



L I Z A R D

Landscape Design and Ecology

# BAT HIBERNATION SURVEY REPORT

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**Birchgrove Farmhouse, Horsted Keynes, West  
Sussex**

On behalf of: David Jenkins Design Ltd

|                   |                                                   |                |                                  |                                           |
|-------------------|---------------------------------------------------|----------------|----------------------------------|-------------------------------------------|
| <b>Client:</b>    | David Jenkins Design Ltd                          |                |                                  |                                           |
| <b>Project:</b>   | Birchgrove Farmhouse, Horsted Keynes, West Sussex |                |                                  |                                           |
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**Validity:**

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



# LIZARD

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## SUMMARY

Lizard Landscape Design and Ecology has been commissioned to undertake a bat hibernation survey of Birchgrove Farmhouse, Horsted Keynes, West Sussex RH17 7BT (*Grid Reference: TQ 39962 30044— hereafter referred to as ‘the site’*).

A Preliminary Ecological Appraisal, including a daytime bat walkover survey, was undertaken by PJC Consultancy Ltd on the 9th of September 2025. DNA analysis results confirmed that droppings found within Building B1 were from a brown long-eared bat *Plecotus auritus* (*un-categorised bat roost*). Building B1 was assessed as offering moderate suitability for hibernating bats.

Hibernation roost inspections were undertaken by our company on the 22nd of January and the 19th of February 2026. And a bat detector was positioned centrally in the roof along a wooden beam within the building between 22<sup>nd</sup> January and 23<sup>rd</sup> of March 2026, in order to establish the presence or likely absence of hibernating bats within the buildings.

No bats were seen within the buildings during any of the hibernation survey visits, and no evidence of current hibernation use was identified during the survey period. No bat activity was recorded by the bat detector during the deployment period.

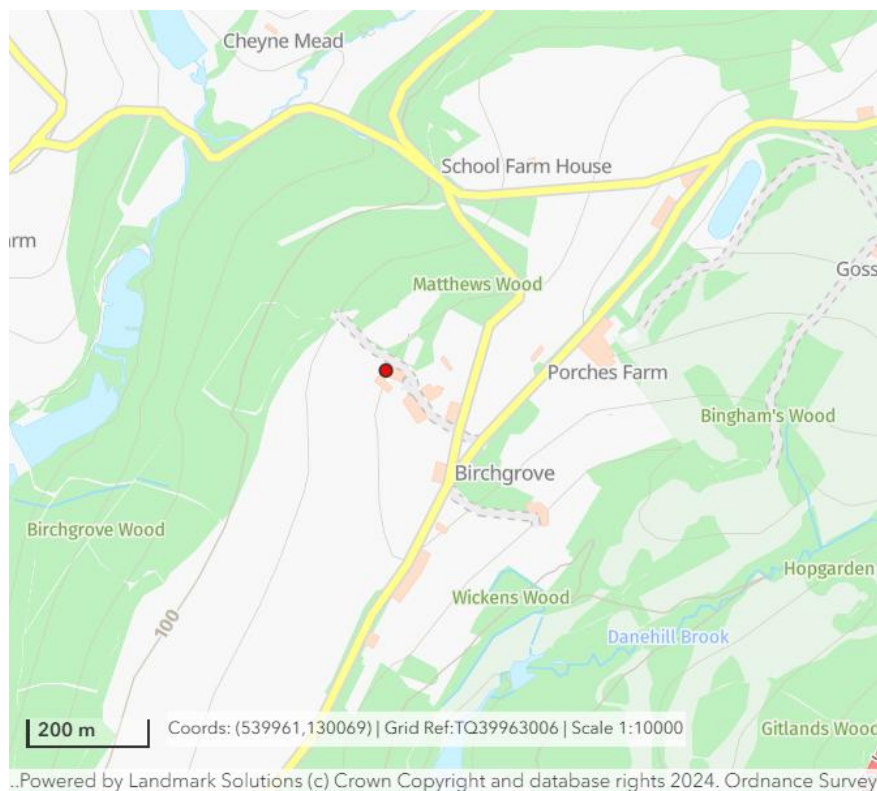
The results of the hibernation surveys suggest the likely absence of a hibernation roost within the accessible parts of the buildings during the survey period. Building B1 was confirmed as an *uncategorised* bat roost, the results detailed within this report should therefore be interpreted as indicating an absence of a hibernation bat roost. No further hibernation survey visits are considered necessary, although further ‘active season’ bat emergence surveys, mitigation, compensation and licensing requirements may still apply in relation to the proposed works.

## 1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to undertake bat hibernation surveys of Birchgrove Farmhouse, Horsted Keynes, West Sussex (*Grid Reference: TQ 39962 30044 – hereafter referred to as ‘the site’*).
- 1.2 A Preliminary Ecological Appraisal (PEA), including a Daytime Bat Walkover (DBW) survey, was completed on the 9th of September 2025 by PJC Consultancy Ltd. That assessment confirmed a brown long-eared bat roost within Building B1 which was categorised as offering ‘moderate’ suitability for hibernating bats. Building B2 was also identified as offering ‘low’ suitability for hibernating bats. The purpose of the hibernation surveys and this report is to determine the presence or likely absence of hibernating bats within the building(s) affected by the proposals and to allow the likely impacts of the proposed development to be fully established.
- 1.3 This report has been compiled in accordance with current guidelines, including British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and Bat Conservation Trust Best Practice Guidelines 2023.

### **Site Information**

- 1.4 The site comprises approximately 0.2 hectares (Ha) of residential property and associated outbuildings, located east of Birch Grove, approximately 1.4km west of Chelwood. The site lies within a rural setting and includes existing buildings, hardstanding and vegetated garden habitat.



**Figure No. 01 – Site Location Plan** ©Magic Map

### **Surrounding Landscape**

- 1.5 The surrounding landscape comprises large open green spaces and woodland parcels interspersed with residential properties. This wider landscape provides suitable foraging and commuting habitat for bats, together with additional roosting opportunities within nearby buildings and trees.
- 1.6 The surrounding landscape is relatively open and as such was considered suitable for generalist species such as common pipistrelle and aerial hawkers such as noctule. Due to the open nature of the surrounding land, the site is considered to be unsuitable for woodland dwelling Annex I species such as Bechstein's or barbastelle.

### **Development Proposals**

- 1.7 The development proposals are understood to include the conversion of Buildings B1 and B2 into residential properties, with associated access, parking and amenity space.



**Figure No. 02 – Building Numbering Plan** ©Google Maps

## 2.0 SCOPE OF THE SURVEY

2.1 The aim of the survey has been:

- To assess the buildings for their suitability to support hibernating bats;
- To inspect the buildings for signs of current or previous use by hibernating bats;
- To establish the location of any hibernation roosts, if present;
- To identify, where possible, the numbers and species of bats present;
- To provide appropriate recommendations and mitigation measures, where required.

### 3.0 METHODOLOGY

#### 3.1 Preliminary Roost Assessment

- 3.1.1 A Daytime Bat Walkover (DBW) survey was undertaken on 19th of September 2025 by PJC Consultancy Ltd.
- 3.1.2 The Daytime Bat Walkover (DBW) survey entailed a slow walkover of the site, during which time the surveyor identified any structures, trees and other features that could be suitable for bats to roost in, and any habitats which could be suitable for bats to commute, forage or swarm in.
- 3.1.3 During this survey any direct evidence of bats was searched for and recorded, such as grease marks, urine stains, bat droppings, feeding remains and dead / live bats. Furthermore, any structures or trees which offered features with the potential to support bats were noted. For trees this included the identification of features such as, but not limited to, cracks, crevices and holes naturally formed by trees. For structures this included the identification of features such as, but not limited to, slipped, missing or uneven tiles, gaps around the soffit / barge board, raised flashing.

##### *Evaluation Criteria*

- 3.1.4 All suitable bat habitat was assessed in accordance best practice criteria (Collins, 2023), which is outlined herein. All structures were assessed externally, and internally wherever possible for their potential to support bats, using the following criteria:

**Table No. 01 – Criteria for Assessing the Bat Roosting Suitability of Structures**

| Potential Suitability | Description                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| None                  | No habitat features on site likely to be used by any roosting bats at any time of year.                                                                                                 |
| Negligible            | No obvious habitat features on site likely to be used by roosting bats. However, some small uncertainty remains, as bats can use small and apparently unsuitable features occasionally. |

| Potential Suitability | Description                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Low</b>            | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these do not provide enough shelter, space, protection, appropriate conditions or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.                                                        |
| <b>Moderate</b>       | 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, irrespective of species conservation status.                                                                                                        |
| <b>High</b>           | 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, with the potential to support high conservation status roosts irrespective of species conservation status. |
| <b>Confirmed</b>      | Direct evidence of bats identified.                                                                                                                                                                                                                                                                                                                                        |

### 3.2 Bat Hibernation Survey

- 3.2.1 In accordance with current best practice guidelines for bat survey (BCT, 2023), two hibernation surveys were completed on the 22<sup>nd</sup> of January and 19<sup>th</sup> of February 2026 to establish the presence / likely absence of hibernating bats within the building(s). Static monitoring was undertaken between the 22<sup>nd</sup> of January and the 24<sup>th</sup> of March 2026.
- 3.2.2 The survey comprised an internal inspection of all accessible areas of the building(s), supported by an external inspection of the elevations where required. Inspections were completed using high-powered torches, ladders and an endoscope, used where appropriate, to inspect suitable features.
- 3.2.3 The buildings were inspected for potential roost features (PRFs) capable of supporting hibernating bats, including crevices, gaps, lifted materials, exposed roof junctions, gaps within masonry, timber splits and other enclosed features capable of providing cool, stable conditions. The likely suitability of the structure for hibernation was assessed with reference to the nature of these features and the internal conditions present.

- 3.2.4 All accessible areas and suitable features were also searched for direct and indirect evidence of bat use, including live bats, bat droppings, feeding remains, staining and any other signs of current or previous occupation.

#### *Surveyor Details*

- 3.2.5 The hibernation survey was led by a licenced surveyor (Bat Level 2 Class Licence; 2023-11422-CL18-BAT), assisted by an experienced field ecologist. The following surveyors undertook these surveys:

- Louise Barker – NE Class 2 Licence holder, 10 years' experience.
- Sam Hall – Consultant ecologist with 4 years' experience.

- 3.2.6 Each hibernation survey was undertaken by 2no. suitably experienced surveyors (accredited agents under 2016-20460-CLS-CLS). Two inspection surveys were undertaken during the core hibernation months of January and February, at least four weeks apart, in line with best practice.

- 3.2.7 A static bat detector was deployed within the building during the period 22nd January – 23rd March 2026 in order to identify any bat activity within the building during the winter period.

- 3.2.8 The detector was positioned internally within an area considered likely to be used by hibernating bats / within the part of the building offering the highest hibernation suitability. The detector position was selected to reduce the likelihood of recording bats commuting externally past the building.

#### *Data Analysis*

- 3.2.9 Sonogram analysis was undertaken using the Kaleidoscope programme was used to review the static data collected across survey nights.

### **3.3 Limitation and Constraints**

- 3.3.1 Hibernation surveys are inherently limited by the concealed nature of many potential bat roost features. Bats may be present deep within crevices, cavities or inaccessible parts of the structure and therefore remain undetected during survey.

## 4.0 RESULTS

### 4.1 Preliminary Roost Assessment

- 4.1.1 A Preliminary Ecological Appraisal, including a daytime bat walkover survey, was undertaken by PJC Consultancy Ltd on the 9th of September 2025. Building B1, a stone-and-mortar barn with a pitched clay tile roof, open eaves, gaps within the stonework and open mortise and tenon joints, was identified as supporting a confirmed bat roost. Bat droppings were recorded scattered throughout the internal elements of the building and DNA analysis confirmed the droppings to be from brown long-eared bat *Plecotus auritus*. Building B1 was also assessed as offering moderate suitability for hibernating bats.
- 4.1.2 Building B2 is a single storey timber-clad structure with lifted and missing weatherboarding, lifted and damaged roof tiles, and some open eaves. No evidence of bats was recorded within this building during the Preliminary Ecological Appraisal. Building B2 was assessed as offering moderate suitability for summer roosting bats and low suitability for hibernating bats. For full details of the preliminary assessment, refer to the Preliminary Ecological Appraisal (PJC Consultancy Ltd, October 2025).

### 4.2 Bat Hibernation Survey

#### *Hibernation Roost Assessment*

- 4.2.1 No bats were seen within the buildings during any of the hibernation survey visits. No evidence of current hibernation use, such as live bats, feeding remains, staining or other signs of winter occupation, was identified during the survey period. See Appendix A – Site Photographs, for images of the building.

- 4.2.2 Building B1 remained the more suitable structure for hibernating bats, being relatively cool, dark and enclosed internally, with crevice features including gaps in the stonework and mortise and tenon joints, during the surveys hibernating ladybirds and a peacock butterfly were both observed, see Photograph No. 05 & 06 at the back of this report. Building B2 offered more limited hibernation potential, largely associated with lifted roof tiles and weatherboarding. No hibernating bats were recorded within the accessible features of either building.

*Static Bat Detector Results – Roof beam central location in B1*

- 4.2.3 No bat activity was recorded by the static detector during the deployment period, and no evidence of bats using the building during hibernation was identified from the acoustic survey.

## 5.0 EVALUATION AND CONCLUSION

- 5.1 No bats or supporting evidence of hibernation use were recorded during the winter survey period. The hibernation surveys therefore suggest the likely absence of a hibernation roost within the accessible parts of the buildings subject to survey.
- 5.2 Notwithstanding the negative hibernation survey results, Building B1 is confirmed as a brown long-eared bat roost (*roost type uncategorised*) based on bat droppings and DNA analysis. The results of these hibernation surveys should therefore be interpreted as indicating an absence of identified winter use during the survey period, rather than an absence of bat roosting from the site as a whole.
- 5.3 No further hibernation survey visits are considered necessary. However, any works affecting the buildings should still take account of the confirmed bat roost and further bat emergence surveys in the active season, mitigation, compensation and licensing requirements may still apply in relation to the proposed works, pending results of summer emergence surveys.
- 5.4 In the absence of mitigation impacts may include killing or injuring of individual bats roosting within building B1 and damage, disturbance or destruction of day roost of brown long-eared bats.
- 5.5 The works to B1 would cause the destruction of a bat roost. Subsequent active season bat emergence surveys and a licence should be obtained from Natural England to allow works to progress.
- 5.6 Any new external lighting should adhere to a sensitive lighting scheme with lighting kept to the minimum levels and angled down and away from roost access points, bat boxes and surrounding mature trees and hedges.

## 6.0 REFERENCES

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Mitchell-Jones and McLeish (2004). *Bat Workers Manual*. JNCC, 3rd Edition.

## **APPENDICES**

### **Appendix A – Site Photographs**



Photograph No. 01 - Eastern aspect of Building B1 (right) and adjoining B2 (left).



Photograph No. 02 – North and west aspects of Building B1.



Photograph No. 03 – Internal Inspection of B1, looking south.



Photograph No. 04 – Internal Inspection of B1, looking north



Photograph No. 05 & 06 – Internal Inspection of B1, hibernating ladybirds (left image) and peacock butterfly (right image).