

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

St Stephens Church, Hamsland, Horsted Keynes, RH17 7DX

Report date:

23rd October 2025

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as:

“The demolition of an existing building, followed by the erection of three dwellings.”

This report is supplementary to the Preliminary Ecological Appraisal and Roost Assessment report completed by Arbtech Consulting Ltd (2025). 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 completed by Arbtech Consulting Limited (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.

Results

The PEAPRA for this site found a low number of common pipistrelle and brown long-eared bat droppings within the internal space of the church, therefore classifying it as a confirmed roost. However, upon completing 3 BERS which observed infrequent and sometimes minimal bat activity it is suspected that the droppings found were a result of exploratory visits and not roosting activity. This is because the internal space where droppings were found does not present any suitable roosting features for common pipistrelles or brown long eared bats, and the spaces where these bats could be expected to roost (internal loft space and under loose roof tiles) returned no evidence of bat activity.

As such, 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

PEAPRA – Arbtech Consulting Ltd; 17th June 2025; B1 was classified as a confirmed roost due to the presence of low number of bat droppings found within the building (note droppings were not found in any loft voids but in the interior space of the church). The building also contains suitable roosting features on its exterior. Three BERS visits were subsequently recommended for B1.

Number of buildings on site – 1 building.

Number of buildings surveyed – 1 building.

Proposed development

Current use of building – Disused church.

Proposed use of building – Change of use to three residential dwellings.					
Structural changes to building – Full demolition of existing building.					
The site surveys were designed and managed by Assistant Ecologist James Marsh BA (Hons), MSc. Consultant Ecologist, Michelle Huang, BS, MRES (DIC) provided technical advisory oversight and ensured compliance with ecological standards.					
See surveyor locations in the BERS plan in Appendix 1, proposed plans will be included in Appendix 2 upon receipt.					
Limitations	A tree partially obstructs the view of the southeast elevation of the building for Surveyor position 3. To mitigate this the surveyor position was angled so that as much of the elevation, including the potential roosting features, could be seen. As it wasn’t possible to see the far end of the roof, the surveyor kept frequent communication with the other surveyors and was able to hear the Magenta detector at the unmanned IR position, meaning they could determine whether any bats that came across this elevation had also passed the building elsewhere first.				
Field Survey					
Dusk Emergence Survey 1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	James Marsh	1 Year	Level 2	Observing northern elevation
	2	Annabel Yapp	3 Years	Level 1	Observing northwest elevation
	3	Zak Hassi	1 Year	Level 1	Observing southern elevation
Weather (start/end)	Temperature (°C): 23.7 Relative humidity (%): 73 Cloud cover (%): 60 Wind (m/s): 0 Rain: None		Temperature (°C): 22.3 Relative humidity (%): 61 Cloud cover (%): 50 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	3	
	Additional Illumination	Nightfox	XB5 PRO	3	

	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3
		Magenta Electronics	Magenta Bat4	3
	Two Way Radio	BAOFENG	FV-88E	3
Results				
Date of survey		Sunset; Start - End		
25/06/2025		Sunset 21:20; 21:05 – 22:50		
Surveyor observations				
Surveyor 1	No emergences observed. First activity was a common pipistrelle, heard but not seen, at 21:57. This was followed by a common pipistrelle pass from the trees to the east of the site directly over the surveyor position (northwards). This was the only bat that was seen during the survey, with calls heard at sporadic intervals until the final one at 22:46. All bats detected were common pipistrelles.		Full elevation photo showing surveyors view. 	
IR position 1 Nightfox Whisker + Nightfox XB5 PRO	Camera position: observing northeast elevation of B1 Emergences observed: N No additional activity was observed upon review of the IR footage.		Screenshot of darkest part of survey.	

		
Surveyor 2	No emergencies observed. First activity of the survey was a common pipistrelle echolocation, heard but not seen. At 22:07 the first common pipistrelle was seen flying south of site along the treeline, then returning back down in a northerly direction. At 22:24 a common pipistrelle was heard but not seen, and again heard one last time at 22:30.	Full elevation photo showing surveyors view. 
<i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwest elevation of B1 Emergences observed: N No additional observations or bat activity was observed upon review of IR footage.	Screenshot of darkest part of survey.

		
<i>Surveyor 3</i>	No emergences observed. Occasional Common Pipistrelle activity, with only two passes seen, one at 22:01, and 22:10 from southwest to northeast and northeast to southwest respectively. From 22:24 to 22:44 Common Pipistrelles were occasionally heard but not seen, with only faint signals.	Full elevation photo showing surveyors view. 
<i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southern elevation of B1. Emergences observed: N No additional bat activity was observed.	Screenshot of darkest part of survey.



Dusk Emergence Survey 2					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	James Marsh	1 Year	Level 2	Observing northern elevation
	2	Annabel Yapp	3 Years	Level 1	Observing northwest elevation
	3	Lily Harman	2 Years	Level 1	Observing southwest elevation
	4	Unmanned IR	N/A	N/A	Observing eastern elevation
Weather (start/end)	Temperature (°C): 25.9 Relative humidity (%): 64 Cloud cover (%): 100 Wind (m/s): 0 Rain: None		Temperature (°C): 23.3 Relative humidity (%): 69 Cloud cover (%): 100 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	

	Additional Illumination	Nightfox	XB5 PRO	4
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3
		Magenta Electronics	Magenta Bat4	4
	Two Way Radio	BAOFENG	FV-88E	3
Results				
Date of survey		Sunset; Start - End		
14/07/2025		Sunset 21:07; 20:52 – 22:37		
Surveyor observations				
Surveyor 1	Summary of general activity: Species – Common pipistrelle. Flight paths – Some passes along the eastern elevation of the building, along the line of trees. A bat was seen flying over the building towards the east at 21:57. Foraging areas – Some foraging activity around the trees to the north/east of the site.		Full elevation photo showing surveyors view. 	
IR position 1 Nightfox Whisker + Nightfox XB5 PRO	Camera position: observing northern elevation of B1 Emergences observed: N No additional bat activity observed upon review of IR footage		Screenshot of darkest part of survey.	

		
<i>Surveyor 2</i>	Summary of general activity: Species – Common and soprano pipistrelle. Flight paths – First activity of the survey was a common pipistrelle pass at 21:26, flying towards the treeline west of the building. A soprano pipistrelle was seen flying from south-west to north of the property at 21:41. Foraging areas – Between 21:47 – 21:49, three common pipistrelle passes were seen, typically flying west of the building, in and out of the treeline.	Full elevation photo showing surveyors view. 

<i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwest elevation of B1 Emergences observed: N No additional observations or bat activity was detected upon review of IR footage.	Screenshot of darkest part of survey. 
<i>Surveyor 3</i>	Summary of general activity: Species – Common & Soprano Pipistrelle, Myotis spp. Flight paths – Myotis spp seen passing from SE to NW at 21:43, with common pipistrelles seen passing in the opposite direction. Foraging areas – Limited foraging activity.	Full elevation photo showing surveyors view. 
<i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southwest elevation of B1 Emergences observed: N	Screenshot of darkest part of survey.

	No additional observations or bat activity was detected upon review of IR footage.				
Unmanned IR position 4 Nightfox Whisker + Nightfox XB5 PRO	Camera position: observing eastern elevation of B1 Emergences observed: N No notable bat activity observed upon review of IR footage.			Screenshot of darkest part of survey. 	
Dusk Emergence Survey 3					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	James Marsh	1 Year	Level 2	Observing northern elevation
	2	Abigail Louise Dodge	4 Years	Level 1	Observing northwest elevation

	3	Lily Harman	2 Years	Level 1	Observing southwest elevation
	4	Unmanned IR	N/A	N/A	Observing eastern elevation
Weather (start/end)	Temperature (°C): 22.3 Relative humidity (%): 69 Cloud cover (%): 100 Wind (m/s): 0 Rain: None			Temperature (°C): 18.5 Relative humidity (%): 74 Cloud cover (%): 90 Wind (m/s): 0 Rain: None	
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	3	
	Two Way Radio	BAOFENG	FV-88E	3	
Results					
Date of survey			Sunset; Start - End		
06/08/2028			Sunset 20:37; 20:22 – 22:07		
Surveyor observations					
Surveyor 1	Summary of general activity: Species – Common and Soprano Pipistrelle, Serotine. Flight paths – First bat was a common pipistrelle seen passing the western elevation of B1 at 20:56. Multiple bat passes occurred across the eastern elevation of B1. As calls were heard from this position and the unmanned IR camera, direction could be determined, from North travelling southwards. This was the most frequent area of activity, with common pipistrelles identified using this flightline at 21:13, and then sporadically through the survey until 21:55.			Full elevation photo showing surveyors view.	

	Foraging areas – Foraging activity around the ash tree to the east of B1 was notable. This tended to be common pipistrelle activity and occurred between the times recorded above. Other activity – A serotine and soprano pipistrelle were heard but not seen at 21:42 and 21:49 respectively. The last bat was a common pipistrelle (described above foraging) at 21:55.	
<i>IR position 1</i> <i>Nightfox Whisker</i> + <i>Nightfox XB5 PRO</i>	Camera position: observing northern elevation of B1 Emergences observed: N No additional bat activity was seen or heard upon review of the IR footage.	Screenshot of darkest part of survey. 
<i>Surveyor 2</i>	Summary of general activity: Species – Comon and soprano Pipistrelle, Serotine, Brown Long-eared.	Full elevation photo showing surveyors view.

	Flight paths – First common pipistrelle seen and heard at 21:16, passing southwest to northeast across southeastern facing elevation. Foraging areas – A single common pipistrelle was seen and heard, originating from the <i>Quercus robur</i> canopy at the edge of the eastern boundary corner, foraging in a westerly direction. Other activity - First bat heard not seen at 20:56 was a common pipistrelle. Common Pipistrelle heard not seen until 22:09, including foraging, pass and social call activity. Serotine heard not seen at 21:23, then again at 21:43. Long-eared species seen not heard at 21:47 until 21:49, confirmed social calls via post survey sound analysis (Anabat Insight software). Soprano pipistrelle heard not seen at 21:49, then again at 22:09. Last bat heard not seen was a common pipistrelle at 22:09.	
<i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing northwestern elevation of B1 Emergences observed: N At 21:51:11 a bat can be seen passing over length of dwelling ridgeline, flying from northwest to southeast. No other notable bat activity was observed upon review of the IR footage.	Screenshot of darkest part of survey. 

<i>Surveyor 3</i>	Summary of general activity: Species – Common and Soprano Pipistrelle. Flight paths – No bats were seen from this surveyor position. Foraging areas – No bats were seen from this surveyor position. Other activity - The first bat was a soprano pipistrelle, heard but not seen at 20:45. Then, common pipistrelles were heard but not seen at 21:16, 21:56, 21:57 and lastly at 22:04.	Full elevation photo showing surveyors view. 
<i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing southwestern elevation of B1 Emergences observed: N No additional bat activity seen or heard upon review of the IR footage.	Screenshot of darkest part of survey. 
<i>Unmanned IR position 4</i>	Camera position: observing eastern elevation of B1 Emergences observed: N	Screenshot of darkest part of survey.

Nightfox Whisker + Nightfox XB5 PRO	No additional bat activity was observed or heard upon review of the IR footage. The Magenta Bat4 detector could be heard by the surveyor at position 1, and they were able to identify that all bats that were picked up by the detector had passed their position first.	
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No roosts were recorded on site, with only common species identified and infrequent bat activity observed throughout three BERS visits. However, the presence of droppings found within the building during the PEAPRA demonstrates that bats can access the internal space of the building. It is believed that these indicate exploratory visits to the building, as the number of droppings is low and the roof areas directly above the location of the droppings contains no suitable roosting features. General bat activity on site: Key foraging areas – Sporadic foraging activity observed around the trees to the east of B1, notably around the large Ash tree at the edge of the site boundary. Key flight lines – Flight lines were observed along the trees on the eastern and western boundaries of the site. Species observed – Common and Soprano pipistrelles, Brown Long-eared, Myotis spp.
<i>Impact Assessment</i>	Due to the high habitat value of the building, the proximity to historic EPSL records concerning pipistrelle bats, as well as the suitable foraging and commuting habitats on site and in the immediate vicinity of the site, there remains a risk that bats could be present during works as bats are highly mobile creatures known to switch roosts regularly. Likewise, foraging and commuting bats could be impacted by additional lighting on site and the removal of foraging habitat, which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.
<i>Recommendations</i>	Due to the habitat value of the building, there remains a risk that bats could be present during the works, as bats are highly mobile creatures known to roost switch regularly. If works are started prior to May 2026 - Prior to removal of the roof tiles, another visual inspection using torch and endoscope will be carried out by a suitably qualified ecologist to inspect the gaps behind the tiles. If works are started after May 2026 – an updated inspection and dusk emergence survey will be carried out in the June/July prior to the start of works to check for any changes in roost status. If evidence of roosting bats is found then further surveys and a license will be required to proceed with the works.

	The removal of the hanging tiles will be carried out by hand under the supervision of a suitably qualified ecologist. Wildlife Sensitive Lighting Strategy A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: • Light spill on to the trees or vegetated area on the east of the site should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
<i>Enhancements</i>	Integrated bat boxes x2 will be installed in each of the new dwellings. These will be placed high up at eaves level, face south/south west if possible, and be unlit by artificial light. The bat boxes will be a specification suitable for crevice dwelling species such as Beaumaris Woodstone Bat Box for crevice dwellers (attach to side of building), Isabella Bat Box for void dwellers (attach to side of building or tree), Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: BERS plan



Appendix 2: Proposed plans



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Rev Description
P1 Preliminary Issue

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20.11.25 DS/PR PR/-

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Version control			
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Draft	0.1	James Marsh, BA (Hons) MSc	07/08/2025
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Reviewed	0.3	Maddy Carter BSc (Hons), Consultant Ecologist	13/08/2025
Final	1.0	James Marsh, BA (Hons) MSc	21/08/2025