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Report prepared for: James Lancaster

For the Site of: Costells Stables, Church Road, Scaynes Hill, RH17 7NH

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Cherryfield Ecology has prepared this report for the client. Please see our T&C's.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be from either the most current season, e.g. May 2026 to May 2027, or the most recent season for bats e.g May 2025 to May 2026. Therefore, should the project not proceed within 12-18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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Emergence and Activity Bat Survey (EBS)

0.0 Non-Technical Summary

0.1 Background

This report follows national guidelines Collins (2023) allowing for dusk and dawn surveys and recommends mitigation and compensation if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Costells Stables, Church Road, Scaynes Hill, RH17 7NH, where proposals include for the construction of a replacement stable building.

Following a Stage 1 Ecological Assessment undertaken on 22/07/2024 (Cherryfield Ecology, 2024) B1 was found to provide low potential for roosting bats and B2 had negligible potential for roosting bats.

A single Bat Emergence / Re-entry Survey was undertaken in July 2025 (Sophie Bailey), on both B1 and B2, during which no emergences or re-entries were observed. However, as the elevations of both B1 and B2 were not fully covered during the survey, the LPA have requested further surveys be conducted.

The client has commissioned Cherryfield Ecology to undertake the further EBS, which includes for two dusk emergence surveys on both B1 and B2.

0.2 Results and Findings

The surveys have shown a likely absence of roosting bats within B1 and B2.

All the surveys show that the surrounding grounds are being used for foraging and commuting bats.

0.3 Impact Assessment and Recommendations

No impacts are foreseen; however, if bats are found during the development, all works must stop, and advice sought.

The findings outlined in this report are valid for 12 to 18 months, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.3 for further details).

1.0 Introduction

1.1 Aim

The aim of this survey is to gather additional information from the site to establish species, population and entry/exit points of bats to aid in the design of mitigation and compensation for bats in the development. The information is used to help inform a licence application (if required) and to inform the client and their architect/planner of necessary changes in the design that may be required to ensure bats are protected during works. It should be read in conjunction with any Stage 1 survey such as a Preliminary Roost Assessment (PRA) that may have been undertaken.

1.2 Background Information

The client, James Lancaster, has commissioned Cherryfield Ecology to undertake an EBS for the site of Costells Stables, Church Road, Scaynes Hill, RH17 7NH. Planning permission is being sought for the construction of a replacement stable building.

This survey has checked all buildings, trees (from ground level only) or structures due to be affected by the proposals for bats, signs of bats or habitat value e.g. crevices, gaps or holes that cannot be checked for a variety of reasons. In addition, surveyors have been positioned around the building, tree or structure to allow for emerging/re-entering bats to be watched for.

The inspections were conducted on 03/08/2026 and 24/08/2026.

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find or see emergence, re-entry and/or evidence. Biological records have been requested to give the report context and allow a study of the surrounding area. The information is often sensitive and, therefore, a synopsis is provided.

The survey can be conducted between May and September with the optimal season for surveying maternity colonies limited to mid-May to August inclusive, however, it can also be limited due to bad weather, when bats are less active.

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule

V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is well-defined by the legislation as the ‘resting place’ of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

1.3 Roost definitions

Roost definitions from Natural England’s licensing documents (NE, 2024).

Day roost - a place where individual bats, small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost - a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be regularly by the whole colony.

Feeding Roost - a place where individual bats or a few individuals rest or feed during the night but are rarely present in the day.

Transitional/occasional roost - used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site - where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.

Mating sites - sites where mating takes place from late summer and can continue through winter.

Maternity roost - where female bats give birth and raise their young to independence.

Hibernation roost - where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.

Satellite roost - an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Other - roosts not meeting the above definitions.

2.0 Methods

The survey follows the national guidelines Collins (2023) and Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys (Bat Conservation Trust, May 2022) the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.
- Echo Meter Touch, EM3, and Pettersson D240X.
- IR night vision HD Camcorder, 12v IR flood lights or Nightfox whisker.

Night Vision Aids (NVAs) are used to cover the building alongside surveyors. These are not designed to replace surveyors, rather provide night vision, allowing for more accurate survey effort and when found, roost locations. **The cameras may not always capture bats entering/exiting roosts due to the size of the building, terrain, narrower field of view and other factors.** Video is processed in a video editor and checked in the office after the survey is completed, stills and snapshots are taken and used in reports, as per the guidelines.

Surveyors are positioned around the building(s), tree or structure in order to cover all elevations. The survey then observes emerging or entering bats from suitable features such as holes, cracks and crevices. Notes on commuting and foraging bats are also made in the surrounds.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey(s) only. Bats are highly mobile and can turn up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

If a deviation from the guidelines has been made, the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey set.

Table 1: Roosting features (likelihood) of bat presence assessed against Collins (2023) guidelines *Source: Adapted from Collins (2023, pp44, table 4.1).*

Likelihood of bat presence (Habitat Value)	Features that bats can use, regardless of evidence being present.
Confirmed Bat Presence	Bats are found to be present during the survey. Evidence of bats is found to be present during the survey.
Higher likelihood of bat presence.	Pre-20th century or early 20th century construction. Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south-facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.

Moderate and Lower likelihood of bat presence.	Modern, well-maintained buildings or built structures that provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.
Negligible likelihood of bat presence.	No obvious features suitable for roosting, minor foraging or commuting.
None	No features suitable for roosting.

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - TQ 36975 23796 and Postcode - RH17 7NH.

3.2 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 2: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	~886m NE	High Weald - AONB
Granted protected species licenses (bats)	n/a	None within search area
Priority habitat	~800m SE	Traditional orchard
	On site	Deciduous woodland
	Adjacent to S and W site boundary	Ancient & Semi-Natural Woodland
	On site	Ancient Replanted Woodland
	~220m SE	Good quality semi improved grassland

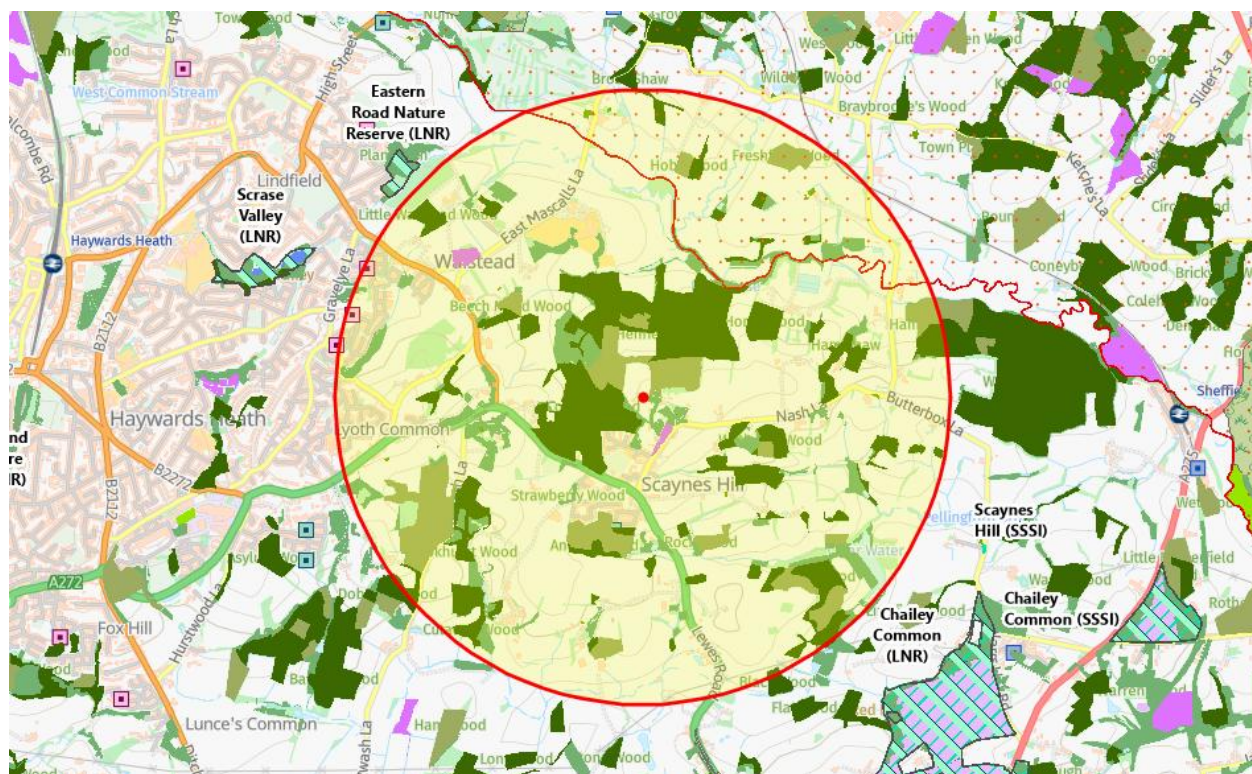


Figure 1: Magic Map Search

3.3 Biological Records Data

A standard search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. *Data older than 10 years old will not be included.*

Biological records were obtained from Sussex Biodiversity Record Centre (2024).

Table 3: Biological Records

Species	Number of Records	Closest record (accuracy)	Most recent record (year)
Alcathoe Bat <i>Myotis alcathoe</i>	1	977m (100m)	2016
Barbastelle <i>Barbastella barbastellus</i>	0	-	-
Brown Long-Eared <i>Plecotus auritus</i>	1	446m (100m)	2015
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	5	814m (100m)	2018

Daubenton's <i>Myotis daubentonii</i>	0	-	-
Leisler's <i>Nyctalus leisleri</i>	0	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	0	-	-
Natterer's <i>Myotis nattereri</i>	0	-	-
Noctule <i>Nyctalus noctula</i>	0	-	-
Serotine <i>Eptesicus serotinus</i>	0	-	-
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	2	814m (100m)	2018
Unidentified Bat <i>Chiroptera sp.</i>	1	1,297m (100m)	2014
Unidentified Long-Eared <i>Plecotus sp.</i>	1	1,297m (100m)	2014
Unidentified <i>Myotis Myotis sp.</i>	1	1,297m (100m)	2014
Unidentified Pipistrelle <i>Pipistrellus sp.</i>	0	-	-
Unidentified Vesper <i>Vespertilionidae</i>	0	-	-
Whiskered <i>Myotis mystacinus</i>	0	-	-

3.4 Site Location and Surrounds

The site is located in Scaynes Hill, West Sussex and is surrounded by woodland in the immediate locale. Table 4 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 4: Habitat features suitable for bat use.

Feature	Description
Watercourses	A tributary of Scrase Stream is ~230m west of the site. There is a stream ~540m south. Nash Gill is ~560m northeast. Scrase Stream is ~820m north. The River Ouse is ~860m north. Cockhause Brook is ~870m north.
Waterbodies	There is a small pond ~165m northeast. There are three small waterbodies to the southeast, the closest being ~550m away. There are two ponds to the west, the closest ~640m away. To the south southeast is a small pond, ~880m away. There is a pond ~980m south.
Woodland	Woodland dominates much of the search area. Nashgill Wood is situated within the site boundary. Costells Wood is ~185m west. Home Wood is ~700m northeast. Watlands Wood is ~670m southeast. Anchor Wood is ~840m south.
Linear e.g. hedgerows	Field margin hedgerows can be found frequently within the search area, and to a lesser extent garden hedgerows

Pasture/arable/grassland	There is pasture field ~55m west. There is an arable field ~250m north. To the southwest, ~450m away, is an amenity grassland field used for recreation activities. Arable fields and pasture dominate the search area after ~260m east, ~615m north and ~620m west.
Other	N/A

3.5 Building, Tree or Other Structure

The following section details the structure(s) reference, bats located, evidence located and observed emergence/re-entry (see Figure 10 for Site Plan).

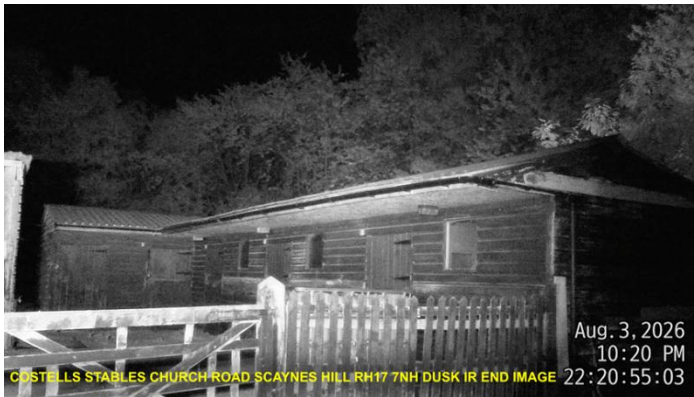
Building/tree/structure reference - B1 (Stables), B2 (Hay Barn)

Table 5: Weather Records

Date	Survey	Time: from/to	Weather: Start	Weather: Finish
03/08/2026	Dusk	20:29 to 22:29 SS: 20:44	Temp: 26°C Humidity: 45% Cloud: 70% Wind: 0/12 Precip: None	Temp: 24°C Humidity: 57% Cloud: 0% Wind: 0/12 Precip: None
24/08/2026	Dusk	19:49 to 21:49 SS: 20:04	Temp: 19°C Humidity: 53% Cloud: 45% Wind: 1/12 Precip: None	Temp: 17°C Humidity: 65% Cloud: 10% Wind: 1/12 Precip: None

3.6 Observations

Table 6: Results and observations of the building, tree or structure.

Surveyor	Building, Tree or Structure	Dates, Times and Survey Type	Bat Activity Observed
PH	B1	03/08/2026 20:29 to 22:29 SS: 20:44	Regular passes of soprano pipistrelle (SP) and common pipistrelle (SP) were heard between 20:46 and 21:58, with bats observed foraging to the south of the buildings. Serotine (SER) was first heard at 21:20, with constant foraging activity recorded until 21:31.  Figure 2: Surveyor IR image
ZH	B1	As above	Regular passes of SP were heard between 20:43 and 21:06, with occasional passes of CP heard between 21:11 and 21:39. Two passes of SER were heard at 21:20 and 21:26, with bats observed foraging over the buildings.  Figure 3: Surveyor IR image

TH	B2	As above	Regular passes of SP and CP were heard between 21:40 and 21:59, with bats observed foraging to the south of the buildings. SER was first heard at 21:19, with constant foraging activity recorded until 21:30.  Figure 4: Surveyor IR image
ER	B2	As above	Passes of SP and CP were heard between 20:45 and 21:46. Many passes were distant, likely those picked up to the south of the buildings. Three SER passes were heard at 21:19, “1,23 and 21:26.  Figure 5: Surveyor IR image
PH	B1	24/08/2026 19:49 to 21:49 SS: 20:04	SP and CP passes were heard between 20:02 and 21:30, with bouts of constant foraging activity observed to the south of B1. Four SER passes were heard between 20:43 and 21:29 and a single pass of BLE was heard at 21:13.

			 Figure 6: Surveyor IR image
ZH	B1	As above	Occasional passes of CP and SP passes were heard between 20:19 and 21:34. Two passes of SER were heard at 20:45 and 21:29.  Figure 7: Surveyor IR image
TH	B2	As above	SP and CP passes were heard between 20:02 and 21:30, with bouts of constant foraging activity observed to the south of B1. Four SER passes were heard between 20:43 and 21:29 and a single pass of BLE was heard at 21:13.  Figure 8: Surveyor IR image

ER	B2	As above	Passes of CP and SP were heard between 21:10 and 21:29, many of the passes were distant, likely those picked up tot the south of the buildings. Three passes of SER were heard at 20:35, 20:47 and 21:01, again recorded as distant passes.  Figure 9: Surveyor IR image
Summary of surveys and supplementary observations: 03/08/2026 - No emergencies observed. General foraging activity recorded in the surrounds. 24/08/2026 - No emergencies observed. General foraging activity recorded in the surrounds.			

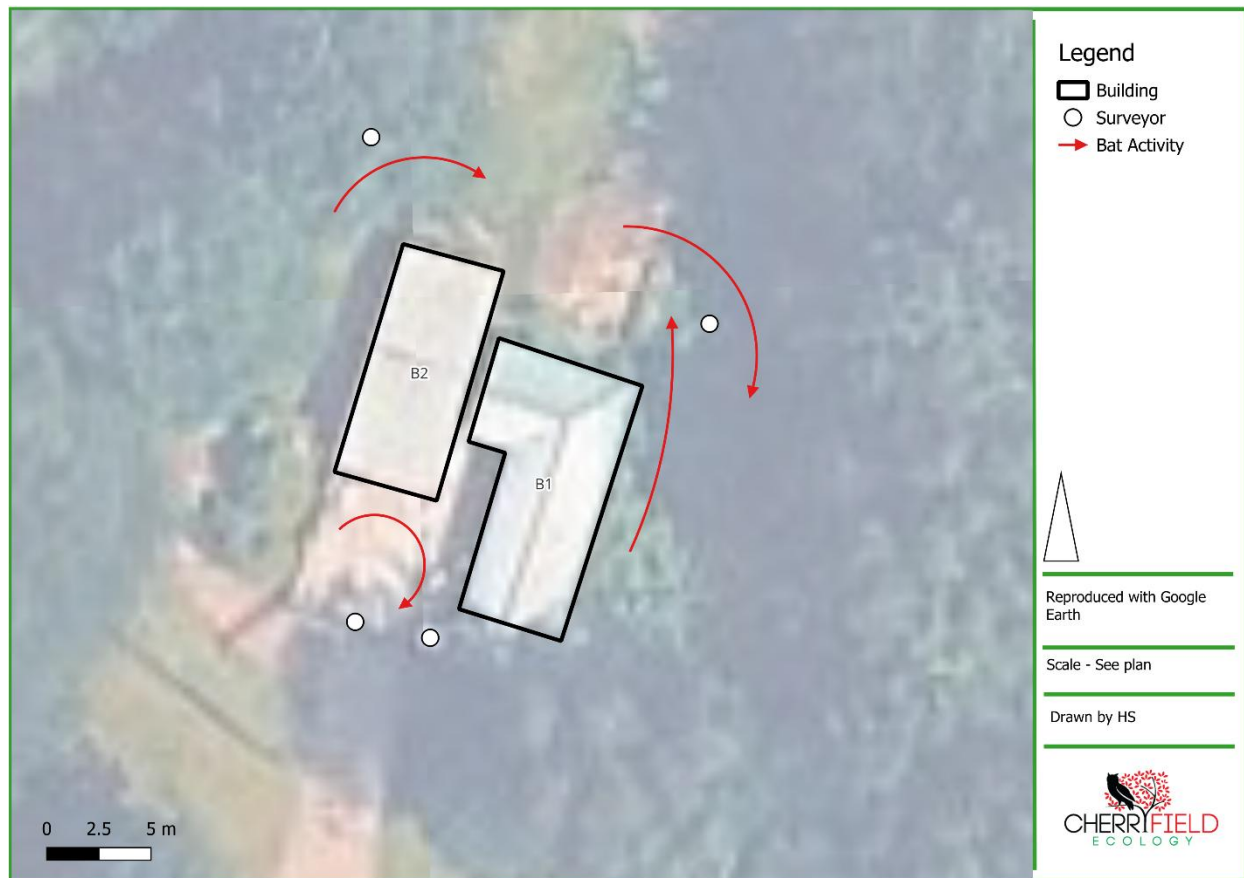


Figure 10: Site Plan

4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion and recommendations in the context of the proposed works.

Building/tree/structure reference - B1 (Stables), B2 (Hay Barn)

4.1 Conclusion and Discussion

The proposals include for the construction of a replacement stable building.

The surveys have shown a likely absence of roosting bats within B1 and B2.

All the surveys show that the surrounding grounds are being used for foraging and commuting bats.

4.2 Potential Impact

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and the following details a proportionate impact assessment based on current information.

Table 7: Impact Assessment.

Impact	No impacts are foreseen.
Characterisation of unmitigated impact on the feature	N/A
Effect without mitigation	N/A
Mitigation and/or enhancement	See Table 8
Significance of effects of residual impacts (after mitigation)	N/A

4.3 Recommendations

The below details the recommended mitigation and compensation required.

License type required: N/A

Roost type: N/A

Table 8: Mitigation and Enhancement

Work	Specification
Mitigation, compensation & enhancement	As there is a likely absence of bats roosting in the building, the works can proceed. The Local Planning Authority has a duty to ask for enhancement under the NPPF (2023) and The Environment Act (2021) therefore, bat boxes can be installed on retained trees within the site. These should be of the Chillon type e.g. Woodstone, be no less than three metres off ground level and face south/southwesterly. No artificial light should shine on the boxes and clear flight paths to and from the boxes should be considered.  Figure 11: Chillon Woodstone Bat Box (British-made) Commuting bats were using the grounds and surrounds, therefore, any tree, hedges or linear feature should be retained where possible. <i>If at any time bats are found during works, works must stop, and further advice sought from a licensed bat worker.</i>
Lighting	Any lighting near or shining onto any trees will be designed to minimise the impact it has on potential bat roosting and commuting.

	Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimizing the light spill affecting the habitat. No up-lighting should be used. This will ensure that the roosting and commuting resources that the bats are using are maintained.
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5.0 References

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Cherryfield Ecology (2026), Material Change Check

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