Daytime Walkover to Assess Hibernation Value

Site Address:	Queensmere House, 49 Queens Road, East Grinstead, West Sussex, RH19 1BG
Client Name:	William Board
Reference:	Hibernation value assessment
Date of visit:	06/11/2025

Background

This assessment has been requested by the council and the client team to reassess the hibernation value of the building. The EcIA (Practical Ecology 2024) recommended hibernation surveys, however this course of action has required some re-evaluation to determine whether this is proportionate or appropriate for the site.

Methodology

The survey was undertaken by Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead Level 2 Bat Licence on 6th November 2025.

The walkover focussed on one built structure, which will be affected by the proposed development.

A non-intrusive visual appraisal was undertaken from the ground, using binoculars to inspect the external features of the building for features which bats could use for hibernation, including access or egress points and for signs of bat use including droppings, scratch marks, insect remains and urine smear marks. An internal inspection of the building was also made, including all areas of the building, using a torch and ladders. The surveyor paid particular attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features within the internal areas of the building. An endoscope was used to complete a close-up inspection of any accessible features, where appropriate.

Limitations

There were no specific limitations to the survey.

Hibernation Assessment Findings

The weather conditions recorded at the time of the survey are shown in Table 1.

Table 1: Weather conditions during the survey

Date: 06/11/2025	
Temperature	16°C
Humidity	78%
Cloud Cover	100%
Wind	4mph
Rain	None

The surveyor noted some low value potential hibernation habitat which would only likely be used by pipistrelle bats if anything. These features were weep holes in bricks which could lead to the cavity wall. There was no evidence internally or externally of bat use. The Bat Emergence Surveys carried out by Arbtech in summer 2025 did not identify any bat roosts. The building is in an urban setting and has only low habitat value for hibernating bats of small numbers and common species. These features are being retained as part of the development.

Hibernation surveys on weep holes in brick walls are not possible, as static detectors would just pick up passing bats, and it is not possible to endoscope deep within the holes or into the cavity wall. It is therefore concluded that hibernation surveys are unnecessary, and the development can proceed without any further survey requirements or restrictions.

In the unlikely event that bats or evidence of bats is found during the development, work must stop and Arbtech will be contacted for further advice.

Author

Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead

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