

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

12 & 14 Eastern Road, Haywards Heath, West Sussex, RH16 3NN

Client:

Tim Deacon

Report date:

14th August 2025

Project:

This report is prepared to inform a planning application for the proposal described as a proposed partial demolition and extension of the existing building

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2025) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

On 7th May 2025 Arbtech Consulting Ltd conducted a Preliminary Roost Assessment (PRA). There are two semi-detached buildings on site, the northeastern house (B1) and the southeastern house (B2). During and interior and exterior inspection of the buildings on site, B1 and B2 were determined to have low habitat value for void-dwelling roosting bats due to a lack of access points and a lack of bat evidence. Buildings B1 and B2 were determined to have moderate habitat value for crevice-dwelling species due to the ideal foraging and commuting opportunities for bats in the wider landscape and because not all roosting features (e.g. between tiles and the lining) could be adequately surveyed to verify the likely absence of bats. Both B1 and B2 are subject to two bat emergence surveys.

Proposed development

The proposed development of the existing two dwellings will result in demolition of the lean-to stores, construction of two rear storey and side extensions as well as loft extensions that will include front dormers and rooflights, requiring planning permission from Mid Sussex District Council.

The site surveys were designed and managed by Assistant Ecologist, Samantha Manning in conjunction with Senior Consultant Ecologist Harley Stone BSc (Hons), Natural England Class 2 Bat Licence Number (Natural England Bat Licence No. 2023-11031-CL17-BAT), who provided technical advisory oversight and ensured compliance with ecological standards.	
See surveyor locations in the BERS plan in Appendix 1, proposed development plans in Appendix 2.	
<i>Limitations</i>	The view of the northeast elevation of B1 by surveyor 1 was partly obscured due to the presence of a hedgerow and tree. To minimise the impact on the survey the surveyor at position 2 also observed the north elevation, an additional unmanned IR camera was used at position 4 and surveyors communicated via radio throughout the survey to determine the flight path of any bats seen around this area and to rule out any potential emergencies, therefore this is not considered to be a major limitation.

Field Survey					
Dusk Emergence Survey 1					
Buildings B1 and B2					
<i>Building inspection prior to survey</i>	A loft inspection was not necessary as the PRA was carried out on 7 th May 2025 and therefore within three months of the dusk emergence survey.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Samantha Manning	1 st year bat surveying	Level 2	Observing the north and west elevations
	2	Liz Hadland	1 st year bat surveying	Level 2	Observing the south and west elevations
	3	Sophie Gullan	4 th year bat surveying	Level 2	Observing the east elevation
	4	Unmanned IR	N/A	N/A	Recording the west elevation
<i>Weather (start/end)</i>	Temperature (°C): 26.2 Relative humidity (%): 58 Cloud cover (%): 0 Wind (m/s): 0.0 Rain: None			Temperature (°C): 21.1 Relative humidity (%): 74 Cloud cover (%): 0 Wind (m/s): 0.0 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	3	

Results						
Date of survey				Sunset; Start - End		
03/06/2025				Sunset 21:18; 21:03 – 22:48		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
Surveyor 1 - SM		No emergences observed. There were low levels of bat activity during the survey. There were five occurrences of common pipistrelles that were heard but not seen at 22:02, 22:06, 22:09, 22:37 and 22:46. These species were confirmed on site using an Echo Meter Touch 2 bat detector. No further bat activity was detected throughout the remainder of the survey.			 Photo 1: elevation photo showing the view from position 1.	

<i>IR position 1</i> 1 x Nightfox Whisker + 1 x Nightfox XB5 PRO <i>Recording the north and west elevations and manned by surveyor 1.</i>	No emergencies recorded. IR analysis reflects the surveyor's observations and no additional bat activity was recorded or observed upon full footage review.	 Photo 2: darkest point photo from the IR camera at position 1.
<i>Surveyor 2 - LH</i>	No emergencies observed. Bat activity was very low. Only one common pipistrelle was heard but not seen at 22:37. This species was confirmed on site using an Echo Meter Touch 2 bat detector. No further bat activity was detected throughout the remainder of the survey.	 Photo 3: elevation photo showing the view from position 2.
<i>IR position 2</i> 1 x Nightfox Whisker + 1 x Nightfox XB5 PRO	No emergencies recorded. IR analysis reflects the surveyor's observations and no additional bat activity was recorded or observed upon full footage review.	

<i>Recording the north and east elevations and manned by surveyor 2.</i>		 Photo 4: darkest point photo from the IR camera at position 2.
<i>Surveyor 3 - SG</i>	No emergencies observed. The first bat activity was a common pipistrelle that was seen passing from southeast to northwest towards B1 and B2 then turning in front of the building before flying southeast towards the back of the garden. Between 21:58 and 22:28 there were five instances where common pipistrelles were seen foraging at the back of the garden towards the southeast boundary of the site. Between 22:29 and 22:46 there were four occurrences of the common pipistrelles that were heard but not seen. This species was confirmed on site using an Echo Meter Touch 2 bat detector.	 Photo 5: elevation photo showing the view from position 3.

	No further bat activity was detected throughout the remainder of the survey.	
<i>IR position 3</i> <i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i> <i>Recording the north and east elevations and manned by surveyor 3.</i>	No emergences recorded. IR analysis reflects the surveyor's observations and no additional bat activity was recorded or observed upon full footage review.	 Photo 6: darkest point photo from the IR camera at position 3.
<i>IR position 4</i> <i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i> <i>Unmanned camera recording the north elevation and regularly checked by surveyor 3.</i>	No emergences recorded. No additional bat activity was recorded or observed upon full footage review.	 Photo 7: darkest point photo from the IR camera at position 4.

Field Survey					
Dusk Emergence Survey 2					
Buildings B1 and B2					
<i>Building inspection prior to survey</i>	A loft inspection was not necessary as the PRA was carried out on 7 th May 2025 and therefore within three months of the dusk emergence survey.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Samantha Manning	1 st year bat surveying	Level 2	Observing the north and west elevations
	2	Liz Hadland	1 st year bat surveying	Level 1	Observing the south and west elevations
	3	Abigail Louise Didge	4 th year bat surveying	Level 1	Observing the east elevation
	4	Unmanned IR	N/A	N/A	Recording the west elevation
<i>Weather (start/end)</i>	Temperature (°C): 20.3 Relative humidity (%): 66 Cloud cover (%): 10 Wind (m/s): 1.5 Rain: None			Temperature (°C): 15.4 Relative humidity (%): 84 Cloud cover (%): 5 Wind (m/s): 0.1 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	3	

Results						
Date of survey				Sunset; Start - End		
21/07/2025				Sunset 21:01; 20:46 – 22:31		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
Surveyor 1 - SM		No emergences observed. There were low levels of bat activity during the survey. At 21:39 one common pipistrelle was seen passing from southeast to northwest to the northeast of B1, also seen by surveyor 3. At 21:48 a second common pipistrelle was seen passing from the same direction, southeast to northwest. These species were confirmed on site using an Echo Meter Touch 2 bat detector. No further bat activity was detected throughout the remainder of the survey.			 Photo 8: elevation photo showing the view from position 1.	

<i>IR position 1</i> <i>1 x Nightfox Whisker +</i> <i>1 x Nightfox XB5 PRO</i> <i>Recording the north and west elevations and manned by surveyor 1.</i>	No emergencies recorded. IR analysis reflects the surveyor's observations and no additional bat activity was recorded or observed upon full footage review.	 Photo 9: darkest point photo from the IR camera at position 1.
<i>Surveyor 2 - LH</i>	No emergencies observed. Bat activity was very low. The first echolocation was a common pipistrelle at 21:46 that passed southeast over surveyor 2 to surveyor 3. Two additional common pipistrelles were heard but not seen at 22:23 and 22:24. This species was confirmed on site using an Echo Meter Touch 2 bat detector. No further bat activity was detected throughout the remainder of the survey.	 Photo 10: elevation photo showing the view from position 2.
<i>IR position 2</i> <i>1 x Nightfox Whisker +</i> <i>1 x Nightfox XB5 PRO</i>	No emergencies recorded. IR analysis reflects the surveyor's observations and no additional bat activity was recorded or observed upon full footage review.	

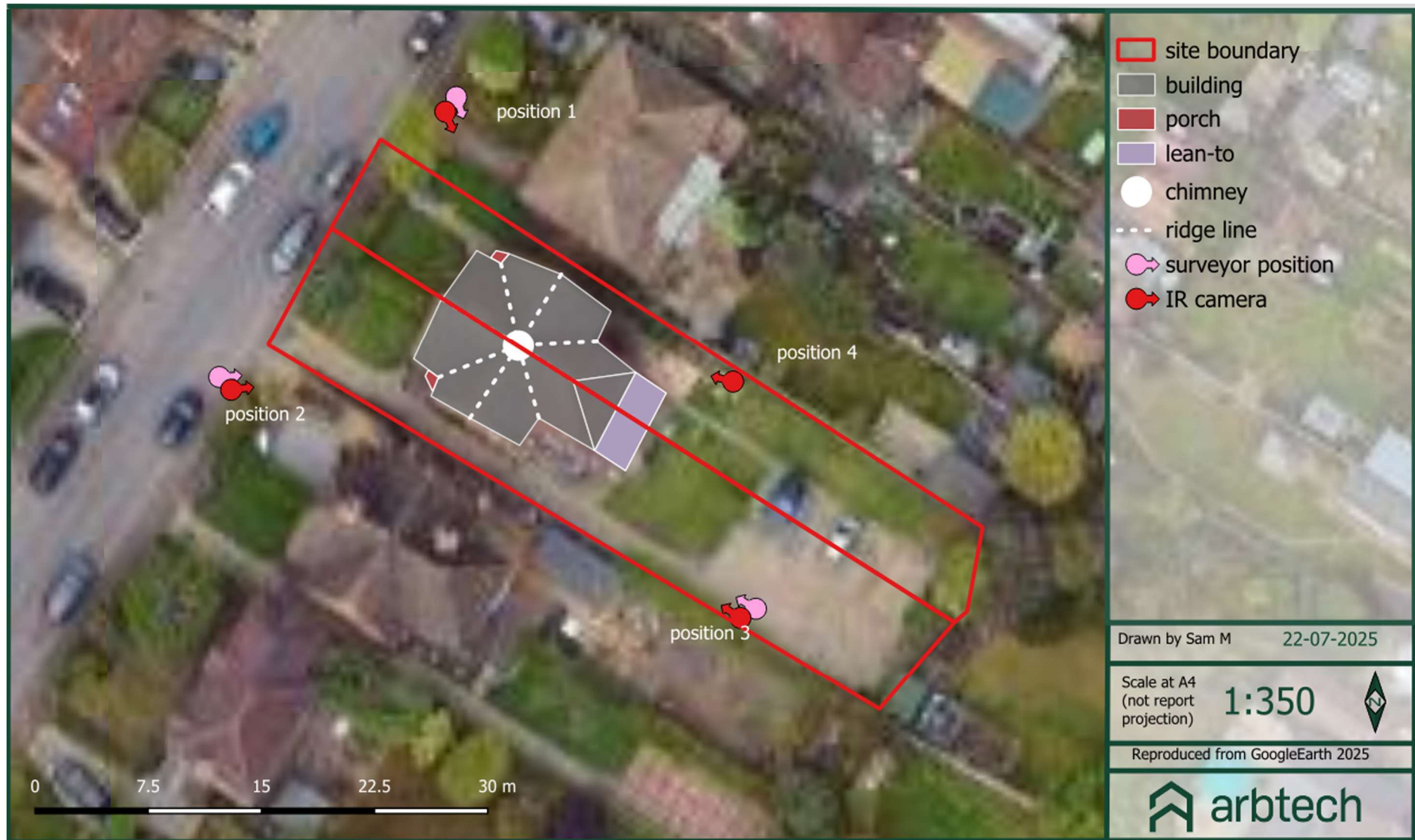
<i>Recording the north and east elevations and manned by surveyor 2.</i>		 Photo 11: darkest point photo from the IR camera at position 2.
<i>Surveyor 3 - ALD</i>	No emergencies observed. First bat activity was a noctule that was heard but not seen at 21:11 and then again at 22:06. A common pipistrelle was heard and seen at 21:36 foraging from the east, directly over surveyor position and then began foraging around northern neighbours rear garden. Common pipistrelle foraging activity was heard and seen foraging both over northern neighbours rear garden and rear garden of surveyed dwelling from 21:36 until 21:48. A brown long-eared bat was very faintly heard but not seen at 22:09. A serotine was heard but not seen at 22:26 and a myotis species was heard and not seen at 22:29. This species was confirmed on site using an Echo Meter Touch 2 bat detector.	 Photo 12: elevation photo showing the view from position 3.

	No further bat activity was detected throughout the remainder of the survey.	
<i>IR position 3</i> <i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i> <i>Recording the north and east elevations and manned by surveyor 3.</i>	No emergences recorded. IR analysis reflects the surveyor's observations and no additional bat activity was recorded or observed upon full footage review.	 Photo 13: darkest point photo from the IR camera at position 3.
<i>IR position 4</i> <i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO + Magenta bat detector</i> <i>Unmanned camera recording the north elevation and regularly checked by surveyor 2.</i>	No emergences recorded. There was common pipistrelle activity noted around B1 at 21:48 passing from east to north west between B1 and the neighbouring property – this was also seen and heard by surveyor 1.	 Photo 14: darkest point photo from the IR camera at position 4.

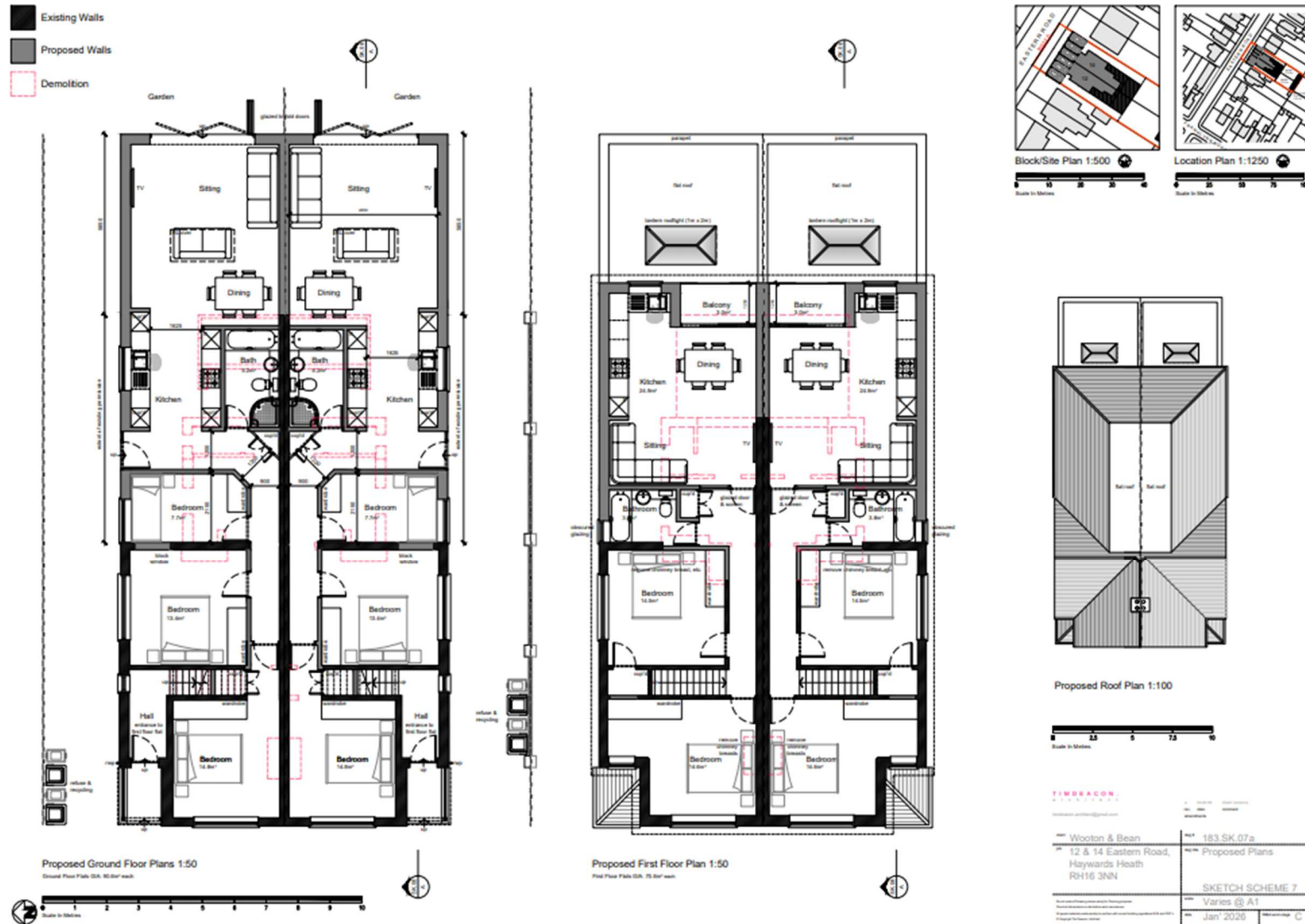
Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No bats were recorded roosting within B1 or B2 during the survey. Additionally, very little bat activity was detected during the survey, with isolated passes between the building and the neighbouring property. There was some occasional foraging activity observed at the back of the garden towards the southeast boundary of the site. As such, a likely absence of roosting bats is concluded within building B1 and B2.
<i>Impact Assessment</i>	Bats are highly unlikely to be roosting within building B1 and B2 and therefore there are not anticipated to be any impacts on roosting bats because of the proposed development. No impacts are foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Therefore, any impacts will be at a site level only.
<i>Recommendations</i>	No further surveys are required to inform the planning application. In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Wildlife Sensitive Lighting Strategy A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: ▪ Use narrow spectrum light sources to lower the range of species affected by lighting. ▪ Use light sources that emit minimal ultra-violet light. ▪ Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. ▪ Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal.

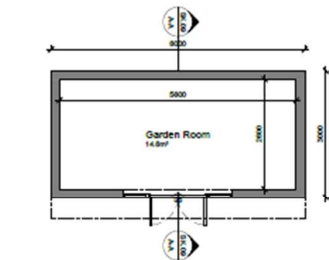
	▪ Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. ▪ External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. ▪ Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
<i>Enhancements</i>	The installation of four bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the two storey extensions. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: BERS plan



Appendix 2: Proposed Development

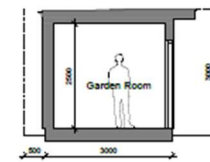




Proposed Garden Room Plan 1:50
10.0m x 6.0m



Proposed Garden Room Roof Plan 1:50



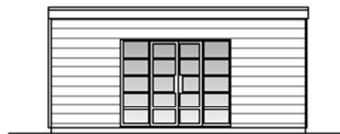
Proposed Section A-A 1:50



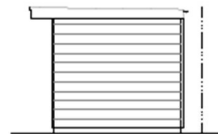
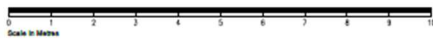
Block/Site Plan 1:500
Scale in Metres



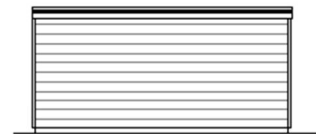
Location Plan 1:1250
Scale in Metres



Proposed Front Elevation (West) 1:50



Proposed Side Elevation (South) 1:50



Proposed Rear Elevation (East) 1:50



Proposed Side Elevation (North) 1:50

TIM DEACON ARCHITECTS tim@timdeacon.co.uk 01293 551111		Client: Wootton & Bean Site: 12 & 14 Eastern Road, Haywards Heath RH16 3NN	Project: 183.SK.09 Proposed Garden Room Plan, Section and Elevations SKETCH SCHEME 7
Scale: 1:50 (Plan), 1:50 (Section), 1:50 (Elevation) Drawn: Tim Deacon		Varies @ A1	Feb' 2026

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Version control			
Status	Issue	Name	Date
Draft	0.1	Dr Samantha Manning Bsc (Hons), MSc, PhD	23/07/2025
Proof	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	14/08/2025
Final	1.0	Dr Samantha Manning Bsc (Hons), MSc, PhD	14/08/2025
Amended Plans	2.0	Harley Stone BSc (Hons), Senior Ecologist	12/03/2026