



**Costells Stables,
Church Road,
Scaynes Hill,
RH17 7NH
By email only**

30/03/2026

Dear James Lancaster,

Reference: Costells Stables, Church Road, Scaynes Hill, RH17 7NH

A planning application is being submitted for the above site for the construction of a replacement stable building.

An Ecological Appraisal of the site was carried out in July 2024 (Cherryfield Ecology) and the client, James Lancaster, has commissioned Cherryfield Ecology to undertake an update to this, to confirm whether there have been any changes in habitat or in the potential for protected species to be present.

Background Context

The 2024 Ecological Appraisal found the site to consist of one single-storey stable building (B1), one single-storey, open front barn (B2), developed land; sealed surface, other woodland; broadleaved, modified grassland, artificially unvegetated; unsealed surface, bracken, individual tree, and ornamental hedgerow.

No protected species or evidence of protected species were found on site at the time of the survey.

The building (B1) was found to provide low potential for roosting bats, and the building (B2) was found to provide negligible potential for roosting bats. [REDACTED]; [REDACTED], great crested newt (GCN), and reptiles, high potential for breeding birds, and negligible potential for other protected species.



Figure 1: 2024 Baseline Habitats Plan

Material Change Check

The updated site visit was conducted on 19/03/2026. This found the habitats on site to be in line with those found during the initial Ecological Appraisal, with no material changes noted. The potential for protected species also remains the same.



Figure 2 and 3: Exterior of B1 & B2.



Figure 4 and 5: Hardstanding and gravel track on site.



Figure 6 and 7: Example of individual trees and modified grassland, and woodland.



Figure 8 and 9: Example of beech hedgerow and compost heap.

Recommendations

Bats - B1: Presence/likely absence surveys (low) will be required (one survey), with two surveyors to cover the building B1; this must be undertaken between May to August. If bats are found to be present, two further surveys will be required (a minimum of three weeks apart), with at least one undertaken within the May to August window and one in September if required.

B2: No further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

Breeding Birds - The development should take place outside the bird nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on-site to ensure the building/vegetation is not occupied by breeding birds, prior to demolition/clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

GCN - A District Level Licence under the NatureSpace District Level Licensing Scheme. While the proposed plans will not impact the suitable on site habitat, the site resides in an amber zone with the closest waterbody ~165m northeast. Therefore, a DLL license is recommended. This provides a quick, simple and certain method for mitigating habitat loss for GCN by paying a fee to Nature Space Partnership which is used in the creation, enhancement and restoration of GCN habitat nationally.

NatureSpace Partnership will need to be contacted directly by the client for a quote on the fees, after which Cherryfield Ecology can prepare the relevant paperwork.

Reptiles - No further survey is necessary due to the works not impact the suitable habitat. However, should the proposed works impact the surrounding woodland or vegetation, a qualified ecologist will need to supervise the clearance of any grassland/scrub vegetation on site via a destructive search.

Other protected species - No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats - Priority Habitat in the form of lowland mixed deciduous woodland has been found on the site. To prevent pollution or negative impacts on the woodland from the development, Hera's fencing and dust screening should be erected along the woodland border.

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