

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

The Granary at North Hall, Staplefield, West Sussex, RH17 6AS

Client:

Unda Consulting Ltd

Report date:

10th October 2025

Project:

This report is prepared to inform a planning application for the proposal described as: The conversion of an existing outbuilding to ancillary uses to the main dwelling and for other ancillary works to the building at North Hall Mallions Lane Staplefield.

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

While no roosts were identified within B1, the building which will be subject to works, a number of roosts were identified within the surrounding buildings on site. These roosts are as follows:

Roost number	Species	Roost type	Peak Number	Roost location	Impact
1	Common pipistrelle	Day	2	At the eaves on the northern elevation of B2	Disturbance
2	Common pipistrelle	Day	4	Hanging tiles on the southern gable end of B2	Disturbance
3	Common pipistrelle	Day	1	Hanging tiles on the southern elevation of B2	Disturbance
4	Common pipistrelle	Day	1	Hanging tiles on the northern portion of the western elevation of B2	Disturbance
5	Common pipistrelle	Day	2	Hanging tiles on the southern portion of the western elevation of B2	Disturbance
6 – Droppings only	Common pipistrelle	Day	1/2 (estimated based on droppings)	Hanging tiles on the eastern elevation of B2	Disturbance
7 - Droppings only	Brown long eared	Feeding	1 (estimated based on droppings)	Interior of B3	None
8 – Droppings only	Brown long eared	Occasional/transitional	1 (estimated based on droppings)	Interior of B3	None

Due to other roosts identified on site, particularly a high volume of common pipistrelle within B2, there is an increased risk of bats being present within B1 during the works. In addition, bats roosting within B2 are within close proximity to B1 and may therefore be disturbed during works. Therefore, a

bespoke Bat Mitigation Plan will be required to minimise disturbance to roosts on site and ensure precautionary working measure are followed in case of additional roosts identified during works.

Background

PRA – Arbtech, July 2025. B1 is a former granary barn structure with a hipped roof, constructed of brick and mortar with timber cladding and with a clay tile clad roof. B1 has been assessed to provide high habitat value for roosting bats due to the presence of lifted and missing roof and ridge tiles, lifted timber cladding, gaps in the brickwork and gaps at the eaves.

Number of buildings on site – 5 buildings

Number of buildings surveyed – 1 building

Explanation of why not all buildings were surveyed – Initially, only one of the 4 buildings on site was surveyed as only B1 will be directly impacted by the works. However, given the sites highly suitable location and the proximity to other buildings on site, additional information was required to provide the full potential impacts. As a result, a walkover was completed on the third visit to provide further details on the suitability of other buildings on site and identify the potential impacts for bats roosting within other nearby buildings.

Scope of works

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

B1 – High value – 3 surveys

B2 – High value, confirmed roosts – despite the lack of direct impacts to B2, due its close proximity to B1 there is still potential for disturbance to bats within this building or functionally connected roosts across multiple buildings on site. Therefore, during the first two site visits surveyors and IR cameras used to survey B1 were angled to also cover the closest elevations of B2, and during the final survey an additional two cameras were utilised to provide additional information on the remainder of B2.

Proposed development

Current use of building – Storage

Proposed use of building – Ancillary

Structural changes to building – Conversion including installation of shower room and wood stove with associated flue



Cosmetic/repair work – Roof repairs, replacement of windows and doors


Type of permission required – Listed building consent


<i>Biological Data</i>	<i>Records</i>	<p>Biological Records Data for bats within a 2km radius of site was obtained from Sussex Biodiversity Record Centre. A total of 198 records of bats were identified. Please find a summary of records below:</p> <ul style="list-style-type: none"> • Common pipistrelle – 49 records including 1 maternity roost • Soprano pipistrelle – 29 records
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	<ul style="list-style-type: none">• Brown long eared – 26 records including 4 maternity roosts• Unspecified long eared species – 18 records• Unspecified myotis species – 16 records• Noctule – 15 records• Serotine – 13 records• Barbastelle – 6 records• Whiskered – 5 records• Unspecified bat species – 5 records• Unspecified pipistrelle species – 5 records• Daubentons – 4 records• Natterers – 4 records• Nathusius pipistrelle – 2 records• Alcaethoe – 1 record				
The site surveys were designed and managed by Consultant Ecologist Ashleigh Domblides, Natural England Bat Licence Number: 2025-12729-CL17-BAT and BCT Competency Level 2.					
Site walkover map in appendix 1, BERS results in Appendix 2, proposed plans in Appendix 3, DNA results in appendix 4 and photos in appendix 5					
Limitations	Security cameras with IR are present on the building which cannot be turned off, reducing the quality of the IR footage. To compensate, surveyors were in continuous communication via radio throughout the surveys to identify the flight paths of bats passing the building and rule out potential emergencies without reliance on the IR footage, and the contrast and brightness of the footage was adjusted during review to enable better review. This is therefore not considered to be a significant limitation.				
Field Survey					
Dusk Emergence Survey 1					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Annabel Yapp	3 Years	Level 2	Observing southwest
	2	Will Malps	3 Years	Level 2	Observing northeast
Weather (start/end)	Temperature (°C): 16 Relative humidity (%): 85 Cloud cover (%): 95 Wind (m/s): 0		Temperature (°C): 15 Relative humidity (%): 83 Cloud cover (%): 95 Wind (m/s): 0		


		Rain: None			Rain: None		
Equipment used		Equipment	Make	Model		Count	
		NVAs	Nightfox	Whisker		2	
		Additional Illumination	Nightfox	XB5 PRO		2	
		Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
			Magenta Electronics	Magenta Bat4		1	
Two Way Radio	BAOFENG	FV-88E		2			
Results							
Date of survey				Sunset; Start - End			
01/08/2025				Sunset 20:46; 20:31 – 22:40			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)	
1	2x common pipistrelle	Day	B2	At the eaves on the northern elevation of B2	Damaged lining and exposed roof tiles at the eaves	N/A	



Surveyor observations		
Surveyor 1	<p>Summary of general activity: Species – Common pipistrelle, brown long eared Flight paths – South to north and north to south over B1 Foraging areas – In the garden to the south east of B1</p> <p>First activity of the survey was a common pipistrelle seen passing over the roof in a southern direction towards the rear garden at 21:01. A further two common pipistrelles were seen commuting along the same path at 21:09 and 21:14. From then until the end of the survey, common pipistrelles were intermittently heard not seen, in addition to two common pipistrelles seen commuting from west to south. From 22:01 until the end of the survey, brown long-eared bats displayed constant foraging activity to the southwest of B1. Two brown long-eared passes were seen, both flying past building 1 in a northern direction towards the drive at 22:18 and 22:34.</p>	<p>Surveyor 1 elevation photo</p> 
<i>IR position 1</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	<p>Camera position: observing southwest elevation of B1 and B2 Emergences observed: No</p> <p>No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.</p>	<p>Surveyor 2 darkest point photo</p> 


<p><i>Surveyor 2</i></p>	<p><u>Roost 1: Common pipistrelle day roost</u></p> <p>Number: 2</p> <p>Time(s): 21:09, 21:14</p> <p>Location of access point(s): Damaged eaves at the northern gable end of B2</p> <p>Direction(s) of travel on emergence: South over B1</p> <p>Species ID was confirmed by the surveyor on site</p> <p>Summary of general activity:</p> <p>Species – Common pipistrelle, brown long eared</p> <p>Flight paths – North to south over B1</p> <p>Foraging areas – Northern garden</p> <p>The first activity was a common pipistrelle passing over B1 heading south at 21:01. Two emergences from the eaves of B2 occurred at 21:08 and 21:14, both common pipistrelles. From then until 22:02, common pipistrelles were intermittently heard not seen. A brown long eared was heard not seen at 22:03. From then until 22:36, brown long eared were intermittently heard and/or seen, with regular foraging activity within the northern garden.</p>	<p>Surveyor 2 elevation photo, emergence location circled</p> 
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<i>IR position 2</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	<p>Camera position: observing northeast elevation of B1 and B2 Emergences observed: Yes</p> <p>One of the two emergences from B2 was captured on the IR footage, the second emergences was out of the cameras field of view. Otherwise, the footage was in line with the observations of surveyor 2 with no additional activity.</p>	<p>Surveyor 1 darkest point photo</p> 
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Field Survey						
Dusk Emergence Survey 2						
Building B1						
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	1 - Lead	Annabel Yapp	3 Years		Level 2	Observing southwest
	2	Will Malps	3 Years		Level 2	Observing northeast
Weather (start/end)	Temperature (°C): 17 Relative humidity (%): 66 Cloud cover (%): 25 Wind (m/s): 0.5 Rain: None			Temperature (°C): 9 Relative humidity (%): 62 Cloud cover (%): 20 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		2	
	Additional Illumination	Nightfox	XB5 PRO		2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		1	
Two Way Radio	BAOFENG	FV-88E		2		
Results						
Date of survey			Sunset; Start - End			
22/08/2025			Sunset 20:07; 19:52 - 21:52			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
2	2x Common pipistrelle	Day	B2	Hanging tiles on the southern gable end of B2	Lifted hanging tile	N/A


Surveyor observations		
Surveyor 1	<p><u>Roost 1: Common pipistrelle day roost</u></p> <p>Number: 2</p> <p>Time(s): 20:14</p> <p>Location of access point(s): Hanging tile on the southern gable end of B2</p> <p>Direction(s) of travel on emergence: South</p> <p>Species ID was confirmed by the surveyor on site</p> <p>Summary of general activity:</p> <p>Species – Common pipistrelle, brown long eared</p> <p>Flight paths – North to south past and over B1</p> <p>Foraging areas – Western garden</p> <p>The first activity was two common pipistrelles emerging from hanging tiles on the southern elevation of B2 at 20:14 before commuting south. A common pipistrelle was seen flying from north to south, towards the rear garden at 20:15. A common pipistrelle was seen entering B3 at 20:20 to forage. Between then and the end of the survey, common pipistrelles were intermittently heard and/or seen with regular passes from north to south. From 20:59 until the end of the survey, there was constant activity from brown long-eared. The majority of activity was heard not seen, with intermittent foraging within the garden activity to the southwest of B1.</p>	<p>Surveyor 1 elevation photo, emergence location outside of field of view</p> 



<p><i>IR position 1</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i></p>	<p>Camera position: observing southwest elevation of B1 and B2 Emergences observed: No</p> <p>The emergences observed on site were out of the field of view of the IR. Otherwise, the footage was in line with the observations of surveyor 1 with no additional activity.</p>	<p>Surveyor 1 darkest point photo</p> 
<p><i>Surveyor 2</i></p>	<p>Summary of general activity: Species – Common pipistrelle, brown long eared Flight paths – North to south over B1 Foraging areas – Western garden</p> <p>The first activity of the night was a heard not seen common pipistrelle at 20:20, with regular passes north to south between then and 20:34. From then until the end of the survey, common pipistrelles were intermittently heard not seen. From 21:00 until the end of the survey, there was near constant brown long eared activity, with near constant heard not seen activity between and occasional foraging to the west of B1.</p>	<p>Surveyor 2 elevation photo</p> 



<p><i>IR position 2</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i></p>	<p>Camera position: observing northeast elevation of B1 and B2 Emergences observed: No</p> <p>No emergences were observed and the footage was in line with the observations of surveyor 2 with no additional activity.</p>	<p>Surveyor 2 darkest point photo</p> 
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Field Survey	
Site walkover	Completed by Ashleigh Domblides, Natural England Bat Licence Number: 2025-12729-CL17-BAT, immediately prior to the start of the survey. Photos from the site walkover can be found in appendix 4.
B1 updated internal inspection	B1 appeared to be in the same condition as the preliminary roost assessment completed in July 2024, with no changes to habitat value and no evidence of bats identified.
B2 summary and suitability	<p>B2 is a multi hip and gable residential dwelling immediately adjacent to the east of B1 constructed of brick and mortar with a clay tile clad roof. The majority of the upper half of the walls are clad in clay hanging tiles. Roosting features present include lifted hanging tiles and roof tiles throughout, lifted bargeboard, damaged eaves exposing the roof tiles beneath and lifted lead flashing. B2 has been assessed to provide high habitat value for roosting bats.</p> <p>Two common pipistrelles were identified roosting beneath hanging tiles on the western elevation of B2. In addition, scattered droppings were identified on the floor beneath hanging tiles throughout all elevations of the buildings, and clusters of droppings were found caught in cobwebs beneath bargeboard and hanging tiles. B2 is therefore considered to be a confirmed roost. Droppings were collected from multiple locations and sent for DNA analysis. These were identified as common pipistrelle (see DNA results in appendix 3).</p> <p>Local knowledge suggests that a common pipistrelle maternity roost was previously present at the eaves of the northern gable end of B2. While only two emergences were identified at this location during this suit of surveys, the continued presence of a maternity roost at this or another location on B2 cannot be ruled out due to a high volume of common pipistrelle emergences elsewhere on the building and the surveys being completed outside of pipistrelle maternity season.</p> <p>Limitation: Due to the presence of asbestos within the loft voids, it was not possible to access the loft voids within B2. Given the continuous brown long eared activity throughout all surveys in addition to the presence of a brown long eared roost within B3, it is possible that additional brown long eared roosts may be present within the loft voids in B2 which could not be accessed. However, as B2 will not be directly impacted by the proposed works and the works being completed are expected to be at ground floor level, any bats roosting within the loft voids are not expected to be impacted or disturbed by the proposed works.</p>
B3 summary and suitability	B3 is a large barn to the west of B1 which is partially hipped with a pitched extension on the northern elevation. The barn is constructed partly of brick and mortar and partly of timber, with a clay tile clad roof. Roosting features include lifted roof tiles, missing mortar beneath hip tiles, damaged eaves and lifting between timber panels. Access to the interior of B3 is present throughout, with large gaps in the timber walls, gaps at the eaves and broken windows. The internal roof is lined with bitumen

	felt, and timber beams throughout the roof structure provide a suitable roosting location for void dwelling bat species. B3 has been assessed to provide high habitat value for roosting bats.				
	Bat droppings were identified scattered throughout B3, with a cluster beneath the join between the ridge and hip beams to the south of B3. ~200 droppings were identified in total, though more may have been missed due to debris on the floor. In amongst the cluster of droppings were ~20 scattered insect wings, suggesting the presence of a feeding roost. Due to the high volume of droppings compared to the volume of insect wings, this is also considered likely to be a day roost of the same species. Droppings were collected and sent for DNA analysis. These were identified as brown long eared (see DNA results in appendix 3).				
B4, B5 summary and suitability	B4 and B5 are both is a small outbuildings to the northeast of B2 which are constructed partially of brick and mortar and partially of timber, with a clay tile clad roof. Roosting features include a small number of lifted roof tiles, gaps in the mortar and gaps around window and door frames. The interior of B4 and B5 could not be accessed, however, due to windows on the norther, southern and western elevation there are likely high levels of light internally which will limit the suitability for roosting bats internally. B4 and B5 have been assessed to provide moderate habitat value for roosting bats. No evidence of roosting bats was identified on or around B4 or B5.				
Dusk Emergence Survey 3					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Annabel Yapp	3 Years	Level 2	Observing southwest
	2	Ashleigh Domblides	5 Years, Level 1 bat licence	Level 2	Observing northeast
	3	Unmanned IR	N/A	N/A	Observing south of B2
	4	Unmanned IR	N/A	N/A	Observing east of B2
Weather (start/end)	Temperature (°C): 18 Relative humidity (%): 87 Cloud cover (%): 100 Wind (m/s): 1.7 Rain: None		Temperature (°C): 17 Relative humidity (%): 93 Cloud cover (%): 25 Wind (m/s): 0.4 Rain: None		
Equipment used	Equipment	Make	Model		Count
	NVAs	Nightfox	Whisker		4
	Additional Illumination	Nightfox	XB5 PRO		4
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2

			Magenta Electronics	Magenta Bat4	2	
		Two Way Radio	BAOFENG	FV-88E	2	
Results						
Date of survey				Sunset; Start - End		
18/09/2025				Sunset 19:07; 18:52 – 20:37		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
2	4x common pipistrelle	Day	B2	Hanging tiles on the southern gable end of B2	Lifted hanging tile	N/A
3	1x common pipistrelle	Day	B2	Hanging tiles on the southern elevation of B2	Lifted hanging tile	N/A
4	1x common pipistrelle	Day	B2	Hanging tiles on the northern portion of the western elevation of B2	Lifted hanging tile	N/A
5	2x common pipistrelle	Day	B2	Hanging tiles on the southern portion of the western elevation of B2	Lifted hanging tile	N/A
Surveyor observations						
Surveyor 1		<p>Summary of general activity:</p> <p>Species – Common pipistrelle, brown long eared, noctule, soprano pipistrelle</p> <p>Flight paths – North to south over B1</p> <p>Foraging areas – Western garden</p> <p>The first activity was a noctule which was heard not seen intermittently from 19:11 until 19:16. At 19:17, a common pipistrelle was seen commuting north to south past B1. This flight path was utilised twice more by common pipistrelle during the survey. From 19:17 until 20:03, common pipistrelles were intermittently heard not seen. A soprano pipistrelle was heard not seen at 19:40. From 19:41 until 20:03, there was constant heard not seen activity from brown</p>			<p>Surveyor 1 elevation photo</p> 	

	long-eared which then reduced to intermittent until the end of the survey.	
<i>IR position 1</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	<p>Camera position: observing southwest elevation of B1 and B2 Emergences observed: Yes</p> <p><u>Roost 2: Common pipistrelle day roost</u> Number: 2 Time: 19:22, 19:26 Location of access point: hanging tiles on the southern gable end of B2 Direction of travel on emergence: South Species ID was confirmed by surveyor 1 on site</p> <p>In addition to the observations on site, the above two emergence were identified upon IR review. These emergences aligned with heard not seen common pipistrelle calls identified during the survey. These emergences were both also identified upon review of unmanned camera 3. Otherwise, the footage was in line with the observations of surveyor 1 with no additional activity.</p>	<p>Surveyor 1 darkest point photo</p>  <p>Roost 2 emergence location</p> 

<p><i>Surveyor 2</i></p>	<p>Summary of general activity: Species - Common pipistrelle, brown long eared Flight paths - None observed Foraging areas – North of B1</p> <p>The first bat was a common pipistrelle seen foraging to the north of B1 at 19:43. This behaviour continued intermittently throughout the survey. At 19:57, a brown long eared was heard not seen.</p>	<p>Surveyor 2 elevation photo</p> 
<p><i>IR position 2</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i></p>	<p>Camera position: observing northeast elevation of B1 and B2 Emergences observed: No</p> <p>No emergences were observed and the footage was in line with the observations of surveyor 2 with no additional activity.</p>	<p>Surveyor 2 darkest point photo</p> 

<p>IR position 3 Nightfox Whisker Nightfox XB5 850nm IR</p>	<p>Camera position: observing south west elevation of B2 Emergences observed: Yes</p> <p><u>Roost 2: Common pipistrelle day roost</u> Number: 4 Time: 19:22, 19:24, 19:26, 19:27 Location of access point: hanging tiles on the southern gable end of B2 Direction of travel on emergence: South Species ID was confirmed by surveyor 1 on site</p> <p><u>Roost 3: Common pipistrelle day roost</u> Number: 1 Time: 19:21 Location of access point: hanging tiles on the southwestern corner of B2 Direction of travel on emergence: East Non-echolocating; species identified via DNA analysis, time of emergence, location of roost, size of bat and other emergences on site.</p> <p><u>Roost 4: Common pipistrelle day roost</u> Number: 1 Time: 19:21 Location of access point: hanging tiles on the western elevation of B2 Direction of travel on emergence: West Non-echolocating; species identified via DNA analysis, time of emergence, location of roost, size of bat and other emergences on site.</p> <p><u>Roost 5: Common pipistrelle day roost</u> Number: 2 Time: 19:22, 19:23 Location of access point: hanging tiles on the western elevation Direction of travel on emergence: South</p>	<p>Unmanned IR 3 darkest point photo</p>  <p>Roost 2 emergence location</p> 
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Species ID'd visually prior to the survey during the pre-survey walkover and through DNA analysis


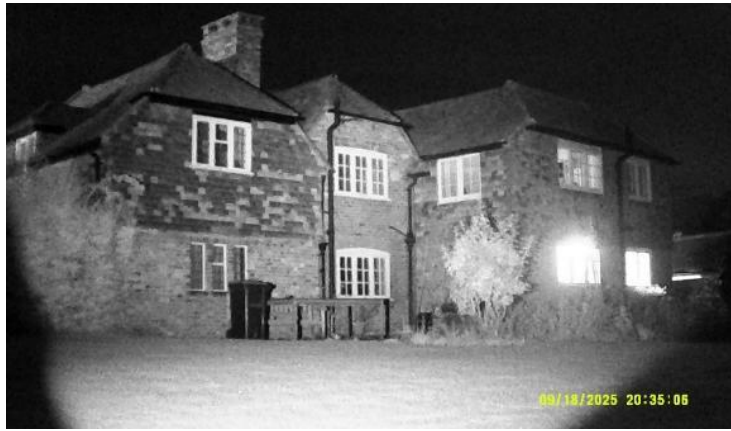
The first bat was a common pipistrelle emergence at 19:21 from the southwest corner of B2. Between then at 19:27, there were a further 8 emergences across 4 different roosts as detailed above. From 19:45 until 20:03, up to two brown long eared were seen near constantly foraging to the south of B2. From then until the end of the survey, both common pipistrelles and brown long eared were seen foraging to the south of B1 and passing east to west and west to east intermittently.

Roost 3 emergence location



Roost 4 emergence location



		<p>Roost 5 emergence location</p> 
<p>IR position 4 Nightfox Whisker Nightfox XB5 850nm IR</p>	<p>Camera position: observing eastern elevation of B2 Emergences observed: No</p> <p>The first bat was a common pipistrelle seen foraging to the east of B1 at 19:39. This activity continued near constantly for approximately 10 minutes, then intermittently until the end of the survey. No other activity was observed.</p>	<p>Unmanned IR 4 darkest point photo</p> 

Conclusions, Impacts and Recommendations						
Survey Results Summary	Roosts identified					
	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
	1	Common pipistrelle	Day*	2	At the eaves on the northern elevation of B2	Impact to roost – Disturbance Level of impact – Site
	2	Common pipistrelle	Day*	4	Hanging tiles on the southern gable end of B2	
	3	Common pipistrelle	Day*	1	Hanging tiles on the southern elevation of B2	
	4	Common pipistrelle	Day*	1	Hanging tiles on the northern portion of the western elevation of B2	
	5	Common pipistrelle	Day*	2	Hanging tiles on the southern portion of the western elevation of B2	
	6 – Droppings only	Common pipistrelle	Day*	1/2 (estimated based on droppings)	Hanging tiles on the eastern elevation of B2	
	7 - Droppings only	Brown long eared	Feeding	1 (estimated based on droppings)	Interior of B3	Impact to roost – None
	8 – Droppings only	Brown long eared	Occasional/ Transitional	1 (estimated based on droppings)	Interior of B3	
	*Identified day roosts are considered to be functionally linked to a previously recorded maternity roost on site within B2.					
	General bat activity on site: Key foraging areas – Within the southern and western garden Key flight lines – North to south over B1 Species observed – Common pipistrelle, soprano pipistrelle, noctule, brown long eared					
Hibernation suitability - Low – there is some limited habitat in crevices beneath roof tiles, however these do not offer the stable environment generally required for hibernation. No further surveys required						

	Additional notes/discussion – <p>As the survey was completed outside of peak maternity season and on the final survey, 8 common pipistrelles were identified to emerge from B2, it is considered likely that a maternity roost remains present within B2. Given the presence of roosts beneath hanging tiles throughout the whole of B2 identified by emergences, presence of roosting bats during the walkover and presence of droppings, it is likely that roosts throughout the building are functionally connected as one roost with different areas utilised interchangeably. While this will not be directly impacted by the works, there are two things to consider when works are completed:</p> <ul style="list-style-type: none"> • Due to the volume of bats roosting on site within close proximity of B1, there is an increased risk that bats roosting elsewhere on site may opportunistically utilise roosting features identified within B1 despite a roost not having been identified to date. • Due to the proximity of B1 to some of the roosting locations identified on B2, bats could still be disturbed by the works despite not being directly impacted. 	
<i>Impact Assessment</i>	Roost Number	Impacts
	1 - 6	B2 will not be directly impacted by the proposed works, however, roosts 1 and 4 are both within close proximity of the works on B1. These roosts are likely to be disturbed by increased noise, vibration and scaffolding. Given the likely functional connectivity between common pipistrelle roosts on site, this also has the potential to indirectly disturb the remaining common pipistrelle roosts.
	7 - 8	Roost 7 and 8 are not expected to be impacted by the proposed works due to the small scale of works and distance between B2, where the proposed works will take place, and B3 where these roosts were identified.
	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. Impact site level only.	
<i>Recommendations</i>	<p>Due to the high habitat value of the building and the confirmed presence of bats roosting within the adjacent building, there remains an elevated risk that bats could be present during the works, as bats are highly mobile creatures known to roost switch regularly. In addition, bats roosting within the adjacent building may be disturbed during works. As such, a bespoke Bat Mitigation Plan is required. This will include but is not limited to the following measures:</p> <ul style="list-style-type: none"> ▪ A disturbance notice should be sent to Natural England prior to commencement of works to inform them of the potential disturbance of roosts present within B2. ▪ Timing of works to avoid the maternity season (May to September) due to the likely presence of a maternity roost within B2 to limit the potential for disturbance. 	

	<ul style="list-style-type: none"> ▪ The provision of a toolbox talk to contractors, by a suitably qualified ecologist, to inform them of the presence of bat roosts. ▪ A pre-commencement inspection of any roost features by a suitably qualified ecologist using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). ▪ The removal of all roof and ridge tiles and timber cladding by hand under the supervision of a suitably qualified ecologist. ▪ No roosting features identified on B2 will be blocked during or post development. Exclusion zones will be identified to ensure this is adhered to. ▪ Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. ▪ Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. ▪ If works are started after May 2026 – an updated inspection and dusk emergence survey will be carried out in the June/July prior to the start of works to check for any changes in roost status. If evidence of roosting bats is found within B1 then further surveys and a licence will be required to proceed with the works. <p>Wildlife Sensitive Lighting Strategy</p> <p>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:</p> <ul style="list-style-type: none"> ▪ Light spill on to the adjacent buildings (particularly B2 and B3) and western garden should be avoided. ▪ 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 in order 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.
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	<ul style="list-style-type: none">▪ 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>	<p>The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be mounted on retained buildings or trees. 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.</p> <p>The bat boxes will be a specification suitable for crevice dwelling species such as Beaumaris Bat Box, Schwegler 2F Universal Bat Box or a similar alternative brand.</p>

Appendix 1: Site Walkover Map



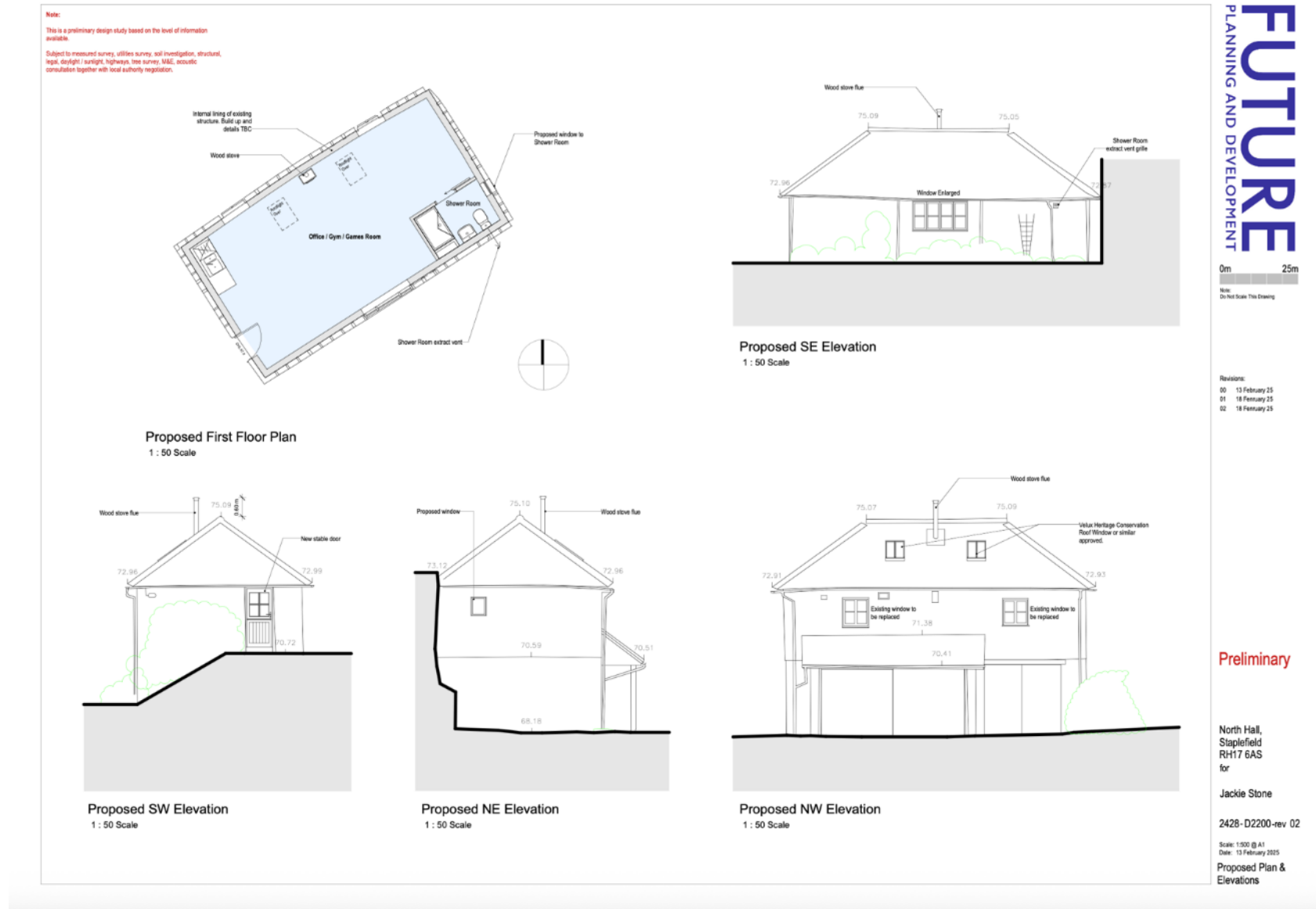
Appendix 2a: BERS Map (Survey 1 and 2)



Appendix 2b: BERS Map (Survey 3)



Appendix 3: Proposed Plans



Appendix 4: DNA results



Sample ID: EG-2687-2

Sample information:

Sample type: Faecal **Species group:** Bats
Suspected species: BLE **Site Location:** RH17 6AS
Comments: The Granary at North Hall, RH17 6AS - Adjacent Barn

Laboratory information:

DNA Extraction Code: EG-2025-2352 **Identification method:** qPCR
Analysis Procedure Notes:
Laboratory Comments:
 None

Species Identified:

Species 1: Plecotus auritus (Brown long-eared bat) **qPCR Ct Value:** 19

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DNA Results - B2 hanging tiles



Sample ID: EG-2687-3

Sample information:

Sample type: Faecal **Species group:** Bats
Suspected species: Pip **Site Location:** RH17 6AS
Comments: The Granary at North Hall, RH17 6AS - Hanging tiles, house

Laboratory information:

DNA Extraction Code: EG-2025-2353 **Identification method:** qPCR
Analysis Procedure Notes:
Laboratory Comments:
 None

Species Identified:

Species 1: Pipistrellus pipistrellus (Common pipistrelle bat) **qPCR Ct Value:** 28

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DNA Results - B3 interior

Appendix 5: Photos



Picture 1: B1 interior



Picture 2: B2 exterior



Picture 3: 2x common pipistrelle roosting beneath hanging tiles on the western elevation of B2



Picture 4: Scattered droppings on the floor around B2



Picture 5: Droppings caught in cobwebs beneath bargeboard on the southern elevation of B2



Picture 6: Damaged eaves and lifted hanging tiles on the northern elevation of B2



Picture 7: Lifted tiles and lead flashing on B2



Picture 8: B3 exterior



Picture 9: B3 interior



Picture 10: Cluster of bat droppings and discarded wings amongst debris inside B3



Picture 11: Missing mortar and lifted roof tiles on B3



Picture 12: B4 exterior



Picture 13: Damage and gaps around window B4



Picture 14: B2, B4 and B5, northwestern elevations

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