

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

St Paul's Catholic College, Jane Murray Way, Burgess Hill, RH15 8GA

Client:

The Headteacher & Governors St Paul's Catholic College

Report date:

5th July 2025

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as: "Conversion of school premise house (residential) to Trust Offices."

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

This report is an addendum to and must be read in conjunction with the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, 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.

Background

Preliminary Ecological Appraisal and Roost Assessment – Arbtech, 2025, Building 1 surveyed, Building assessed as high value to roosting bats

Number of buildings on site – 1 building

Number of buildings surveyed – 1 building

Proposed development

Current use of building – Residential

Proposed use of building – Change of use to working office

Structural changes to building – Demolition of existing garage and erection of two-storey extension in the same footprint. The existing roof will be removed and replaced. New windows, new entrance doors, new cladding and internal reorganisation of rooms.

Results

No bat emergences or re-entries were observed. Foraging Common and Soprano pipistrelle bats were observed within the rear garden and within the tree line to the West of the building. There was a well-used commuting route from the South of the building, along the tree line to the West of the building, in a Northern direction.

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: • The east elevation of the building was not visible due to the presence of trees and dense vegetation. However, surveyors at the South and North of the building were in constant communication throughout the survey through the use of radios. • No access was granted to the rear garden on the third visit, and as such the South of the building was not visible. Furthermore, the survey ended at 21:50 (instead of the recommended survey end time of 22:32 which is 1.5 hours after sunset). This limitation could not fully be mitigated, however surveyors were positioned around the building where possible and were in constant communication through the use of radios in order to pinpoint where observed bats originated from.
Field Survey	
Dusk Emergence Survey 1	
Building B1	
<i>Building inspection prior to survey</i>	Carried out by: Chantae Bleakman-Wells BSc (Hons) MSC MRSB, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) Structures inspected: Loft space of building and exterior timber panels Bat evidence found: None.

					
<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 West
	3- Surveyor	Annabel Yapp	Three season's experience	Level 1	South
<i>Weather (start/end)</i>	Temperature (°C): 12 Relative humidity (%): 77 Cloud cover (%): 70 Wind (km/h): 10 Rain: None			Temperature (°C): 11 Relative humidity (%): 79 Cloud cover (%): 70 Wind (km/h): 19 Rain: None	

Equipment used	Equipment	Make	Model	Count
	NVAs	Nightfox	Whisker	3
	Additional Illumination	Infrared Illuminator	S1120B	3
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3
	Two Way Radio	BAOFENG	FV-88E	3
Results				
Date of survey		Sunset; Start - End		
30/05/2025		Sunset 21:04; 20:49 – 22:34		
Surveyor observations				
Surveyor 1	No bat emergencies or re-entries were observed. The first bat activity recorded was a Common pipistrelle at 21:22, which continued foraging within the rear garden (south of the building) and in the tree line to the West of the building throughout the duration of the survey, until 22:37.			
IR position 1	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.			
Surveyor 2	No bat emergencies or re-entries observed. Common pipistrelles were observed and heard foraging throughout the duration of the survey, from 22:23 to 22:38.			

	The were observed foraging and commuting above the tree line to the North-West of the building.	
<i>IR position 2</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
<i>Surveyor 3</i>	No bat emergences or re-entries were observed. First activity of the survey was a soprano pipistrelle seen flying over the garage into the rear garden in an easterly direction. Throughout the rest of the survey, it mainly consisted of common pipistrelles commuting over the garage and foraging in the rear garden. Between 21:33 - 21:36, there was constant foraging activity by two common pipistrelles in the rear garden, either commuting over the garage or the main building in a northern direction. There were short intervals of heard but not seen activity from a Myotis species between 21:41 to 21:44. Common pipistrelles continued to forage in the property, and the last bat recorded was a Common pipistrelle at 22:44.	

<i>IR position 3</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
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Field Survey						
Dusk Emergence Survey 2						
<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 West
	3- Surveyor	Abigail Louise Dodge	5+ years experience		Level 1	South
<i>Weather (start/end)</i>	Temperature (°C): 18 Relative humidity (%): 52 Cloud cover (%): 0 Wind (km/h): 16 Rain: None			Temperature (°C): 15 Relative humidity (%): 60 Cloud cover (%): 15 Wind (km/h): 14 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count		
	NVAs	Nightfox	Whisker	3		
	Additional Illumination	Infrared Illuminator	S1120B	3		
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3		
	Two Way Radio	BAOFENG	FV-88E	3		
Results						
Date of survey			Sunset; Start - End			
23/06/2025			Sunset 21:19; 21:04 – 22:49			

Surveyor observations		
<i>Surveyor 1</i>	No emergences or re-entries were observed. Soprano and Common pipistrelle bats were observed foraging within the rear garden and heard foraging and passing throughout the duration of the survey. The first bat activity recorded was a Soprano pipistrelle at 21:48 and the last bat activity was a Soprano pipistrelle at 22:45.	
<i>IR position 1</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
<i>Surveyor 2</i>	No emergences or re-entries were observed. The first bat activity recorded was a Soprano pipistrelle, which was heard not seen at 21:46. At 21:53, a Common pipistrelle flew from South-East to North-West of the site and at 21:54, a Common pipistrelle flew from South to North. Common and Soprano pipistrelles were heard frequently throughout the duration of the survey, until the last bat activity at 22:36, which was a Soprano pipistrelle foraging to the West of the building.	

<i>IR position 2</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
<i>Surveyor 3</i>	No emergencies or re-entries were observed. The first bat seen and heard at 21:48 was a Soprano pipistrelle. Two Common pipistrelle's were seen commuting East to West at 21:53. There was continued Soprano and Common pipistrelle foraging and commuting activity seen and heard throughout survey. A Myotis species was seen at 22:07, passing from East to North-West. The last bat activity was a Soprano pipistrelle, heard not seen at 22:45.	

<i>IR position 3</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	 An infrared (IR) photograph of a building at night. The building has a gabled roof and two windows. The left side of the building is made of light-colored horizontal siding, and the right side is made of dark bricks. A window is visible on the left side, and another is partially visible on the right, partially obscured by foliage. The image is in black and white with a yellow timestamp in the bottom right corner that reads "08/23/2025 22:50:40".
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Field Survey					
Dusk Emergence Survey 3					
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 West
	3- Surveyor	Annabel Yapp	Three season's experience	Level 1	South
<i>Weather (start/end)</i>	Temperature (°C): 17 Relative humidity (%): 94 Cloud cover (%): 30 Wind (km/h): 16 Rain: None		Temperature (°C): 16 Relative humidity (%): 91 Cloud cover (%): 40 Wind (km/h): 14 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	3	
	Additional Illumination	Infrared Illuminator	S1120B	3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
	Two Way Radio	BAOFENG	FV-88E	3	
Results					
Date of survey			Sunset; Start - End		
21/07/2025			Sunset 21:06; 20:51 – 21:50		

Surveyor observations		
<i>Surveyor 1</i>	No bat emergences or re-entries were observed , however emergences may have been missed as the building was not visible due to lack of access. The tree line present to the east of the building was viewed throughout the duration of the survey. No bats were observed, however Common and Soprano pipistrelles were heard from 21:11 to the end of the survey, 21:50.	
<i>IR position 1</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
<i>Surveyor 2</i>	No bat emergences or re-entries were observed. The first bat activity recorded was a Common pipistrelle, which flew from South-East to North-West over the building at 21:13. Nine further Common pipistrelles flew this commuting path throughout the duration of the survey, until 21:45. The last bat activity recorded was a at 21:48, where a Common pipistrelle flew from North to the South of the building.	

<i>IR position 2</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded. Given the presence of artificial light and the early finish time (21:50), IR illumination was not required.	
<i>Surveyor 3</i>	No bat emergences or re-entries were observed. The first activity of the survey was a Common pipistrelle seen flying East to West, in front (North) of the property at 21:13. Between 21:23 to 21:26, Common pipistrelles were seen commuting from the rear garden, over the garage in a northern direction. At 21:29, there were two Common pipistrelle passes, commuting from the rear garden to the treeline north-west of the building. The last activity of the night was a Common pipistrelle heard but not seen at 21:49.	
<i>IR position 3</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

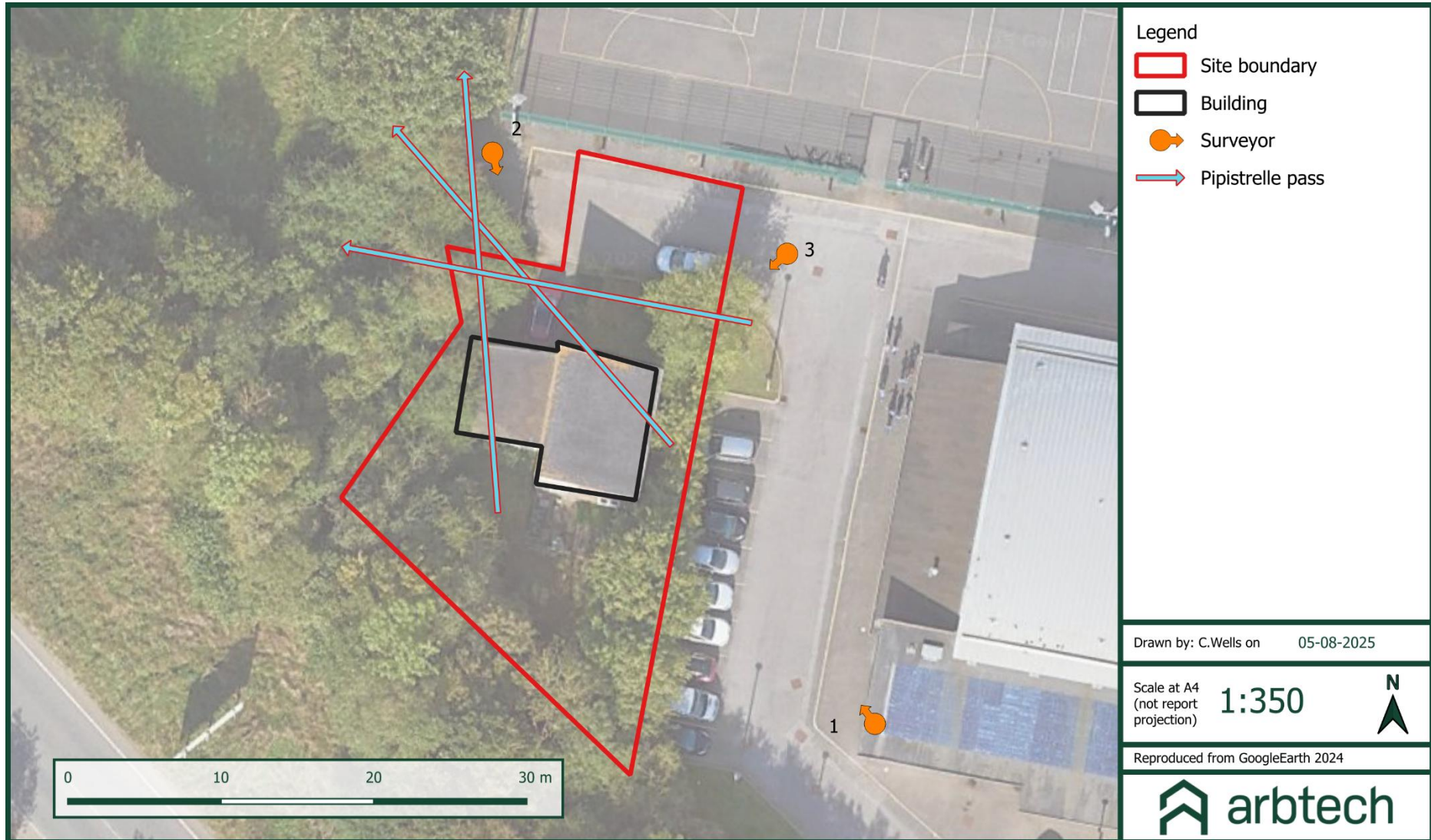
Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No bat roosts were identified within the building. Foraging activity (Common pipistrelle) was observed during the survey, concentrated to the garden to the South of the building, over the top of the building and the tree line to the North-West of the site. There was a well-used commuting route from the South to the North, along the tree line to the North-West of the building.
<i>Impact Assessment</i>	A likely absence of bat roosts is confirmed within the building. However, the third bat survey had major limitations: no visibility of the south elevation and the survey ended 40 minutes early due to access issues. Therefore, common species of bats (Common and Soprano pipistrelle, as heard throughout all three visits) may be roosting in the building and were not observed on the third visit. Any bat roosts (if present) would be destroyed by the removal of timber cladding, demolition of the garage (west elevation) and replacement of the roof. Proposed works include: • Demolition of garage and erection of two-storey extension to be attached to existing building • Full roof replacement • New windows • New entrance doors • Removal of timber cladding and new cladding to replace • Internal reorganisation of rooms
<i>Recommendations</i>	A likely absence of bat roosts is confirmed within the building. However, the third bat survey had major limitations: no visibility of the south elevation and the survey ended 40 minutes early due to access issues.

<i>Enhancements</i>	The installation of one bat box on the building (after works are complete) 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.

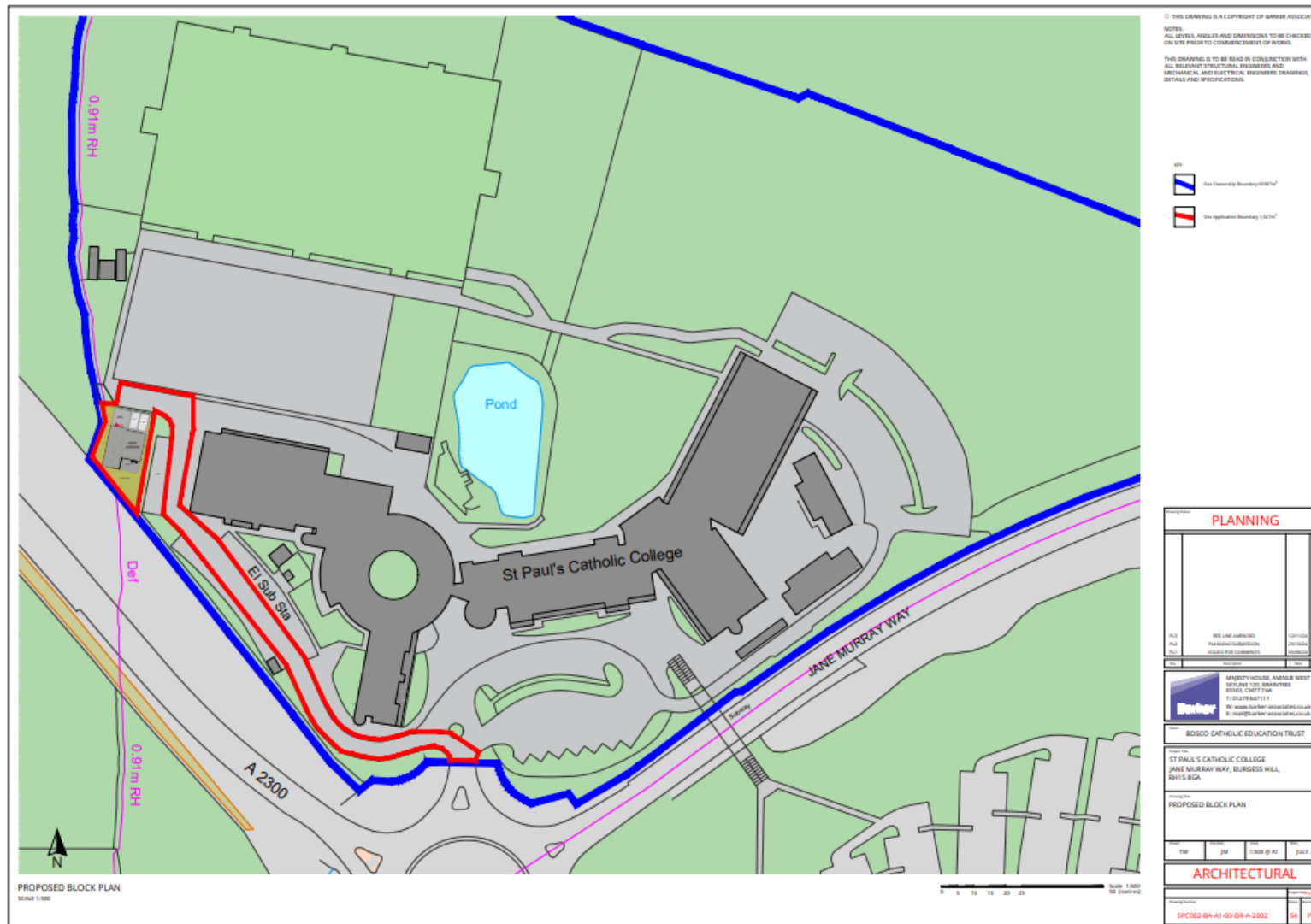
Appendix 1a: BERS plan- Visit 1 and 2



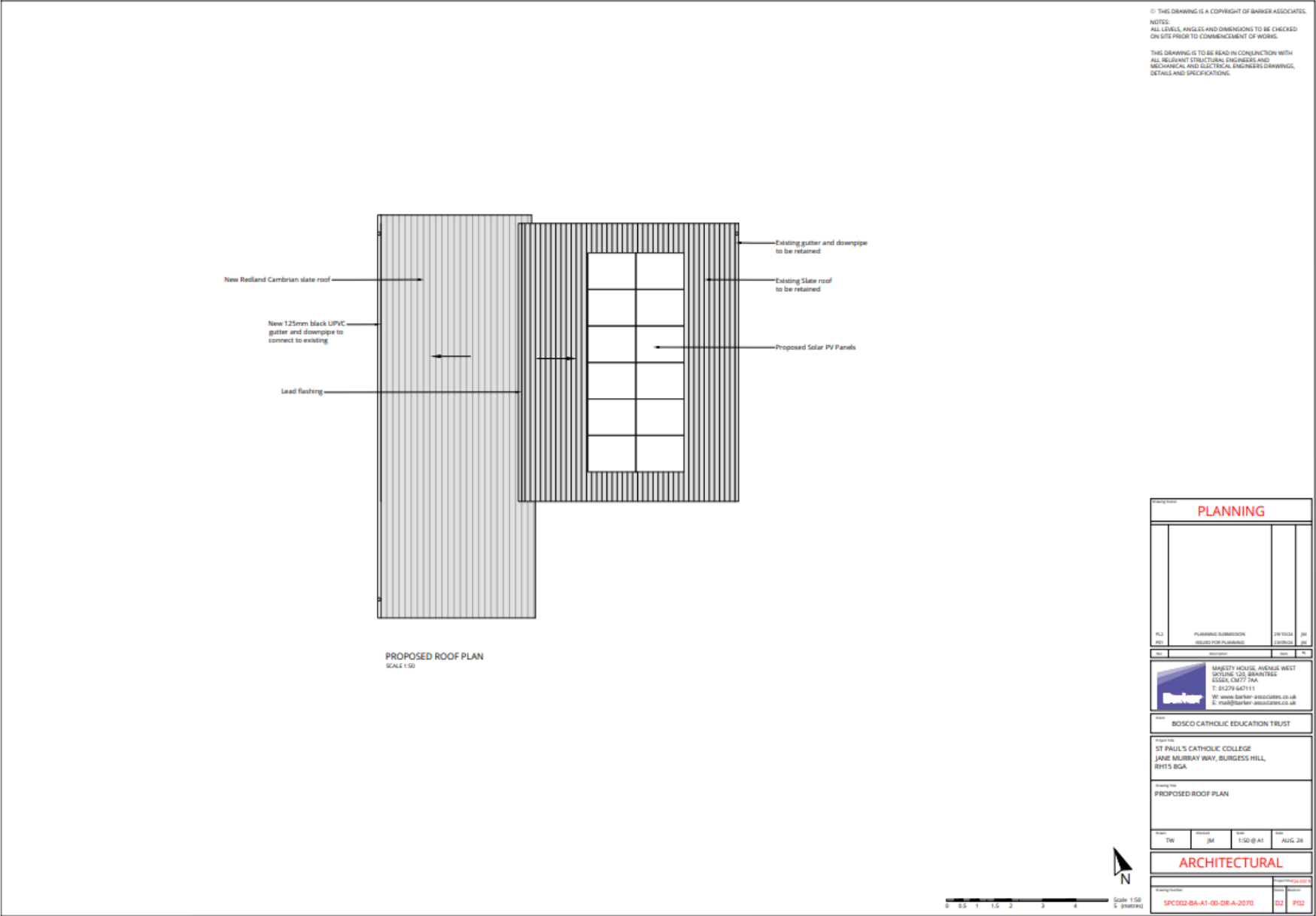
Appendix 1b: BERS plan- Visit 3



Appendix 2: Proposed Plan







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Version control			
Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc (Hons) MSc MRSB – Consultant Ecologist	05/08/2025
Review	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	08/08/2028
Final	1.0	Chantae Bleakman-Wells BSc (Hons) MSc MRSB – Consultant Ecologist	11/08/2025