

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Site Office Building, Crabbet Park Equestrian Centre, Tuner Hill Rd, Worth, Crawley RH10 4ST

Client:

Peacock 5 Ltd

Report date:

1st August 2025

Project:

This report is prepared to inform a planning application for the proposal described as:
The demolition of the existing site office and the construction of a new dwelling.

This report is supplementary to the Preliminary Ecological Appraisal and 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 Ecological Appraisal and 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 licensing, the report is considered 'up to date' and suitable for a 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

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle x 1	Day	Centre of the eaves at the southern elevation	The demolition of B1 will result in the destruction of roost 1

A BMCL from Natural England is required to legally permit the works. This licence enables the damage and destruction of roosts used by a low number of common species. The evidence found during the PRA and BERS suggests the roosts on site are day roosts for a low number of common pipistrelle individuals. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

Additional survey requirements:

- If the licence is not submitted by the 10th of October 2025, a Material Changes Check will be required.
- If the licence is not submitted by 1 May 2026, updated dusk surveys will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife-related planning conditions that require sign-off from the council will need to be discharged prior to licence submission

Background

A Preliminary Roost Assessment (PRA) was completed by Arbtech Consulting Ltd on the 4th of March 2025. The old site office building, B1 was surveyed. B1 was found to have high habitat value for roosting bats. No direct evidence of bats was found. An internal inspection could not be undertaken due to health and safety concerns.

Scope of works

The following buildings were subject to emergence/re-entry surveys:

B1: High value – 3 surveys

Proposed development

Current use of building – Agricultural/commercial, decommissioned

Proposed use of building – Demolition and replacement with a residential dwelling

Structural changes to the building – Demolition

Cosmetic/repair work – None

Type of permission required – Full planning permission

The site surveys were designed and managed by Graduate Ecologist Rachel Wick MSci, accredited agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS

See surveyor locations in the BERS plan in Appendix 1 and proposed plans in Appendix 2.

Limitations

Internal access to B1 was not possible due to health and safety concerns. An inspection was conducted from the western entrance and accessible windows on the northern elevation.

Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Building inspection prior to survey</i>	An internal inspection was not conducted due to health and safety concerns. Photos were taken from the western entrance. No evidence of bats was observed from the building entrance or windows. Observations of the external features revealed no evidence of bats.				
	Photos				
					
	The eastern entrance of B1.		A view into B1 from the central window on the northern elevation.		
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Rachel Wick	2 years	Level 2	Observing the southern and western elevations
	2	Jolanta Jurpalova	3 years	Level 1	Observing the northern elevation
	3	Lauren Stevenson	1 year	Level 1	Observing the eastern elevation and part of the northern elevation
<i>Weather (start/end)</i>	Temperature (°C): 17.2 Relative humidity (%): 80.4			Temperature (°C): 15.1 Relative humidity (%): 82.7	

		Cloud cover (%): 10 Wind (m/s): 0.4 Rain: None			Cloud cover (%): 20 Wind (m/s): 1.0 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count		
	NVAs	Nightfox	Whisker	3		
	Additional Illumination	Nightfox	XB5 PRO	3		
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3		
		Magenta Electronics	Magenta Bat4	2		
Two Way Radio	BAOFENG	FV-88E	3			
Results						
Date of survey				Sunset; Start - End		
29/05/2025				Sunset 21:03; 20:48 – 22:33		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations						
<i>Surveyor 1</i>		No emergencies or re-entries were observed. One bat call, from a common pipistrelle, was heard at 22:15. No bat activity was observed.				

<i>IR position 1</i> <i>1x Nightfox Whisker</i> <i>1x Nightfox XB5 PRO</i>	No emergences or re-entries were observed. The footage reflected the view of Surveyor 1.	 An infrared night vision image of a wooden building, likely the site office building, showing its structure and surrounding trees in a high-contrast, black and white style. A timestamp in the bottom right corner reads "05/10/2025 22:33:01".
<i>Surveyor 2</i>	No emergences or re-entries were observed. A total of two bats were heard during the survey – two common pipistrelle calls at 21:56 and 22:15. No bats were observed during the survey.	 A daytime photograph of the same wooden building, showing its weathered exterior, windows, and a small red roof ornament. The building is surrounded by greenery and trees under a blue sky.

<i>IR position 2</i> <i>1x Nightfox Whisker</i> <i>1x Nightfox XB5 PRO</i>	No emergencies or re-entries were observed. The footage reflected the view of Surveyor 2.	
<i>Surveyor 3</i>	No emergencies or re-entries were observed. The first bat was a common pipistrelle foraging between surveyor 3 and B1 at 21:56. The second and final bat was a common pipistrelle heard but not seen at 22:15.	

<i>IR position 3</i> <i>1x Nightfox Whisker</i> <i>1x Nightfox XB5 PRO</i>	No emergencies or re-entries were observed. The footage reflected the view of Surveyor 3.	
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Field Survey						
Dusk Emergence Survey 2						
Building B1						
<i>Building inspection prior to survey</i>	An internal inspection was not conducted due to health and safety concerns.					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation	
	1	Abigail Louise Dodge	4 years	Level 1	Observing the southern and western elevations	
	2	Lauren Stevenson	1 year	Level 1	Observing the northern elevation	
	3 - Lead	Rachel Wick	2 years	Level 2	Observing the eastern elevation and part of the northern elevation	
<i>Weather (start/end)</i>	Temperature (°C): 26.8 Relative humidity (%): 64.5 Cloud cover (%): 5 Wind (m/s): 0.0 Rain: None			Temperature (°C): 23.0 Relative humidity (%): 62.7 Cloud cover (%): 5 Wind (m/s): 0.5 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		3	
	Additional Illumination	Nightfox	XB5 PRO		3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		3	
		Magenta Electronics	Magenta Bat4		2	
	Two Way Radio	BAOFENG	FV-88E		3	
Results						
Date of survey			Sunset; Start - End			
19/06/2025			Sunset 21:19; 21:04 – 22:49			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)

B1	Common pipistrelle x 1	Day	B1	Southern eaves of B1	Gap at the eaves	N/A
Surveyor observations						
<i>Surveyor 1</i>		A common pipistrelle emerged from the eaves at the centre of the southern elevation, observed at 22:12. The first bat seen was a common pipistrelle passing west to east at 21:41 and 21:43. Common pipistrelle activity was intermittently seen and heard but not seen throughout the survey. A common pipistrelle emergence was seen at 22:12 from the tile edge/gutter line of the building, flying in a south-westerly direction. The last bat heard was light pipistrelle chatter at 22:41, with no bats seen.				

<i>IR position 1</i> 1x Nightfox Whisker 1x Nightfox XB5 PRO	The 22:12 common pipistrelle emergence from the southern eaves was confirmed by review of the IR footage. No additional emergences or re-entries were observed. The footage reflected the view of Surveyor 1, with no additional activity recorded.	
<i>Surveyor 2</i>	No emergences or re-entries were observed. The first bat was a common pipistrelle flying from west to east over the surveyor and building at 21:42. Several more common pipistrelle sightings occurred between 21:45 and 22:04, with bats flying from west to east over the building. From 22:13 until 22:40, five more common pipistrelle calls were heard, but no bats were seen. The last bat was a common pipistrelle heard but not seen at 22:40.	

<i>IR position 2</i> <i>1x Nightfox Whisker</i> <i>1x Nightfox XB5 PRO</i>	No emergences or re-entries were observed. The footage reflected the view of Surveyor 2.	
<i>Surveyor 3</i>	No emergences or re-entries were observed. The first bat was a common pipistrelle, seen flying from west to east between B1 and the surveyor at 21:41. Four more common pipistrelle passes in the same direction were observed between 21:43 and 21:52. At 22:01, a common pipistrelle was observed passing from north to south over the tree at the southeast corner of B1. Between 22:04 and 22:40, many common pipistrelle calls were recorded with infrequent sightings of bats passing as described above (west to east or north to south) or foraging within the tree at the southeast corner of B1. At 22:11 a common pipistrelle was observed exhibiting pre-roosting behaviour, including circling and brief landing at the northern elevation adjacent to the wooden door (circled in blue). No re-entry was observed. The last bat was a common pipistrelle heard but not seen at 22:40.	

<i>IR position 3</i> 1x Nightfox Whisker 1x Nightfox XB5 PRO	No emergences or re-entries were observed. The footage reflected the view of Surveyor 3.	
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Field Survey					
Dusk Emergence Survey 3					
Building B1					
Building inspection prior to survey	An internal inspection was not conducted due to health and safety concerns.				
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Rachel Wick	2 years	Level 2	Observing the southern and western elevations
	2	Lauren Stevenson	1 year	Level 1	Observing the northern elevation
	3	James Marsh	1 year	Level 2	Observing the eastern elevation and part of the northern elevation
Weather (start/end)	Temperature (°C): 28.1 Relative humidity (%): 54.9 Cloud cover (%): 0 Wind (m/s): 0.5			Temperature (°C): 21.9 Relative humidity (%): 60.0 Cloud cover (%): 0 Wind (m/s): 0.3	

		Rain: None			Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count		
	NVAs	Nightfox	Whisker	3		
	Additional Illumination	Nightfox	XB5 PRO	3		
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3		
		Magenta Electronics	Magenta Bat4	2		
Two Way Radio	BAOFENG	FV-88E	3			
Results						
Date of survey				Sunset; Start - End		
10/07/2025				Sunset 21:19; 21:04 – 22:49		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations						
<i>Surveyor 1</i>		No emergencies or re-entries were observed. A single common pipistrelle call was recorded at 22:14, with no bats observed at the time. No additional activity was recorded.				

<i>IR position 1</i> 1x Nightfox Whisker 1x Nightfox XB5 PRO	No emergences or re-entries were observed. The footage reflected the view of Surveyor 1.	 An infrared night vision image showing a wooden building with a gabled roof. The roof is covered in dark, textured material, possibly shingles or corrugated metal. The surrounding area is filled with bright, white foliage and trees, indicating a night scene. A timestamp in the bottom right corner reads '07/10/2020 22:43:00'.
<i>Surveyor 2</i>	No emergences or re-entries were observed. The first bat was a common pipistrelle, heard but not seen, at 21:36. At 21:38, 21:39 and 21:50, a common pipistrelle was seen passing over the surveyor and building, travelling from west to east. Then, between 22:01 and 22:45, a total of seven common pipistrelle calls were heard, with no bats observed during this period. The last bat was a common pipistrelle heard but not seen at 22:45.	 A daytime photograph of a wooden building with a gabled roof. The building is made of horizontal wooden planks and has a small, dark doorway. In the foreground, there is a large pile of straw or hay. The background shows trees and a clear sky.

<i>IR position 2</i> 1x Nightfox Whisker 1x Nightfox XB5 PRO	No emergencies or re-entries were observed. The footage reflected the view of Surveyor 2.	
<i>Surveyor 3</i>	No emergencies or re-entries were observed. The first bat was a common pipistrelle seen passing from west over the surveyor position at 21:37, with the same activity repeated twice more within the following 5 minutes. Another common pipistrelle was observed passing from east to west at 21:47, with all other bat activity during the survey heard but not seen until 22:44. A soprano pipistrelle was heard at 22:44, and this was the final bat.	

<i>IR position 3</i> 1x Nightfox Whisker 1x Nightfox XB5 PRO	No emergences or re-entries were observed. The footage reflected the view of Surveyor 3.	
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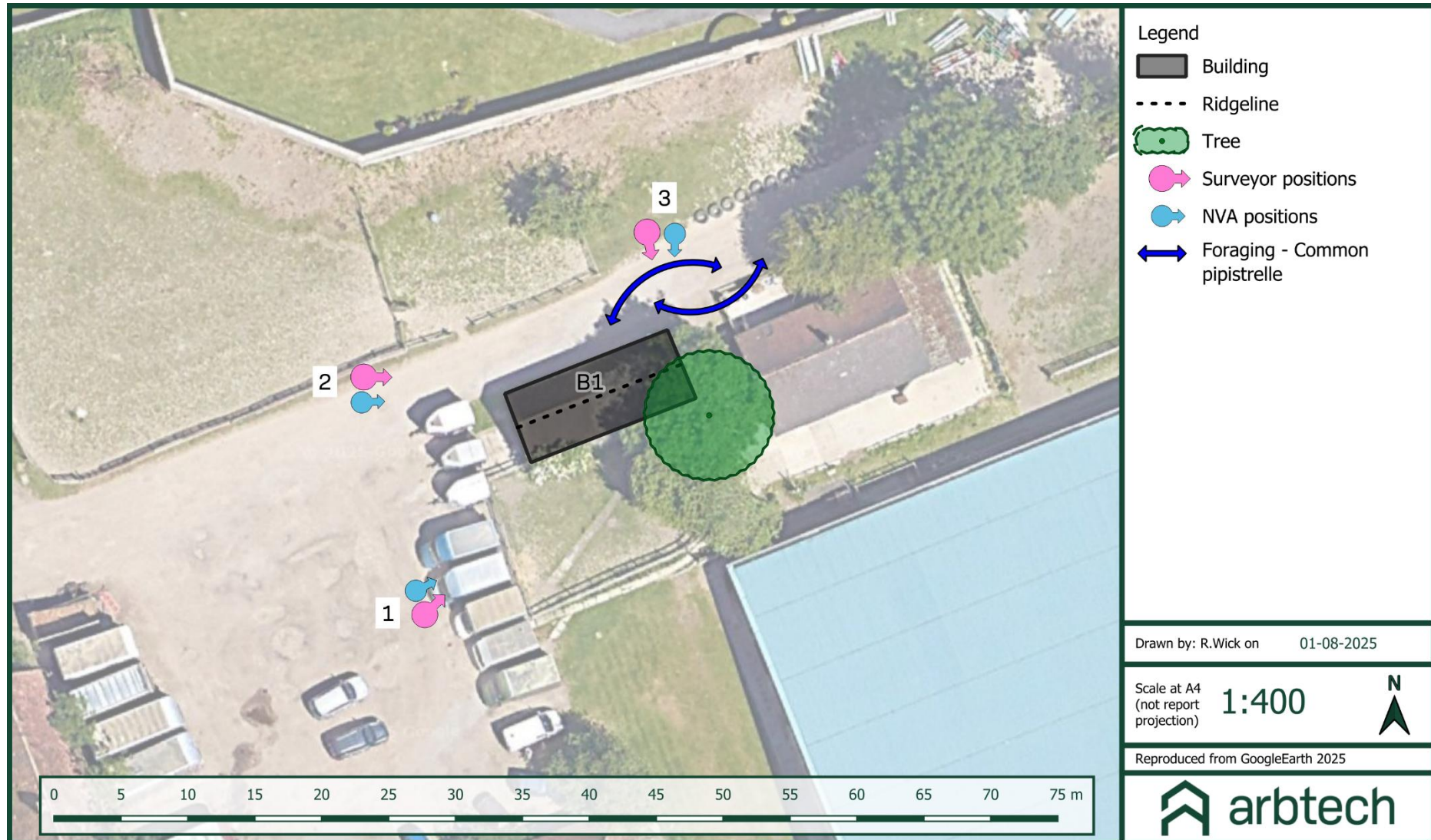
Conclusions, Impacts and Recommendations

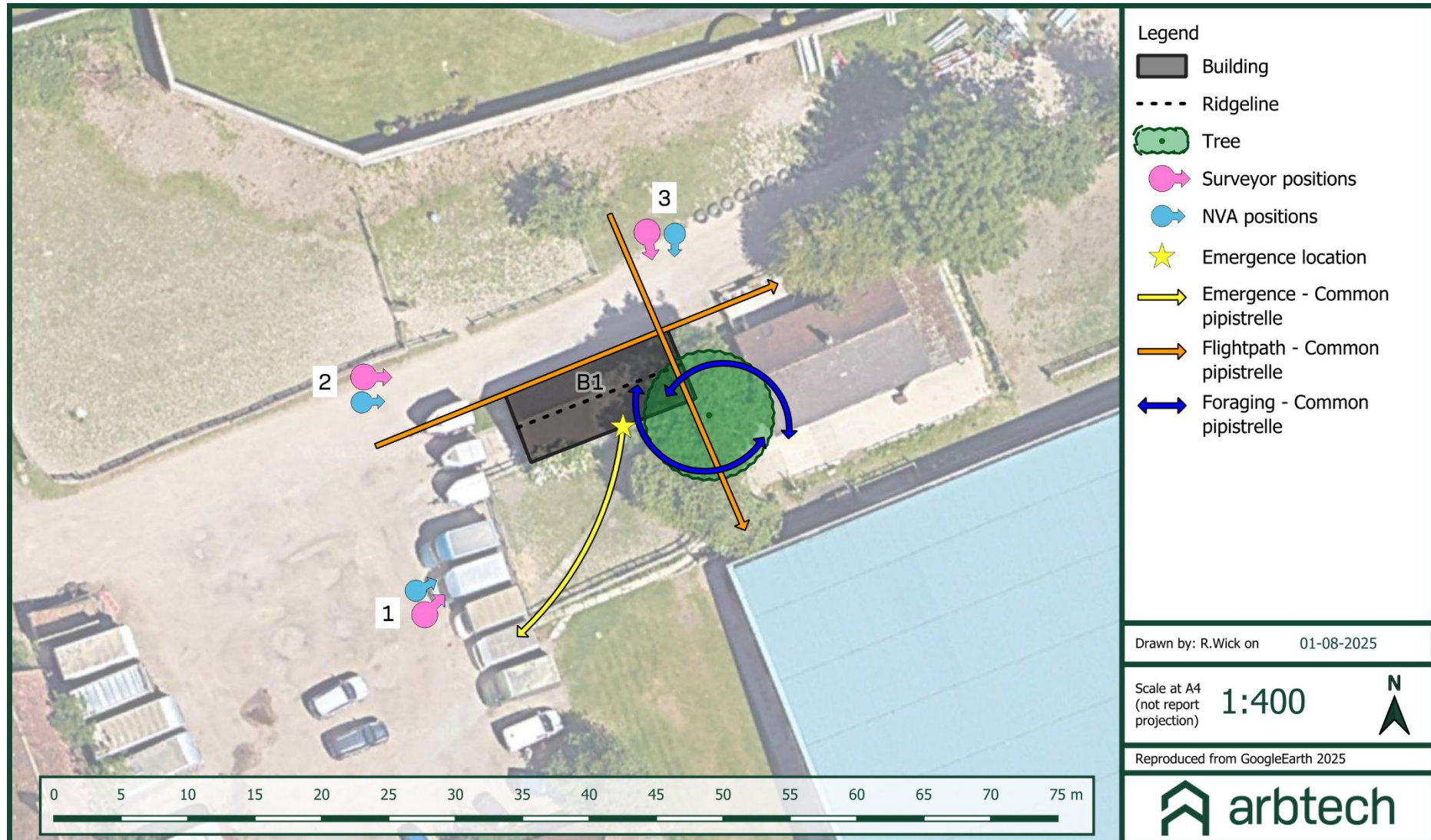
<i>Survey Results Summary</i>	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
	1	Common pipistrelle	Day	1	Centre of the eaves on the southern elevation	Impact to roost – Destruction Level of impact – Site
	General bat activity on site: <i>Key foraging areas</i> – Around the tree at the southeast corner of B1. <i>Key flight lines</i> – Frequent passing was observed over B1 from west to east, towards a line of trees to the east of B1.					

	<i>Species observed</i> – Common pipistrelle and Soprano pipistrelle Hibernation suitability: Negligible - the site does not offer any suitable hibernation habitat. The building does not offer the stable environment generally required for hibernation. No further surveys required.				
<i>Impact Assessment</i>	The proposed development will include the demolition of B1. <table border="1"> <tr> <th>Roost number</th><th>Impact</th></tr> <tr> <td>1 (CP day roost)</td><td>The roost will be destroyed when the building B1 is demolished. Any bats present could be killed or injured.</td></tr> </table> Foraging and commuting bats could be impacted by additional lighting on site, which can reduce resources for the local population.	Roost number	Impact	1 (CP day roost)	The roost will be destroyed when the building B1 is demolished. Any bats present could be killed or injured.
Roost number	Impact				
1 (CP day roost)	The roost will be destroyed when the building B1 is demolished. Any bats present could be killed or injured.				
<i>Recommendations</i>	A BMCL from Natural England is required to legally permit the works. This licence enables the damage and destruction of roosts used by a low number of common species. The evidence found during the PRA and BERS suggests the roosts on site are day roosts for a low number of common pipistrelle individuals. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not. Additional survey requirements: • If the licence is not submitted by the 10th of October 2025, a Material Changes Check will be required. • If the licence is not submitted by 1 May 2026, updated dusk surveys will be required. The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife-related planning conditions that require sign-off from the council will need to be discharged prior to licence submission.				

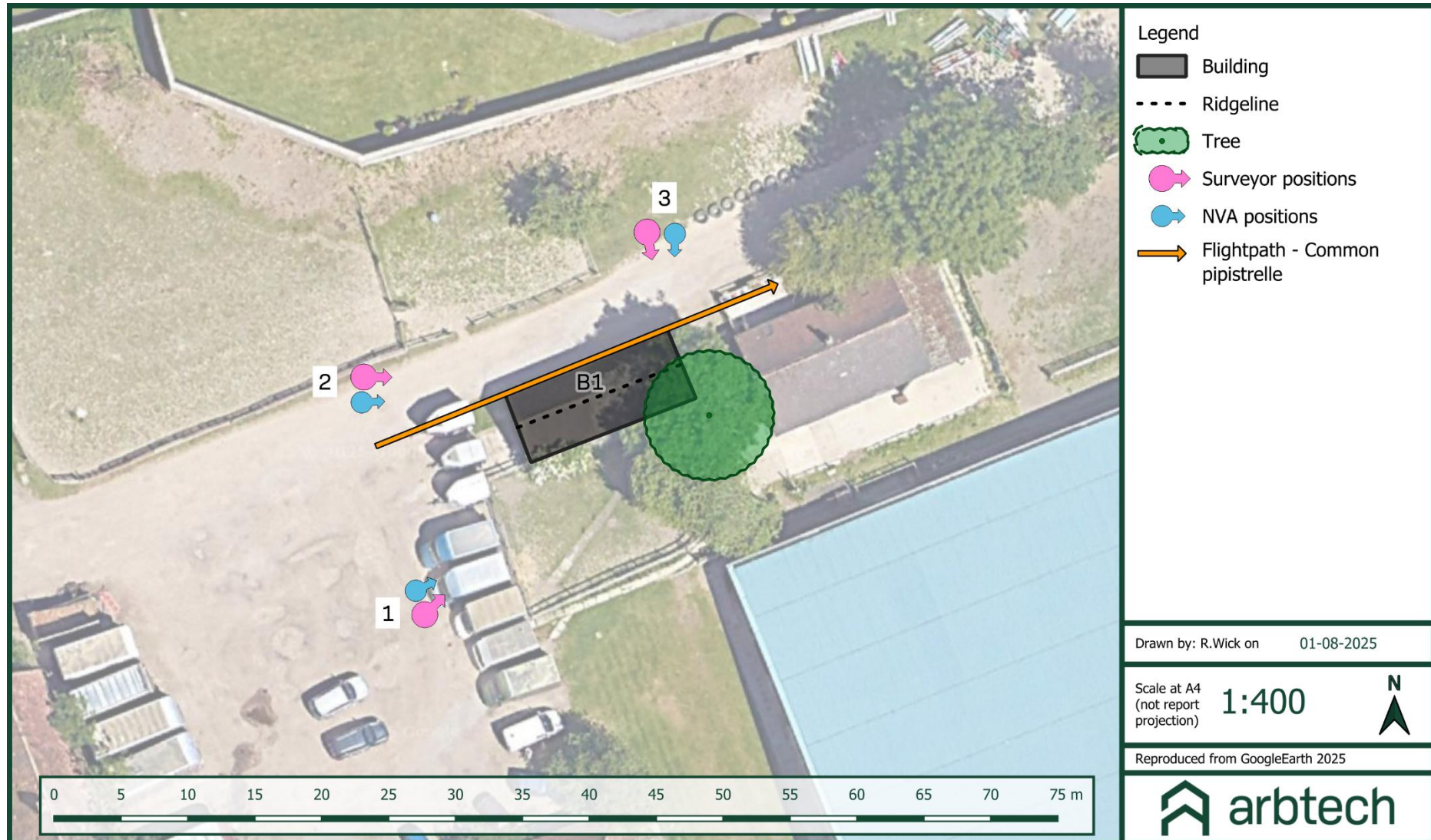
	A Material Changes Check will be required within three months of the BMCL submission, if no survey work has been undertaken within that period. The BMCL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level so as to maintain (or enhance) the Favourable Conservation Status (FCS) of the local bat population. The BMCL will include (but is not limited to) the following measures: ▪ The installation of one bat box or replacement bat roost prior to works commencing to form a receptor site for any bats found during the works. Boxes may be installed on buildings or trees or can be pole mounted, but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes should be positioned 3-5m above ground level, facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. ▪ The provision of a toolbox talk to contractors, by the Named Ecologist or an Accredited Agent, to inform them of the presence of bat roosts. ▪ A pre-commencement inspection of the timber cladding and eaves at the south elevation by the Named Ecologist or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). ▪ The removal of all suitable features (timber cladding and remaining roof tiles) by hand under the supervision of the Named Ecologist or an Accredited Agent. ▪ Avoiding the use of unnecessary lighting, particularly at night, or implementing a low-impact lighting strategy to avoid illumination of newly created roosts or roost features. ▪ Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of newly created roosts or roost features. The BMCL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favourable to move bats to the receptor bat box.
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	BMCLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified, works must cease and advice must be sought from the Named Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the BMCL. Wildlife Sensitive Lighting Strategy Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill onto key habitats or features which bats may use for roosting, foraging or commuting, such as the southeastern tree.
<i>Enhancements</i>	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new building. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction (or facing vegetated areas/gardens), 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 1a: BERS plan – Visit 1

Appendix 1b: BERS plan – Visit 2

Appendix 1c: BERS plan – Visit 3



Appendix 2: Proposed Plans



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Version control			
Status	Issue	Name	Date
Draft	0.1	Rachel Wick MSci – Graduate Ecologist	01/08/2025
Review	0.2	Josephine McCarthy, Senior consultant	06/08/2025
Final	1.0	Rachel Wick MSci – Graduate Ecologist	07/08/2025