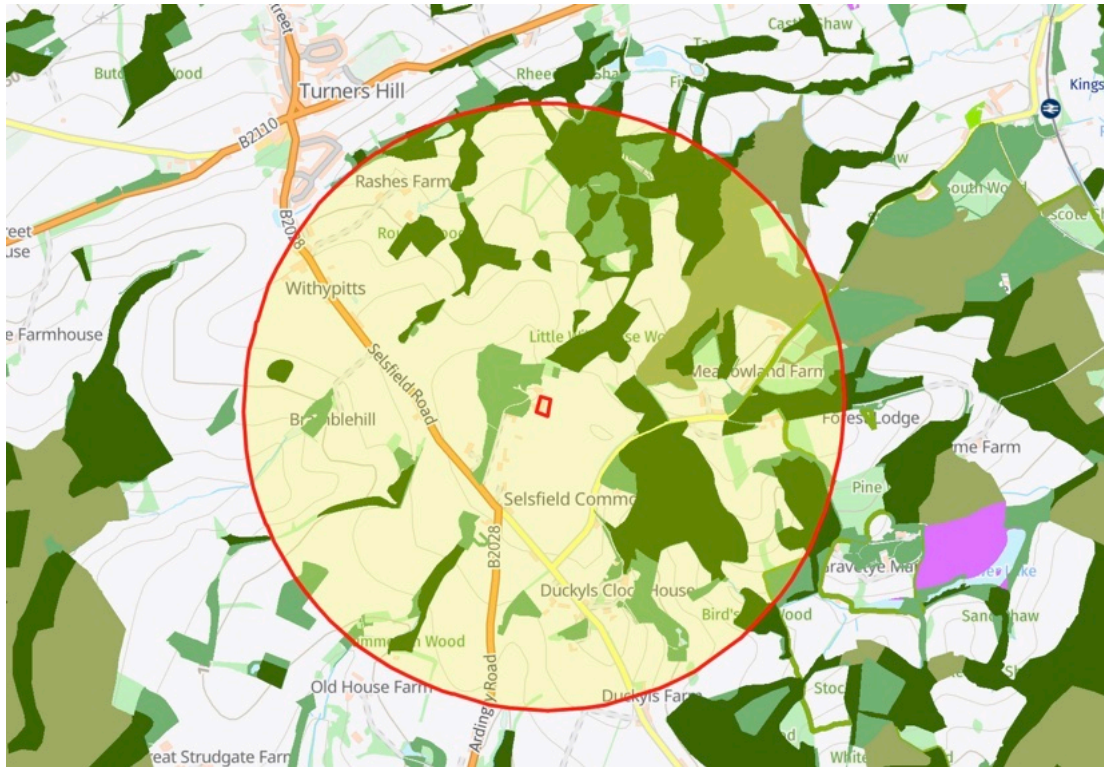


Figure 8: Priority Habitats within 1km. ancient woodland dark green, light green lowland deciduous woodland olive green ancient replanted woodland purple good quality semi improved grassland.

- 4.4 There are two bat licences within 1km of the site (Figure 9), one covers this site, the second 2018-33742-EPS-AD1/AD2 covering brown long eared bats, common and soprano pipistrelles for the damage of a breeding site.

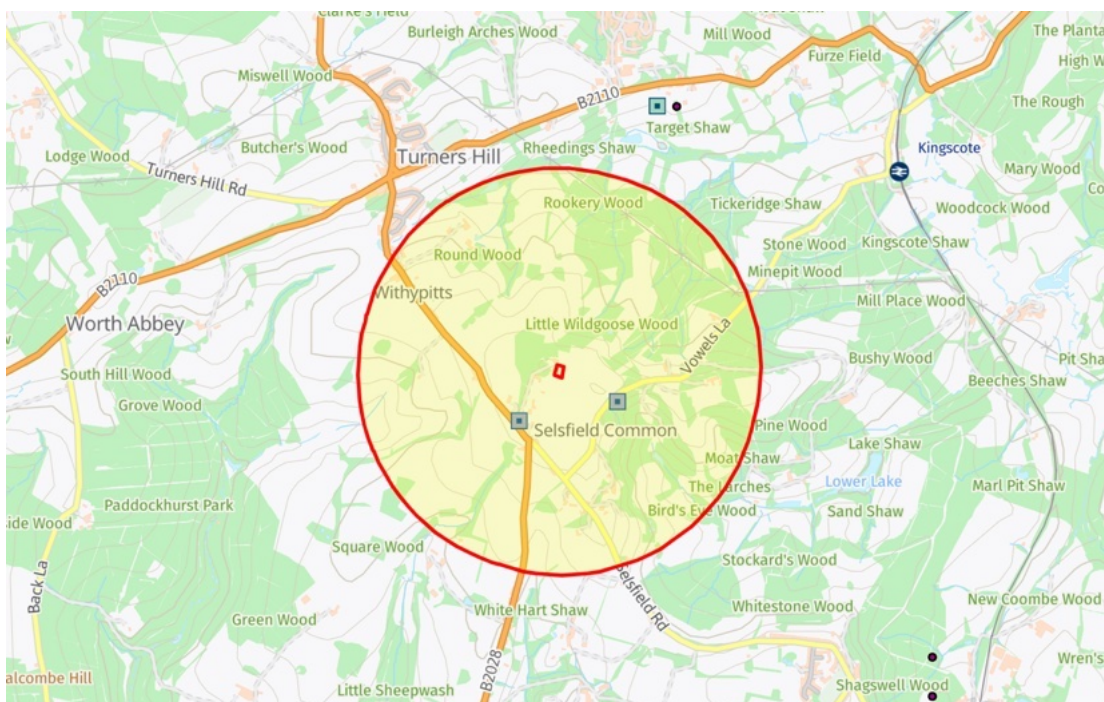


Figure 9: Location of EPS within 1km of the site

- 4.5 OS maps and aerial images indicate there are no ponds onsite, or within 250m of the red line boundary.

Habitat Assessment

- 4.6 The red line boundary comprises a complex of barns and access route and a yard. Off site included native hedgerows along the access and field networks. Behind the barns, to the south include areas of ruderal vegetation and disturbed ground.
- 4.7 The photos are attached in **Appendix 1**, and the DNA report in **Appendix 2**.

Roosting Bats

- 4.8 Building A is a brick built structure and tiled roof. The entrance is within the courtyard and a single window in the courtyard is covered. The western aspect there is a large door with a wooden covering. A small section of this door was open at the top. A sealed wooden door was located on the southern aspect.
- 4.9 Internally the building was open to the roof apex. The roof structure is formed of wooden beams with wooden with wooden sarking under the tiles. The sarking boards appeared well fitted, with no obvious crevices or openings, albeit there are small gaps internally between the sarking and the brick work.
- 4.10 Externally the roof tiles were well fitted. The soffits on the western aspect have a slight gap along the drain pipe. Some additional gaps are present around the western doorway. These could provide some potential crevices where bats could access.
- 4.11 No evidence of bats was identified, with no droppings or feeding remains recorded within the structure.
- 4.12 Building B is a brick built section of the barn. This section shares a wall with Building A, but there is no direct connection through into the other building.
- 4.13 Internally, the building is the old dairy with some structures still present. The barn is open to the apex of the roof. The roof structure supports well fitted tiles with plastic internal lining. The wooden frame of the roof is clear. The southern gable supports brick work to the apex.

- 4.14 The northern gable supports wooden and concrete structures. Several bat droppings were taken from the wall of this section of the site. These were confirmed to be from brown long eared bats (appendix 2). No other evidence of bats was identified within this section of the site, with no other droppings or feeding remains located within the building.
- 4.15 Building C is a small enclosed section between the northern gable of Section B, with the doorway present into Section B coming from the door of Section C from the main courtyard.
- 4.16 Building C supports an enclosed roof structure and is brick built and supports two rooms. No evidence of roosting bats was recorded within this structure. It must be noted that the enclosed section of the building was not possible to access.



Figure 10: Building sections A, B and C from the courtyard view

- 4.17 The buildings Building D and Building E are shown in Figure 11 below.



Figure 11: Building sections D and E from the courtyard view

- 4.18 Building D is located along the eastern aspect, adjacent to C supports some loose weatherboarding. This could provide some potential for crevice dwelling species. Internally, the tiles were well sealed as found in sections B and C. No opportunities for crevice dwelling species were identified. Internally the building supports wooden frames and well fitted tiles with some plastic present under the tiles. No evidence of bats were identified.
- 4.19 The final building, Building E, is the most northern structure supports stored machinery for the farm. This building supported well fitted slate tiles, with no loose of missing tiles and no opportunities for crevice dwelling species to exploit. The barn was open from the apex to the ridge. A single dropping was identified within the Building E, this was sent for DNA analysis and was confirmed to be from brown long eared bat (Appendix 2). No other droppings or any evidence of bats was recorded in the barn.

Foraging and Commuting Bats

- 4.20 The onsite habitat is not considered to offer significant opportunities for commuting or foraging bats, due to the size of the habitat immediately around the barns and the limited nature of the habitats. With a mosaic of suitable habitats in the vicinity, such

as deciduous woodland and native hedgerows, it is likely that bat species are within the local area and may occasionally pass through the site. As such, it is considered that the site has '**low**' suitability for supporting foraging and commuting bat populations.

Other Species

- 4.21 No evidence of badger was present onsite such as latrines, setts and tracks, and the habitats onsite were considered unsuitable for this species. The site did not support suitable habitats for species such as GCNs or dormice. The grassland was managed and disturbed and therefore not considered suitable for reptiles.
- 4.22 The habitats onsite provide limited foraging and commuting opportunities for western European hedgehog *Erinaceus europaeus*. However, their absence from the site cannot be guaranteed as it was considered possible that they could pass through the site opportunistically.

Nesting Birds

- 4.23 The established trees and hedgerows onsite are considered suitable for nesting bird populations. Additionally, house sparrows were recorded present in the hedgerows adjacent to the site. Old bird's nests were identified in the barn.

5.0 DISCUSSION

- 5.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 Survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.

Effects on Designated Sites

- 5.2 The development is limited to a barn conversion and the development falls outside any works which are considered to have potential for impacting upon designated sites in the landscape. No impacts on the integrity of any designated sites are predicted and the redevelopment of the site will not impact upon the ecological functionality of the landscape.

Effects on Priority Habitats

- 5.3 The nearest priority habitat is deciduous woodland, with numerous blocks of ancient woodland in the surrounding landscape. Due to the small-scale properties of the development, and distance from this habitat, no impacts are expected on this protected habitat, or other priority habitats within the wider landscape.

Effect on On-site Habitats

- 5.4 The managed grassland habitats, disturbed ground and areas of manure are considered to be of limited value. The buildings and hardstanding areas again, are not considered to be ecologically significant. The wider landscape, outside the red line boundary, are considered to provide significant value, including but not limited to, areas of ancient woodland.

Effects on Protected Species***Roosting Bats***

- 5.5 Brown long-eared bat droppings were identified in Building B, with low numbers of bat droppings stuck on the gable end of the wall. A single bat dropping was located within the barn which is used for storage, Building E. No other evidence of bats was found in any barns, with no evidence of feeding remains. No dead bats or live bats were identified during the survey.
- 5.6 Previous surveys have identified both brown long eared bats and common pipistrelles and serotines using the barns on site. A licence covered the now converted barn on the western aspect which supported a common pipistrelle maternity roost. Only low levels of brown long eared bats were ever recorded within the barns.
- 5.7 However, as evidence of brown long eared bats are recorded, and known roosts are present within the local area, three further emergence surveys are required on these buildings to identify numbers of bats using the site, and whether more cryptic species are present. These surveys will be carried out May – September, inclusive. The surveys will be at least three weeks apart, and surveys will determine how the bats are using the building, and if other roosts are present under external features such as lifted tiles. This will inform mitigation requirements.

Foraging and Commuting Bats

- 5.8 According to Bat Conservation Trust guidelines it is important that proportionality is employed when recommending further survey work for bat species on a proposed development site. As stated within section 2.2.19 of the latest survey guidelines (2023), the following points need to be considered with regard to planning bat surveys:
- Likelihood of bats being present;
 - Type of proposed activities;
 - Scale of proposed activities;
 - Size, nature and complexity of the site;
 - Species concerned;
 - Number of individuals.
- 5.9 The limited grassland area and boundary habitat provide very limited foraging and commuting opportunities for bats. Although bats may occasionally pass over the site, the boundary is considered too limited in extent to be significant for bat population. Therefore, no further surveys are recommended. Furthermore, the redevelopment of the barns will not impact upon the ecological functionality of the landscape.
- 5.10 It is however recommended that any proposed lighting follow a sensitive lighting scheme to minimise disturbance on bats in the local area that may utilise the site for commuting and foraging purposes. All bat species are nocturnal, resting in dark conditions in the day and emerging at night to feed. Light at various levels can affect both their roosting and foraging behaviour. Recommendations for a sensitive lighting scheme include:
- Installing lighting only if there is a significant need;
 - Using LED luminaries due to their lower intensity, sharp cut-off and good colour rendition – any lights with UV elements or metal halide lights should not be used;
 - Lights with peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone 2012);
 - Lights with an upward light ratio of 0% and good optical control;
 - Careful consideration of column height to avoid light spill;
 - Any external security lights should use motion-sensors and short (1-minute) timers;
 - Avoid putting lighting near tree lines or hedgerows and angling light away from these linear features which are used by commuting and foraging bats;

- Planting a barrier or using man-made features required within the scheme to form a barrier.

Nesting Birds

- 5.11 House sparrows were recorded on site, and an old nest was identified in the Building A. It is recommended that any works to the buildings with potential to support nesting birds, should be undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

Ecological Enhancements

- 5.12 The site has a lot of opportunities to improve on the current biodiversity and ecological features in which it retains. A number of enhancements can be incorporated within the development scheme to help reduce potential ecological impacts to support ambitions under the NPPF and the Environment Act.
- 5.13 Additional bird nesting opportunities can be provided onsite; hardwearing woodcrete boxes, or similar, are recommended. These could either be installed into the brickwork of the buildings / barns. Some suitable models are shown in Figure 12 below. The boxes should be positioned on a north or east facing aspect and at least 2.5m above the ground if possible. These would cater for species such as house sparrows and wagtails.



Figure 12: Examples of suitable bird boxes which could be installed on site – NHBS terraced sparrow box with custom brick facing (left), Vivara Pro Barcelona WoodStone Open Nest Box (centre) and Vivara Pro Seville 32mm WoodStone Nest Box (right)

- 5.14 It is recommended that a large chamber bat box should be installed within the site boundary, in order to provide a temporary roost for any bats found during works, as

well as replacement roost to mitigate for the disturbance to the existing roost. As crevice dwelling species such as common pipistrelles and void dwelling species such as brown long-eared bats were roosting within the barns within the complex. A total of two bat boxes are recommended. Boxes should ideally be exposed to the sun for most of the day, so southern and western aspects are preferable, and should be hung as high as possible (around 5m above ground) to encourage bats and avoid predation from cats. Recommended boxes or similar include (Figure 13):

- Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles, noctules and brown long-eared bats.
- Low Profile WoodStone Bat Box- This box is designed to attach to the external walls of existing building and is designed for species such as common pipistrelles.



Figure 13: Low Profile WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

6.0 IMPACT ASSESSMENT

6.1 This section of the report forms an EcIA (Ecological Impact Assessment) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site or within the local area.

6.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2024). In essence, an EcIA assesses the activities associated with a proposed scheme that are likely to generate changes within identified zone of influences, on identified ecological

features and receptors. The proposals are subsequently reviewed, and mitigation and compensation measures are outlined which help to reduce negative impacts.

6.3 Table 2 below summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 2: Assessment of effects from the proposal after mitigation and compensation.

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Internationally & nationally designated sites	International	No effects on designated sites expected. Development outside those listed as having potential as having an impact.	Not significant
Non-statutory designated sites	Regional	None required due to small scale of development and significant distance from protected sites.	Not significant
Priority habitats	Local	No impacts expected due to small scale of development and significant distance from protected habitats.	Not significant
On-site habitats	Site	No impacts expected due to small scale of development	Not significant
Bats (roosting)	Site	Three emergence surveys required due to the presence of brown long-eared bat droppings. Known roosts previously identified on site. One barn subject to a license.	Undetermined
Bats (commuting and foraging)	Site	Implement a sensitive lighting strategy to maintain dark corridors. Installation of bat boxes.	Not significant
Birds	Local	Works to the building outside March–September or following an ecologist’s nesting check; stop work if active nests found. Installation of bird boxes.	Not significant

7.0 CONCLUSIONS

7.1 No impacts are expected on internationally and nationally designated sites due to the limited extent of the development proposals. No impact on the ecological functionality of the landscape as a result of the development is predicted.

7.2 No impacts are expected on nearby protected habitats due to size and scale of the development, and substantial distance from protected habitats.

- 7.3 All of the barns are subject to the redevelopment. Bat droppings were located within barn B and a single dropping in barn E. The barns will require three evening dusk surveys to determine how bats are utilising the buildings
- 7.4 It is recommended the development follows a sensitive lighting scheme so impacts on foraging and commuting bats will be avoided.
- 7.5 Nesting birds are fully protected through seasonal clearance or pre-works checks, ensuring compliance with legislation.
- 7.6 A number of ecological enhancements are recommended to be incorporated into the development scheme to improve the biodiversity on the site and the wider landscape.

8.0 REFERENCES

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Institution of Lighting Professionals (2023). *GN08 Bats and Artificial Lighting*. [online] Available at: <https://theilp.org.uk/resource/gn08-bats-and-artificial-lighting-pdf.html>.

Mitchell-Jones, A.J. (2004)., *Bat Mitigation Guidelines*. English Nature, Peterborough.

Stone, E.L., Jones, G., Harris, S. (2009)., Street lighting disturbs commuting bats. *Current Biology*, **19**: 1123-1127.

Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Photos

Photograph 1: Barn section A	 A photograph of a two-story brick barn with a grey tiled roof. The building has several windows and doors, some of which are boarded up. A wooden fence is visible in the foreground, and a paved area leads to the entrance. The sky is overcast.
Photograph 2: The western aspect of building section A	 A photograph showing the side of the brick barn. The wall is made of red brick with some white plaster or render. A window with a wooden shutter is visible. A dark blue tarp is leaning against the wall, and a pile of stones or debris is in the foreground.
Photograph 3: Internal roof structure in section A	 A photograph of the interior of the barn, looking up at the roof structure. The wooden beams and rafters are visible, showing signs of age and wear. The floor is made of concrete or stone.

Photograph 4: Internal view of the western edge of section A	 A photograph showing the interior of a building. The roof is made of dark wooden rafters and beams, with a lighter-colored wooden beam running diagonally across the frame. Below the roof, there is a stone wall with a window that has a dark wooden frame. The wall appears to be made of rough-hewn stone or brick.
Photograph 5: External view of soffits and the gaps around the door on the western aspect in building A	 A photograph of the exterior of a building. The building is made of red brick and has a steep gabled roof. There is a window with a dark wooden frame. The ground in front of the building is covered with grass and some debris. The sky is overcast and grey.

Photograph 6: The rear, the east of the barn section B	 A photograph showing the rear of a brick barn. The ground is paved with red bricks and has some weeds growing. There are two green metal chairs and a small wooden table. A large metal wheel is visible on the right. The sky is overcast.
Photograph 7: The eastern aspect of the building section barn B	 A photograph showing the eastern aspect of the brick barn. The building is long and made of red brick with a dark roof. It is surrounded by green grass. A white building is visible in the background. The sky is overcast.
Photograph 8: Internal structure building section B	 A photograph showing the internal structure of the barn. The roof is made of wooden beams and rafters, with blue plastic sheeting covering the roof. The walls are made of brick. There are some wooden structures and a blue tarp in the foreground.

Photograph 9: The floor of the barn section B



Photograph 10: The roof structure of the barn section B



Photograph 11: Several bat droppings were taken from this wall on the northern section of B	
Photograph 12: Section C an enclosed section of the site	

Photograph 13: Section C an enclosed section of the building.	
Photograph 14: The courtyard	

Photograph 15: Northern most barn, Building E	 A photograph of a large, old brick barn with a steep gabled roof. The barn is situated on a gravel area. In the foreground, there are several large white sacks, a blue tarp, and some wooden pallets. A white car is partially visible on the right side of the barn. The sky is overcast and grey.
Photograph 16: Warped weatherboarding of the central building D	 A photograph of a central building with a tiled roof and weathered wooden siding. The siding is warped and peeling. The building has a large open doorway. In the foreground, there is a concrete area with some debris and a white bench on the right. The sky is overcast.
Photograph 17: Inside the Building E	 A photograph of the interior of a barn. The roof is made of dark wooden beams. A small square window is visible on the right wall, letting in light. In the foreground, there is a red tractor and some other equipment. The walls are made of brick.

Photograph 18: Inside building D	 A photograph showing the interior of a building. The roof is made of wooden beams and rafters, with blue corrugated metal sheeting visible. The walls are made of brick and concrete. A wooden partition or counter is in the foreground. A ladder is leaning against the wall on the left. A basket with red and white items is on the counter.
Photograph 19: A single bat dropping found in Building E confirmed as brown long eared bat	 A photograph of a single bat dropping on a green floor. The bat is small and dark, with long ears. The floor is green and has some scratches and dust.

Photograph 20: The off site building which supported a bat roost and now converted. The tiles are present within the new roof structure



Photograph 21: One of the bat boxes on the western oak tree line



Appendix 2: DNA Analysis

Folio No: 1888-2026
Purchase Order: Selsfield
Contact: The Ecology Partnership
Issue Date: 09.06.2026
Received Date: 22.05.2026

Biological Report

Technical Report



SureScreen Scientifics

Folio No: 1888-2026
Purchase Order: Selsfield
Contact: The Ecology Partnership
Issue Date: 09.06.2026
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Biological Sample Analysis

Summary

Most biological materials (tissue, feces, hair, blood, etc.) contain small amounts of DNA from the organism of which it originated. Using molecular methods such as PCR (polymerase chain reaction) and DNA sequencing, SureScreen Scientifics are able to analyze an unknown sample to determine which species the sample originates from our methods are optimized for the detection of species including bats (over 92% of bat species worldwide can be identified including all 18 UK bat species), mammals; bees, wasps & hornets; birds; fish; plants (from roots, leaves, stem and even dried wood) and many more species.

Results

Lab ID	Site Name	OS Reference	Sample Type	Species Name	Match(%)
B26 0365	Selsfield - Cowshed	TQ 3499 3454	Bat Dropping	Brown long-eared bat (Plecotus auritus)	99.44
Genetic Sequence CTGGTTAGTGCCACTGATAATTGGAGCCCCTGACATAGCTTTCCCCGAATAAATAACATAAGCTTCTGACTGCTT CCCCATCTTTTCTACTACTTTTAGCTTCGTCTGCAGTAGAGGCTGGGGCAGGTACCGTTGAACAGTCTACCCTC CTTAGCGGGAAACCTAGCNCATGCATGGAGA					
B26 0366	Selsfield - Storage Barn	TQ 3500 3456	Bat Dropping	Brown long-eared bat (Plecotus auritus)	98.86
Genetic Sequence TG GTTAGTGCCACTGATAATTGGAGCCCCTGACATAGCTTTCCCCGAATAAATAACATAAGCTTCTGACTGCTTC CCCCATCTTTTCTACTACTTTTAGCTTCGTCTGCAGTAGAGGCTGGGGCAGGTACCGTTGAACAGTCTACCCTCC TTTAGCGGGAAACCTAGCACATGCAGGAGACA					

Matters affecting result: none
Reported by: Ruby Fielding

Approved by: Chelsea Warner

Methodology

Once samples have arrived in the laboratory, the DNA is isolated using a commercial DNA extraction kit. Using PCR, DNA (if present within the sample) is amplified using universal molecular markers designed to amplify a short fragment of the DNA of the target species group (i.e. mammal, fish, arthropod, reptile, plant etc.). If amplification is successful, the resulting DNA sequence is revealed using a process known as Sanger Sequencing in order to obtain the genetic sequence of the mitochondrial gene within the sample. The sequence results are aligned against a library of known reference sequences using bioinformatics software, which enables us to determine which species the DNA sequence from the sample matches with, informing the species identity and sequence similarity (match %).

If the initial analysis is unsuccessful, the entire process is repeated up to two additional times with a fresh reserve sample (if available) in order to obtain a species identification. If no DNA is detected after three attempts, then we can be confident that any further analysis of the sample will likely also fail to result in species identification.

Interpretation of Results

- Sample Type:** The sample you send to us can come from a variety of sources. Fecal, dropping, urine, hair, blood, carcass (skin, flesh, bone), gamete, plant matter or unknown biological material all contain DNA that we can test for in order to identify the species of origin.
- Genetic Sequence:** The unique DNA sequence obtained from the sample.
- Match (%):** How closely matched the DNA sequence from your sample is to the sequences within our reference database. This can be interpreted as a score of result accuracy, with the maximum score of 100% indicating an exact match of the sample to the indicated species' reference sequence. Lower scores (80-99%) indicate some variation between the sample and reference sequence, likely due to natural variation between individual genetic sequences and/or systematic variations generated through the sequencing process. Scores below 80% similarity should be interpreted with care and can indicate part degraded or part contaminated samples.
- Inconclusive Result:**
- Degraded sample:
- DNA is degraded and we are unable to determine species identification due to degradation of sample DNA. This can happen either before sample collection (old samples, exposure to UV etc.) or after sample collection if stored for long periods before analysis or not handled correctly.
- Inhibited/contaminated sample:
- We are unable to determine species identity due to contamination or the suspected presence of large quantities of PCR inhibitors. Contamination sources can originate from other species which could have come into contact with the samples, or human contamination during sample collection.
- Alternative Result:** Sometimes, for targets such as bat dropping analysis, other mammalian species such as rodents are detected. We find this to be a common occurrence as some bat droppings can be similar in appearance to rodent droppings. Although sometimes unexpected, repeat analyses in these cases would likely return the same results.



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