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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Rose Cottage, Haywards Heath, West Sussex, RH16 1XT

Client:

Bright Horizons

Report date:

06/08/2025

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. The proposal is described as: "Conversion of existing barn into usable child space for existing adjacent nursery."

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 Daytime Bat Walkover Survey report completed by PJC (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 low value to roosting bats

Number of buildings on site – 1 building.

Number of buildings surveyed – 1 building.

Proposed development

Current use of building – Nursery and attached barn

Proposed use of building – No change to nursery, barn to be converted to useable nursery space

Structural changes to building – Conversion, including impacts to timber weatherboarding and internal lining

Results

Roost number	Species	Roost type	Peak number of individuals	Roost location
1	Soprano pipistrelle	Maternity roost	9	Under lifted timber board on south elevation, underneath window.
2	Soprano pipistrelle	Day Roost	1	Under lifted timber board on north elevation, at the western most corner of the two-storey building
3	Soprano pipistrelle	Day Roost	1	Under lifted timber board of single storey attached outbuilding, where the south elevation meets the west elevation
4	Soprano pipistrelle	Day Roost	1	Gap where timber panels meet the exposed brick (left hand exposed brick section), on the south elevation.
5	Common pipistrelle	Day Roost	1	Gap where timber panels meet the exposed brick (left hand exposed brick section), on the south elevation.
6	Common pipistrelle	Day Roost	1	Gap where timber panels meet the exposed brick (middle exposed brick section), on the south elevation.

A European Protected Species Licence (EPSL) will be required for the works to the building.

If the licence is not submitted by 17/10/25, a material changes check will be required.

If the licence is not submitted by 1 May 2026, updated dusk surveys will be required.

Daytime walkover by the named ecologist who is preparing the licence is required (this is required regardless of passage of time between surveys and licence submission and can be used as a material changes check where applicable)

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 was present at the front of the building which lead to the IR cameras of Surveyor 1-3 to be slightly overexposed. This was compensated for through adjusting brightness and contrast in video editing software prior to IR analyses. - On the second visit, the survey had one less surveyor. However, the position was fully covered by an IR camera and heterodyne bat detector. Furthermore, the target area of the building was visible to the surveyors on each side of this position. All surveyors were in constant communication through the use of radios and as such, bat activity could be tracked and pinpointed.
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 in loft. Individual bat (pipistrelle species) observed under lifted timber board on South elevation (as shown by red circle)



<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
	2 - Surveyor	Isy Bleakman	Two season's experience		Level 1	South and West
	3- Surveyor	Annabel Yapp	Three season's experience		Level 1	North
	4- Surveyor	Will Malpas	Three season's experience		Level 1	North
	5-Surveyor	Jen Gibbons	Two season's experience		Level 1	South and East
<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		
<i>Equipment used</i>	Equipment	Make	Model	Count		
	NVAs	Nightfox	Whisker	5		
	Additional Illumination	Infrared Illuminator	S1120B	5		
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5		
	Two Way Radio	BAOFENG	FV-88E	5		
Results						
Date of survey			Sunset; Start - End			
22/05/2025			Sunset 20:53; 20:38 – 22:38			

Surveyor observations		
<i>Surveyor 1</i>	A total of eight emergences were observed, all from a lifted timber board underneath the third window on the south elevation of the building (as shown by blue star). Three emergences were observed at 21:10 and the further five were observed at 21:12. Bats were not echolocating at time of emergence but are deemed to be Soprano pipistrelles, based on flight patterns, emergence times, presence of soprano pipistrelle droppings found at the site and general soprano pipistrelle foraging activity for the duration of the survey. The first bat activity was a soprano pipistrelle flying over the building at 20:49, with further soprano pipistrelle intermittent foraging activity recorded until 21:57. A Serotine was head not seen at 21:53.	
<i>IR position 1</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

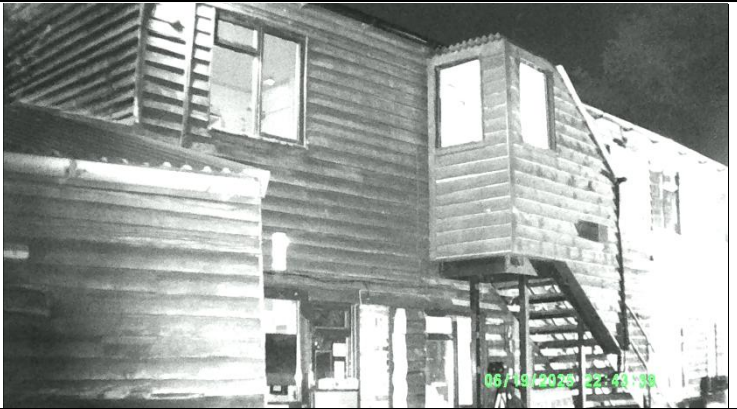
<i>Surveyor 2</i>	No bat emergences or re-entries observed. The first bat activity recorded was a soprano pipistrelle pass at 21:13. Soprano pipistrelles were recorded intermittently foraging throughout the duration of the survey until 22:14.	
<i>IR position 2</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

<i>Surveyor 3</i>	No bat emergences or re-entries were observed from the single storey timber shed attachment. One Soprano pipistrelle bat emergence was observed on the main building (as also observed by Surveyor 4), under lifted timber panel by the far west side of the building (as shown by blue star). The first bat seen was a Common pipistrelle, passing over the main building at 20:38. Between 21:04 to 21:12 there was constant bat activity: Soprano pipistrelles were seen foraging (after emerging from the lifted weatherboarding above the far right top window). At 21:46, Soprano pipistrelles continued to forage. The last bat activity recorded was a single Noctule, heard not seen at 22:16.	 A daytime photograph of a wooden building (Rose Cottage) partially obscured by green trees. A red circle is drawn around a window on the upper left side of the building. A yellow timestamp in the bottom right corner reads "05/22/2025 21:05:54".
<i>IR position 3</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	 An infrared (IR) photograph of the same building and trees. A blue star is marked on the wall of the building, corresponding to the location of the window mentioned in the text. A yellow timestamp in the bottom right corner reads "05/22/2025 22:24:11".

<i>Surveyor 4</i>	One bat emergence survey was observed at 21:03, which was a Soprano pipistrelle. The bat emerged from the raised weatherboarding about the far west window (as shown by blue star). The first bat activity recorded was a Common pipistrelle at 20:48, which was observed passing over the roof of the building. This was followed by several more Common pipistrelle passes From 21:03 until 21:12 there was constant Soprano pipistrelle commuting activity up and down the edges of the building. At 21:46, Soprano pipistrelle activity returned with constant activity until 21:49. The last Soprano pipistrelle pass was 22:13 (heard not seen).	
<i>IR position 4</i>	Due to the overexposure on the IR camera caused by the IR security light, the emergence was not visible within the IR review. However, the emergence was confirmed by IR review of Surveyor 3's IR camera. No further bat activity was recorded.	

<i>Surveyor 5</i>	Nine bat emergences were observed (as shown by blue star in below image). Eight emergences were observed between 21:10-21:13 from lifted cladding board beneath third window from the right. These were non-echolocating bats, however likely to be Soprano pipistrelles based on evidence from droppings, emergence time, flight patterns and activity heard throughout the survey. The first bat activity observed was a Common pipistrelle at 20:48, seen passing over the building and foraging above the roof. Further passes were observed at 20:54 and 21:06. A Soprano pipistrelle was heard not seen (HNS) at 21:20 and both Common and Soprano pipistrelles were HNS occasionally throughout the survey. A Serotine was seen at 21:52 foraging around the treetops to the north of the building. The last bat activity recorded was a Serotine, HNS at 22:15.	
<i>IR position 5</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

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
	2 - Surveyor	Isy Bleakman	Two season's experience		Level 1	South and West
	3- Surveyor	Unmanned IR	N/A		N/A	North
	4-Surveyor	Rachel Diplock	Three season's experience		Level 1	North
	5-Surveyor	Jen Gibbons	Two season's experience		Level 1	South and East
<i>Weather (start/end)</i>	Temperature (°C): 23 Relative humidity (%): 56 Cloud cover (%): 10 Wind (km/h): 10 Rain: None			Temperature (°C): 20 Relative humidity (%): 66 Cloud cover (%): 20 Wind (km/h): 10 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		5	
	Additional Illumination	Infrared Illuminator	S1120B		5	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		5	
	Two Way Radio	BAOFENG	FV-88E		5	
Results						
Date of survey			Sunset; Start - End			
19/06/2025			Sunset 21:18; 21:03 – 23:03			

Surveyor observations		
Surveyor 1	No emergences or re-entries were observed. The first bat activity recorded was a Common pipistrelle at 21:27. Common and Soprano pipistrelles were heard frequently throughout the duration of the survey, and occasionally seen within the trees. A Serotine was heard not seen at 22:06. The last bat activity recorded was a Soprano pipistrelle at 22:24.	
IR position 1	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

<i>Surveyor 2</i>	No emergencies or re-entries were observed. The first bat activity recorded was a Common pipistrelle at 21:26, observed flying over the building. Common pipistrelles were frequently heard foraging throughout the duration of the survey. A Serotine flew over the building at 22:07. The last bat activity recorded was a Common pipistrelle, heard not seen, at 22:24.	
<i>IR position 2</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
<i>Surveyor 3</i>	N/A	N/A

<i>IR position 3</i>	No emergences or re-entries observed. Numerous bat passes were recorded, in line with the summary of Surveyor 4.	
<i>Surveyor 4</i>	No emergences or re-entries observed. The first bat activity was a Common pipistrelle, which was heard not seen at 21:26 and frequently heard not seen throughout the survey until 21:43. At 21:48, two Common pipistrelles were seen passing over the roof of the north elevation from south-east to north-west towards the treeline to the north of the site. Common pipistrelle was seen passing from south-east to north-west at 22:01 and foraging activity was heard between 22:00 and 22:02. A further two Common pipistrelles flew above the roof of the north elevation, from east to west and vice versa, as well as above the trees to the wider northern area of the site at 22:02. At 22:08, a Common pipistrelle was seen passing from north-west to south-east. The final bat activity was at 22:34, when a Common pipistrelle was heard not seen.	

<i>IR position 4</i>	IR reviews confirm the observations of the surveyor. Further passes and foraging activity was seen throughout the duration of the survey, including at 22:19, where a bat can be seen passing from west to north-east, heading towards the trees.	
<i>Surveyor 5</i>	One bat emergence (Soprano pipistrelle) was observed, emerging from between wooden board and lefthand brick (as shown by blue star in below image) section at 21:30, and flew east. The first bat activity was a Common pipistrelle, which was observed flying South to North over the building. Regular passes from Common pipistrelles were observed throughout the survey above and around the building, as well as two Common pipistrelles seen foraging between the eastern elevation and trees to the east of the building at 22:00. At 22:24 two common pipistrelles were foraging over the roof of the building. A Soprano pipistrelle was observe at 21:55, passing in front of the southern elevation. At 22:06, two Serotines were seen passing above the building and across the carpark area both flying east to west. A Brown long-eared bat was heard not seen at 22:04 and at 22:46.	

<i>IR position 5</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
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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
	2 - Surveyor	Isy Bleakman	Two season's experience	Level 1	South and West
	3- Surveyor	Annabel Yapp	Three season's experience	Level 1	North
	4- Surveyor	Will Malpas	Three season's experience	Level 1	North
	5-Surveyor	Jen Gibbons	Two season's experience	Level 1	South and East
<i>Weather (start/end)</i>	Temperature (°C): 19 Relative humidity (%): 78 Cloud cover (%): 60 Wind (km/h): 14 Rain: None		Temperature (°C): 17 Relative humidity (%): 77 Cloud cover (%): 70 Wind (km/h): 12 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	5	
	Additional Illumination	Infrared Illuminator	S1120B	5	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5	
	Two Way Radio	BAOFENG	FV-88E	5	

Results		
Date of survey		Sunset; Start - End
17/07/2025		Sunset 21:06; 20:51 – 22:51
Surveyor observations		
Surveyor 1	One bat (Soprano pipistrelle) emergence seen at 21:16:23 from the lifted timber boards at the very edge of the single-storey attached building, where the south elevation meets the west elevation. Common and Soprano pipistrelle foraging and commuting behaviour was observed and heard throughout the entirety of the survey, first heard at 21:15 and last heard at 21:48. Two Soprano pipistrelle bats were observed foraging around the south of the building and over the building at 21:33. Both Soprano and Common pipistrelle bats were observed commuting frequently from south-west to north-east. The last bat activity recorded was a Common pipistrelle at 21:48.	
IR position 1	The emergence was not captured by the IR camera, however this was confirmed upon IR review of Surveyor 2's camera. No further bat activity was recorded.	

<i>Surveyor 2</i>	One bat (Soprano pipistrelle) emergence seen at 21:16:23 from the lifted timber boards at the very edge of the single-storey attached building, where the south elevation meets the west elevation (as shown by blue star in below image). The first bat activity recorded was a Common pipistrelle at 21:13, which flew from south to north over the building. Common and Soprano pipistrelles were heard frequently throughout the duration of the survey, observed foraging over the trees to the west of the building. The last bat activity recorded was a Common pipistrelle which was heard not seen at 21:51	
<i>IR position 2</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

<i>Surveyor 3</i>	No emergences or re-entries observed. The first activity of the night was a Common pipistrelle, heard not seen at 21:12. At 21:14, the first bat was seen, a Common pipistrelle which was flying in a Southern direction along the treeline to the West of the building. A Noctule was heard not seen for the first and only time at 21:16. From 21:17, there was moderate activity from Common and Soprano pipistrelles until the end of the survey. The bats were mainly observed foraging in the rear garden and above the building. There were intervals throughout the survey of heard not seen Common and Soprano pipistrelles, with the last activity recorded being a faint Common pipistrelle echolocation at 22:27.	
<i>IR position 3</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

<i>Surveyor 4</i>	No emergencies or re-entries observed. There was moderate bat activity throughout the survey with the first activity being a Common Pipistrelle pass at 21:12, heard and not seen. A Noctule was briefly recorded at 21:16, before a period of constant Common and Soprano pipistrelle activity, with regular passes and foraging above the building from 21:19 until 21:45. Several further Common pipistrelle passes were recorded throughout the rest of the survey, with the last activity recorded being a Common pipistrelle heard not seen at 22:26.	
<i>IR position 4</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

<i>Surveyor 5</i>	Two emergences were observed The first activity was a Common pipistrelle at 21:11, which was observed emerging from between lifted wooden cladding and right side brick section (as shown by blue star in below image), then flying east. At 21.20 a Soprano pipistrelle was seen emerging from between lifted wooden cladding and left side brick section and flying east (as shown by red star in below image). There was frequent foraging and commuting activity throughout the survey from Soprano and Common pipistrelles, with a common flight path being from the South/Southwest to North/Northeast. A Noctule was heard not seen at 21.16, and a Serotine was heard not seen at 22.17. The final activity was a Common pipistrelle heard not seen at 22.29.	
<i>IR position 5</i>	IR reviews confirm the observations of the surveyor. One pass from soprano pipistrelle seen flying east, no further additional activity recorded.	

Internal Inspection

Carried out by: Chantae Bleakman-Wells BSc (Hons) MSC MRSB, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) on 29/07/2025

Structures inspected: Interior of adjoined barn building

Bat evidence found: None





Conclusions, Impacts and Recommendations

Survey Results Summary

There are numerous Soprano and Common pipistrelle roosts within the building, as described in the table below.

Roost number	Species	Roost type	Peak number of individuals	Roost location
1	Soprano pipistrelle	Maternity roost	9	Under lifted timber board on south elevation, underneath window.
2	Soprano pipistrelle	Day Roost	1	Under lifted timber board on north elevation, at the western most corner of the two-storey building
3	Soprano pipistrelle	Day Roost	1	Under lifted timber board of single storey attached outbuilding, where the south elevation meets the west elevation
4	Soprano pipistrelle	Day Roost	1	Gap where timber panels meet the exposed brick (left hand exposed brick section), on the south elevation.
5	Common pipistrelle	Day Roost	1	Gap where timber panels meet the exposed brick (left hand exposed brick section), on the south elevation.
6	Common pipistrelle	Day Roost	1	Gap where timber panels meet the exposed brick (middle exposed brick section), on the south elevation.

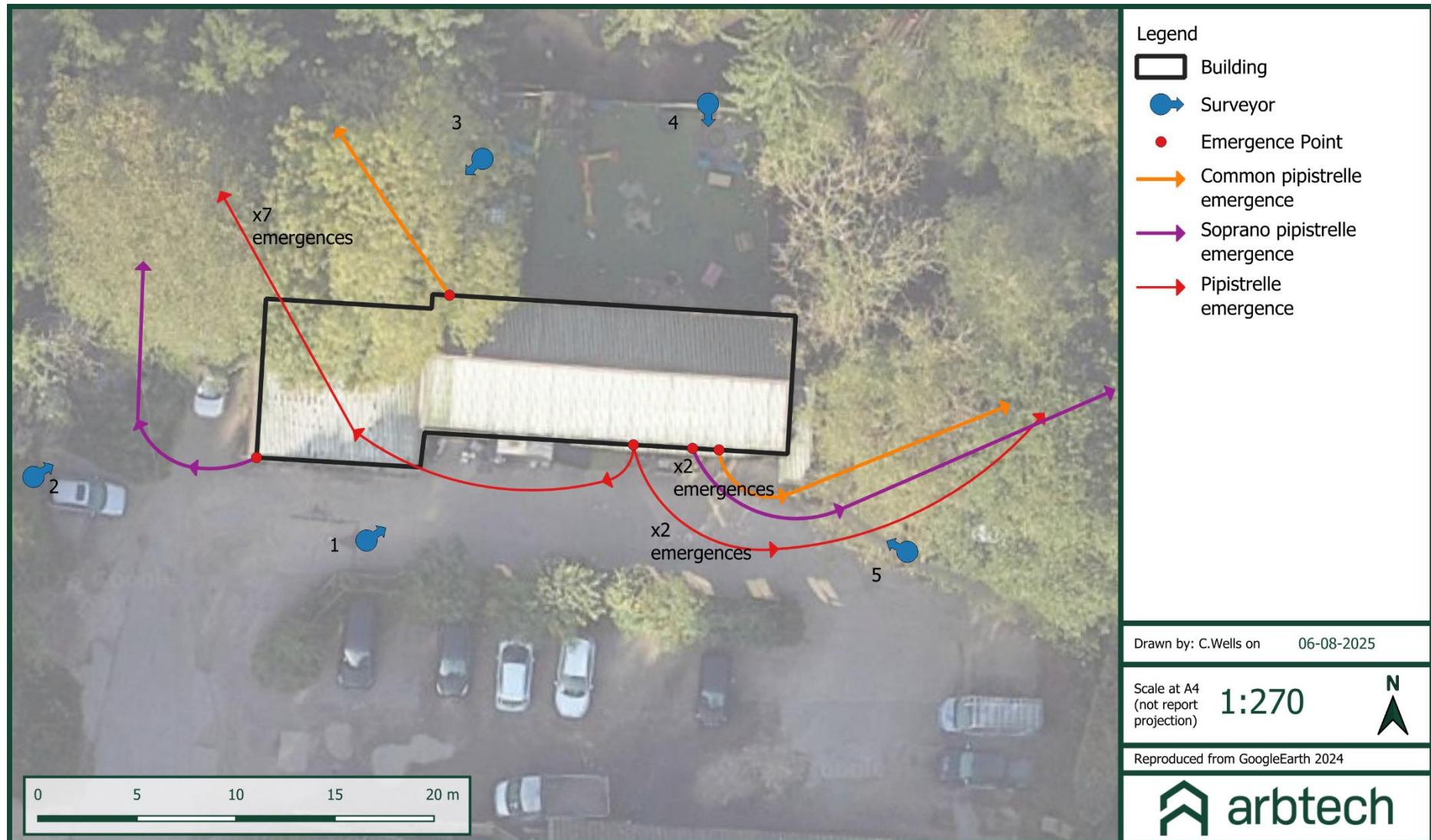
<i>Impact Assessment</i>	<table border="1"> <thead> <tr> <th data-bbox="562 225 862 260">Roost number</th><th data-bbox="862 225 1944 260">Impact</th></tr> </thead> <tbody> <tr> <td data-bbox="562 260 862 655">1,2,4,5</td><td data-bbox="862 260 1944 655"> The roosts will be disturbed by noise and vibrations during the works to the attached barn building. Only internal works are proposed on the nursery building and as such, no roosts are anticipated to be destroyed. Access route from the barn to the nursery will be created, impacting the west elevation of the nursery building, where the current barn building is attached. The proposed development is not anticipated to significantly increase current levels of lighting or human disturbance, due to the main nursery building already producing levels of artificial light and human activity disturbance. </td></tr> <tr> <td data-bbox="562 655 862 802">3</td><td data-bbox="862 655 1944 802"> The roosts will be destroyed when the timber panels/weatherboarding is made watertight. Furthermore, interior construction will result in the removal of the existing lining, which will cause the destruction of the bat roost (as bats are roosting between the lining and timber weatherboarding). </td></tr> </tbody> </table> Works to the attached barn building include the construction of the interior, with new openings in the external face of the barn in three places (including to allow access into the attached nursery building). The timber panels weatherboarding will be impacted in order to make the barn water-tight, which will result in the destruction of a Soprano pipistrelle day roost.	Roost number	Impact	1,2,4,5	The roosts will be disturbed by noise and vibrations during the works to the attached barn building. Only internal works are proposed on the nursery building and as such, no roosts are anticipated to be destroyed. Access route from the barn to the nursery will be created, impacting the west elevation of the nursery building, where the current barn building is attached. The proposed development is not anticipated to significantly increase current levels of lighting or human disturbance, due to the main nursery building already producing levels of artificial light and human activity disturbance.	3	The roosts will be destroyed when the timber panels/weatherboarding is made watertight. Furthermore, interior construction will result in the removal of the existing lining, which will cause the destruction of the bat roost (as bats are roosting between the lining and timber weatherboarding).
Roost number	Impact						
1,2,4,5	The roosts will be disturbed by noise and vibrations during the works to the attached barn building. Only internal works are proposed on the nursery building and as such, no roosts are anticipated to be destroyed. Access route from the barn to the nursery will be created, impacting the west elevation of the nursery building, where the current barn building is attached. The proposed development is not anticipated to significantly increase current levels of lighting or human disturbance, due to the main nursery building already producing levels of artificial light and human activity disturbance.						
3	The roosts will be destroyed when the timber panels/weatherboarding is made watertight. Furthermore, interior construction will result in the removal of the existing lining, which will cause the destruction of the bat roost (as bats are roosting between the lining and timber weatherboarding).						
<i>Recommendations</i>	If the licence is not submitted by 17/10/25, a material changes check will be required. If the licence is not submitted by 1 May 2026, updated dusk surveys will be required. Daytime walkover by the named ecologist who is preparing the licence is required (this is required regardless of passage of time between surveys and licence submission and can be used as a material changes check where applicable)						

	EPSL An EPSL application to Natural England will be required to legally permit the proposed works. The EPSL application requires that surveys have been undertaken within the most recent active bat season, and at a suitable time of year to fully characterise the roosts present. Planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so. A Material Changes Check will be required within three months of the EPSL submission, if no survey work has been undertaken within that period. The named ecologist on the EPSL will need to have visited the site, so a pre EPSL inspection may also be needed regardless of the passage of time between surveys and EPSL. The EPSL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level so as to maintain (or enhance) the Favourable Conservation Status (FCS) of the local bat population. The EPSL will include (but are not limited to) the following measures: • Destructive work must avoid the maternity season May-September. Work should also avoid the hibernation season December – February if possible, as if hibernating bats are found during works, the development would have to be delayed until the spring. Where possible, destructive works should be timed to take place in the ‘shoulder’ seasons October-November or March-April. If this is not possible, a survey to rule out hibernating bats will be required. Impacts to hibernating bats is never approved by Natural England, so any works within the hibernation period will need to demonstrate an absence of bats before commencing. • Alternative day roost provision must be installed before start of works. This will be an appropriate number and location of bat boxes to support the colony while works are ongoing. Boxes may be installed on mature trees within the site or can be pole mounted, but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes 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 artificial light. • The provision of a toolbox talk to contractors, by the Named Ecologist or an Accredited Agent, to inform them of the presence of bat roosts.
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	• Immediately prior to the start of work, the ecologist responsible for the licence or their accredited agent will inspect the structure for any signs of bat presence. They will provide a toolbox talk to all persons working on the site, explaining the legal protections of bats, the licence details, and how to work to cause the least risk of harm to any bats present. • If any bats are found these will be moved by gloved hand into the appropriate bat box. • If species/numbers of bats not in line with the licence are discovered, work will cease and the Named Ecologist will advise how to proceed. In some cases this may require further surveys and a licence amendment. • Works to timber cladding and interior insulation of the attached barn building, and any works to cladding that may occur to the main nursery building, must be done by hand under the supervision of the Named Ecologist or an Accredited Agent. • Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. • Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. • Like for like roost replacement will be incorporated into the development, matching as closely as possible the current roost conditions/structures/orientation. This can include bat adapted roof tiles or bat boxes. . • Post completion daytime check once works are completed to check all roost compensation is in place and ready for bat use. PDM BERS June/July in year 2 and 4 post development. Should timber treatment be required in bat roosts, this should follow guidance set out at the below link: https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts The EPSL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favourable to move bats to the receptor bat box. EPSLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Named
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	Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the EPSL. Wildlife Sensitive Lighting Strategy Bats commute and forage across the site and within the wider area. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to features which bats may use for roosting, foraging or commuting (eg the trees within the garden, grassland to the east and hedgerows bordering the eastern grassland)
<i>Enhancements</i>	The addition of two bat boxes, suitable for crevice dwelling species, to be erected on existing mature trees within the site will provide further roosting opportunities for bats. The bat boxes 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. Suitable examples can be found at https://www.barkboxes.co.uk/ These enhancements are separate from mitigation that will be required within the EPSL.

Appendix 1a: BERS plan



Appendix 1b: Building plan

Appendix 2: Emergence Points

Roost	Photograph	
1		
4 and 5		

		
3		

Limitations and Copyright

Legal

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