

Preliminary Roost Assessment and Bat Survey Report

Pantiles, Cherry Lane, Bolney, West Sussex, RH17 5PR

September 2025



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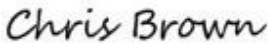
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Report Conditions

The methods and recommendations set out in this report are based on the following guidance:

- CIEEM Guidelines for Ecological Report Writing 2017 (CIEEM, 2017)
- CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018)
- Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include:
 - CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017)
 - Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023)

Site	Pantiles, Cherry Lane, Bolney, West Sussex, RH17 5PR
Client	S. Shee and S. Pace
Report	Preliminary Roost Assessment and Bat Survey Report
Survey date	Preliminary Roost Assessment: 15 th March 2025 Bat Emergence Survey: 17 th July 2025
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Executive summary

Ecology Works Limited was commissioned by S. Shee and S. Pace to undertake a Preliminary Roost Assessment (PRA), and subsequently a single bat emergence survey at Pantiles, Cherry Lane, Bolney, West Sussex, RH17 5PR. The survey is required in support of a planning application for the extension of the property and the renovation of the associated garage. This report details the status of bats and other relevant protected and notable species at the site and provides suitable avoidance, mitigation and compensation measures, in line with the Mitigation Hierarchy.

Taken together, the desk study, PRA and bat emergence survey made the following findings:

- No statutory sites fall within 1km of the site
- Three EPS bat licences have been granted within a 2km radius of the site
- Pantiles is a modern detached house in an excellent state of repair, deemed as having:
 - Low suitability for roosting bats, and a likely absence of any bat roosts within the building
 - Moderate suitability for foraging and commuting bats nearby
 - Limited suitability for breeding birds
- The single-storey garage is deemed as having negligible suitability for roosting bats, and a likely absence of any bat roosts within the building

Further survey work has been undertaken in line with BCT Bat Surveys Good Practice guidelines, to enable the Council to carry out its statutory duties. The survey proved a likely absence of roosting bats, and it is not anticipated that the proposal would have any impact on bat roosts. A bat licence from Natural England is not required in order for the work to proceed lawfully in respect of bats.

The enhancement measure recommended in this report will provide a net gain for biodiversity, in line with the NPPF. The proposal is therefore compliant with Policy DP38 of the Mid Sussex District Plan 2014-2031.



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1 Introduction

1.1 Background

Ecology Works Limited was commissioned by S. Shee and S. Pace to undertake a Preliminary Roost Assessment (PRA), and subsequently a single bat emergence survey at Pantiles, Cherry Lane, Bolney, West Sussex, RH17 5PR. The survey is required in support of a planning application for the extension of the property and the renovation of the associated garage.

This report is based on the findings of the PRA and bat survey work, comprising a desk study and comprehensive site surveys. It details the status of bats within the property, making recommendations for licensing or mitigation/compensation, where necessary. The assessment also considers other relevant protected and notable species at the site, such as breeding birds, and provides an assessment of the potential ecological constraints to the proposal. The report includes recommendations for measures to avoid, mitigate or compensate for impacts to bats and other protected or notable species, in line with the mitigation hierarchy. It also details specific enhancement measures required to deliver biodiversity net gain, in line with policy.

1.2 Site description

Pantiles, referred to hereafter as 'the site', comprises a detached house with a rear garden to the west, located at National Grid Reference TQ 26279 23446. The property is located north and west of Cherry Lane, which runs through the village of Bolney, West Sussex. The garden has assorted surfacing and is surrounded by close-boarded fencing.

The site is surrounded by other residential properties in all directions. The nearest town is Burgess Hill, located 4.8 kilometres (km) south-east of the site. The local landscape is characterised by rural villages and their surrounds.

A Site Location Plan is provided in Appendix 1.

1.3 Site proposals

The proposal entails the extension of the property and the renovation of the associated garage. It is possible there may be new external lighting if required.



2 Policy and legislation

2.1 Planning policy

2.1.1 National planning policy

Requirements of planning decisions in respect of biodiversity in England are laid out in the National Planning Policy Framework (NPPF) 2024¹, which states that the presence of a protected species is a material consideration when a planning authority is considering a development proposal. Other relevant excerpts are listed below:

Paragraph 11 states that *“Plans and decisions should apply a presumption in favour of sustainable development”*. However, Paragraph 195 explains that *“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”*.

Paragraph 187 states that the planning system should both contribute to and enhance the natural environment by *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs”*.

Paragraph 193 details biodiversity principles for local planning authorities to apply, including:

- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

¹ HM Government (2024) *National Planning Policy Framework*. Department for Communities and Local Government. HMSO



d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 194 states that the following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;*
- b) listed or proposed Ramsar sites; and*
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.*

Circular 06/05² offers guidance on interpretation of planning and nature conservation law in England. Paragraph 98 states “*the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat*”. Paragraph 99 states “*it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted*”.

2.1.2 Local planning policy

Local planning policy is provided by the Mid Sussex District Plan 2014-2031. Policy DP38 relates to biodiversity and is summarised below:

Policy DP38: Biodiversity

Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and

² HM Government (2005) ODPM Circular 06/05 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System. HMSO.



- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

2.2 Legislation

2.2.1 European Protected Species (EPS)

British bats are afforded full protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, these species are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Schedule 2 defines European Protected Species (EPS). These animals and their habitats receive additional protection via the Countryside and Rights of Way (CROW) Act, 2000, and under the Bonn Convention, of which the UK is part. Taken together, these make it an offence to:

- kill, injure or take such an animal
- possess any part of such an animal (alive or dead)
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding
- intentionally or recklessly disturb these species whilst using any place of shelter or protection
- deliberately disturb these species in such a way as to be likely to impair their ability to:
 - survive, to breed or reproduce, or to rear or nurture their young
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate



- to significantly affect the local distribution or abundance of the species in question (this is therefore interpreted to protect the foraging, commuting, breeding and terrestrial habitat of these species)
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead animal of these species, or any part of, or anything derived from them

A bat roost is considered any structure or place which a bat uses for shelter or protection. Bats can be loyal to roosts, returning year on year; legal opinion is therefore that protection of roosts applies whether or not bats are present at the time of survey or construction work. There is no definition of the timescale for how long a disused bat roost remains a roost.

If an offence outlined in the list above may be committed as a result of planned works, such as PV panel installation, re-roofing, extension or demolition for bats, such work would need to be carried out under licence from Natural England. Works or mitigation activities involving interference with these species must be carried out by a suitably-licensed individual (with a current Natural England bat licence).

2.2.2 Birds

In the UK, all wild birds are afforded protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended), making it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy a nest (while in use or during its construction) or eggs. Some species receive further protection via inclusion in Schedule 1 of the Act, which makes it an offence to intentionally or recklessly disturb these birds whilst building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young. Schedule 1 species include, for example, barn owl *Tyto alba*.

2.2.3 Biodiversity Net Gain

The Environment Act 2021³ states that there is a duty on local authorities to publish biodiversity reports and secure mandatory biodiversity net gain. Part 6 (Nature and Biodiversity) sets out the following key elements relating to Biodiversity Net Gain (BNG):

- The Act amends the Town & Country Planning Act
- A minimum 10% BNG is required, calculated with the Biodiversity Metric, supported by a BNG assessment
- BNG habitat must be secured for at least 30 years via planning obligations or conservation covenants
- This can be delivered on- or off-site, or via the statutory biodiversity credits scheme
- Off-site BNG land will be recorded on a national register

The Act does not affect existing legal protection for habitats and species. It maintains the mitigation hierarchy of avoid impacts first, then mitigate and only compensate as a last resort. Planning applications involving dwellings are exempt

³ <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>



from this requirement under the Act. Therefore there is simply a need to deliver an overall gain as part of this planning application.

2.2.4 Local Nature Recovery Strategies

Local Nature Recovery Strategies (LNRS) are a key component of the Environment Act 2021 in England. This legislation requires responsible authorities, typically local authorities, to develop and publish LNRSs with the aim of identifying priorities and opportunities for nature recovery in their areas. These strategies will be evidence-based, map the most valuable natural habitats, and set out proposals for improving biodiversity. LNRSs are designed to support the broader goal of halting biodiversity loss and contributing to the national Nature Recovery Network, ensuring coordinated and targeted conservation efforts across the country. At the time of writing this report, the West Sussex LNRS is still in preparation.



3 Methods

3.1 Desk study

3.1.1 MAGIC data search

The Multi-Agency Geographic Information for the Countryside⁴ (MAGIC) online resource was accessed on 12th August 2025 to search for European Protected Species (EPS) bat licences granted within 2km. A Local Records Centre search was deemed disproportionate given the small scale of the works.

3.2 Preliminary Roost Assessment (PRA)

3.2.1 Methodology

The site visit also included an assessment of the suitability of habitats present to support bats and birds, these being the only protected or notable species deemed relevant to this proposal. These methods are detailed in Table 1.

Table 1. Methods used for establishing site suitability for protected and notable species

Species/ species group	Details
Bats	Roosting opportunities for bats are referred to as Potential Roosting Features (PRFs) and can take the form of a wide range of features within a building or structure. Examples of such features are within roof voids (particularly along the ridge beams), eaves spaces, within mortice joints, and within gaps on the exterior of a building, such as under roof tiles, ridge tiles or hanging tiles (or slates), soffit or fascia gaps, gaps beneath lead flashing, cladding, weatherboarding and barge boards, and many other features. The PRA entailed a detailed visual inspection of the exterior and interior of the building on-site to look for PRFs, wherever access was possible and safe. It included a search for bats and their evidence, such as droppings, urine stains, rub marks, feeding remains and bat corpses. All PRFs and bats/bat evidence was recorded (including taking photographs and droppings samples where necessary). Buildings within the assessment are assigned a level of roosting suitability from: negligible, low, moderate or high, in line with the criteria set out in the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines. These guidelines were also used to assess the suitability of the surrounding habitats and landscape for foraging and commuting bats.
Birds	The building was broadly assessed for its suitability for breeding birds. The following evidence was noted: • Nests • Nesting material • Calls of chicks and young • Repetitive entry into suitable features and carrying of food and nesting materials by adult birds • Accumulations of bird droppings on brickwork, tiles or soffits

3.2.2 Survey details

The PRA was carried out in the daytime of 15th March 2025 by licensed bat ecologist and Natural England Registered Consultant Frances King-Smith BSc (Hons) CEcol MCIEEM (Natural England Level 2 Class Licence ref. 2020-48552-CLS-CLS, RC152). Frances is a Chartered Ecologist and full member of the Chartered Institute of Ecology and Environmental Management, and has 18 years' experience in bat surveys, licensing and mitigation.

⁴ MAGIC Map Application. <https://magic.defra.gov.uk/MagicMap.aspx>.



The survey was conducted using a 1,000 lumen LED Lenser torch, 8x42 binoculars and ladder. Weather conditions during the field survey were 8°C with 25% cloud cover, dry and a light Beaufort Force 1 wind.

3.2.3 Limitations

It is not always possible to access every PRF, e.g. soffits, gaps between roof tiles and roof felt etc., therefore the PRA is based on the suitability of such features to support roosting bats. This is a standard, unavoidable constraint of this work and is not considered a significant limitation.

The PRA was undertaken by an experienced and suitably qualified ecologist, who was able to access all necessary areas of the site using suitable equipment. Therefore there are no significant limitations to the survey.

3.3 Bat emergence survey

3.3.1 Methodology

One dusk emergence survey was undertaken by one surveyor, following the methodology set out in the BCT guidelines for structures with 'low' suitability for roosting bats. The survey was designed and co-ordinated by Frances King-Smith, and carried out by experienced surveyor Chris Brown.

The surveyor was located on the north-western elevation of the building, allowing full visual coverage of the suitable features on the building. The surveyor recorded any bat activity on, or around, the potential roosting entry/exit features identified during the PRA, using a handheld Wildlife Acoustics Echo Meter Touch Pro 2 bat detector with a Samsung Galaxy Tab A9 tablet to record bats and identify genus or species through call analysis. In line with the BCT guidelines and the Interim Guidance on the Use of Night Vision Aids (BCT, 2022), the surveyor was paired with a Night Vision Aid (NVA) comprising a Canon XA10 with Nightfox XB5 infrared torches and floodlights. The NVA record the entire survey from the surveyor location. See Appendix 2 for surveyor and NVA locations, and photographic stills from the darkest point at each NVA location.

The NVA footage was carefully reviewed on QuickTime™ player to check for any bat emergences from the buildings that might have been missed due to low light levels on the survey. Possible emergence times noted on the survey sheets were interrogated in depth on the footage. Bat calls were logged and recorded as sonograms for later confirmation of species using SonoBat 30 and/or Kaleidoscope.

3.3.2 Survey details

The dates, times, weather conditions and personnel are presented in Table 2.

Table 2. Bat emergence survey details

Date	Personnel	Timing	Weather conditions
17 th July 2025	CB	20:51 start 21:06 sunset 22:36 end	Start/end temperature: 19.2°C / 17.8°C Cloud cover: 10% throughout Weather: Beaufort Force 0 wind (still) and dry throughout



3.3.3 Limitations

In accordance with good practice guidelines, the survey was undertaken during the peak period in bat activity and during suitable weather conditions.

Bat emergence surveys record the emergence of bats at the time of the survey visits and therefore only provide a snapshot of bat roosting activity at the site at that time. Bats may be present at other times, and in different roost locations. The results presented here are therefore considered to be an accurate representation of the general use of the buildings by roosting bats.

The stills and footage from the NVA was fully reviewed to inform this report, in line with the methods set out above. Overall, there are not considered to be any significant constraints to the emergence survey.



4 Results

4.1 Desk study

4.1.1 MAGIC

The MAGIC online resource showed that there are no statutory designated sites relevant to this proposal within 1km. Three EPS bat licences have been granted within a 2km radius of the site:

- 2020-50547-EPS-MIT was granted in 2020 for impacts and damage to, and the destruction of a breeding site and the destruction of a resting site for common pipistrelle *Pipistrellus pipistrellus* and brown long-eared bat *Plecotus auritus*. The licensed site is located 1.3km west of the current application site.
- 2020-49087-EPS-MIT was granted in 2020 for impacts and damage to a breeding site and the destruction of a resting site for common pipistrelle, brown long-eared bat and Brandt's bat *Myotis brandtii*. The licensed site is located 1.6km south of the current application site.
- 2018-36519-EPS-MIT was granted in 2018 for the destruction of a resting site for common pipistrelle, brown long-eared bat and whiskered bat *Myotis mystacinus*. The licensed site is located 1.8km north-west of the current application site.

4.2 Bats

4.2.1 Preliminary Roost Assessment

Pantiles is a modern, detached 1.5 storey house likely to date from the 1970s (Photographs 1 to 4). The building has brick cavity walls and a hipped T-shaped roof clad in plain clay tiles, with half-round clay ridge tiles. The roof has assorted gables and dormers on the main section, with uPVC soffits. The building is in an excellent state of repair. No evidence of bats was recorded externally. However, the roof supports the following limited features that could provide PRFs:

- Gapped tiles in a single location
- Gap underneath uPVC fascia in a single location

Internally, the property has a single roof void comprising a small eaves cupboard in the bathroom. The eaves cupboard has a timber-frame, is plastic-lined and is insulated with wool fibre. There is heavy cobwebbing in the roof void, indicating that the void has not been recently disturbed by flying bats or other movement internally. No evidence of bats was recorded internally. The building has low suitability for roosting bats in line with BCT guidelines due to the PRFs present.

The garage is a detached partially converted building likely to date from the early 2000s (Photographs 5 to 8). The building has brick cavity walls and a gabled roof clad in plain clay tiles, with half-round clay ridge tiles. There is a dormer

providing a door on the western elevation clad with uPVC. The building is in an excellent state of repair. No evidence of bats was recorded externally and no PRFs were observed.

Internally, the garage has a single roof void comprising a storage area. The loft void has a timber-frame and is lined with chipboard. Heavy cobwebbing is present within the roof void, indicating that the void has not been recently disturbed by flying bats or other movement internally. No evidence of bats was recorded internally. The garage has negligible suitability for roosting bats in line with BCT guidelines due to the lack of PRFs present.

The buildings are in a rural residential settlement surrounded by open farmland and it is likely that widespread bat species will regularly pass over the site. Streetlighting and the adjacent road contribute to a level of disturbance at this site which makes it less suitable for roosting bats. The site's wider surrounds have moderate suitability for foraging and commuting bats under BCT guidelines.



Photograph 1. Main property



Photograph 2. North-western elevation of main property with slight gaps under roof tiles



Photograph 3. Gap between uPVC fascia and brickwork on north-western elevation



Photograph 4. Heavily cobwebbed gap under fascia in same location



Photograph 5. South-western elevation of the garage



Photograph 6. Eastern elevation of the garage



Photograph 7. Garage (internal)



Photograph 8. Garage roof void

4.2.2 Bat emergence survey

A single bat emergence survey was undertaken of the house, in line with BCT guidelines for 'low' suitability structures. The results of the survey is detailed in

Table 3 and summarised overleaf. The surveyor location and results are provided in Appendix 2.

Table 3. Bats recorded during the bat emergence survey

Survey date	Species	Roost emergences	Foraging and commuting across all survey locations		
			First recording	Last recording	Passes recorded
17 th July 2025	Common pipistrelle	None	21:38	22:31	11
	Serotine <i>Eptesicus serotinus</i>	None	21:44	-	1
	Brown long-eared bat	None	22:01	-	1

4.2.3 Bat assessment summary

The survey did not record any bat roosts at the site. Roosting bats are considered likely absent from the house.

Bat activity during the survey was very low, made up of passes of common pipistrelle foraging over the garden. Single recordings of serotine and brown long-eared bat were the only other bat passes.



4.3 Birds

Goldfinch *Carduelis carduelis*, carrion crow *Corvus corone*, greenfinch *Carduelis chloris*, robin *Erithacus rubecula*, blackbird *Turdus merula* and woodpigeon *Columba palumbus* were heard at the site during the survey. The building offers nesting opportunities for birds at the eaves, although no nests were recorded. The garden provides no significant woody vegetation and is unlikely to be used for nesting.



5 Ecological impact assessment

5.1 Summary of results

Taken together, the desk study, PRA and bat emergence survey made the following findings:

- No statutory sites fall within 1km of the site
- Three EPS bat licences have been granted within a 2km radius of the site
- Pantiles is a modern detached house in an excellent state of repair, deemed as having:
 - Low suitability for roosting bats, and a likely absence of any bat roosts within the building
 - Moderate suitability for foraging and commuting bats nearby
 - Limited suitability for breeding birds
- The single-storey garage is deemed as having negligible suitability for roosting bats, and a likely absence of any bat roosts within the building.

5.2 Ecological effects of proposal

5.2.1 Bats

The proposal will see the extension of the main building and the renovation of the associated garage, neither of which support any bat roosts. The proposal is not anticipated to impact the local roosting bat population.

There will be no increase in external lighting and therefore no impact on foraging and commuting bats and their prey. As boundary habitats will be retained, there will be no impact of habitat severance for foraging and commuting bats. The proposal is extremely small in scale and is not anticipated to have any impact on bat foraging or commuting habitat.

All bats are protected in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.

5.2.2 Birds

There are limited suitable nesting opportunities for breeding birds within the property. Works could cause disturbance to breeding birds if present, particularly if the work is carried out in the main nesting season from March to August, inclusive.

Breeding birds are protected at all times in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.



6 Recommendations

6.1 Further survey, mitigation and compensation

6.1.1 Bats

A comprehensive suite of surveys comprising a desk study, PRA and a bat emergence survey has been undertaken at the site to inform this assessment, in line with relevant survey guidance.

No other further survey work is required, unless the surveys become out of date. Bat emergence surveys are generally valid for one year in line with CIEEM guidance⁵.

6.1.2 Birds

The works may cause impacts to breeding birds if conducted in the main nesting season. Works will take place from September to February if at all possible. If this is not possible, an ecologist will perform a nesting bird watching brief during removal of tiles. In the unlikely event that any nests are encountered during the work, work will stop immediately and an ecologist will be contacted for advice.

6.2 Enhancements

The proposal offers an opportunity to provide biodiversity net gain in line with the NPPF. In order to deliver this, the site will be enhanced for breeding birds with the installation of a nest box on the northern elevation of the property at eaves height, such as the [NHBS Manuel House Martin Nest Bowl](#) or an equivalent design. The box will be installed following construction of the new extension. This measure will support the red-listed local house martin *Delichon urbica* population, which has declined by 72% in the last 50 years⁶. A wide range of equivalent suitable nest boxes is available online, for example at [NHBS](#) or the [RSPB](#).

⁵ Further information on the validity of ecological surveys is provided [here](#).

⁶ <https://www.bto.org/sites/default/files/publications/bocc-5-a5-4pp-single-pages.pdf>



7 Conclusion

Further survey work has been undertaken in line with BCT Bat Surveys Good Practice guidelines, to enable the Council to carry out its statutory duties. The survey proved a likely absence of roosting bats, and it is not anticipated that the proposal would have any impact on bat roosts. A bat licence from Natural England is not required in order for the work to proceed lawfully in respect of bats.

The enhancement measure recommended in this report will provide a net gain for biodiversity, in line with the NPPF. The proposal is therefore compliant with Policy DP38 of the Mid Sussex District Plan 2014-2031.



8 References

- Chartered Institute of Ecology and Environmental Management (CIEEM) (2017), Guidelines for Preliminary Ecological Appraisal. CIEEM, Winchester.
- CIEEM (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.
- CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland. CIEEM, Winchester.
- Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). Bat Conservation Trust, London.
- Institute for Environmental Assessment (IEA). (1995) Guidelines for Baseline Ecological Assessment. IEMA, Lincoln.
- JNCC (2010) Handbook for Phase 1 habitat survey – a technique for environmental audit. JNCC, Peterborough
- MHCLG (2023) National Planning Policy Framework. Ministry of Housing, Communities and Local Government, London.

Appendix 1 Site Location Plan



Key:



Site location

Site	Pantiles, Bolney
Report	Preliminary Roost Assessment and Bat Survey Report
Map	Site Location Plan
Date	August 2025

Ecology Works Limited
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KEY:

-  Surveyor location and areas of focus
-  Night Vision Aid location

Results:

No bats emerged from the building on 17th July 2025.

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Map	Bat Survey Plan
Date	August 2025

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