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16th April 2026

Ref: Proposal to construct 125 new dwellings on land north of Balcombe Road, Haywards Heath, West Sussex RH16 1XN

To whom it may concern,

The Ecology Co-op undertook a series of Ground Level Tree Assessments (GLTAs) at land north of Balcombe Road, on the 12th March 2026 at the request of Fairfax. This assessment was undertaken further to a proposal to construct 125 new dwellings at the site, along with associated hard and soft landscaping. The survey was undertaken in accordance with best practice guidance produced by the Bat Conservation Trust¹.

Across 2024 and 2025, an Ecological Impact Assessment² was undertaken by The Ecology Co-op of the site. The proposals for the site will result in the removal of a number of trees located by the proposed new entrance, along with a common walnut *Juglans regia* to the west of the site and an ash *Fraxinus excelsior* to the north of the site.

All trees on site were subject to a ground-based visual inspection to identify potential bat roosting features. The potential for roosting bats for each feature, or group of features, was assessed as none, FAR (further assessment required) or PRF (potential roost feature(s)) in accordance with best practice guidelines¹. The assessment was undertaken by Dr Ryan Walker, a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), Chartered Environmental Scientist (CEnv) and Natural England Level 2 Bat Survey Class Licence holder.

Results of the GLTA for bat roost potential in trees are provided in Table 1 below, with locations of trees and photographs of features in Appendix 1.

Table 1. Trees with potential roost features for bats at land north of Balcombe Road, Haywards Heath.

Tree ref.	Species	Grid ref.	Ground level description of features	Assessment following GLTA
T44	Scots pine	TQ 3250 2575	Two woodpecker holes within a trunk that has a diameter of no more than 25cm	PRF-I (potential roost feature – only suitable for individual bats)
T50	Oak <i>Quercus robur</i>	TQ 3255 2573	Limb facing the bank supports a callus roll from wounds, where there appears to be gaps between the bark	PRF-I (potential roost feature – only suitable for

¹ Collins, J.(ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). The Bat Conservation Trust, London.

² The Ecology Co-op (2025) *Land north of Balcombe Road, Haywards Heath* - Ecological Impact Assessment.

			and wood	individual bats)
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All other trees (those not included in Table 1) were assessed as 'None' in terms of their bat roost suitability.

A second survey was undertaken on the 16th April 2026, in which the potential roosting features were further inspected utilising a ladder and an endoscope. This survey was undertaken by Paul Whitby MCIEEM, CEcol and Level 2 licensed surveyor.

The PRF identified on T50, the oak to be removed to create wider access onto the site, was thoroughly assessed from close range, and determined to have negligible potential to support roosting bats, with the cavity exposed at the top to water ingress.

T44, the Scots pine was also resurveyed. It was not possible to reach the potential roosting features using a ladder only, and it was determined it is not safe to climb the tree due to health and safety and unstable nature of the tree, which appears to be in a relatively advanced state of decay. Therefore, bat emergence surveys would be required to determine presence/likely absence of bat roosts within this tree, and determine the need for a European Protected Species (EPS) licence for its removal. As the tree is assessed to be PRF-I, no further surveys are considered essential.

Of note, two further scots pine trees were noted to include features suitable for bats, with one of these including a total of four woodpecker holes. This illustrates the retention of potential roost features and it should be noted in consideration the wider roost resource and impact of the loss of this tree.

If you have any queries about the findings of this assessment, then please do not hesitate to contact me.

Kind regards,



Holly Waters

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APPENDIX 1 – Figures



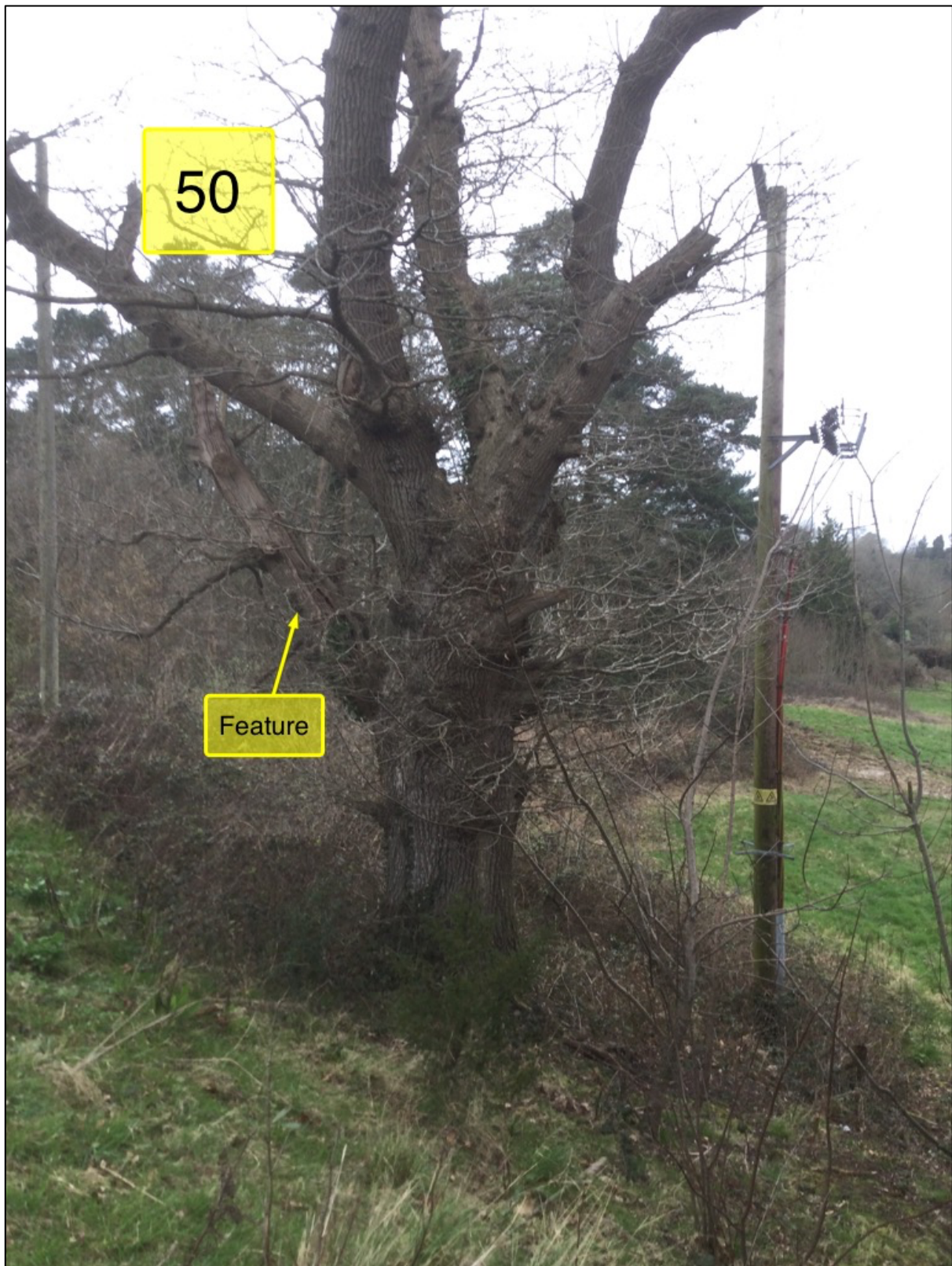
Figure 1. Aerial image showing the location of T44 and T50. Tree locations are indicated with red stars. The approximate site boundary is indicated by a white line. Image produced courtesy of Google maps (map data ©2026 Google).

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Features



Photograph 1. T44 with the PRFs indicated by yellow arrows.



Photograph 2. T50, with the PRF indicated by a yellow arrow that was found on close inspection with an endoscope to be unsuitable for bat roosting.