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Bat Emergence Survey Results

Land at Former Warninglid Primary School

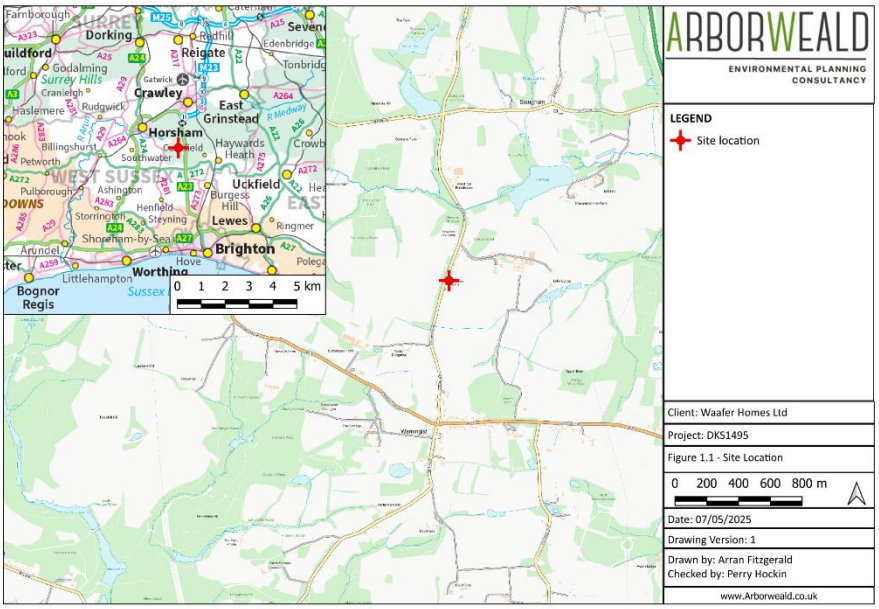
Slaugham Lane

Warninglid

West Sussex

RH17 5TJ

TQ 25053 26984



Waafer Homes Ltd,
Cidermill Farm,
Warnham,
Horsham,
RH12 3SN

Arborweald Environmental Planning Consultancy
Woodland Enterprise Centre
Hastings Road
Flimwell
East Sussex
TN5 7PR

Document information

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Author / Surveyor:	Arran Fitzgerald BSc (Hons.), MSc – Assistant Ecologist &Perry Hockin BSc (Hons.), FDSc, CIEEM – Principal Ecologist				
Reviewed by:	Perry Hockin BSc (Hons.), FDSc, CIEEM – Principal Ecologist				
Approved By:	Perry Hockin BSc (Hons.), FDSc, CIEEM – Principal Ecologist				
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Declaration: The information which I have prepared and provided for this report is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct; I confirm that the opinions expressed are my true and professional bona fide opinions.

Printed: Arran Fitzgerald BSc (Hons.), MSc – Assistant Ecologist

Signed: 

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No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information. Thus, we cannot guarantee that the investigations completely defined the degree or extent of species abundances or habitat management efficacy described in the report.

The material presented in this report is confidential. This report has been prepared for the exclusive use of the client and shall not be distributed or made available to any other company or person without the knowledge and written consent of the author. Notwithstanding confidentiality, this document may be utilised and publicly displayed with reference to the development proposal planning application.

This report and all survey work have been prepared to British Standard 42020 and rely on information and methodology from the Joint Nature Conservation Committee and the Chartered Institute of Ecological and Environmental Management.

Additionally, this report relies on information from other third parties, some of which may include, but not be limited to; DEFRA's MAGIC database, local record centres, local wildlife spotter groups such as badger groups, and the NBN atlas.

Introduction

Arborweald Environmental Planning Consultancy (AEPC) were commissioned by Waafer Homes Ltd to undertake bat emergence surveys at Former Warninglid Primary , in response to the findings of a Preliminary Roost Assessment (PRA) on 13th May 2025, to assist with a planning application for the conversion of the old school building into dwellings and the building of two new dwellings on the site.

In line with current best practice guidelines, one dusk emergence or dawn re-entry survey was originally commissioned to confirm the presence or likely absence of roosting bats within Building 1 prior to works. This was undertaken on 28th May 2025. Following the outcome of this initial survey, two further surveys were instructed, carried out on 17th July 2025 and 5th August 2025, bringing the total to three surveys across the active bat season.

The location of the site is shown in Figure 1.1 and the extent of the site boundary is shown in Figure 1.2.

The habitats in the wider landscape comprise buildings, hardstanding, scrub, semi-improved grassland, scattered trees, woodland and hedgerows.

Development plans on site comprise:

- The conversion, extension and renovation of the former school buildings into residential units.
- The Demolition of buildings 1 and 2 and erection of 2 new dwellings.

Context

The bat emergence surveys presented in this report were undertaken in response to the Preliminary Ecological Appraisal and Preliminary Roost Assessment (PEA and PRA) carried out by Arborweald Environmental Planning Consultancy (AEPC) at Former Warninglid Primary on 13th May 2025. The findings and recommendations of that report informed the scope and design of the emergence surveys detailed herein.

Objectives

The objective of the emergence surveys was to determine the presence or likely absence of roosting bats within the existing building scheduled for conversion into dwellings. The surveys aimed to inform the need for further licensing, mitigation, or enhancement measures by identifying any bat roosts or bat activity associated with the structure. The findings of these surveys would help identify any constraints protected species may pose to the proposed development.

Surveyor and author competency

Surveys were undertaken on the 28th of May 2025, 17th July 2025, and 5th August 2025, led by:

Assistant Ecologist Arran Fitzgerald MA, BSc (Hons.)

Report writing was undertaken on the 19/08/2025 by Assistant Ecologist Arran Fitzgerald MA, BSc (Hons.)

Arran Fitzgerald – Assistant Ecologist

Arran Fitzgerald is a qualified and experienced ecologist who became associated with Arborweald in 2023 as a part-time surveyor and ecological clerk of works. Having achieved a first-class honours degree in Zoology, followed by a master's in applied wildlife Conservation, Arran has since worked in Ecological Landscaping, implementing environmental mitigation measures for medium to large-scale infrastructure and conservation projects across the UK.

Arran's career spans a diverse range of ecological projects, from the installation of hibernacula and newt fencing to woodland/hedgerow regeneration efforts. He has also worked on innovative environmental solutions, such as using hydroseeding techniques to remediate toxic mining tailings. With a balanced approach to conservation and restoration, Arran's dedication extends beyond his professional work, with extensive volunteer experience that has enriched his understanding of ecology from a hands-on perspective.

Legislation and Policy

Protected species

Certain habitats and species including nesting birds, bats, dormice, and great crested newts, are afforded protection under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended). Further information on the legislation is included in Appendix A.

In general, the above legislation makes it an offence to:

- Deliberately/intentionally or recklessly kill, injure, or take a protected species;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a protected species uses for shelter or protection whether the species is present or not;
- Intentionally or recklessly disturb a protected species while it is occupying a structure or place that it uses for shelter or protection;
- Deliberately take or destroy the eggs of species protected by this legislation (such as nesting birds).

Natural Environment and Rural Communities Act

Section 41 of the Natural Environment and Rural Communities Act (2006) lists the species and habitats of principal importance for the conservation of biodiversity in England and acts as a guide to local authorities in implementing their duties under Section 40, to have regard to the conservation of biodiversity in England.

National Planning Policy Framework

Under The National Planning Policy Framework (NPPF, 2024) protected sites and species are a material consideration in determining planning applications in terms of minimising impacts on biodiversity.

National Planning Policy guidance uses a mitigation hierarchy, whereby:

- Potential impacts are first avoided through changes to design plans
- Unavoidable impacts are mitigated against to reduce the negative effect of the impact;
- Finally, residual impacts that remain after avoidance and mitigation measures are applied are compensated for (BS 42020, 2013, Section 5.2).

Further to this, it is a requirement under National Planning Policy for developers to actively enhance the biodiversity value of development projects.

Survey Constraints

General constraints

Due to seasonal behaviour of animals and the seasonal growth patterns of plants, ecological surveys may be limited by the time of year in which they are undertaken.

The information gathered for this ecological survey has facilitated an evaluation of the habitats on site and the likely use of the site by legally protected and notable species. This survey has also given appropriate baseline data for the determination of the requirement for further surveys and/or mitigation, and enhancement works.

The UKHab habitat map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.

Site specific constraints

Due to the complex size and shape of the building, it was not possible to achieve complete visual coverage of all elevations simultaneously. Surveyor positions were selected to maximise field of view, with focus on areas offering the greatest suitability for bat access. The small northern extension was considered to provide negligible potential and was therefore a lower survey priority.

METHODS

Dusk bat emergence surveys

Three dusk emergence surveys were undertaken at Former Warninglid Primary School, Slaugham Lane, Warninglid, West Sussex, RH17 5TJ (TQ 25053 26984), in accordance with best practice guidance outlined in the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition, Collins 2016). These surveys were designed to determine the presence/absence of roosting bats and assess species use of the building and surrounding habitat, following recommendations made in the Preliminary Roost Assessment (Arborweald, 2025).

Each survey was conducted by a team of five personnel, including at least one fully qualified ecologists supplemented by individuals with equivalent survey experience. Observers were positioned to provide complete coverage of all identified potential roost features and likely emergence points.

Infrared cameras (Canon XA40) are used selectively in areas where visibility was limited or where observation positions were constrained. Elekon Batlogger M bat detectors were used throughout, with calls identified in real time and further analysis carried out only when call quality, species rarity, or survey context required verification.

Equipment Used:

- Canon XA40 HD infrared video camera
- Elekon Batlogger M bat detectors
- Head torches with red light filters
- Two-way radios for communication between surveyors
- Field notebooks or tablets for real-time observations

Survey Conditions

All surveys commenced approximately 15 minutes before sunset and continued for at least 90 minutes after. Conditions were dry, with temperatures and wind speeds suitable for bat activity. Full details of weather conditions are provided alongside the results in Section 3.

Report lifespan

The lifespan of this appraisal and the ecological survey information contained herein has been determined based on CIEEM's Advice Note: On the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), an assessment of the likelihood of presence of important ecological features on Site and consideration of how the ecological status of these features on Site may change over time.

If the commencement of site works is delayed beyond 18 months from the date of issue of this report, an update site walkover should be undertaken by a suitably experienced ecologist.

Following the update walkover, the ecologist will need to determine whether there have been any material changes to the ecological baseline, the potential impacts of the proposed development and/or the ecology-related legal risks associated with the proposed development.

If there have been any material changes in baseline ecological conditions, the potential ecological impacts of the proposed development and/or associated legal risks, or any material changes to relevant ecology-related legislation, standing advice, best practice and/or guidance, an updated report should be produced by a suitably experienced ecologist.

RESULTS

Details of weather conditions during surveys:

Date	Sunset	Start / Finish	Weather conditions at sunset	Notes
28/05/25	21:02	20:45 / 22:25	Temp: 14°C, Cloud Cover: 100%, Wind Speed (Beaufort): 2, Precipitation (0–7): 0	Cool evening with overcast skies and light breeze. Conditions slightly damp following earlier precipitation. Daytime had been mild. Insect activity levels were low but sufficient for survey.
17/07/25	21:06	20:50 / 22:36	Temp: 21°C, Cloud Cover: 10%, Wind Speed (Beaufort): 1, Precipitation (0–7): 0	Moderate Insect activity, warm and calm and dry suitable weather.
05/08/25	20:40	20:25 / 22:28	Temp: 18°C, Cloud Cover: 5%, Wind Speed (Beaufort): 1, Precipitation (0–7): 0	Moderate Insect activity, warm and calm and dry suitable weather.

Surveyor effort

For all surveys, five (5) surveyors surveyed the building:

- Surveyor 1 was positioned on the south-west corner.
- Surveyor 2 was positioned on the south face.
- Surveyor 3 was positioned on the south-east corner.
- Surveyor 4 was positioned on the north-east corner.
- Surveyor 5 was positioned on the north-west corner.

Surveyor positions are illustrated in Figure 3.2.

Bat emergence survey 28/05/25

The survey team comprised lead surveyor Arran Fitzgerald aided by 4 assistant surveyors.

Four (4) Pipistrelle (*Pipistrellus pipistrellus)* bats were recorded emerging from beneath the fascia under the bell tower on the central south elevation of the building. The emergence locations are marked in Figure 3.3 and highlighted in photographs within Appendix B.

Moderate levels of bat activity were observed, with occasional foraging passes by Noctule (*Nyctalus noctule*), Pipistrelle (*Pipistrellus pipistrellus*) and Soprano pipistrelle (*Pipistrellus pygmaeus*)

Maximum count: 4 individuals of 1 species (*Pipistrellus pipistrellus*)

Bat emergence survey 17/07/25

The survey team comprised lead surveyor Arran Fitzgerald aided by 4 assistant surveyors.

Five (5) Pipistrelle (*Pipistrellus pipistrellus)* bats were recorded emerging from beneath the fascia under the bell tower on the central south elevation of the building. The emergence locations are marked in Figure 3.3 and highlighted in photographs within Appendix B.

Moderate levels of bat activity were observed, with occasional foraging passes by Noctule (*Nyctalus noctule*), Pipistrelle (*Pipistrellus pipistrellus*) and Soprano pipistrelle (*Pipistrellus pygmaeus*)

Maximum count: 4 individuals of 1 species (*Pipistrellus pipistrellus*)

Total maximum count: 9 x common pipistrelle bats.

Bat emergence survey 05/08/25

The survey team comprised lead surveyor Arran Fitzgerald aided by 4 assistant surveyors.

Six (6) Pipistrelle (*Pipistrellus pipistrellus*) bats were recorded emerging from beneath the fascia under the bell tower on the central south elevation of the building. The emergence locations are marked in Figure 3.3 and highlighted in photographs within Appendix B.

Moderate levels of bat activity were observed, with occasional foraging passes by Pipistrelle (*Pipistrellus pipistrellus*) and Soprano pipistrelle (*Pipistrellus pygmaeus*)

Maximum count: 6 individuals of 1 species (*Pipistrellus pipistrellus*)

Total maximum count: 15 x common pipistrelle bat.

Site specific mitigation measures

Bats

All of the habitats on site have the potential to support foraging and commuting bats.

Bats have been confirmed present on site and as such a licence from Natural England will be required prior to works commencing.

Additionally, a method statement for the protection of bats will be required as a part of the licencing process such that bats are not harmed during the development and are successfully translocated to a safe receptor site.

Compensatory roost features will be required to provide permanent roosts for the bats displaced, and to enhance the site for bats.

Mitigation

In broad terms, mitigation for bats will comprise the following:

- A bat licenced ecologist will contact Natural England and apply for a licence to remove the bats from the building using approved methods.
- Once the licence has been granted, the bat licenced ecologist will attend site and conduct a toolbox talk.
- from the building on discovery and translocated to the receptor.
- Once all bats expected to be present are removed, the building will be left stripped overnight for any other vagrant individuals to vacate the building of their own accord.
- Demolition can then commence the following day once a walkover by the licenced ecologist has confirmed no bats are present.

Timings

Works to the buildings are to commence during the active season of April to September inclusive so that should bats be found during the works, they can be successfully relocated under licence to a bat box as moving bats during hibernation season presents serious risks to their survival.

Toolbox talk

Prior to works commencing a toolbox talk will be required for operatives explaining:

- The importance of bat conservation.
- How to identify signs of bat presence, as well as distinguishing bats from other mammal species.
- The risks that the works could present to bats should they be present.
- The methods that will be utilised on site to reduce the risks to bats should they be present.
- Emergency information should bats be found, including licenced bat contacts and wildlife rescue centres.

Construction activities

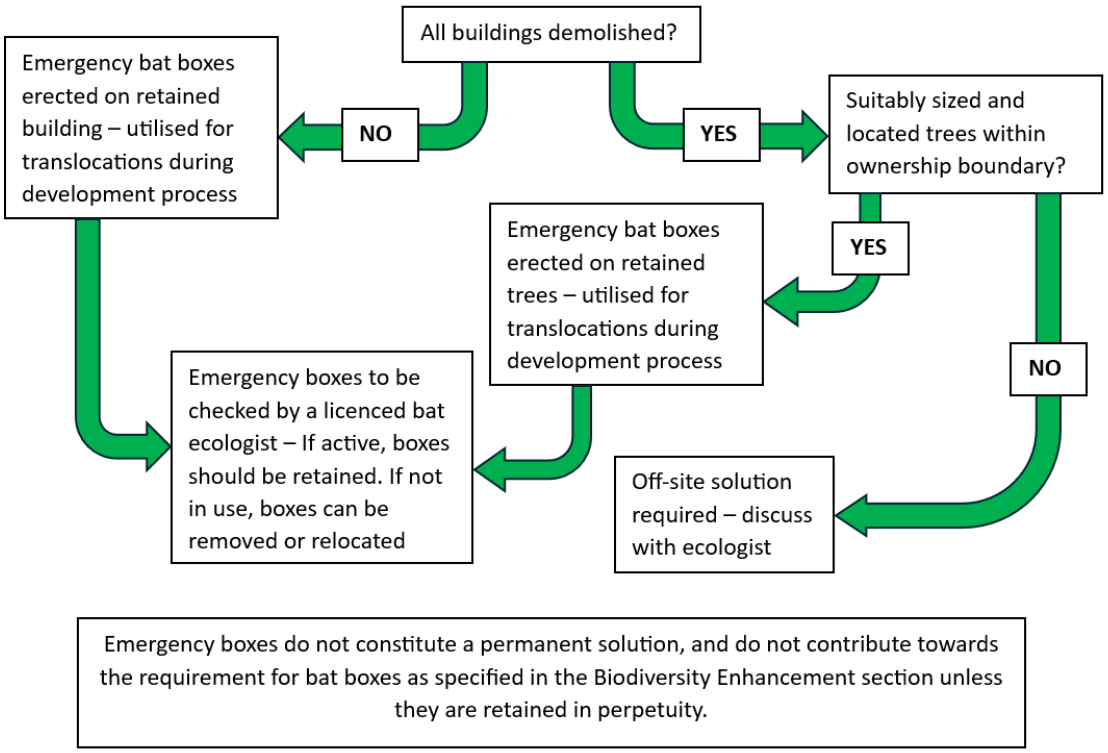
Works to existing buildings that could affect bats include, but are not limited to:

- Demolition
- Roof works, including removing tiles, sarking, or any works to the loft space or timbers
- Siding, such as weatherboarding or hanging tiles

All of these works should be undertaken using hand tools under a 'soft strip' process with all arisings checked for signs of bat presence.

Erection of compensation features

Bat boxes should be erected prior to works commencing so that an artificial roost space is available for immediate translocation should bats be discovered during the demolition works. Consult the following flow chart to choose the location for an emergency translocation roost.



Workers should be careful not to damage nearby trees during erection, with only tertiary branches removed to provide a clear flight path to the box. Boxes should be erected on the south side of features to allow warming in the daytime and remain unlit throughout the day and night.

The exact location of compensatory and emergency roost features will be determined by the licenced ecologist.

Methodology

Immediately prior to works commencing

The building will be subjected to a secondary walkover survey to ensure re-colonisation has not occurred.

Immediately before works commence, a walkover check should be undertaken by the licenced ecologist and operatives having been informed by the toolbox talk to identify potential bat presence. This should comprise an internal and external search of the building for signs of bat presence, including beneath roofing and in other crevices. Where bat absence cannot be confirmed by observation alone, endoscopes or other cameras should be utilised.

Works cannot begin until bat presence has been effectively ruled out.

Soft strip

The building(s) will be soft stripped comprising removal of all [necessary] features suitable for bat roosting including, but not limited to: roof tiles, sarking, roof timber, hanging tiles, weatherboarding, sheeting, or other coverings.

Removal will be strictly by hand and under supervision of the licenced bat ecologist.

Any bats discovered will be rescued and placed in the emergency receptor features.

Once soft stripped the building will be left overnight to allow vagrant individuals to vacate the building.

The following day, a secondary walkover check will be undertaken.

Should bats be discovered at any time, works must cease, and an appropriate licenced ecologist contacted. Works cannot then recommence until the appropriate surveying and licencing effort has been undertaken.

At all times during the works

Should roosting bats be confirmed or suspected at any time all works must cease and the bat licenced ecologist contacted for a second assessment. The area must be cordoned off and works halted until the appropriate survey effort has been undertaken and licencing acquired.

Bats are not to be handled by anyone not covered under a Natural England Licence *unless their actions prevent further harm to an individual at immediate risk of further harm should those actions not be undertaken.*

Failure to cease works and undertake the adequate survey and licencing effort, or disturbing, harming bats, or obstructing a roost constitutes a strict liability criminal offence. The maximum penalty is 6 months in prison and an unlimited fine.

Lifespan of these measures

All measures contained within this report will be applied in full by the developer in conjunction with the actions of the bat licenced ecologist. If any elements of a licence application or Bat Mitigation Plan as a part of a licence application conflict with this report, this report will be superseded by the newest site-specific document.

Other general measures

Lighting

While different species of bat react differently to night-time lighting, research has found that bats overall are sensitive to artificial lighting. Excessive and/or poorly directed lighting may delay bats in emerging from their roosts; shortening the time available for foraging, as well as causing bats to move away from suitable foraging grounds, movement corridors or roosting sites, to alternative dark areas (Jones, 2000).

To minimise indirect impacts from lighting associated with the proposed development, it is recommended that artificial lighting is only directed where necessary for health and safety reasons. Lighting should not illuminate any trees, hedgerows or mitigation and compensation features, such as hanging tiles and integrated bat boxes, or suspected or confirmed bat roosting sites. Lighting should only be used for the period of time for which it is required (Jones, 2000). This can be achieved by following accepted best practice (Fure, 2006; Institute of Lighting Engineers 2009; Bat Conservation Trust 2024):

- The level of artificial lighting including flood lighting should be kept to an absolute minimum;
- Where this does not conflict with health and safety and/or security requirements, the site should be kept dark during peak bat activity periods (0 to 1.5 hours after sunset and 1.5 hours before sunrise);
- Lighting required for security or safety reasons should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor-activated lamps;
- Lights utilising LED technology are the preferred option as these lights do not emit on the UV spectrum, are easily controllable in terms of direction/spill and can be turned on and off instantly;
- Avoid the use of sodium or metal halide lamps, these gas lamps require a lengthy period in which to turn off and the diffuse nature of the light emitted makes light spillage a significant problem.
- Lights required for night time deliveries or security patrols could be set to activate with pressure activated sensors set into the ground;
- Lighting should be directed to where it is needed to minimise light spillage. This can be achieved by limiting the height of the lighting columns and by using as steep a downward angle as possible and/or a shield/hood/cowl/ that directs the light below the horizontal plane and restricts the lit area;
- Artificial lighting should not directly illuminate any confirmed or suitable bat roosting features or habitats of value to commuting/foraging bats. Similarly, any newly planted linear features or compensatory bat roosting features should not be directly lit.

Enhancement specification

Bat boxes

As bats prefer more sheltered and less disturbed areas to roost, it is recommended that bat boxes are placed at a height of 4 metres. This will ensure that bats remain undisturbed by usage of the site.

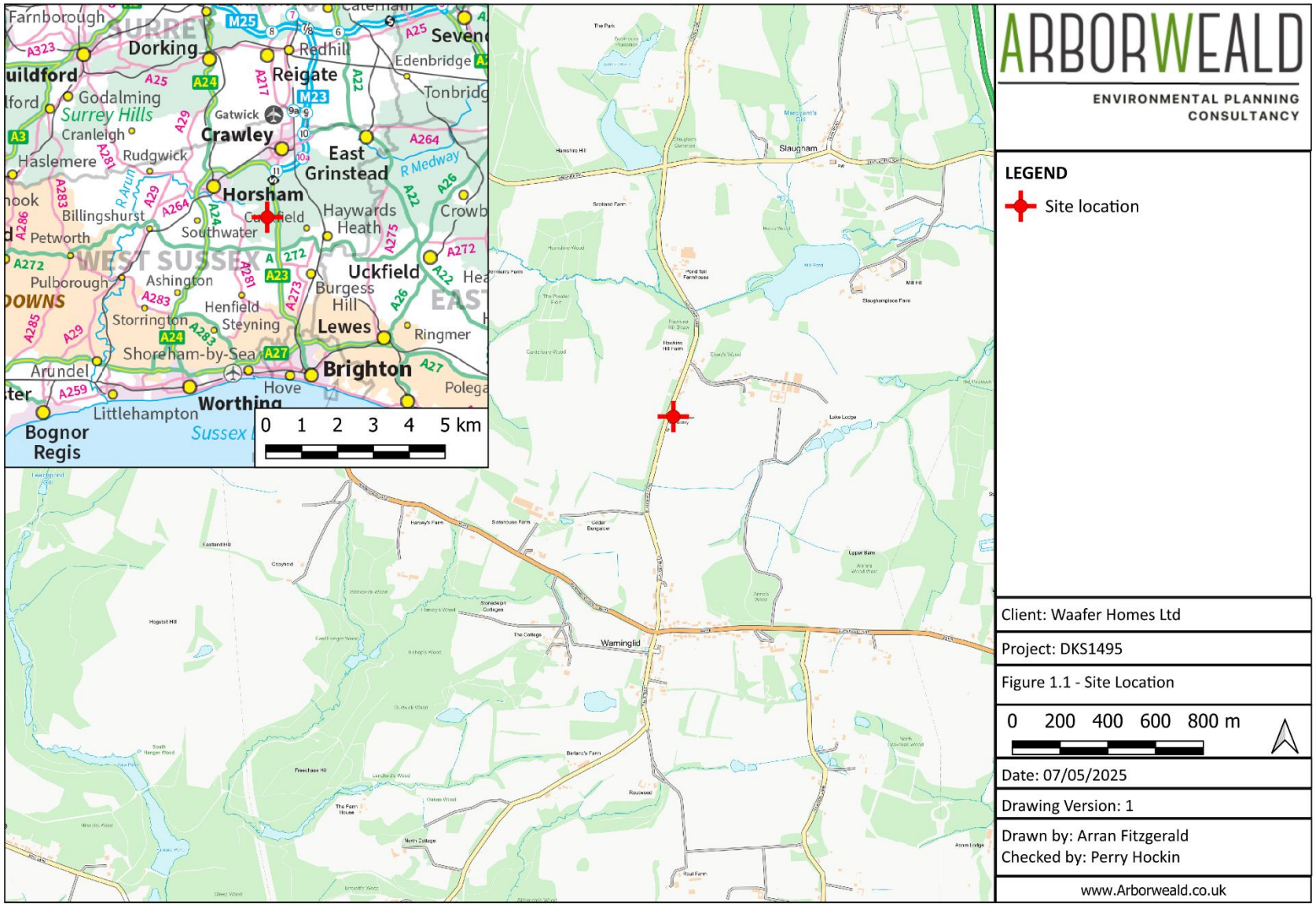
It is recommended that bat boxes are of the Schwegler 1FF flat hanging type.

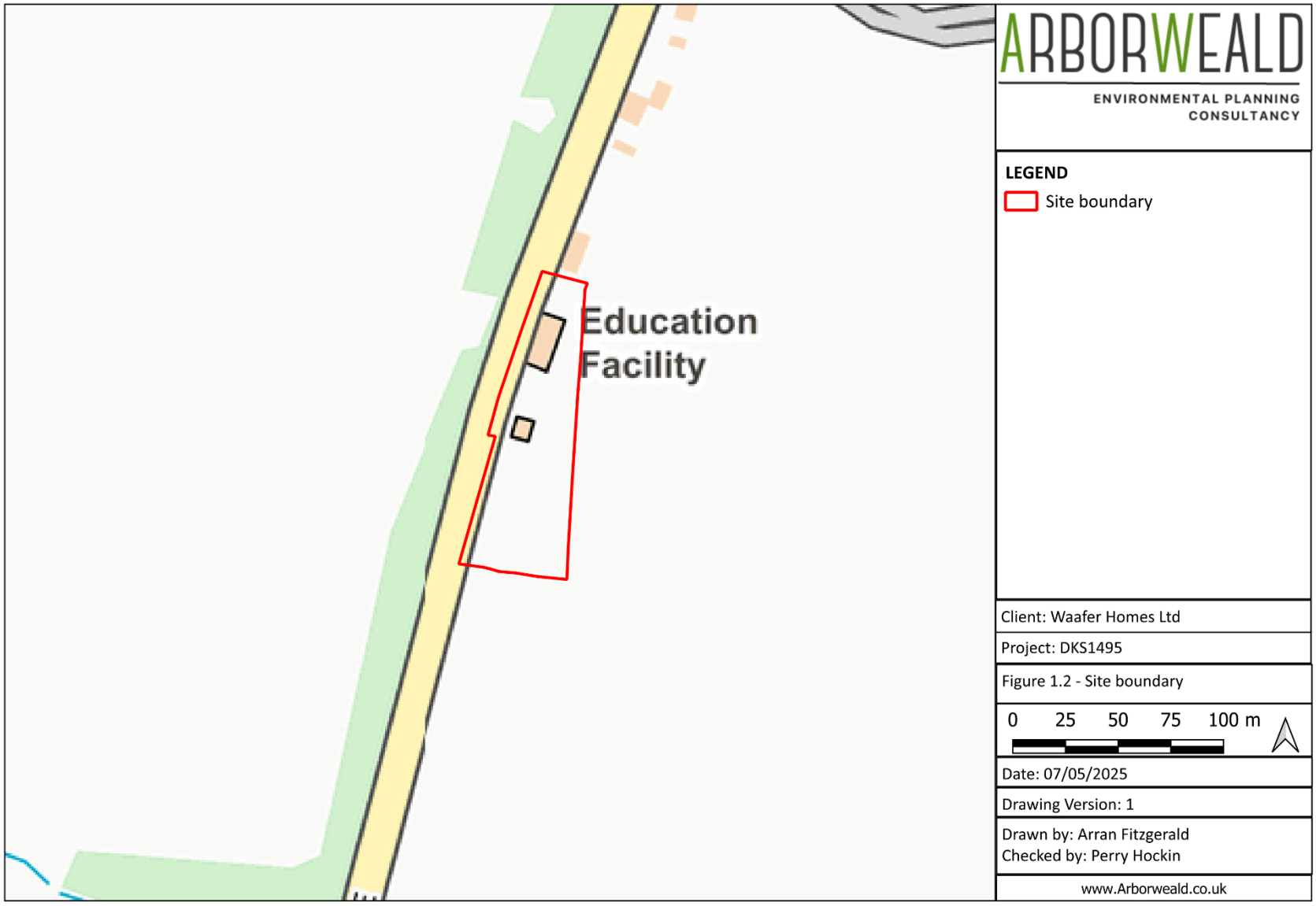
Care should be taken when erecting bat boxes to ensure they remain sheltered, but accessible with clear flight paths and without damaging surrounding trees during erection. Tertiary branches that block the flight path to the box should be trimmed, with the whole area remaining unlit.

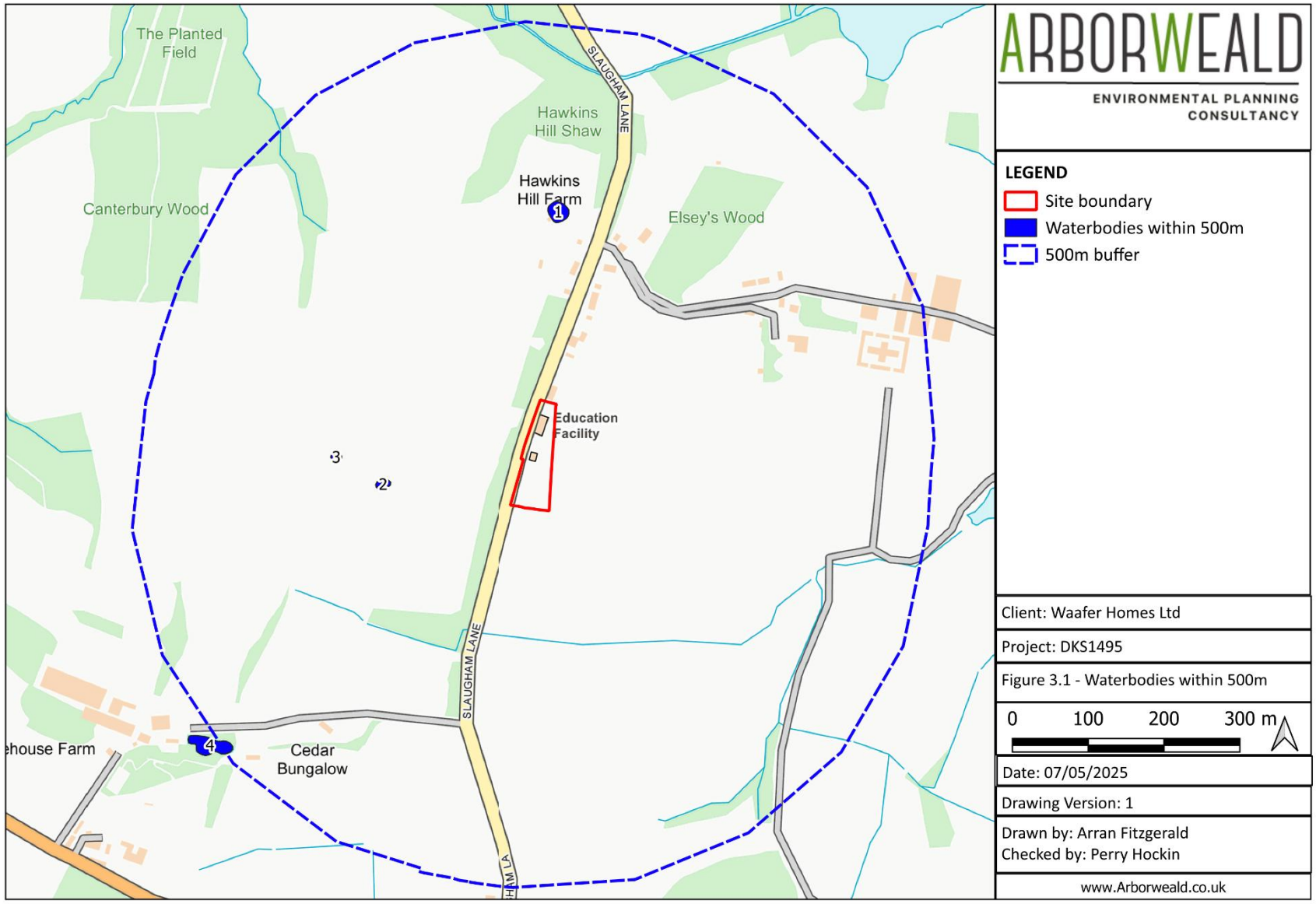
As a minimum, two (2) bat box / bat brick should be provided. One per roost feature lost on the southern aspect of the main dwelling.

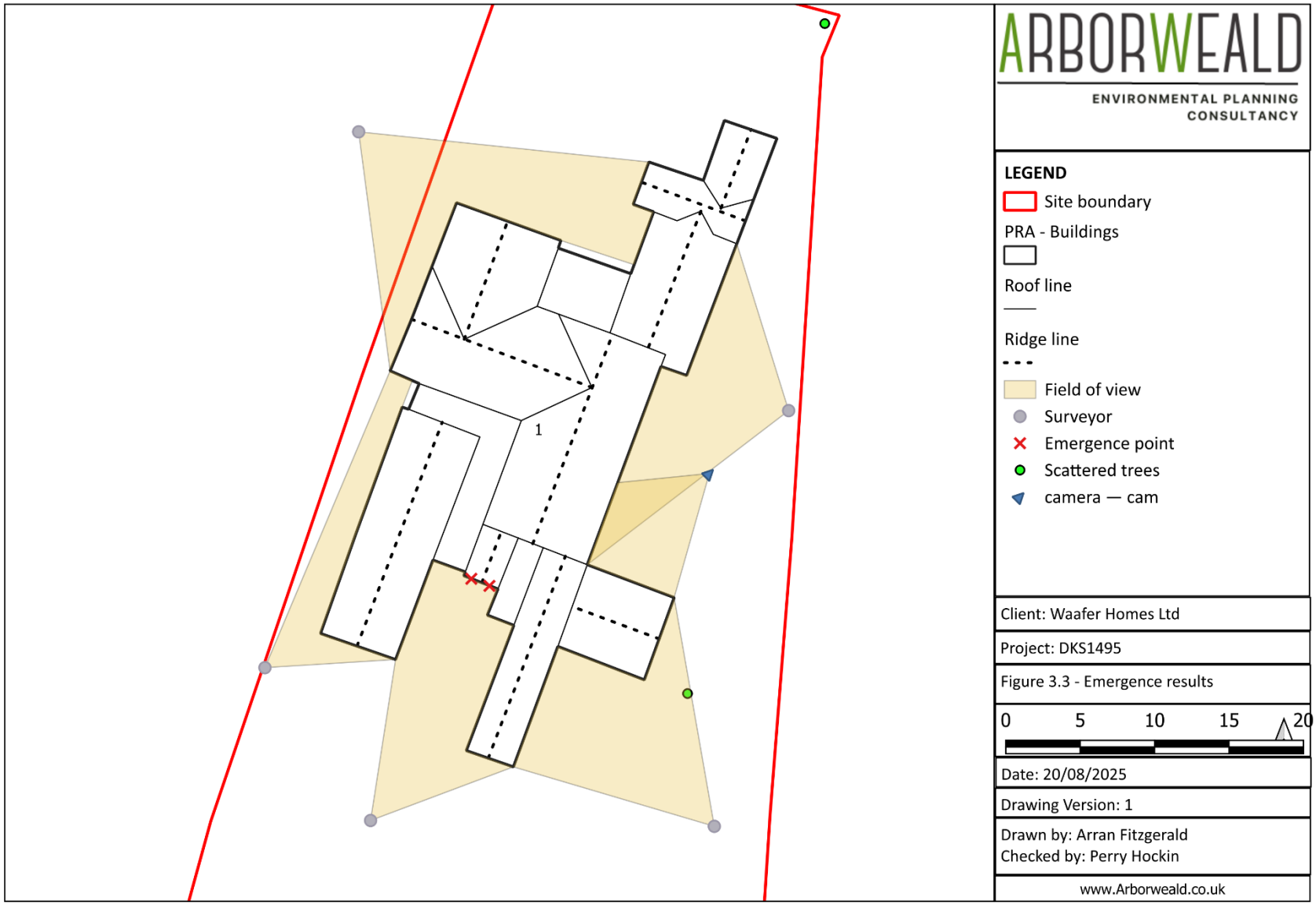
Arborweald receive no commission for recommendation of brands of wildlife boxes, and other brands are available.

FIGURES









APPENDIX A Wildlife Legislation

Strict Liability vs Mens Rea

Wildlife offences are classified in one of two ways;

Some are *strict liability*, meaning that a person can be found guilty regardless of intent or knowledge. In strict liability cases, the defendant cannot argue lack of knowledge as a defence (e.g., not knowing a bird was protected). However, statutory defences may apply (e.g., under Section 4 for acts done for humane reasons).

Other offences require intention, recklessness, or knowledge, and are governed under *Mens-rea* law whereby the offence must be proven to have been committed intentionally, through recklessness (such as not seeking prior knowledge), or when already in possession of that knowledge *e.g. having had a toolbox talk prior to undertaking works.*

The following table outlines which wildlife offences are Strict Liability, and which are Mens-rea.

Species	Primary protection legislation	Liability
Bats	*Wildlife and Countryside Act 1981* (WCA 1981) – **Schedule 5** *Conservation of Habitats and Species Regulations 2017* (Habitats Regulations)	**Strict liability** • *WCA 1981 – Section 9(1)*: Prohibits killing, injuring, or taking bats. • *Habitats Regulations – Regulation 43(1)*: Prohibits deliberate capture, killing, or disturbance of bats.
		Mens-rea • *WCA 1981 – Section 9(4)*: Prohibits damage to or destruction of a bat's place of shelter but requires intent or recklessness. • *Habitats Regulations – Regulation 43(2)*: Prohibits damage to or destruction of breeding sites or resting places, requiring intent or recklessness.
Birds	*Wildlife and Countryside Act 1981* – Section 1	**Strict liability** • *Section 1(1)*: Prohibits killing, injuring, or taking any wild bird. • *Section 1(2)*: Prohibits taking, damaging, or destroying an active nest. • *Section 1(3)*: Prohibits taking or destroying eggs.
		Mens-rea • *Section 1(5)*: Prohibits disturbing birds at nest sites (for Schedule 1 birds), requiring intent or recklessness.
Badgers	Protection of Badgers Act 1992	**Mens-rea** • *Section 1*: Prohibits wilfully killing, injuring, or taking a badger (requires intent). • *Section 3*: Prohibits interfering with a badger sett (requires intent or recklessness).
Dormice	*Wildlife and Countryside Act 1981* (WCA 1981) – **Schedule 5** *Conservation of Habitats and Species Regulations 2017* (Habitats Regulations)	**Strict liability** • *WCA 1981 – Section 9(1)*: Prohibits killing, injuring, or taking a dormouse. • *Habitats Regulations – Regulation 43(1)*: Prohibits deliberate capture, killing, or disturbance.
		Mens-rea • *WCA 1981 – Section 9(4)*: Prohibits damaging or destroying a place of shelter (intent or recklessness required). • *Habitats Regulations – Regulation 43(2)*: Prohibits destruction of breeding/resting sites (intent or recklessness required).
Great-crested newts	*Wildlife and Countryside Act 1981* (WCA 1981) – **Schedule 5** *Conservation of Habitats and Species Regulations 2017* (Habitats Regulations)	**Strict liability** • *WCA 1981 – Section 9(1)*: Prohibits killing, injuring, or taking a dormouse. • *Habitats Regulations – Regulation 43(1)*: Prohibits deliberate capture, killing, or disturbance.
		Mens-rea • *WCA 1981 – Section 9(4)*: Prohibits damaging or destroying a place of shelter (intent or recklessness required). • *Habitats Regulations – Regulation 43(2)*: Prohibits destruction of breeding/resting sites (intent or recklessness required).
Reptiles	*Wildlife and Countryside Act 1981* – **Schedule 5**	**Strict liability** • *WCA 1981 – Section 9(1)*: Prohibits killing, injuring, or taking a protected reptile (e.g., sand lizard, smooth snake).
		Mens-rea • *WCA 1981 – Section 9(4)*: Prohibits damaging or destroying a place of shelter (intent or recklessness required).
Invasive species	*Wildlife and Countryside Act 1981* (WCA 1981) – **Section 14, Schedule 9**	**Strict liability** • *WCA 1981 – Section 14:* Prohibits the release or escape of invasive non-native species (e.g., Japanese knotweed, grey squirrel)
		Mens-rea • *WCA 1981 – Section 14:* Prohibits causing the spread of invasive non-native species (e.g., Japanese knotweed, grey squirrel)
Other species	*Wildlife and Countryside Act 1981* (WCA 1981) – **Schedule 5** *Conservation of Habitats and Species Regulations 2017* (Habitats Regulations)	Also covered under Section 9 of the WCA 1981 are otter, water vole, red squirrel, pine marten, sturgeon, lamprey, and certain invertebrates. For all these species, they are protected as follows: **Strict liability** • WCA 1981 – Section 9(1): Prohibits killing, injuring, or taking a protected reptile (e.g., sand lizard, smooth snake). **Mens-rea** • WCA 1981 – Section 9(4): Prohibits damaging or destroying a place of shelter (intent or recklessness required).

Schedule 8

Specific species of plants listed in Schedule 8 are protected. It is an offence: to intentionally pick, uproot or destroy a wild plant listed in Schedule 8.

Schedule 9

Invasive non-native species are listed under Schedule 9. It is an offence:

- to plant or otherwise cause to grow in the wild.
- If soils are contaminated by invasive non-native plant species it becomes classified as '*controlled waste*' under the Environmental Protection Act 1990 (England, Wales & Scotland), and must be disposed of accordingly.

APPENDIX B Emergence sites.

Figure B1	Bat emergences were noted at gaps between the open fascia and the brickwork at the gable apex.

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Principal Ecologist – Perry Hockin

Principal Arboriculturist – Alex Livingstone

Senior Arboriculturist – Jamie Foster

Woodland Enterprise Centre - Hastings Road – Flimwell - East Sussex - TN5 7PR