

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

34 Cyprus Road, Burgess Hill, Burgess Hill, West Sussex, RH15 8DX

Client:

Sanj Rajput

Survey date:

28th May 2025

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. The proposal is described as “Demolition of existing building; erection of a part -4, part-5 storey building to provide 14 no. supported living accommodation (Use Class C2) and commercial space (Use Class E)”.

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

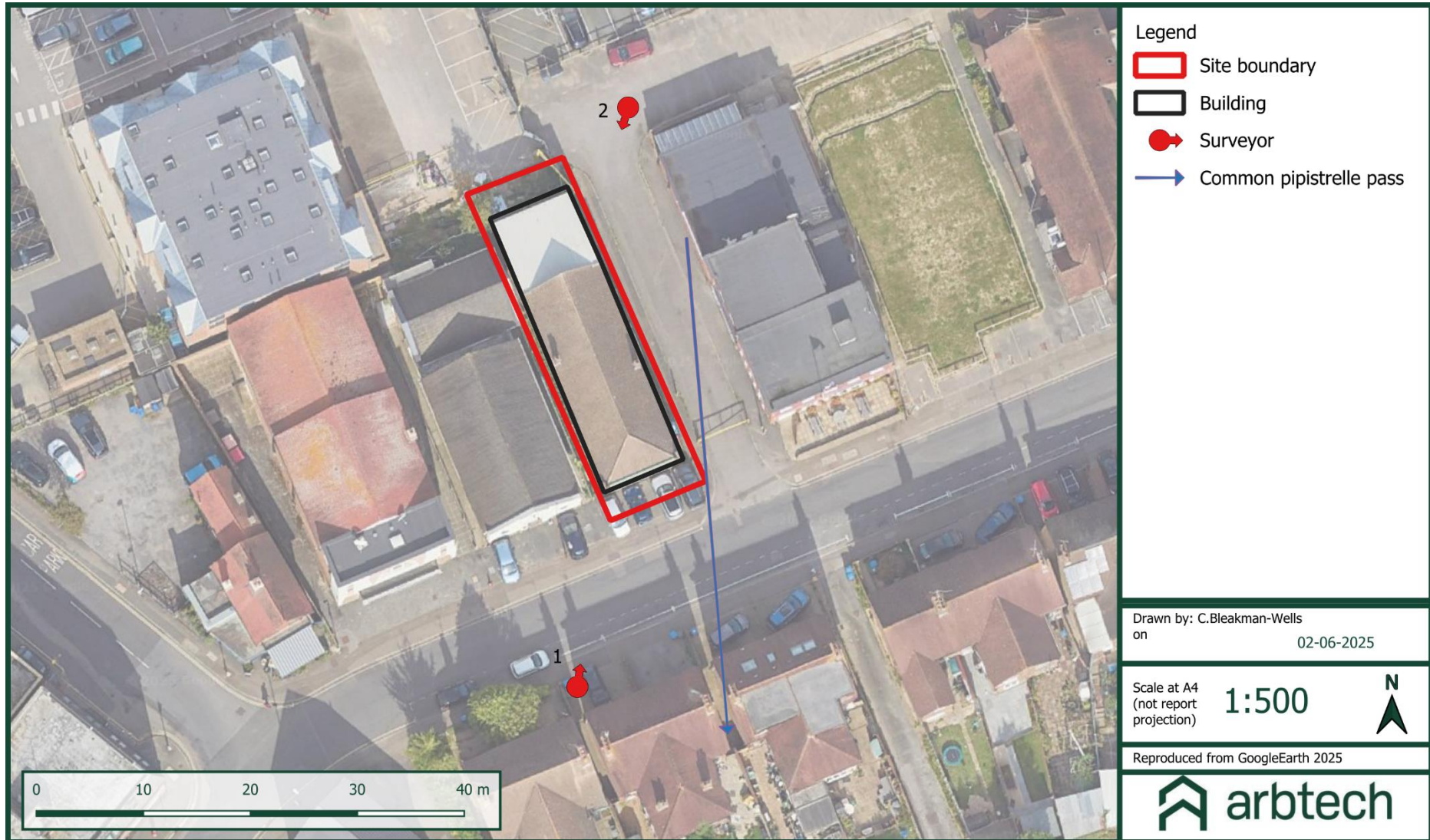
This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment Survey report completed by Arbtech (2024) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for 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. The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.	
Background Preliminary Roost Assessment – Arbtech 2025, Building 1 surveyed, Building assessed as low value to roosting bats Number of permanent buildings on site – 1 building. Number of buildings surveyed – 1	
Proposed development Current use of building – Office Building Proposed use of building – Residential Structural changes to building – Demolition	
The site surveys were designed and managed by Chantae Bleakman-Wells BSc (Hons) MSC MRSB, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS)	
See surveyor locations in the BERS plan in Appendix 1	
<i>Limitations</i>	Limitations of the survey effort include: Artificial lighting present on adjacent buildings

Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Chantae Bleakman-Wells	Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS 5+ years experience	Level 2	South and West
	2- Surveyor	Isy Bleakman	Two season's experience	Level 1	North and East
<i>Weather (start/end)</i>	Temperature (°C): 17 Relative humidity (%): 66 Cloud cover (%): 10 Wind (km/h): 19 Rain: None		Temperature (°C): 15 Relative humidity (%): 69 Cloud cover (%): 70 Wind (km/h): 11 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	2	
	Additional Illumination	Infrared Illuminator	S1120B	2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey			Sunset; Start - End		
28/05/2025			Sunset 21:01; 20:46 – 22:46		

Surveyor observations		
Surveyor 1	No emergencies or re-entries observed. A single common pipistrelle was observed passing from north to south, through the alley opposite the building. No further bat activity was recorded.	
IR position 1		
Surveyor 2	No emergencies or re-entries observed. No bat activity recorded.	
IR position 2		

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	A likely absence of roosting bats is confirmed within the building. One single Common pipistrelle pass was observed during the survey.
<i>Impact Assessment</i>	Bats are very unlikely to be roosting within this building and as such, the risk to bats due to the proposed development is acceptably low.
<i>Recommendations</i>	Works can proceed without the need for any further requirements. In the unlikely event bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice.
<i>Enhancements</i>	The installation of one bat box at the site will provide additional roosting habitat for bats. The bat box should be positioned 3-5m above ground level, facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Beaumaris Woodstone Bat Box for crevice dwellers, Low Profile WoodStone Bat Box or a similar alternative brand.

Appendix 1: BERS plan



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Version control			
Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc (Hons) MSc MRSB – Consultant Ecologist	02/05/2025
Final	1.0	Chantae Bleakman-Wells BSc (Hons) MSc MRSB – Consultant Ecologist	02/05/2025