Bat Survey Report

January 2026

75 Folders Lane,
Burgess Hill

Prepared by
CSA Environmental

On behalf of
Talbot Developments
(Sussex) Ltd

Report No: CSA/7716/02

CSA environmental

masterplanning | ecology | landscape | heritage

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/7716/02	-	28/11/2025	NS	LM/JT	First Issue
	A	14/01/2026	NS	LM	Update client information

CONTENTS

Appendices

EXECUTIVE SUMMARY

Residential development is proposed at 75 Folders Lane, Burgess Hill, for which detailed planning permission will be sought. The proposals involve the removal of the existing dwelling at the Site to allow for the provision of a total of four residential units with associated gardens and hardstanding.

CSA Environmental was instructed by Talbot Developments (Sussex) Ltd to undertake an inspection of the bungalow (building B1) and two outbuildings (buildings B2 – B3) on-site in order to assess their potential to support roosting bats. Following inspection of the existing buildings (including loft voids, where present and accessible) buildings B2 and B3 were deemed to offer 'negligible' suitability for roosting bats. Building B1 was found to have evidence of roosting bats in the form of c. 50 bat droppings under hanging tiles situated on the southern gable end of the building. Results from DNA analysis of the droppings identified them to common pipistrelle. Therefore, building B1 was considered as a 'medium - confirmed bat roost' within the preliminary roost assessment.

Habitats on Site which included limited areas of grassland, scrub, and hedgerow, were categorised as having 'low' potential for commuting and foraging bats.

In line with current best practice survey guidelines for buildings with confirmed roosting bats, CSA Environmental subsequently carried out three dusk emergence surveys of the building B1 to both confirm the presence/likely absence of roosting bats and characterise any roost present in association with this building.

The dusk emergence surveys were undertaken in August - September 2025 and confirmed the presence of two roosting common pipistrelle bat in association with the B1. Works are proposed for the construction of four new residential dwellings which necessitates the demolition of all buildings at the Site. As the survey work has confirmed the presence of roosting bats within B1. In the absence of any mitigation, demolition of B1 would likely result in the illegal destruction of one bat roost and the potential killing, injury or disturbance of bats therein. As such, European Protected Species (EPS) licence from Natural England is required to enable the legal demolition of this building.

Recommendations have been provided for ecological enhancement with respect to bats that could be delivered as part of the proposed development.

1.0 INTRODUCTION

1.1 This report has been prepared by CSA Environmental on behalf of Talbot Developments (Sussex) Ltd. It sets out the findings of bat survey work undertaken at 75 Folders Lane, Burgess Hill (hereafter referred to as 'the Site').

1.2 The Site is located around central grid reference TQ 32758 18116. It consisted of a single-storey bungalow, currently used as a commercial nursery and two outbuildings. The wider Site comprised of hardstanding at the Site access and parking area, areas of other neutral and modified grassland, several individual trees, and was bounded by sections of native and ornamental hedgerow. It is situated to the south-east of Burgess Hill and c. 2.5km south-west of Wivelsfield, West Sussex. The Site is set within a suburban estate and is surrounded by houses and residential gardens with some mature trees present alongside the roadside to the south. The wider area comprises areas of open rural fields with areas of deciduous woodland to the east, south and west of the Site with the closest woodland being situated c. 0.2km to the west. Additionally, a number of large water bodies are situated c.0.2km to the south of the Site

1.3 Development proposals at the Site include the residential development of the Site which is to include the provision of four residential units.

1.4 The following bat survey work was carried out:

- Inspection of buildings to assess bat roost potential (July 2025)
- DNA analysis of collected droppings (July 2025)
- Three dusk emergence surveys of B1 (August and September 2025)

1.5 The purpose of these surveys was firstly to assess the potential for the buildings on Site to support roosting bats, check for evidence of roosting bats and, based on the outcome of that assessment, to characterise roosts identified in the initial inspection and identify any additional roosts that may be present which would not have been identified in the initial inspection.

1.6 The content of this report has been determined with due consideration for best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017; 2018).

2.0 LEGISLATION, PLANNING POLICY & STANDING ADVICE

2.1 All British bat species are legally protected under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended). These Regulations make it an offence to:

- Deliberately capture, injure, or kill a bat
- Deliberately disturb bats, impairing their ability to survive, breed, reproduce or rear/nurture their young, or which significantly affects the local distribution or abundance of the species
- Damage or destroy a breeding site or resting place used by bats

2.2 All bats and their roosts in the UK were previously fully protected under the Wildlife & Countryside Act 1981 (as amended). Amendments to the Act have removed most provisions as they relate to bats, however it remains an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection

2.3 It is important to note that bat roosts are protected throughout the year, regardless of whether or not bats are present at the time. Under the Regulations, the offence of damaging or destroying a breeding site or resting place is subject to 'strict liability', i.e. an offence is commented irrespective of whether the causal act was deliberate or otherwise.

2.4 Where development is proposed that would result in an offence under the Regulations, a European Protected Species (EPS) statutory derogation licence (often termed 'EPS Mitigation Licence') will need to be secured from Natural England to permit an act that would otherwise be unlawful. Such a licence can only be granted following receipt of planning permission with all relevant conditions discharged, and where it has been demonstrated that specific statutory derogation tests have been met.

3.0 METHODS

3.1 The following survey methods, design, data analysis and interpretation have been undertaken with due consideration of the Bat Conservation Trust (BCT) guidelines 4th edition (Collins, 2023).

Desk Study

3.1 An ecological desk study was undertaken in August 2025 comprising a review of online resources and biological records centre data as detailed below.

3.2 The Multi-Agency Geographic Information for the Countryside (MAGIC) online database was reviewed to identify nature conservation designations within the following search radii:

- Bat-related Special Areas of Conservation (SAC) within 10km of the Site (including possible/proposed sites)
- Other relevant data e.g. EPS licences relating to bats within 2km of the Site

3.3 A review was undertaken of such designations (if present and recent), including their distance from and connectivity with the Site. This information was used to determine whether they may be within the proposed development's Zone of Influence (ZoI).

3.4 Sussex Biological Records Centre (SxBRC) was contacted for records of bats. This information was requested for an area encompassing the Site and adjacent land within c. 2km of its central grid reference. This search area was selected to include the likely zone of influence upon bats.

Daytime Bat Walkover

3.5 A Daytime Bat Walkover (DBW) was undertaken on 28 July 2025 by Lucy Moorhouse ACIEEM (Natural England Class Licence WML-CL17, Registration Number 2020-50481-CLS-CLS) and Nathaniel Scott in fine and dry weather conditions. The aim of the survey is to observe, assess and record any habitats suitable for bats to roost, commute and forage on-Site and within the surrounding area.

3.6 As part of the survey, surveyors identified any structures, trees or other features that could be suitable for bats to roost in, and habitats that could be suitable for bats to use to commute, forage or swarm. Assigning potential to roosting features is discussed in the relevant sections below.

3.7 Following the survey, suitability of commuting and dispersal habitats are assigned under the following categories:

3.8 *Either:*

- ***High*** – Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
- ***Moderate*** – Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
- ***Low*** – Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
- ***Negligible*** – No obvious habitat features on-site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
- ***None*** – No habitat features on-site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flightlines, or generate/shelter insect populations available to foraging bats).

Preliminary Roost Assessment (PRA) - Structures

3.9 A detailed external and internal inspection of all buildings on-site was completed on 29 July 2025, using high-powered torches, binoculars, ladder and endoscope as appropriate. The survey was carried out by Lucy Moorhouse ACIEEM (Natural England Class Licence WML-CL17, Registration Number 2020-50481-CLS-CLS) and Nathaniel Scott.

3.10 External inspection focused on identifying potential bat access points to the interior of each structure and any external features that could potentially be used by crevice-dwelling species. Particular attention was given to window sills, window panes, weatherboarding, and pitch/ridge tiles; as evidence is typically found in these locations.

3.11 The internal inspection involved a systematic search for bats or any evidence of their activity, in particular droppings and/or feeding remains within the buildings/loft spaces of the buildings.

3.12 A description of the structures was made, including construction, condition (in respect of roosting, rather than building or structural integrity) and age (where known).

3.13 The aim of this inspection is to record direct (i.e. actual roosting bats) or indirect evidence of roosting bats (e.g. droppings), as well as the nature and number of features with 'potential' to support roosting bats. This includes consideration of structures to support bats whilst in hibernation.

Assessing 'Potential' of Buildings to Support Roosting Bats

3.14 All structures were assigned to one of five categories in respect of their 'potential' to support roosting bats, or the confirmation of any bat roosts identified. 'Potential' in this context is taken to be the broad suitability of features to support roosting bats, based upon the nature, condition or structure of such features, in the absence of confirmed evidence of roosting.

3.15 Assigning the following categories is intended to determine the effort of any further targeted survey or inspections which are necessary to prove presence or likely absence of roosting bats, rather than to assign importance to such features.

3.16 The following categories are assigned to structures and/or trees herein, Either:

- ***High*** – A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/ stable hibernation site.
- ***Moderate*** – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation made at this stage is irrespective of species conservation status, which is established after presence is confirmed).
- ***Low*** – A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic/cool hibernation site, but could be used by individual hibernating bats).
- ***Negligible*** – No obvious habitat features on site likely to be used by roosting bats. However, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
- ***None*** – No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/ suitable shelter at all ground/ underground levels).

3.17 These categories above are allocated irrespective of the presence of a roost. If a roost is confirmed to be present then the categorisation still stands (because other roosts may be present but undiscovered) but 'confirmed roost' should be added, e.g. Low – confirmed roost; Medium – confirmed roost; High - confirmed roost.

3.18 The potential of a structure to support roosting bats is often influenced by its age and construction, thermal stability, lighting and levels of human activity. Furthermore, the proximity to foraging habitat - particularly woodland, parkland and wetland- as well as the presence of navigational routes (e.g. hedgerows, treelines and watercourses) influence both the potential for bats to roost, as well as the species which may roost. Professional judgement is therefore applied, based upon known factors which effect the potential of features to support roosting bats, insofar as determining the need or scope of further surveys or inspections. Consideration has also been given to the potential of a feature to support hibernating bats and any further works needed to confirm this.

DNA Analysis

3.19 During the PRA Inspections, bat droppings were collected from building B1 and sent for single sample DNA analysis by Ecotype Genetics, in order to identify which bat species were present.

Roost Surveys

3.20 Three dusk emergence surveys were undertaken in August and September 2025 to confirm the presence/likely absence of roosting bats in association with Building B1. In addition, the surveys aim to determine the character of any identified roosts, namely species present, number of roost bats and roost type (i.e. day, night feeding, maternity and transitory).

3.21 The dusk emergence surveys were undertaken for approximately 1.75 hours following British Summer Time (BST) sunset, with due consideration for the BCT good practice guidelines. The surveys were carried out by Lucy Moorhouse ACIEEM (Natural England Class Licence WML-CL17, Registration Number 2020-50481-CLS-CLS) and Jeff Turton ACIEEM (Natural England Class Survey Licence WML-CL17, Registration Number 2021-53470-CLS-CLS), with assistance from Corie Lee, Nathaniel Scott, and Eli Shrubb in suitable weather conditions (see Table 1).

Table 1. Bat roost survey timings and weather conditions

Survey Date	Sunset Time	Start Time	End Time	Temp. (°C)		Cloud Cover (oktas)		Wind (Beaufort Scale)		Precipitation
				Start	End	Start	End	Start	End	
05/08/25	20:39	20:24	21:09	17	15	0	0	0	0	None
27/08/25	19:56	19:51	21:26	18	16	6	7	1	1	None
17/06/25	19:09	18:54	20:39	17	15	8	8	1	3	Very light in the last 10 minutes of survey

3.22 During the surveys, the surveyors watched for any bats leaving or entering parts of the building and using key flight lines. Surveyors were equipped with Batlogger M/M2 detectors which allowed for recording and analysis of bat contacts. A note was made of all bat passes, along with the time, species and any information regarding behaviour, including direction of flight, and activity e.g. foraging/commuting.

3.23 To assist surveyors and allow for reliable observations of the building for the duration of the survey, Night Vision Aids (NVA) were used to film any bats emerging from the existing building. Night Vision Aids comprised one Canon XF100 HD camcorders and two Canon XA10 Camcorders, each illuminated by a 96 LED infrared illuminator lamp and two Nightfox XB5 infrared torches used to provide additional IR illuminance.

3.24 Night Vision Aids were deployed around the building to ensure that all aspects/PRFs were recorded. A still shot from each NVA was taken at the end/start of the survey to provide evidence of the camera coverage/field of view at the darkest point of the survey and appropriate level of illuminance, as required in line with best practice guidance (See Appendix A).

3.25 The positions of the surveyors and the Night Vision Aids around the building during the survey are illustrated on the Bat Roost Survey Plan (CSA/7716/107) at the end of this report (See Appendix C).

Analysis of Data

Call Analysis

3.26 Bat calls were recorded using Elekon Batlogger M/M2 detectors. This detector automatically records ultrasonic signals with a one second delay between recordings. Recordings of bat contacts were subsequently analysed using BatExplorerPro software, with sonograms reviewed to confirm bat identification to genera, or where possible, species level.

Reviewing Video Footage

3.27 Analysis of Night Vision Aid footage was carried out using VLC Media Player and Canon Utility software at a review speed of no more than 1.5x to avoid skipping of frames and any emergences. A still shot from each Night Vision Aid was taken at the end of the survey to provide evidence of the camera coverage/field of view at the darkest point of the survey and appropriate level of illuminance, as required in line with best practice guidance (see Appendix A).

Limitations

3.28 It is acknowledged that the quantum of bat contacts recorded during a survey may not give a true reflection of the abundance of bats using the Site. For example, a single bat foraging close to a detector may trigger several hundred activations in the course of one night. However, this activity level does provide a proxy for the level of use by bats, and therefore its relative importance.

Evaluation

3.29 Any bat roosts identified during the surveys have been evaluated in line with Reason and Wray (2025), which provides guidance on assessing the conservation value of bat roosts according to type and species. This guidance is summarised in Tables 2 – 4 below.

Table 2. Categorising bats by rarity (adapted from Reason and Wray, 2025)

Rarity Within South-East*	**Species**
Widespread	Common pipistrelle Soprano pipistrelle Brown long-eared
Widespread in many geographies, but not as abundant in all	Daubenton's Natterer's Noctule
Rarer or restricted distribution	Whiskered Brandt's Serotine Leisler's Nathusius' pipistrelle
Rarest Annex II species and very rare	Alcathoe Barbastelle

*N.B. Only the relevant geographic location has been reproduced within the table.

Table 3. Valuing importance of roosts based on rarity and roost characterisation (adapted from Reason and Wray, 2025)

Roost Type*	Rarity Category			
	Widespread	**Widespread in many geographies but not all**	**Rarer or restricted distribution**	**Rarest Annex II species and very rare**
Non-breeding day roosts (small numbers of species)*	Site		Site/Local/District dependent on local distribution	Site/Local/District dependent on local distribution

*N.B. Only the relevant roost type has been included in the table above.

4.0 RESULTS

Data Search

4.1 Bat records were obtained from the Sussex Biodiversity Records Centre (SxBRC). A total of 245 records of bats were returned for the defined 2km search area. These records relate to a minimum of eight species of bat which include serotine *Eptesicus serotinus*, *Myotis spp.,* noctule *Nyctlaus noctula*, Nathusius's pipistrelle *Pipistrellus nathusii*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, and brown long-eared bat *Plecotus auritus*. The closest activity records held by the SxBRC for bats are of common pipistrelle and soprano pipistrelle from survey work carried out in 2022 which lie c. 120m to the southwest of the Site.

4.2 There are 102 records of roosting bats within 2km of the Site. These are generally associated within the urbanised areas of Burgess Hill to the north-west of the Site. Species which have been recorded as roosting within the data search include serotine, natterer's *Myotis natterei*, daubenton's *Myotis daubentonii*, noctule, common pipistrelle, soprano pipistrelle, and brown long-eared bat. The closest records are of roosting *Pipistrellus spp*. and are associated with two residential properties on Wheelwright Lane which is situated c. 60, to the north of the Site. These roost records are both for maternity roosts dating from 2005 and 2014.

4.3 The closest granted European Protected Species Licence for bats is situated c. 0.9km to the south-west of the Site. The granted licences (2017-29042-EPS-MIT) is associated with soprano pipistrelle and allows for the destruction of a rest site.

Daytime Bat Walkover

4.4 The Site predominantly comprised hardstanding which formed the existing single-storey building, Site access and car parking area. Other features within the Site included areas of other neutral and modified grassland, two outbuildings, several individual trees, and areas of hedgerow which bound the Site to the south, west, north and partially to the east.

4.5 The Site was categorised as having 'low' potential for commuting or foraging bats, in line with the Bat Conservation Trust (BCT) guidelines (BCT, 2023). Linear features which included well-connected treelines and hedgerows to the south of the Site offer suitable linear pathways for commuting and/or foraging bats within the surrounding area. However, the limited areas of grassland and scrub present within the Site do not offer significant resources for commuting or foraging bats.

Preliminary Roost Assessment (PRA) – Structures

4.6 The Site included a total of three buildings (Buildings B1-B3) which comprised a single-storey bungalow and two wooden outbuildings. Building B1 was of brick construction with cement rendering in places. The building had an interlocking asbestos/cement tile pitched roof, a flat roof extension on the southern elevation together with a section of hanging tiles on the southern gable end. Internally, the building had been emptied and had an accessible T-shaped void space.

4.7 Building B2 comprised a flat roof dilapidated wooden outbuilding which was situated within the rear (northern) grassland area. The building was open to the north and west. Internally, the roofing had partially collapsed due to obvious water ingress.

4.8 Building B3 comprised a wooden shed with a pitched, felt roof which was situated on the eastern boundary of the Site. The building possessed single-glazed glass windows and was divided internally by a single-skinned wooden dividing wall.

4.9 The results of the PRA of the existing buildings (B1-B3) on Site are summarised in Table 5 below. (See Also Preliminary Roost Assessment Summary Plan; Appendix A).

Table 5: Preliminary Roost Assessment (Existing Structures) Summary

Structure reference	Description, bat roosting features and evidence	Bat roost suitability
B1	<u>Description</u> Building B1 is a single-storey bungalow of brick construction with rendered concrete in places. the building has been constructed as a 'T' shape, with a section running north – south with an interlocking section running west – east, tying in at the ridge. The roof had an interlocking asbestos/cement tile covering and is pitched. A flat roof, single storey extension is present on the southern elevation together with a section of hanging tiles on the southern gable end. PVC soffit boxes were present on all elevations of the building. <u>External Features</u> While most areas of the building were tight, with little suitability for roosting bats some features were present. Notable external features included gaps in the mortar underneath roofing tiles on the western elevation. These gaps were c. 2cm x 2cm, shallow and did not appear to lead further into the fabric of the building. It is thought that this feature may be suitable for crevice dwelling bats. Additionally, a gap in mortar of the brickwork where it meets the soffits box was present on the northern elevation of the building. This gap was < 2cm x 2xm in size and is thought to be unsuitable for roosting bats. There were gaps under the asbestos/cement tiles above the southern and northern gable ends which were c. 2cm x 2cm. Large gaps were also observed under the hanging tiles situated on the southern gable end. **C. 50 x bat droppings** were found under the hanging tiles. <u>Internal Features</u>	**Moderate - Confirmed roost**

Structure reference	Description, bat roosting features and evidence	Bat roost suitability
	Internally, one T-shaped void was identified. The loft void was c. 1m high and c.5m wide. Flooring throughout the void space was partially boarding with a layer of thick insulation. The roof tiles were lined with a bitumen lining which appeared in fair condition with some tears to the northern elevation which allowed for some light ingress from under the tiles. The void has brick gable ends, a chimney stack at the western elevation, and exposed ridge beams throughout. The building is not thought likely to have suitability to support maternity roosts and lacks the thermal stability to support hibernating bats. Given the evidence discussed above, the building has assessed as being of 'moderate' suitability for roosting bats and has been **confirmed as a bat roost** through the droppings found under hanging tiles on the southern elevation.	
B2	<u>Description</u> Building B2 comprised a flat roof, dilapidated, single-skinned wooden panelled outbuilding and was situated within the rear (northern) grassland area. <u>External features</u> The building was open to the north and west, with no windows or doors present. No features for roosting bats were identified externally. <u>Internal features</u> Internally, the roofing has partially collapsed due to obvious water ingress. No suitable features for roosting bats were identified inside the building. Given the evidence the building is considered to have '**Negligible'** potential suitability for roosting bats. The building is completely unsealed and unprotected from adverse weather, with no suitable roosting features identified.	**Negligible**

Structure reference	Description, bat roosting features and evidence	Bat roost suitability
B3	Description Building B3 comprised a single-skinned wooden shed with a pitched felt roof and was situated on the eastern boundary of the Site. The building possessed single-glazed glass windows and was divided internally by a wooden dividing wall. External features Some gaps in the wooden façade of the building which could provide access to building were noted. Nevertheless, no external features forming crevices suitable for roosting bats were recorded. Internal features Although access to the internal space of the building was possible, no suitable features for roosting bats were identified. Given the evidence the building is considered to have '**Negligible'** potential suitability for roosting bats.	**Negligible**

DNA Analysis

4.10 Samples of bat droppings were sent for DNA analysis undertaken by Ecotype Genetics. Samples were taken from the gaps under the hanging tiles on the southern gable end of the building. Results of the DNA analysis are set out in Table 6, below.

Table 6. DNA analysis results

Sample Area	Date Sample Collected	Result
Hanging tiles on southern elevation	28/07/2025	Common pipistrelle

Roost Surveys

Emergence Survey 1: 05 August 2025

4.11 No bats of any species were seen by surveyors or filmed by the infrared cameras to emerge or return to roost within the building during the roost survey.

4.12 The emergence survey on the building was carried out on August 5 2025 from 20:24 to 21:09 Low levels of bat activity were recorded throughout the survey with social calling, foraging and commuting common pipistrelle being recorded throughout the duration of the Survey. Low levels of *myotis spp*. activity were recorded throughout the survey with a spike in activity being recorded between 21:46 - 21:54, although this was largely heard but not seen by surveyors and likely off-Site. Limited soprano pipistrelle activity was recorded during the survey with brief spells of commuting activity being observed by surveyors at 21:51 – 21:57 and again at 22:09. The majority of this activity was heard but not seen.

4.13 The position of the surveyors and the Night Vision Aids around the building during the survey are illustrated on the Bat Roost Survey Plan (CSA/7716/107) at the end of this report. Infrared images of the darkest points from the first emergence survey (August 5 2025) are provided in Appendix B.

Emergence Survey 2: 27 August 2025

4.14 Two common pipistrelle bats were seen emerging from beneath the hanging tiles on the southern elevation of the building, where droppings were previously identified. Bats were recorded emerging at 20:06 and 20:08. See figure 1 below for the location of the emergences.

4.15 The second emergence survey on the building was carried out on August 27 2025 from 19:41 to 21:26 (sunset was at 19:56). Similarly, low levels of bat activity was recorded throughout the survey from all bat species recorded. The calls of at least five species of bat were recorded during the survey: common pipistrelle, soprano pipistrelle, noctule,

serotine, and at least on myotis sp., with common pipistrelle consistently recorded foraging and commuting throughout the entirety of the survey. Limited serotine activity was recorded 21:34 but this was heard and not seen. Foraging and commuting was noted across the Site but was concentrated around the rear (north) garden area of the Site and along the Site's boundary hedgerows.

4.16 The position of the surveyors and the Night Vison Aids around the building during the survey are illustrated on the Bat Roost Survey Plan (CSA/7716/107) at the end of this report. Infrared images of the darkest points from the first emergence survey (August 27 2025) are provided in Appendix B.

Emergence Survey 3: September 17 2025

4.17 No bats of any species were seen by surveyors or filmed by the infrared camera to emerge from the building during the roost survey.

4.18 The emergence survey on the building was carried out on September 17 2025 from 18:54hrs to 20:39hrs (sunset was at 19:09hrs). Low levels of bat activity were recorded from at least five species of bat: common pipistrelle, soprano pipistrelle, noctule, brown long-eared *Plecotus auritus*, and at least on myotis sp. Social calling, foraging and commuting common pipistrelle were recorded throughout the duration of the survey. Low levels of myotis spp. activity were recorded throughout the survey with a spike in activity between 19:30hrs-19:35hrs from Survey Position 1, although this was largely heard but not seen by surveyors. Limited soprano pipistrelle activity was observed at 19:19hrs, 20:08hrs, and again at 20:34hrs, although similarly this was largely heard but not seen. Commuting noctule were recorded on three separate occasions from Survey Positions 2 and 3 at 19:07hrs. 19:25hrd and again at19:30hrs. Overall in a similar trend to the first two emergence surveys carried out in August 2025, foraging and commuting was noted across the Site with this activity being concentrated around the rear (north) garden area and along the Site's boundary hedgerows. There was no evidence to suggest that these bats emerged from a roost within the Site.

4.19 The position of the surveyors and the Night Vison Aids around the building during the survey are illustrated on the Bat Roost Survey Plan (CSA/7716/107) at the end of this report. Infrared images of the darkest points from the third emergence survey (September 17 2025) are provided in Appendix B.

Figure 1. Location from which two common pipistrelle bats were seen emerging.

5.0 DISCUSSION

5.1 The habitats on Site were assessed as having 'low' suitability for bats against the Bat Conservation Trust 2023 guidelines (BCT, 2023) for foraging and commuting bats, given that the limited areas of grassland and scrub present within the Site do not offer significant resources for commuting or foraging bats.

5.2 Three buildings were present on Site at the time of the Preliminary Roost Assessment and subsequent bat survey work. Of these, two wooden outbuildings (buildings B2-B3) were assessed as having 'negligible' suitability to support roosting bats, in line with the BCT guidelines. The survey work undertaken to date has confirmed the presence of one occasional common pipistrelle day roost of two individuals within building (B1). In line with the methodology set out in Wray *et al* (2010), this roost is considered to be of '**Site**' importance.

Mitigation

5.3 Works are proposed for the construction of four new residential dwellings which necessitates the demolition of all buildings at the Site.

5.4 In the absence of any mitigation, demolition of building B1 would likely result in the illegal destruction of a common pipistrelle day roost and the potential killing, injury or disturbance of bats therein. As such, a European Protected Species (EPS) licence from Natural England is required to enable the legal demolition of this building. No final licensing decisions can be made, or any licence issued, until the development has obtained all necessary consents in order to proceed, with any conditions relevant to wildlife discharged.

5.5 The following measures will be incorporated into the method statement of the EPS licence application, in order to mitigate the impact on bats as a result of the proposed works and provide adequate replacement roosting opportunities:

- Two Schwegler 2F bat boxes (or equivalent) will be installed onto a retained tree prior to commencement of demolition;
- A licensed bat ecologist will provide a toolbox talk for demolition contractors and other site workers prior to the commencement of demolition works on-site to make them aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats;
- Any features on building B1 with potential to support bats (e.g. roof tiles, ridge tiles and hanging tiles) will be searched and dismantled under supervision and direction from a licensed bat worker, ideally within the bat active season (April-September i.e. prior to bat hibernation), but outside of the summer period (May to August);

- An endoscope and other such equipment will be used to investigate crevices (e.g. under tiles) where appropriate and possible;
- In the event that any bats are found during supervised works the licensed bat worker will catch them by hand, or a hand net, and place them in a breathable holding bag for immediate relocation to the Schwegler 2F bat box on a nearby retained tree. Care will be taken to move the bat quickly and with minimal handling. Injured bats will be immediately taken into care (as directed by the Bat Worker's Manual, 2004). Details of a local bat carer/hospital will be carried by the licensed bat worker throughout the works;
- Once potential roost areas have been stripped under supervision, further work will then proceed swiftly without the supervision of an ecologist. In the unlikely event that a bat is found during any of the building works when the named ecologist is not present, contractors will be instructed to stop work immediately and contact the named ecologist for advice. Other contractors are explicitly forbidden from handling bats.

5.6 Any new lighting scheme for the Site will need to be designed to avoid illuminating any of the bat roosting boxes/integrated units that are to be installed as part of mitigation or enhancement.

5.7 Two integrated bat boxes are to be provided on the proposed residential dwellings. Additional ecological enhancements included within the current scheme also includes the provision of four newly planted trees within proposed communal areas.

6.0 CONCLUSION

6.1 75 Folders Lane has been confirmed as supporting an active day roost for common pipistrelle. No works should be undertaken which damage or alter the roosts identified within this report until a licence has been obtained from Natural England. A small non-breeding day roost of common pipistrelle bats would be impacted by the demolition of building B1 at the Site.

6.2 In line with current guidance (Reason & Wray, 2025), for the loss of the above roost types, which have been categorised as holding 'Site' level value, the required scale of compensation required for the loss of these roosts is "Flexible (in terms of timing and type)". The provision of two bat boxes on retained trees is considered to suitably compensate for the loss of roosting opportunities within the existing structure. Section 5 above outlines in further detail the scheme of mitigation, compensation and enhancement that are considered to be appropriate.

7.0 REFERENCES

Chartered Institute of Ecology and Environmental Management, 2017. *Guidelines for Ecological Report Writing*. Winchester: CIEEM.

Chartered Institute of Ecology and Environmental Management, 2018. *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.1*. Winchester: CIEEM.

Collins, J., ed., 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines.* 4th ed. London: The Bat Conservation Trust.

Lintott, P. R., Davison, S., van Breda, J., Kubasiewicz, L., Dowse, D., Daisley, J., Haddy, E. and Mathews, F, 2017. *Ecobat: An online resource to facilitate transparent, evidence-based interpretation of bat activity data.* Ecology and evolution, 8(2), pp.935-941.

Reason, P.F. and Wray, S. 2025. *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. *Version 1.2.* Ampfield: Chartered Institute of Ecology and Environmental Management.

Appendix A

Darkest Shot

Darkest Shot from northern elevation of the building during emergence survey #1.


Darkest Shot from south-eastern elevation and southern gable end during emergence survey #1.


Darkest Shot from southern-western elevation, looking north-east during emergence survey #1.

Darkest Shot from northern elevation of the building during emergence survey #2.


Darkest Shot from south-eastern elevation and southern gable end during emergence survey #2.


Darkest Shot from southern-western elevation, looking north-east during emergence survey #2.

Darkest Shot from northern elevation of the building during emergence survey #3.

Darkest Shot from south-eastern elevation and southern gable end during emergence survey #3.

Darkest Shot from southern-western elevation, looking north-east during emergence survey #3.

Appendix B

Photographs

Photograph 1. South-western elevation of building B1.

Photograph 2. Flat roof extension of southern elevation of building B1.

Photograph 3. Hanging tiles on southern elevation and southern gable end.

Photograph 4. Western elevation and western gable end of building B1.

Photograph 5. Northern elevation of building B1.

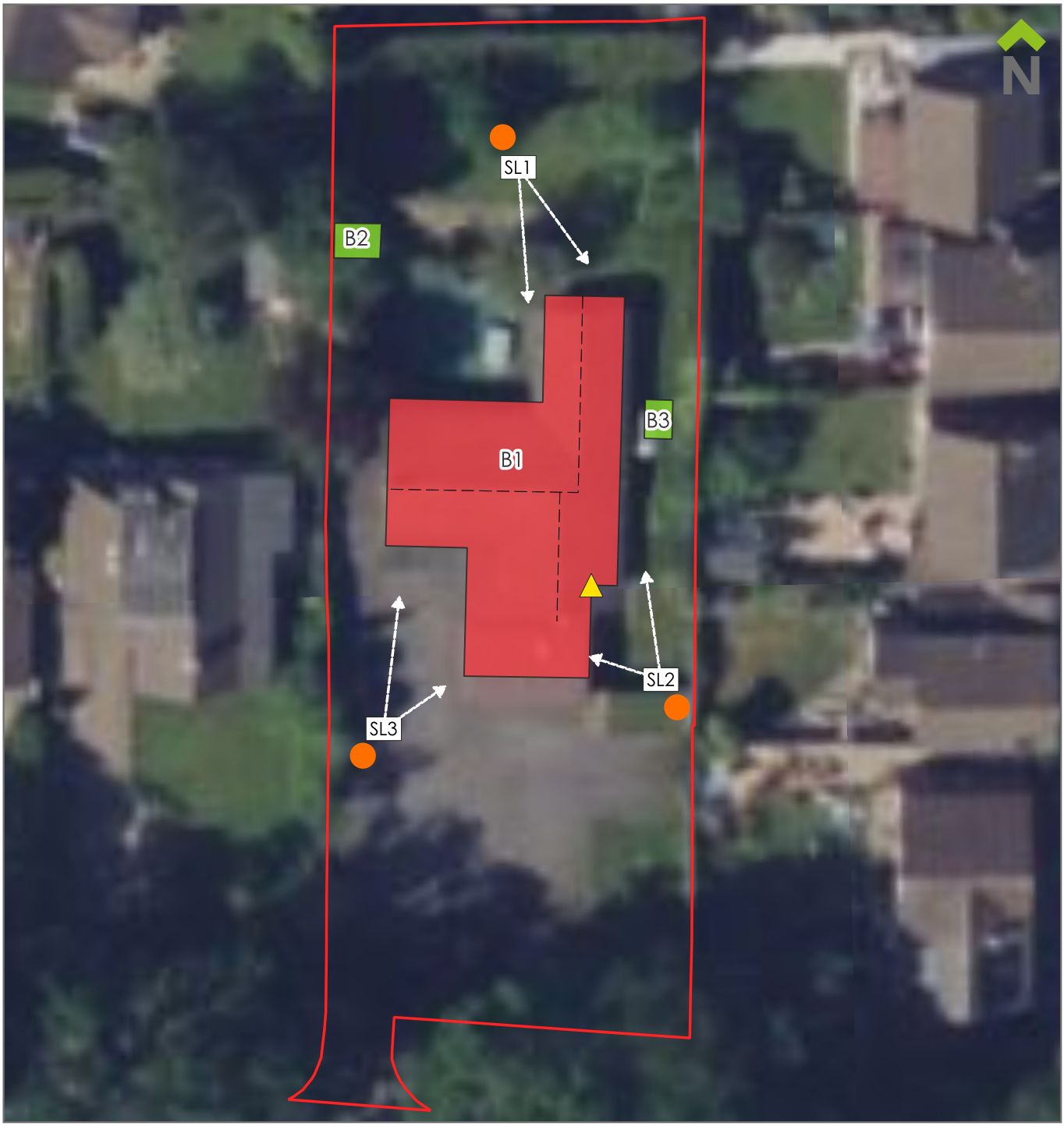
Photograph 6. Loft space of building B1.

Photograph 7. Building B3.

Photograph 8. Hanging tile from which bat droppings were identified.

Appendix C

Bat Survey Plan (CSA/7716/107)



- Site boundary
- Confirmed roost
- Negligible potential for roosting bats
- Common pipistrelle droppings (c. x50)
- Surveyor position
- Infrared camera position and field of view

0 10 20 m

CSA environmental

Office 20, Citibase, 95 Ditchling Road, Brighton BN1 4ST

t 01273 573871
e brighton@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	75 Folders Lane, Burgess Hill	Date: January 2026	Drawing No.: CSA/7716/107
Drawing Title	Bat Survey Plan	Scale: 1:387	Rev: A
Client	Talbot Developmets (Sussex) Ltd	Drawn: NS	Checked: LM

Appendix D

Ecotype Genetics DNA Analysis Laboratory Report

Laboratory Report

Order Number: EG-2471

Order Details

Client Information:

Name: Lucy Moorhouse

Company: CSA ENvironmental

Email: lucy.moorhouse@csaenvironmental.co.uk

Phone: 07585912508

Sample log:

Order Date: 07/08/2025 11:22

Date Sample Arrived at Lab: 07/08/2025

Results Date: 11/08/2025

Results

Sample ID: EG-2471-1

Sample information:

Sample type: Faecal

Species group: Bats

Suspected species:

Site Location: RH15 0DY

Comments: 7716 Folders Lane

Laboratory information:

DNA Extraction Code: EG-2025-1752

Identification method: qPCR

Analysis Procedure Notes:

Laboratory Comments:

None

Species Identified:

Species 1: Pipistrellus pipistrellus (Common pipistrelle bat)

qPCR Ct Value: 24

What do my results mean?

DNA extraction code: This identifies the DNA extraction sample within our laboratory so that it can be revisited if necessary. We keep these extractions for a minimum of 6 months.

ID method: qPCR - These results are obtained using species-specific qPCR (a.k.a real-time PCR) tests. A positive result indicates the presence of DNA from the species reported.

ID method: DNA sequencing - where qPCR fails or is not possible, standard DNA sequencing will be performed. Sequences are then matched against the BLAST database.

Ct value: This is a relative measurement of the amount of species DNA in the sample, derived from the qPCR data. The lower the value, the more DNA present in the reaction. This is for laboratory reference only.

% match - this value is the percentage match of sequences derived from DNA sequencing compared to the database. Due to differences in DNA sequence between individuals within a species this match may not always be exactly 100%.

CSA environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire
SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Office 20, Citibase,
95 Ditchling Road,
Brighton BN1 4ST

t 01273 573871
e brighton@csaenvironmental.co.uk
w csaenvironmental.co.uk

3 Ripple Court,
Brockeridge Park, Twyning,
Tewkesbury GL20 6FG

t 01386 751100
e tewkesbury@csaenvironmental.co.uk
w csaenvironmental.co.uk

Wizu Workspace, 32 Eyre
St, Sheffield City Centre,
Sheffield S1 4QZ

t 07838 290741
e sheffield@csaenvironmental.co.uk
w csaenvironmental.co.uk

Worting House,
Church Lane, Basingstoke,
RG23 8PY

t 01256 632340
e basingstoke@csaenvironmental.co.uk
w csaenvironmental.co.uk