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BAT SURVEY REPORT (2)

The Old Barn, The Barn House

Site: The Old Barn,
The Barn House,
Ansty, Haywards Heath,
West Sussex, RH17 5AG

Client: Mr M Dykes
The Barn House
Ansty, Haywards Heath
West Sussex RH17 5AG

Survey & Reporting: D P King MEECW - NE Level 2 Bat Class Lic. No. 2015-16001-CLS-CLS
NE Reg. Bat Consultant No. RC182
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Survey Date: 12th – 15th September 2025

Report Date: 19th September 2025

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**Bat Survey (2) of The Old Barn, The Barn House, Ansty, Haywards Heath, West Sussex, RH17 5AG
OS Grid Ref: TQ 29601 23336**

Executive Summary

Two surveyors from Batscan Ltd returned to the small barn, known as The Old Barn, at The Barn House, in Ansty, West Sussex, on 12th September 2025, to make a further daytime inspection and to place an automatic remote bat recorder (ARD) inside the building. The aim of this survey was to establish whether the single long-eared bat, which was recorded in July 2025, was still present and whether any other bats are using the barn. This report should be read in conjunction with the Bat Survey Report, dated 27th July 2025.

The 17th century, timber-framed barn, which is used as a garden store, is situated close to the property owners' home and was restored in 2006. The larger section of the building is open-fronted and ended, but there is a small, partially enclosed, room at the north end. The walls are clad with unlined, timber weather-boarding. The Barn House is on the eastern edge of the village of Ansty and is largely surrounded by open countryside, comprising ideal bat habitat.

An initial bat survey of the open-fronted barn was carried out, by the same surveyors, in June 2020, when works were first proposed. No bats or evidence of bat use was discovered in the barn, during the 2020 survey. The surveys have been undertaken on behalf of the property owners, who were granted planning permission to convert the building, to provide ancillary accommodation, following the 2020 survey. However, works did not proceed and they now wish to re-obtain planning consent for the project.

No bats were seen inside the barn during the daytime building inspection (Phase 1 Bat Survey) carried out on 24th July 2025. However, an accumulation of moth wings was found on the floor of the enclosed section, indicating that this area was being used as a feeding 'perch', by a long-eared bat (*Plecotus* sp.). Some limited potential for roosting bats was noted, in gaps in and around timbers and in gaps between the clay roof tiles and the felt lining beneath. During the July 2025 dusk emergence check (Phase 2 survey), a long-eared bat emerged from an unseen crevice, inside the enclosed section of the barn, before emerging from the building, at eaves level.

It was therefore ascertained that the barn is used as a feeding perch and day roost by a long-eared bat, since confirmed, with a high level of certainty, by bat call ID, as the brown long-eared bat (*Plecotus auritus*). It was advised that a further bat survey should be conducted, later in the season, to provide further information on the extent of bat use.

During the latest survey, additional evidence of use as a bat feeding perch was noted and two calls from a brown long-eared bat were recorded over the four dusk to dawn periods. This confirms that the roost remains in use, at least as a feeding perch, in the autumn months. Because bats and their roosts are protected by law, a Natural England Bat Mitigation Licence will be required to allow the proposed redevelopment to proceed. A 'low impact' or Bat Mitigation Class Licence will be appropriate for this site, with only a single bat, of a common species, using the building. A detailed mitigation and compensation/enhancement plan, in respect of bats, must be agreed, at an early stage in the planning process and advice provided in the previous report remains valid.

Two active bird nests were seen in the barn during July survey. Nesting birds are protected by law and must not be disturbed.

1. Introduction & Background

- 1.1 Two surveyors from Batscan Ltd returned to the small barn, known as The Old Barn, at The Barn House, in Ansty, West Sussex, on 12th September 2025, to make a further daytime inspection and to place an automatic remote bat recorder (ARD) inside the building. The aim of this survey was to establish whether the single long-eared bat, which was using the barn as a day roost and as a feeding perch, at the time of the previous survey, in July 2025, was continuing to use the roosting site and whether any other bats were present. This report should be read in conjunction with the previous Bat Survey Report, dated 27th July 2025. Both surveyors hold Natural England Scientific Bat Licences and one is a NE Registered Bat Consultant. For details of licences and affiliations, please see this report cover.
- 1.2 Because bats and their roosts are protected by British and European law, appropriate specialist surveys are required, prior to any development which may cause them harm or disturbance. A brief account of the laws relating to bats and of relevant planning considerations, was appended to the previous report and is copied here, for convenience.
- 1.3 The Barn House is on the eastern edge of the village of Ansty and is largely surrounded by open countryside, comprising ideal bat habitat.
- 1.4 The 17th century, timber-framed barn, which is used as a garden store, is situated close to the property owners' home and was restored in 2006. The larger section of the building is open-fronted and ended, but there is a small, partially enclosed, room at the north end. The walls are clad with unlined, timber weather-boarding and the hipped roof is lined, internally, with bitumastic roofing felt. Bats could gain easy access, to this area, via wide gaps above the north end door and above the partition, dividing this section from the larger, more open part of the barn. The eaves are also open.
- 1.5 An initial bat survey of the open-fronted barn was carried out, by the same surveyors, in June 2020, when works were first proposed. No bats or evidence of bat use was discovered in the barn during the 2020 survey. The surveys have been undertaken on behalf of the owners of The Barn House, who were granted planning permission to convert the building, to provide ancillary accommodation, following the 2020 survey. However, the work did not proceed and they now wish to re-obtain planning consent for the project.
- 1.6 No bats were seen inside the barn during the daytime building inspection (Phase 1 Bat Survey), carried out on 24th July 2025. However, a relatively large accumulation of moth wings was found on the floor of the enclosed section, indicating that this area was being used as a feeding 'perch', by a long-eared bat (*Plecotus* sp.). Some limited potential for roosting bats was noted, where there are gaps in and around timbers, inside the barn and, in any gaps between the hand-made, clay, roof tiles and the felt lining beneath. During the July 2025 dusk emergence check (Phase 2 survey) a long-eared bat emerged from an unseen crevice, inside the enclosed section of the barn and flew around inside before emerging, at eaves level.
- 1.7 At this time of the year, bat maternity colonies have mostly dispersed and males have formed mating roosts or territories. All bats emerge to feed, on nights when conditions are suitable. Temperatures were mild, over the four day recording period, although there were very wet and windy periods.

- 1.8 *Two active bird nests were seen, inside the barn, during the July 2025 visit and evidence was also noted to suggest that barn swallows (*Hirundo rustica*) have nested in the building.*

2. Phase 1 & 2 Survey (Daytime Building Inspection & Remote Bat Recording) – 12th September – 15th September 2025 – Methodology

- 2.1 Prior to the latest survey, Batscan consultants reviewed the previous bat survey reports for the site.
- 2.2 The surveyors made a further inspection of the exterior of the barn, searching for any evidence of bat use, such as bat droppings on tiles, weather-boarding, or on the ground below roost entrances. The interior of this very open barn was searched for bats and fresh evidence of bat use.
- 2.3 A Batbox Griffin bat recorder was positioned inside the enclosed section of the barn, in order to remotely record any evidence of bat activity within the building, over a four night period. Recordings were then analysed with the help of Batscan and Sonobat software.
- 2.4 Recommendations from the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (4th edn)*¹ were followed for the course of these surveys.

3. Phase 1 & 2 Survey (Daytime Building Inspection & Remote Bat Recording) – 12th September – 15th September 2025 – Results

- 3.1 No bats were seen inside the barn during the daytime inspection. However, a small additional accumulation of moth wings was seen on top of a table in the south side, open section of the barn, indicating that a long-eared bat has also used this area as a feeding perch over the summer season.



Fig. 1 – The barn, viewed from the south-east (July 2025)



Fig. 2 – The barn, viewed from the north (July 2025)



Fig. 3 – Interior of open section of barn (July 2025)



Fig. 4 – Partially enclosed room, N end (July 2025)



Fig. 5 – Moth wings dropped by a feeding bat at the south end of the barn during summer 2025

- 3.2 Two social calls from a brown long-eared bat (*Plecotus auritus*) - (species confirmed by auto-ID) were recorded over the four dusk – dawn periods, suggesting that a bat continues to use the barn, at least as a feeding perch. However, the bat may not be using the barn as a day roost, at this time of the year. Bat passes were as follows:

Date	Time	Species	Activity
13/09/2025	21:21	Brown long-eared bat (<i>Plecotus auritus</i>)	Social call
14/09/2025	23.13	As above	As above

4. Survey Constraints – September 2025

- 4.1 There were no significant constraints to this survey.

5. Conclusions and Recommendations

- 5.1 The findings of the latest survey indicate that the barn is used as a feeding perch and day roost by a single long-eared bat, throughout the active season. The species ID has been confirmed, with a high degree of confidence, by call analysis, as the brown long-eared bat (*Plecotus auritus*).
- 5.2 The proposed works will result in disturbance and possible harm to the bat and loss of the roost site. Because bats and their roosts are protected by law, a Natural England Bat Mitigation Licence will be required to allow the proposed redevelopment of this building to proceed. Because only a single bat, of a common species, a 'low impact' or Bat Mitigation Class Licence (BMCL) will be appropriate for the site. A detailed mitigation and compensation/enhancement plan, in respect of bats, must be agreed, at an early stage in the planning process. Recommendations were provided with the initial Batscan survey report and remain valid. See below.
- 5.3 Two active bird nests were seen inside the barn, during the July 2025 survey, a wood pigeon (*Columba palumbus*) nest in the open section and either a robin (*Erithacus rubecula*) or a wren nest (*Troglodytes troglodytes*) - (no adult birds seen) in the enclosed section. Nesting birds are protected by law and must not be disturbed.
- 5.4 Historic evidence of nesting barn swallows was also noted in the barn. The proposed redevelopment will mean that barn swallows cannot return to this building. The neighbouring barn, used as a car port, has been netted to prevent birds from nesting (as noted following the previous survey, in 2020). It is recommended that, as compensation, netting is removed from the car port, in a section which is not used by the owners as a garage and that 2 x artificial nesting cups for barn swallows are fitted, as directed by the manufacturers, to encourage birds to return to the site. **(Please note that consideration could also be given to the use of this building, as an alternative bat roosting site, to compensate for the loss of access to the small barn.)**

*¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

SONAGRAMS – The Old Barn, Ansty – September 2025

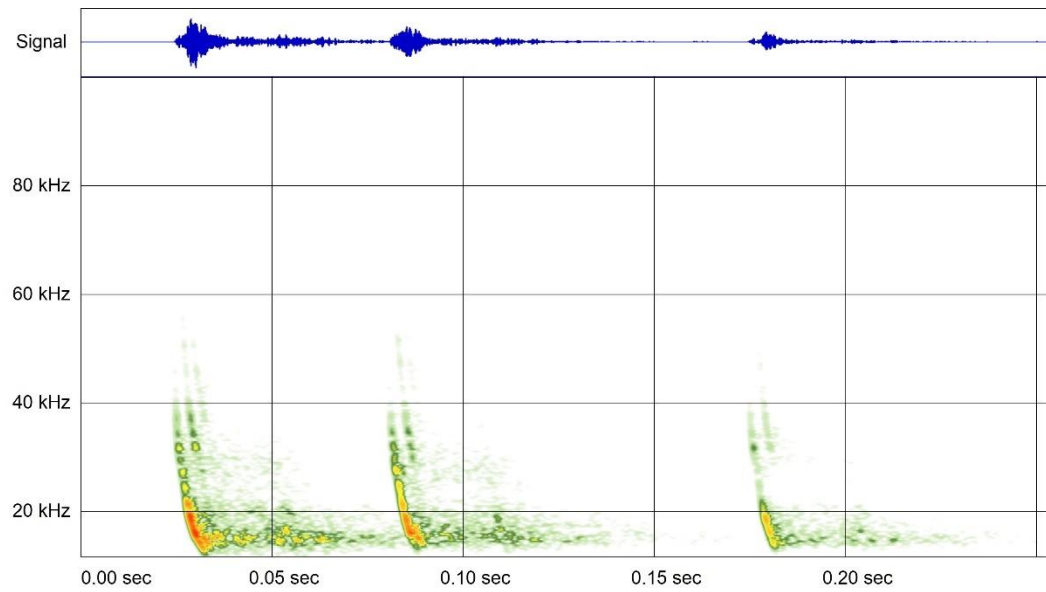


Fig. 6 – Brown long-eared bat (*Plecotus auritus*) - social call

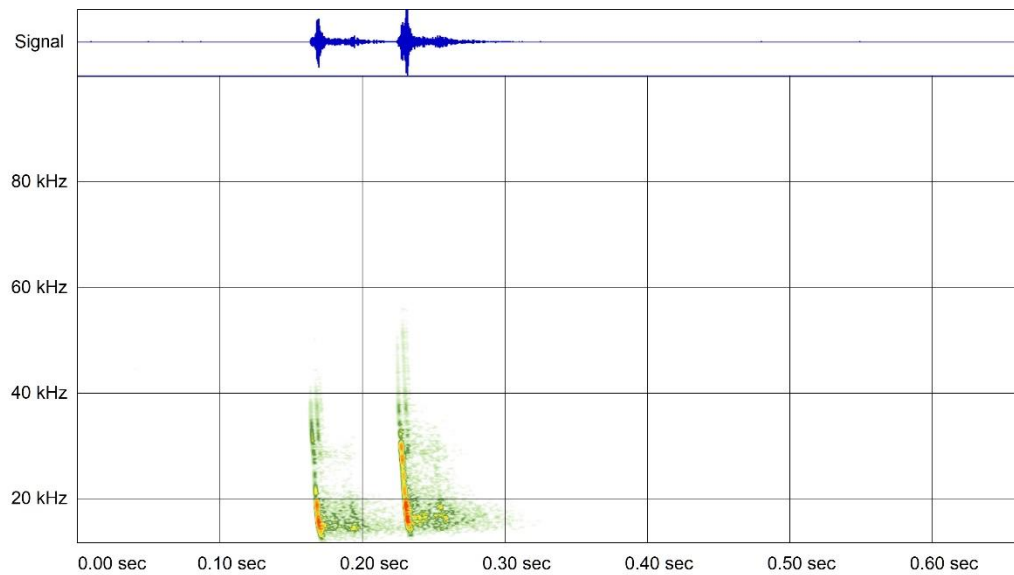


Fig. 7 - Brown long-eared bat (*Plecotus auritus*) – social call

**OUTLINE MITIGATION & COMPENSATION/ENHANCEMENT PROPOSALS (BATS)
– THE OLD BARN**

- **Licence Application**
Once all planning consents are in place, a Natural England Bat Mitigation Licence can be applied for. A walk-over survey of the site must have been conducted no less than three months, prior to application. No works can commence until a licence is in place. Unless a roost type and/or significant additional species are discovered prior to the commencement of works, a Bat Mitigation Class Licence (BMCL) - 'low impact' licence, will be appropriate for this site.
- **Timing of Works**
Consideration will be required to timing of works, to avoid the most sensitive times of the year for bats, where possible. Generally, works should take place in autumn or spring, when bats are not hibernating or breeding. However, no evidence has been found to suggest that bats are breeding in this building, so it will be more important to avoid the colder months, so as not to disturb any bats which might hibernate in the building.
- **Pre-works Survey, Toolbox Talk & Supervision**
Once a licence is in place and dates have been agreed, a pre-works building inspection (and emergence check, if appropriate) will be carried out. The Registered Bat Consultant will provide a toolbox talk, with regard to bats, to contractors, prior to the removal of roofing materials and will supervise works, as considered necessary.
- **Temporary Bat Roosts**
As a temporary roosting option and prior to the commencement of works, a good quality bat box will be erected on a nearby mature tree or building. Suitable models include the Schwegler woodcrete boxes or the Eco Kent box, which are widely available from online sites such as Wildlife and Countryside Services or NHBS Ltd. The box should be fitted at a height of *at least* 3m, where there is a clear flight path for bats, in and out of the box. Bat boxes, provided as compensation, must remain in place for a minimum of five years.
- **Permanent Bat Roosts**
Provisions for both crevice-dwelling and void dwelling bats should be incorporated into the redeveloped building. A bat loft could be provided for the long-eared bat, possibly in the neighbouring, unconverted former cowshed (see 7.4, above). (Alternatively, see links, with roosting options for long-eared bats, below^{*2}). **Details must be agreed at an early stage in the planning process.**
- Consideration could also be given to the provision of roosting opportunities for crevice-dwelling bats, such as pipistrelles. These could be achieved by fitting, purpose-made bat access tile sets,^{*3} into the refurbished roof of the barn. (See links, below)
- **Please note: 1F roofing felt, or a certified 'bat-safe' membrane, rather than a standard breathable membrane, must be used beneath tiles or weather-boarding in**

all areas where bats might roost. This is because bats can become fatally trapped in woven membranes (BRMs).

- Consideration should be given to any new exterior lighting and light-spill, as many bats are light-averse, so bat roosts and access points should not be illuminated. See <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> There should be no impact on connectivity, as hedgerows and tree-lines around the site will be retained.
- Bat provisions will be checked on completion, so that a licence return can be submitted to Natural England.

^{*2} [Guide to Brown Long-Eared Bat Mitigation - Acer Ecology](#) (Examples of recommended mitigation measures for long-eared bats)

^{*3} [Bat Access Tiles & Ridges | Tudor Handmade Roof Tiles, UK](#)

MAGIC Maps



Fig. 20 – The Old Barn, circled

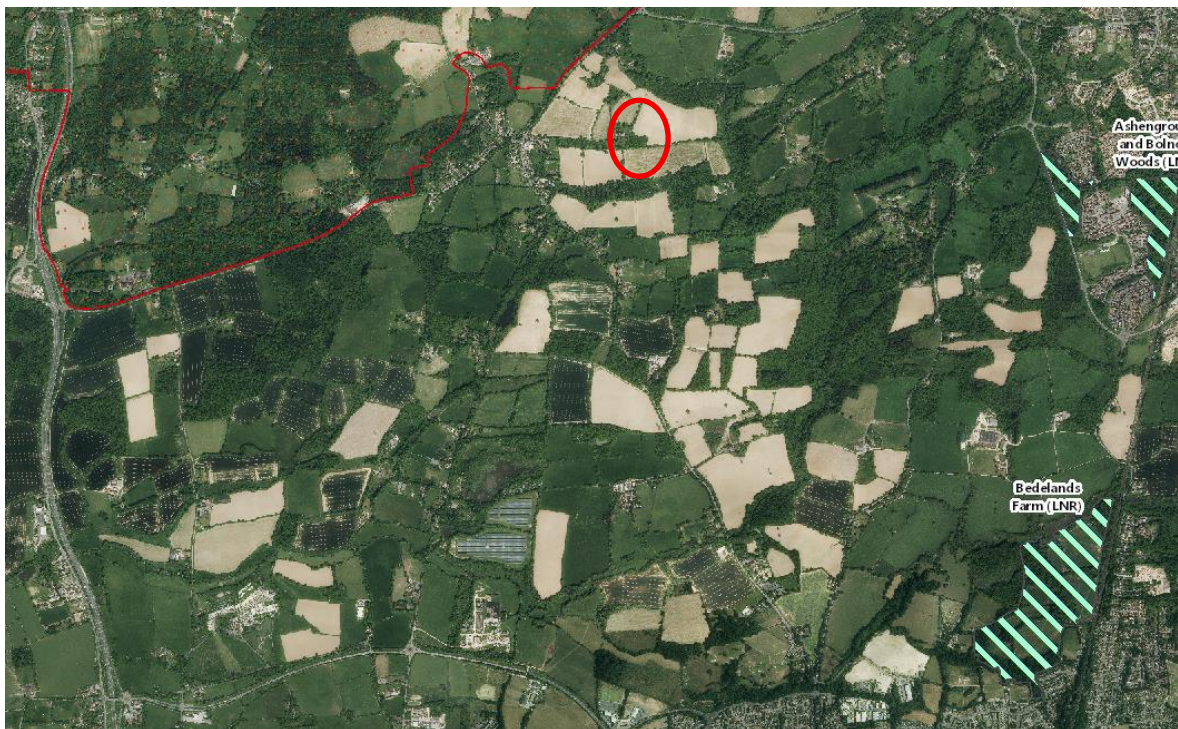


Fig. 21 – The site, circled. Nearby designated sites

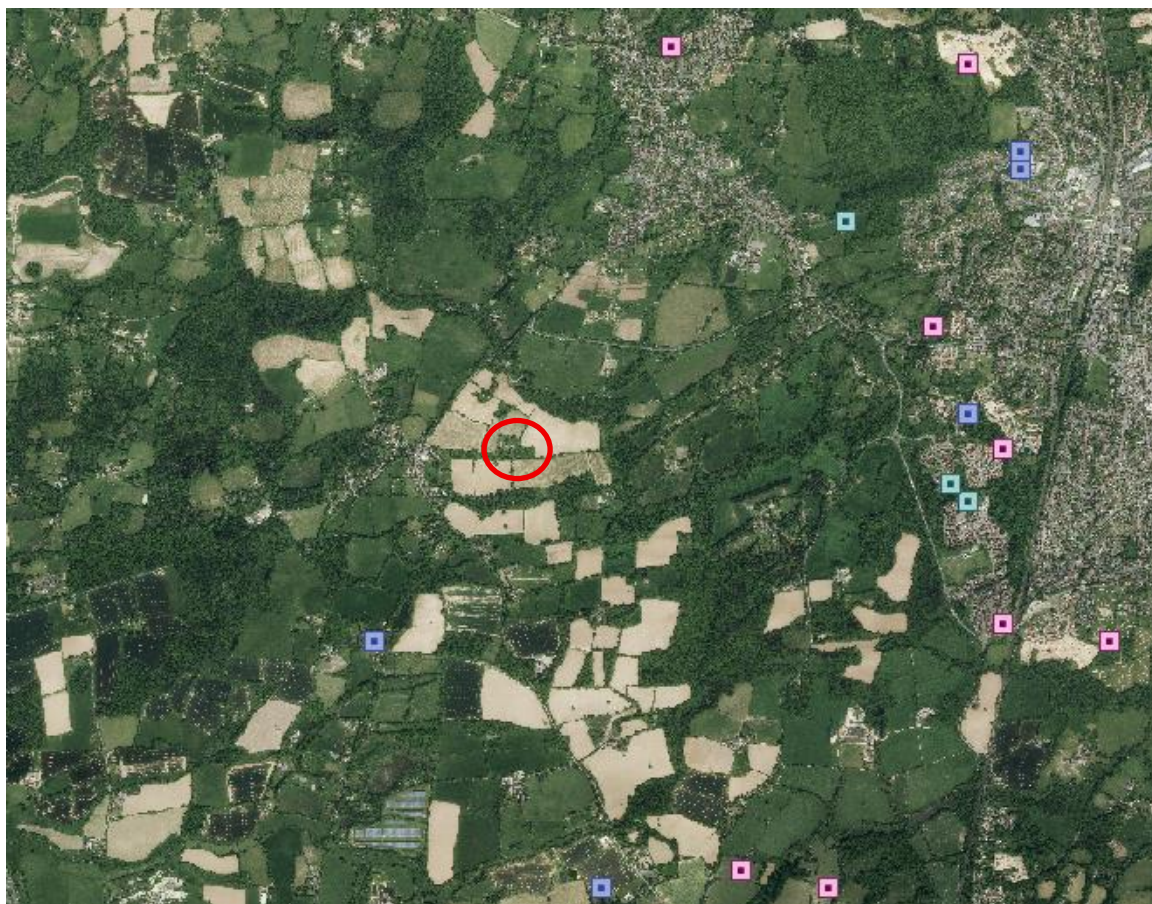


Fig. 22 – Nearby sites where NE EPS Licences (Bats) have been granted (purple squares)

Overview of the law relating to bats – England and Wales (should not be relied on in place of professional legal advice.) - Updated January 2024 with advice from the 4th edition of the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists – Good Practice Guidelines'.*¹

Legal Protection

All bat species and their roosts in England and Wales are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Annex II of the Council Directive 92/43/EEC 1992, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), lists species of Community interest, for which conservation requires the designation of Special Areas of Conservation (SACs), as part of the Natura 2000 network. (now referred to, in the UK, as 'the National Site Network', following Brexit). Annex IV lists species of Community interest in need of strict protection. This protection means that they are also a relevant consideration in a Habitats Regulations Assessment (HRA). All bat species are listed in Annex IV and some are listed in Annex II (greater horseshoe bat (*Rhinolophus ferrumequinem*), lesser horseshoe bat (*Rhinolophus hipposideros*), barbastelle (*Barbastella barbastellus*) and Bechstein's bat (*Myotis bechsteinii*)).

The EC Habitats Directive was transposed into UK law and the regulations implementing the Directive in the Conservation of Habitats Regs. 2017 (as amended) in England and Wales. The regulations are generally referred to as the Habitats Regulations. When the UK left the European Union in January 2020, although no longer bound by European legislation, the related domestic legislation was retained, so that bats receive the same level of protection as previously. The European Commission published an updated version of their Guidance document (EC 2021) and this remains a relevant source of information.

All species of bats found in the wild in the UK are, therefore, European Protected Species (EPS) and it is unlawful to kill, injure, capture or take a wild bat. It is also unlawful to disturb bats, particularly if the level of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear young, to hibernate or migrate and also to significantly affect local distribution or abundance. In England and Wales, this offence requires a deliberate action. Throughout the UK, it is illegal to damage or destroy a place used by a bat for breeding or resting. This offence is unique in that it is a strict liability offence which can be committed accidentally; no element of intentional, reckless or deliberate action needs to be evidenced. Under the Habitats Regulations, it is an offence to be in possession of a wild bat, alive or dead, or any part of a bat; to sell, transport or exchange a bat.

It is also illegal in England and Wales, under the **Wildlife and Countryside Act 1981 (as amended)** to intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection. In England and Wales, it is an offence under the W&C Act to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection. As with intentional or reckless disturbance, **The Environment Act, 2021** introduces a new exception to the W&C Act offences for any actions taken under the auspices of a Habitats Regulations Licence. A further change, made in 2022, allows licences to be issued (in England) for reasons of overriding public interest, providing there is no other satisfactory solution and that the activities licensed will not be detrimental to the survival of the species concerned. This provision relates to development works. Actions, which would otherwise be illegal, can be made lawful, if licensed by the appropriate licensing body (Natural England (NE) in England). It is an offence to make a false statement in order to obtain a bat licence or to fail to comply with licence conditions.

A householder who disturbs a bat in its place of protection in a dwelling house, or obstructs access to this place of protection, does not commit an offence if they first seek and advice from Natural England and allow time for such advice to be provided. However, if the bat is within the living space of a dwelling, it is not considered to be an offence to disturb it. It is not illegal to take a disabled bat, for the sole purpose of tending it and releasing it

when appropriate, providing the person can show that it was not harmed deliberately by them. It is also not illegal to kill a bat (unless harmed by their own unlawful act), if there is no reasonable chance of it recovering. These defences only apply where there is no reasonable alternative and when the act will not be detrimental to the Favourable Conservation Status of the species, in its natural range.

Across the UK, Sites of Special Scientific Interest (SSSIs) have been identified by the Statutory Nature Conservation Bodies, including some notified for their bat interest. The relevant legislation is the W&C Act. This provides additional protection for bats and their roosts, in these sites.

The police have the power to stop and search a person who is suspected of committing a bat related offence, enter property (other than a dwelling house) without a warrant, or enter a dwelling house with a warrant. They are empowered to take with them any person or equipment required to exercise these powers.

Those found guilty of offences relating to bats can face unlimited fines in England and Wales, and/or be sentenced to six months imprisonment. Any profit arising from this criminal activity can be confiscated.

The Environmental Damage (Prevention and Remediation) (England) Regulations 2015 aim to prevent damage to the environment, including protected species, such as bats. The regulations require the operator to take all practicable steps to prevent environmental damage and give enforcing authorities the power to serve notice and specify action required to prevent environmental damage. Remediation orders can be imposed to repair any damage which has occurred. This can be used alongside a prosecution under the Habitats Regs., to gain better outcomes.

Licensing

The two main types of relevant licence are **EPS survey licences** and **EPS mitigation licences**:

Survey Licences are granted in England by Natural England and are issued to ecologists, under the Habitats Regs and the W&C Act, to permit them to undertake activities that would otherwise be illegal – i.e. entering bat roosts and disturbing bats. The ecologist is required to be suitably qualified and experienced under British Standard BS42020. Different activities (ie, certain projects and methodologies) are licenced under separate licences. Photographing bats is only permitted under a survey licence when it is ‘an incidental part of other licensed bat work’. Where disturbing bats is proposed for the sole purpose of photography, this must be specifically licensed.

Conservation Licences are issued where improvements are made to a bat roost for the specific aim of conserving the species.

Class Licences for surveying bats in England cover all bat-related activity, outside of the NE volunteer bat roost visitor advice service, including bat box checks, hibernation surveys, general surveys and limited use of

equipment such as harp traps etc. There are four levels of licence, allowing for different bat-related activities (both voluntary and professional): **Level 1** (to survey bats by observation only, not including hibernating bats – WML-CL17, **Level 2** (to survey bats using artificial light, inc. hibernating bats, use of hand-held and static nets – WML-CL18, **Level 3** (to survey bats, including previous methods and additionally to use mist nets and acoustic lures (WML-CL19) and **Level 4**, as previous licences but including the use of harp traps.

European Protected Species (EPS) licences (derogation, mitigation or development licences) are issued under the Habitats Regs., by NE in England, after three tests have been satisfied in relation to the proposed action:

The proposed action must be for the purpose of preserving public health or safety or other reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment and preventing serious damage to property.

There is no satisfactory alternative to the proposed action and: The action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

The Environment Act 2021 introduced a new exception to the Wildlife and Countryside Act offences, for any actions taken under the auspices of a Habitat Regs. Licence. Another change is that licences can now be issued in England for reasons of overriding public interest, providing the tests are met. This provision for development

activities was not previously available under the W&C Act. In order for the licensing tests to be correctly applied, it is essential that adequate bat survey information is supplied. Without this, a licence may not be granted.

In 2018, NE introduced a new 'low impact' licensing scheme, now titled the **Bat Mitigation Class Licence (BMCL)**. Ecologists can become 'Registered Consultants' to use this type of licence, with appropriate training and assessment. The BMCL is only suitable for low conservation status roosts of common bat species.

In 2018, NE announced the introduction of a **Bats in Churches Class Licence**, allowing appropriately trained Registered Consultants to use a more streamlined process when the presence of bats in a church is resulting in significant impacts.

In 2021, NE began a pilot of the **Earned Recognition Scheme**, where a consultant's competence in undertaking survey work and associated mitigation, etc., is assessed and accredited. Using an accredited consultant allows developers to experience a more streamlined licencing process. A competency framework defines the requirements for different levels of accreditation. A second pilot phase, known as Beta ER, is currently underway.

It is also possible, in England, to apply for an **organisational licence**, which licences organisations (under specific conditions) to carry out certain routine activities affecting bats.

Planning Policy Context

The biodiversity duty is imposed in England through the Environment Act 2021, which amends the **Natural Environment and Rural Communities (NERC) Act 2006** by adding the words 'and enhance' alongside 'conserve'. Public authorities must consider what action they can take to further the biodiversity objective.

Relevant Policy documents in England are:

National Planning Policy Framework (NPPF), Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations & their Impact Within the Planning System (2005) and National Planning Practice Guidance Natural Environment (2019).

In addition to the national policy guidance, regional and local planning policies should be consulted and **NE's Standing Advice to LPAs (GOV.UK.2022A)** may be relevant. Planners are required to consider protected species

as a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Where bats may be present, this will include the need for adequate bat surveys to establish the presence or absence of bats, to predict the likely impact on bats and their roosts and if

necessary, to design appropriate mitigation measures, etc.. In planning terms, development includes activities requiring outline or full planning permission, permitted development, listed building consent and/or prior approval to demolish. SSSI consent may also be needed. Further details are provided in Clauses 6 to 8 of BS42020 (BS1, 2013) see <https://knowledge.bsigroup.com/products/biodiversity-code-of-practice-for-planning-and-development-standard>

Additionally, the Partnership for Biodiversity in Planning (PBP) Project, funded by the Esmée Fairbairn Foundation, was a partnership of 19 organisations in the conservation, planning and development sectors and has produced an online, interactive trigger list called the Wildlife Assessment check (WAC) – <https://www.biodiversityinplanning.org/wildlife-assessment-check>