



Update Bat Survey Report and Mitigation Strategy

Client: The PCC of All Saints Church, Lindfield

Location: The Wealden House at The Tiger, 122 High Street, Lindfield, West Sussex, RH16 2HS

NGR: TQ348 258

Survey Date: 7th May 2025 / 2nd June 2025 / 9th July 2025

Lead

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Project: Re-roofing of the front range (Wealden House) of the building

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Appendix 1: Survey Maps

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Summary

An update bat assessment has been undertaken at the Wealden House at The Tiger, Lindfield, West Sussex to inform the proposed project and advise of the mitigation strategy to support a protected species licence application. The assessment has included an update building inspection and three bat emergence surveys, all survey work has been carried out in accordance with current bat survey guidelines (Collins, 2023).

The proposed project includes re-roofing and structural repairs to the Wealden House.

A summary of the findings and recommendations is provided below:

- The site is confirmed as supporting the following bat roosts:
 - 1x Brown long-eared Transitional roost supporting one bat;
 - 1x Brown long-eared Day roost supporting one bat.
- The proposed works will cause **unavoidable impacts to the identified bat roosts**, including disturbance and long-term roost damage.
- All bat species and their roosts receive legal protection prohibiting the identified impacts. **To legally proceed with the proposed works at the Wealden House, an appropriate bat mitigation licence must be gained from Natural England before proceeding with any works** at the site.
- Details of the licensing process and an appropriate bat mitigation strategy (which will need to be implemented during the work phase and in accordance with the licence conditions (once approved)) are provided within Section 5 of this report. The strategy has minimal changes since the former strategy provided in 2023.

1. Introduction and Background:

- 1.1 Mountfield Ecology were commissioned by the PCC of All Saints Church to carry out update bat surveys at the Wealden House at The Tiger, 122 High Street, Lindfield, West Sussex, RH16 2HS (hereafter referred to as the site). The update detailed within this report includes a building inspection and three bat emergence surveys aiming to:
- Identify any changes to the condition of the building which may have impacted upon bat roost presence/absence;
 - Reconfirm the status of the previously identified roost and identify the presence/absence of any new roosts;
 - Confirm any project constraints and licensing requirements, including mitigation / compensation measures.
- 1.2 The site includes the grade II* listed 122 High Street, known as The Tiger. The survey area was restricted to the Wealden House proposed work impact area which is shown within Appendix 1.

Project Proposal

- 1.3 The proposed works concerned with this report, are the re-roofing and structural repairs to the Wealden House (previously surveyed in 2021 and 2023).

Previous Ecological Survey Work

- 1.4 Mountfield Ecology previously carried out bat surveys at the site in 2021 and 2023. In 2023, the following bat roosts were identified:
- 1 x Brown long-eared Transitional roost associated with the internal roof void, supporting one bat;
 - 1 x Brown long-eared Day roost associated with the internal roof void, supporting one bat;
 - 1 x Common pipistrelle Day roost associated with a roof tile upon the low-level clay tiled roof to the east of the Wealden House, supporting one bat.

- 1.5 Consent is understood to have been gained from the local planning authority for the proposed works. However, an appropriate bat mitigation licence is required from Natural England to proceed with the works, and in order to apply, up to date survey work is required to support the licence application and ensure the mitigation strategy is appropriate to the current site specifics. In turn, update surveys are being carried out over summer 2025, with works currently proposed to proceed from spring to autumn 2026.

Mountfield Ecology

2. Methodology:

Update Building Inspection

- 2.1 The building inspection was carried out by Sally-Ann Hurry on the 7th May 2025. Adequate time passed between the completion of the inspection and the commencement of the evening emergence survey.
- 2.2 Standard methodologies as recommended by The Bat Conservation Trust in Bat Surveys for Professional Ecologists – Good Practice Guidelines (Collins, 2023) were followed. Equipment included binoculars, head torch and an LED hand torch.
- 2.3 The building was visually inspected from ground level (externally), to identify any new potential roosting features or access opportunities. In addition, the internal roof void was inspected for the presence of roosting bats and any recent secondary evidence. Changes in the distribution of any secondary evidence was also noted. A sample of fresh bat droppings was collected for eDNA testing and species confirmation.

Bat Emergence Surveys

- 2.4 Three bat emergence surveys were carried out between May and July 2025, with three experienced bat surveyors positioned around the building to view all elevations of the survey area. Each surveyor was equipped with an appropriate bat detector (Batlogger M or Echo Meter Touch 2) and a night-vision aid (NVA - either infra-red or thermal) to allow visibility during darkness. NVA' fully recorded the survey, with the surveyor using an external screen to live view once low-light conditions occurred. Each survey began a minimum of 15 minutes prior to sunset and ended 1.5hours after sunset.
- 2.5 Post-survey analysis of all sound recordings was carried out by the experienced surveyors using BatExplorer (Elekon CH) software (and reviewed by the project ecologist). Recordings were identified to species level using surveyor experience, a reference library of calls and recognised literature. Video footage was reviewed post-survey using appropriate software and at an appropriate speed.

Roost Characterisation and Status Assessment

2.6 The following types of bat roosts were considered during the site assessment:

Maternity roosts: Sites that provide protection from the elements and predators and provide the correct thermal environment for the rearing of young. Maternity roosts tend to be warmer in temperature because breeding females need to maintain a high metabolism to aid in lactation. Juvenile bats need to keep warm to maintain a metabolic rate that allows for rapid growth.

Day roosts: Areas where bats are able to spend the non-active period of the day resting or in torpor, depending on weather conditions. Day roosts provide shelter from the elements and safety from predators.

Night roosts: Areas used by bats to rest between foraging bouts, to allow for digestions of prey, to escape from predators, as shelter from weather, and possibly for social purposes. Night roosts are typically sites or structures that retain heat to aid the bats in maintaining the higher metabolism necessary for digestion.

Hibernation roosts: Areas that have a stable environment where bats may hibernate or be found in torpor; these areas are normally of a constant temperature and are not affected by sunlight or heating from the building. Temperatures of 7° Celsius and below are often found on the north aspect of a building, especially where areas are protected from wind chill. Structures may be classified as classic or non-classic sites.

Transitional roosts: Locations used by bats either prior to hibernation or just after the hibernation period. These roosts can either be used by single individual bats or small cluster of bats.

Feeding roost: A location used by bats to either hang up and eat their prey or a perch to hang from and catch their prey from. These are often identified by accumulations of discarded feeding remains and droppings.

Satellite roost: Alternative roost location within close proximity to the main maternity roost. Numbers of bats using these roosts can change over a season with only a few individuals to large clusters of bats being present, this may be due to changes within the main maternity roost, food supply and/or daily weather conditions.

Swarming / Mating roost: These roosts are normally used from late summer through the autumn period, although they can also be used through to winter. These roosts

are areas held by males as territories where they will 'sing' and display in order to attract females.

- 2.7 An assessment of the conservation significance and status of any roost present was made in line with the current bat mitigation guidelines (Reason and Wray, 2023).

Surveyors

Lead Surveyor

- 2.8 Sally-Ann Hurry (SAH) has over 16 years commercial bat survey experience and holds a personal class bat survey licence (levels 1-4), meeting the Bat Conservation Trust's level 5 (specialist) competency level. Sally-Ann has held, designed and overseen the implementation of numerous bat mitigation measures in accordance with Protected Species Mitigation Licences (PSML) and also holds a Bat Mitigation Class Licence (BMCL), Bats in Churches Class Licence (BiCCL) and Bat Earned Recognition Class Licence (level 3). Sally-Ann undertakes monitoring of winter hibernation and summer maternity bat roosts as part of the National Bat Monitoring Scheme in England and has assisted in European and International bat research. Sally-Ann undertook the building inspection and led all bat surveys at the site.

Assistant Surveyors – Emergence Surveys

- 2.9 Carly Teague (CT) MSc BSc (Hons) MCIEEM is a suitably qualified ecologist who has over 17 years' commercial survey experience. Carly has extensive experience in undertaking bat surveys and has assisted in the design and implementation of bat mitigation measures.
- 2.10 Clare Forbes (CF) has over 5 years commercial bat survey experience and holds an applicable degree in Ecology, Conservation and Environment.
- 2.11 Steve Songhurst (SS) has been interested in bats for more than 20 years and undertaken commercial surveys since 2012. In addition, Steve has managed an urban nature reserve for 16 years, held a Natural England hazel dormice survey licence for

over 10 years and been a Kent Reptile and Amphibian Group (KRAG) member for over 11 years.

Constraints

- 2.12 Bats are highly mobile animals, and it is possible that surveys may not identify the presence of roosts which are utilised earlier or later than the sampled survey period. However, with a number of surveys carried out across different times of the year, there is increased confidence in the overall survey findings.
- 2.13 The identified constraints have been carefully considered and where the survey may have been impeded by the identified constraints, appropriate recommendations are provided to ensure the completed survey is sufficiently rigorous to assess the value of the site for the species group concerned.

3. Results:

Update Building Inspection

- 3.1 The Wealden House has not altered significantly since the former surveys in 2023, no new potential roosting features or access opportunities were present.
- 3.2 No bats were visible within the roof void and previously identified secondary evidence (droppings) remain present. Ten fresh bat droppings were located amongst the historic droppings within the eastern extent of the roof void. A sample of these droppings was sent to a third-party laboratory (Ecotype Genetics) who confirmed the associated bat species as being Brown long-eared (as previously confirmed in 2021 and 2023). The number of bat droppings since the former inspection in 2023 had not altered significantly, suggesting similar bat activity and roosting presence in the same areas.



Area where 10 fresh Brown long-eared droppings were identified amongst older droppings

Bat Emergence Surveys

- 3.3 Survey maps are provided in Appendix 1.

7th May 2025

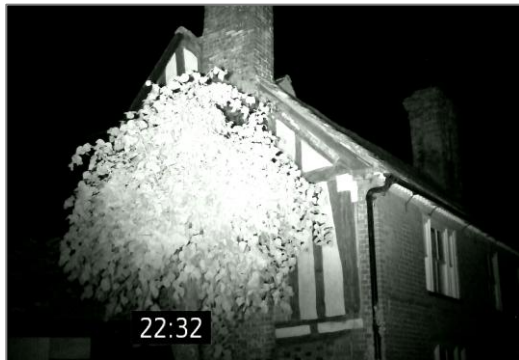
- 3.4 The survey began at 19:58 and ended at 22:03, sunset was at 20:32. The weather conditions were optimal throughout the survey, with the temperature being 12-11°C, the wind speed was 1-0.5kt, with no precipitation.
- 3.5 Commuting and foraging activity of 4 bat species was recorded, including Common pipistrelle *Pipistrellus pipistrellus*, Soprano pipistrelle *P.pygmaeus*, Noctule *Nyctalus noctula*, and Serotine *Eptesicus serotinus*. No bats were observed or recorded emerging/entering the surveyed areas of the building.
- 3.6 The first recorded bat activity was at 20:38, with a Common pipistrelle commuting west to east into the neighbouring churchyard, this flight path was taken by several more Common pipistrelles. Very few Soprano pipistrelle passes were recorded across the site. A few Noctule and Serotine passes were recorded across the site, mainly to the north between 21:32 and 21:50.



View of the NVA' at the end of the survey

2nd June 2025

- 3.7 The survey began at 20:54 and ended at 22:39, sunset was at 21:09. The weather conditions were suitable with no precipitation, an average wind speed of 0-0.2kt, and the temperature remained at 16°C.
- 3.8 Commuting and foraging activity was very low with only a few passes by Common pipistrelle at 21:20, 21:36, 21:45 and 21:47.
- 3.9 **One brown long-eared bat emerged** at 22:00 (51 minutes after sunset) from the south gable apex, the bat then headed north over the east facing roof pitch.



View of the NVA' at the end of the survey and location of the Brown long-eared emergence (circled).

9th July 2025

- 3.10 The survey began at 20:58 and ended at 22:43, sunset was at 21:13. The weather conditions were optimal throughout, with no precipitation, an average wind speed of 0kt, and the temperature fell from 21-19°C.

- 3.11 Commuting and foraging activity of 3 bat species was recorded, including Common pipistrelle, Serotine and Brown long-eared. **One Brown long-eared bat emerged from the building.**
- 3.12 The first recorded bat pass was a Serotine at 21:55, foraging southwest to northeast. Occasional Common pipistrelle foraging activity was recorded across the site, with several bats noted as commuting west to north.
- 3.13 One Brown long-eared bat emerged at 22:01 from the south gable apex, the bat then headed north along the eastern roof pitch.



View of the NVA' at the end of the survey and location of the Brown long-eared emergence (circled).

4. Discussion and Conclusions:

- 4.1 A full update bat assessment has been carried out of the Wealden House at The Tiger, 122 High Street, Lindfield, West Sussex to fully assess the current status of bats. All surveys have been undertaken during the peak bat active period and in accordance with current bat survey guidance (Collins, 2023).

Survey Evaluation

- 4.2 The building has not altered significantly since the former bat surveys in 2023. No new potential roosting features or access opportunities were present at the time of the reinspection. Although no bats were visible within the roof void, a small number of fresh/recent Brown long-eared bat droppings were identified in a small accumulation, confirming ongoing roosting activity during the transitional period.
- 4.3 Three bat emergence surveys were carried out between May and July 2025, the surveys were not significantly constrained to impact upon the overall findings. One Brown long-eared bat emerged from the building during the June and July surveys. The bat emerged from the same location on each survey, from the south gable apex eaves, the bat then headed north flying along the upper area of the eastern roof pitch.
- 4.4 Wider bat foraging activity was lower than that previously recorded at the site, however a Common pipistrelle (likely maternity) roost remains present within the immediate vicinity of the site (offsite), with bats commuting across the road and into the churchyard to the north of the site.

Bat Roost Presence and Roost Characterisation

- 4.5 The current survey work has reconfirmed the ongoing presence of a Brown long-eared Day roost. However, the building was also identified as supporting a Transitional roost of the same species in 2021, with secondary evidence in 2023 and in May 2025, suggesting the ongoing presence of this roost type.

- 4.6 In turn, the Wealden House known as the front range of The Tiger complex is confirmed as supporting the following bat roosts:
- 1 x Brown long-eared Transitional roost associated with the internal roof void, supporting one bat. Bat access is likely to be via the south gable end eaves;
 - 1 x Brown long-eared Day roost associated with the internal roof void, supporting one bat with confirmed access via the south gable end eaves.
- 4.7 In accordance with current bat mitigation guidelines (Reason and Wray, 2023) Brown long-eared bats are considered to be widespread across Southern England and both roost types are considered to be of ecological value on a Site level.
- 4.8 No survey work has been carried out at the site during the winter bat hibernation period. In accordance with current bat survey guidelines (Collins, 2023) the building is considered to support some non-classic features which can support hibernating bats, including timber joints within the roof void, and open ridge tile cavities. However, the roof pitches are mainly unlined and there is limited insulation (with none across most of the roof void) and the building is heated continually throughout the winter months. Therefore, the internal roof void conditions are likely to be highly variable, with air movement and changeable thermal conditions caused by the lack of roof lining, and the heating of the building creating warmer conditions than those which are optimal to support hibernating bats. In turn, the building is currently considered to have Low potential to support hibernating bats, with some limited potential for an individual bat.

Impact Assessment and Project Constraints

- 4.9 The proposed works include re-roofing and structural repairs to the Wealden House. No detailed proposed plans were available at the time of the report compilation.
- 4.10 Unmitigated, the proposed works would cause the following impacts to bats and their roost sites:
- Disturbance to a Brown long-eared bat if present at the time of the works;

- Short term loss and long-term damage to a Brown long-eared Transitional and Day roost through the removal of the roof tiles and slabs, and the installation of a roofing membrane which will alter internal roost conditions;
 - Potential injury and death of a Brown long-eared bat if contractors are unsupervised during the removal of roofing materials. Furthermore, there is a risk of entanglement and death associated with the installation of any unsuitable non-bitumen coated roofing membrane.
- 4.11 All bats and their roost sites receive legal protection through the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended), prohibiting detrimental impacts such as disturbance, injury, death, and roost damage, destruction, obstruction etc. Further legislative details are provided in Section 7.
- 4.12 When assessing impacts upon protected species, we employ the use of the mitigation hierarchy to avoid impacts wherever possible in the first instance, implementing mitigation measures where impacts are unavoidable, and provide compensation as a last resort. With consideration of the current proposal, it will not be feasible to avoid impacts to bats and their roost sites, and therefore, the proposal will cause an unavoidable breach of legislation. In order to legally proceed with the proposed project, an appropriate bat mitigation licence must be gained from Natural England before commencing any works at the site (including scaffold installation).
- 4.13 All bat licence applications to Natural England must meet the three licensing tests, which include:
- There is no satisfactory alternative;
 - The action will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS);
 - A licence can only be granted for the purpose of preserving public health and safety or other imperative reasons of overriding public interest (IROPI), including

those of social or economic nature and beneficial consequences of primary importance for the environment.

- 4.14 The works are becoming urgent with structural timbers requiring repair, and so to safeguard the listed building and roosts supported, works are unavoidable. The extent of the necessary works will also take several months and so impacts to roosts through strategic timing are not feasible. Therefore, there is no satisfactory alternative option. The FCS test can be met by the implementation of an appropriate bat mitigation strategy, serving to minimise overall impacts upon the bat population. Owing to the listed status of the building and heritage importance (as well as other reasons), an application can be made under the purpose of IROPI.
- 4.15 An appropriate bat mitigation strategy which would form part of the final licence conditions, is detailed in Section 5 of this report. The designed strategy is in accordance with current Natural England guidance and best practice, the requirements of this will pose timing constraints upon the works, aspects will need to be overseen by a licensed bat ecologist and there will be restrictions upon the use of certain roofing materials.

5. Recommendations:

- 5.1 The recommendations detailed below are specific to the current project proposal and the information available to Mountfield Ecology. The survey area has been limited to the area of the Wealden House and associated roof void and so bat presence/absence across the wider extent of the building has not been assessed
- 5.2 If the extent or type of proposed works alter from that detailed within this report, Mountfield Ecology must be consulted for further advice (prior to any works commencing). If wider re-roofing works are required across The Tiger complex, it may be necessary for further bat surveys to be carried out to confirm presence/absence within these areas.
- 5.3 The Wealden House has been reconfirmed as currently supporting a Brown long-eared Transitional and Day roost, each supporting an individual bat. It is not feasible to avoid impacts to these roosts and so a breach of legislation is unavoidable. To proceed with the works in a legally compliant manner, an appropriate bat mitigation licence must be gained from Natural England before commencing works at the site.
- 5.4 Details of the licensing process and the mitigation strategy which will need to be implemented alongside the licence conditions (once granted) are outlined below.

Protected Species Mitigation Licence Application Process (Bats)

- 5.5 An appropriate bat mitigation licence application must be submitted to Natural England, and the licence approved before proceeding with the proposed works (prior to scaffold installation). Once the licence is granted, works may only proceed in accordance with the issued licence and associated conditions.
- 5.6 An application for a licence may only be applied for, once all necessary consents, such as planning and/or listed building consent have been granted, and all relevant wildlife conditions discharged (which can be discharged before the commencement of works). The licence would be directly linked with the proposals and so an application can only be submitted alongside the applicable consent/s.

- 5.7 Survey work to accompany a licence application must be current, having been completed within the current or most recent bat active period (which runs between May and August/September). In addition, a site walkover must have been carried out by the licensed ecologist within the 3-month period prior to a licence application being submitted.
- 5.8 There are three licence types available from Natural England which are currently applicable to legally permit impacts to the identified bat roosts, these include:
- Bat Earned Recognition Class Licence (CL47) – Only a qualified registered consultant (RC) holding the licence may register the site to proceed under this licence. The RC must be registered for the appropriate Level and Annexe for the site specifics. Minimum roost compensation requirements must be met. This licence benefits from a 10 working day assessment period following submission of a site registration request, a site must be registered at least three weeks in advance of the intended start of licensable works, but not more than 12 weeks in advance. Natural England have a charging policy for the assessment of applications (with exemptions).
 - Bat Mitigation Class Licence (CL21) – Only a registered consultant (under Annex B) may apply for this licence type, by registering the site with Natural England. There are specific restrictions associated with this licence type, for example, only certain species, roost types and numbers of bats and roosts can be affected. There is a Natural England site registration fee (with exemptions) and applicable response time associated with this licence type. A site must be registered at least three weeks in advance of the intended start date, but not more than 12 weeks in advance. All roost impact works, and compensation must be completed within a 6-month period.

- Individual Bat Mitigation Licence (A13) – The associated ecologist must be suitably experienced with the species/roost types concerned. All bat species and roost types can be applied for under this licence type. There is a Natural England assessment fee (with exemptions) and applicable assessment timeframes (stated as 30 working days¹ following submission) associated with this licence type. A licence will not be granted in excess of 12 weeks prior to the intended start of licensable works.

5.9 Based upon the current proposed work periods, it is likely that an application under a CL47 licence would be most appropriate, allowing the entire work period to be covered by the licence, providing greatest flexibility for the work phase.

5.10 In order to meet the licensing tests, a suitable bat mitigation strategy must accompany the application, outline details are provided below.

5.11 Full details of all proposed works and a work programme would be necessary prior to proceeding with any licence application/site registration.

Bat Mitigation Strategy

5.12 The following strategy has been compiled in accordance with current Natural England minimum expectations and best practice (Reason and Wray, 2023). Requirements may be subject to change over time.

5.13 The detailed strategy below must only be implemented in accordance with the conditions of an appropriate licence granted by Natural England:

- One timber Kent-style bat box must be installed to allow a safe place of release for any captured bats during the works. The bat box should be installed by the ecologist upon a suitable mature tree within the churchyard to the north of the site (two suitable trees have been observed). If consent is required for the

¹ Please note Natural England assessment periods may vary and may take longer than their standard stated timeframes to provide a decision during periods when high numbers of applications are submitted.

installation of the bat box, this should confirm the acceptance of the feature and permit access to place bats within the bat box.

- Owing to the presence of timber joints within the internal roof structure, one-way exclusion devices must be fitted by the ecologist to allow bats to exit the joints but not re-enter. Owing to the complex nature of the roof timbers and water tanks, it may not be possible to safely access all timber joints. The exclusion devices must be installed and left in place for a minimum period of 5 nights with suitable overnight weather conditions, to allow bats to emerge from the joints. In turn, exclusion activities can only be carried out between mid-March and October inclusive.
- The ecologist must confirm the completion of all necessary exclusion activities before any roof stripping works commence. In turn, a further pre-commencement inspection would be carried out and any visible bats within the roof void (where accessible) would be safely captured and relocated to the pre-installed bat box.
- Site contractors (including roofing contractors and carpenters) must receive a bat awareness toolbox talk prior to commencing works. The toolbox talk must be provided by the licensed ecologist (or accredited agent) and a record of those who have attended will be kept on file. The talk should cover aspects including legislation afforded to bats and their roost sites, details of the licence in place and specific working methodologies, as well as what to do if a bat is found when the ecologist is not on site.
- Works should avoid the bat hibernation period and so must commence and be completed between mid-March and October inclusive². Scaffold installation and removal can commence shortly before and after this period if necessary. Debris netting and sheeting can be installed, however this must not fully enclose the building/roof area until the roof is stripped (particularly the south gable end). Following completion of the roof, scaffolding should be lowered to eaves height

² Note that the bird breeding period runs from March to August inclusive and owing to features at the building it is possible that an active bird's nest could be identified or located during the works. If an active bird's nest is identified in the work impact area, the ecologist must be advised and a suitable buffer zone to avoid damage to the nest site would be necessary, with no works proceeding within the buffer zone until the nest site is no longer active. To avoid impacts to nesting birds, works would be ideally timed to commence mid-March (no later than the end of March) or in September.

or lower (to facilitate wider works if necessary and prevent obstruction of the bat access points).

- The removal of all roof tiles and slabs must be directly overseen by the licensed bat ecologist (or accredited agent) as the Ecological Clerk of Works (ECoW). The removal of all roof materials must be carried out carefully by hand, with the reverse of tiles checked, and surfaces inspected by the ecologist and any bats present safely captured and relocated (by the ECoW) to the pre-installed bat box.
- Traditional clay tiles / slabs should be reinstated. If a lining is required upon the roof pitches, it is preferable to install a 1F bitumen felt that has a non-woven, short fibre construction (hessian matrix - as is currently in place under the slates). However, if necessary, a non-bitumen coated roofing membrane which has a valid certificate to prove the roofing membrane has passed a snagging propensity test may be installed in accordance with licence conditions (confirmation of the use of which material will be required prior to the licence application, along with justification as to why the use of 1F bitumen felt is not possible).
- Insulation may be installed between the roof void joists (no insulation between rafters), however sheep wool insulation should not be installed.
- To reinstate and ensure long-term bat access to the roof void is retained, bat access via the south gable end wall top must be reinstated, and this area would be inspected by the ecologist prior to the covering of the roof pitches (with tiles etc).
- Timber repairs may only be commenced following the stripping of the roof pitches and once the ecologist has confirmed the absence of bats. The full extent of the timber repairs must be made available to the ecologist prior to the licence application so that any additional mitigation measures can be devised prior to commencing works. Existing mortice and tenon joints within the northern extent of the roof void (to the north of the central chimney) should be retained/reinstated.
- If any timber treatment is necessary, this may only be applied once the roof has been stripped and the absence of bats has been confirmed by the ecologist. In addition, only approved products which are considered safe to use at or near bat roosts may be used, a list of suitable products can be found [here](#). The ecologist

must be advised if the application of a timber treatment product is required and details of the product confirmed prior to any application. Any new timbers to be installed within the roof must be treated and dry prior to installation to the roof.

- The ecologist must carry out a compliance site visit to ensure appropriate roofing materials are used and the bat access area is installed in the required location so that ecological functionality is maintained.
- A final site visit will be required at the end of the licence period to ensure all features remain in place.
- Any proposed changes to external artificial lighting will need to be sensitive to the presence of the roosts and so the project ecologist must be advised and consulted upon any proposals to alter the existing lighting.

Report Validity

- 5.14 This report remains valid for a maximum of 2 years post-survey³. If the required bat licence application is not submitted to Natural England within 12 months of the last bat survey, a suitable level of update survey would be required, to ensure surveys are current and accurately reflect the site situation.

³ Surveys can only provide a snapshot assessment of the surveyed species group at the specific site and at the time of the survey. Where a survey concerns highly mobile species, such as bats, as time passes since the survey, confidence in reliance of the survey findings and conclusions drawn is reduced.

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7. Legislation and Further Information:

7.1 Bats

Bats and the Law

All species of bats and their roosts are legally protected in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and also Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). This lists all UK bat species as protected species. The word 'roost' is not used in the legislation but is used here for simplicity. Anywhere used by bats for shelter and protection such as breeding sites and resting places are known as 'roosts'. Bat roosts are protected even when bats are not present.

All bats and their roosts are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) making it an offence to:

- Deliberately kill, injure or capture (take) bats;
- Deliberately disturb a bat;
- Damage or destroy bat roosts or resting places;
- Intentionally or recklessly obstruct access to a roost;
- Possess, transport, control, sell/exchange or offer for sale a bat or any part of a bat live or dead.

An appropriate Natural England issued Protected Species Mitigation Licence (PSML) would be required if an individual wishes to undertake work or activities that would cause one of the above offences to be committed.

Under Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended), Natural England, under powers conferred by the Secretary of State, has authority to issue licences under certain circumstances, provided that the appropriate mitigation for the particular situation has been met. No offence is committed if work is done under and in accordance with such a licence but Natural England must be satisfied that there is no satisfactory alternative to the proposed action (avoidance measures) and that it will not be detrimental to the maintenance of the bats at a favourable conservation status in their natural range.

Bats and Lighting

Bat vision has evolved to be most effective in dim light; many species of bat are particularly sensitive to artificial lighting (Limpens et al. (2012)). All bat species will avoid artificial lights and lit areas when commuting to their foraging grounds, however some species are particularly sensitive. Artificial lighting is also known to delay the emergence of bats and this in turn reduces the available time period available to forage (Boldough et al. (2007)). This can be highly detrimental to the survival of individual bats and their young. Some species of bats are more tolerant of light levels, however bats seen foraging around lights which emit high levels of ultraviolet (UV) light and so attract insects, are merely taking advantage of a concentration of prey which is no longer available in the unlit surroundings. Lighting interrupts the breeding cycle of insects and so can reduce the populations of insects available within a local area for other wildlife to prey upon. Bats will choose to commute through dark areas where there is an alternative available. Research has shown that bat activity can reduce significantly once artificial lights are switched on (in a previously dark area), (Stone et al. (2009) and Kuijper et al. (2008)) and bats often take alternative routes to avoid them; this can result in bats foraging in less favourable feeding areas and force them away from more sheltered routes, therefore putting them at greater risk of predation.

Any development or conversion that will require external artificial lighting to be installed in areas that can be expected to be used by bats, or areas which bats are being encouraged to use, should ensure that such lighting is low level and LED luminaires are chosen (or low wattage units), positioned on the horizontal so that light is directed down to where it is needed and be on for as short a time as possible (i.e. controlled by PIR motion sensors and timers). LED lighting is advantageous as it does not release UV rays, however bright white coloured lights should be avoided, preferably amber or warm white lighting should be used. Amber coloured lighting has been shown to have no impact upon bat activity (Limpens et al. (2012)).

Light spillage upon hedge and tree lines and areas of open water should be avoided in order to retain these important habitat features and provide dark commuting and foraging areas. In turn, light spillage from large glazed areas should be considered and

glass should be tinted or have window film installed in order to minimise the release of light onto such features.

Further information and guidance regarding bats and artificial lighting is available from the Institute of Lighting Professionals [here](#).

Bats and Modern Roofing Membrane (MRM)

Research carried out at Reading University (Waring et al, 2013) has proven that most breathable roofing membranes (or non-bitumen coated roofing membranes, NBCRM) pose a risk of entanglement to bats. Generally, only traditional 1F bitumen felt with a hessian matrix (BS8747:2007) should be used in areas where bats could potentially (or are known to) be present. If use of a NBCRM is essential, a certificate that proves the roofing membrane has passed a 'snagging propensity test' must be supplied alongside a bat mitigation licence application to Natural England, no certificate is required for bitumen 1F felt that has a non-woven, short fibre construction.

It is the project ecologist's personal choice and decision as to whether they are willing to work on and be the Registered Consultant for projects where NBCRM are proposed and so please discuss this with the ecologist as early as possible within the project proposals.

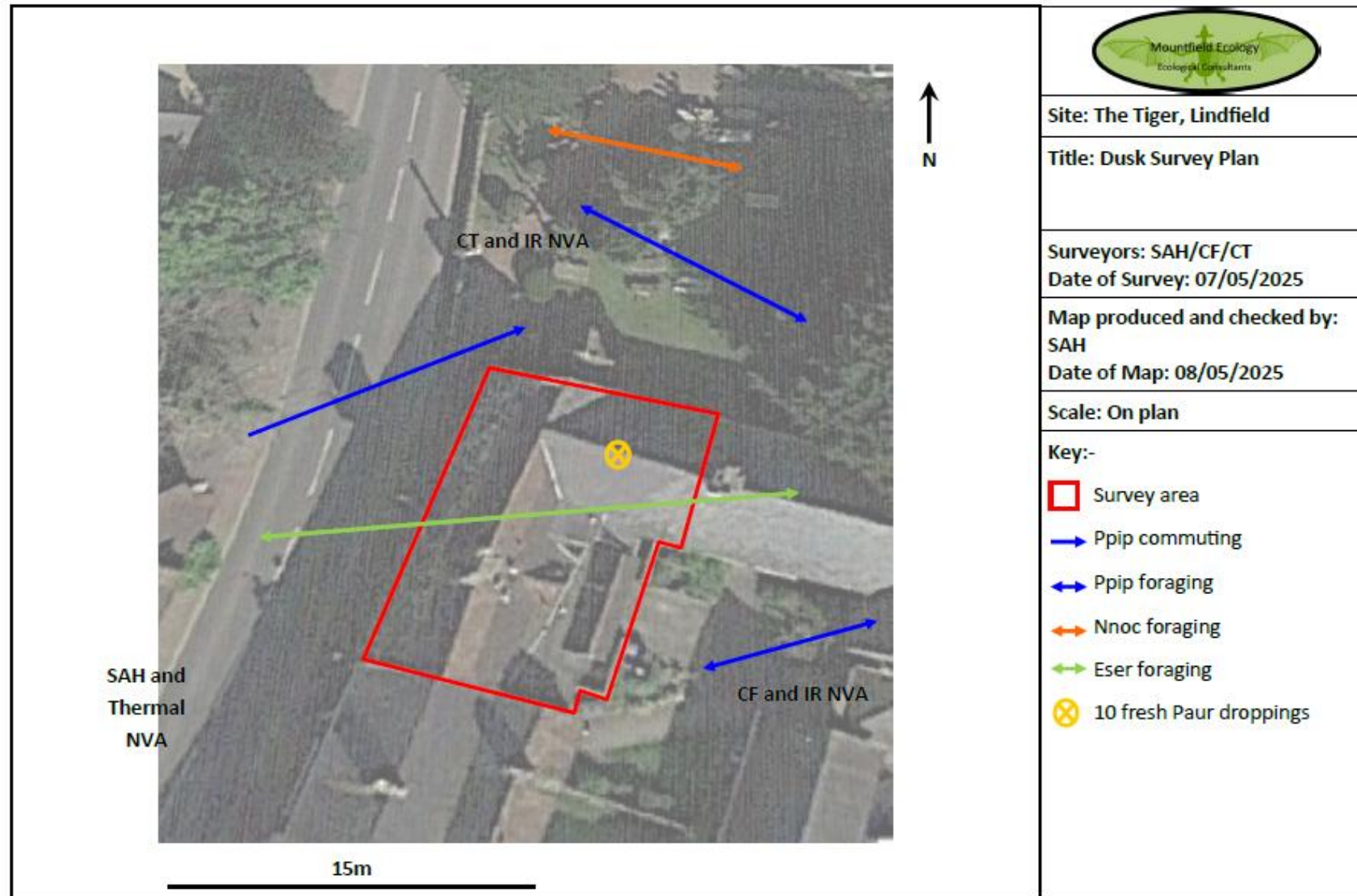
Disclaimer:

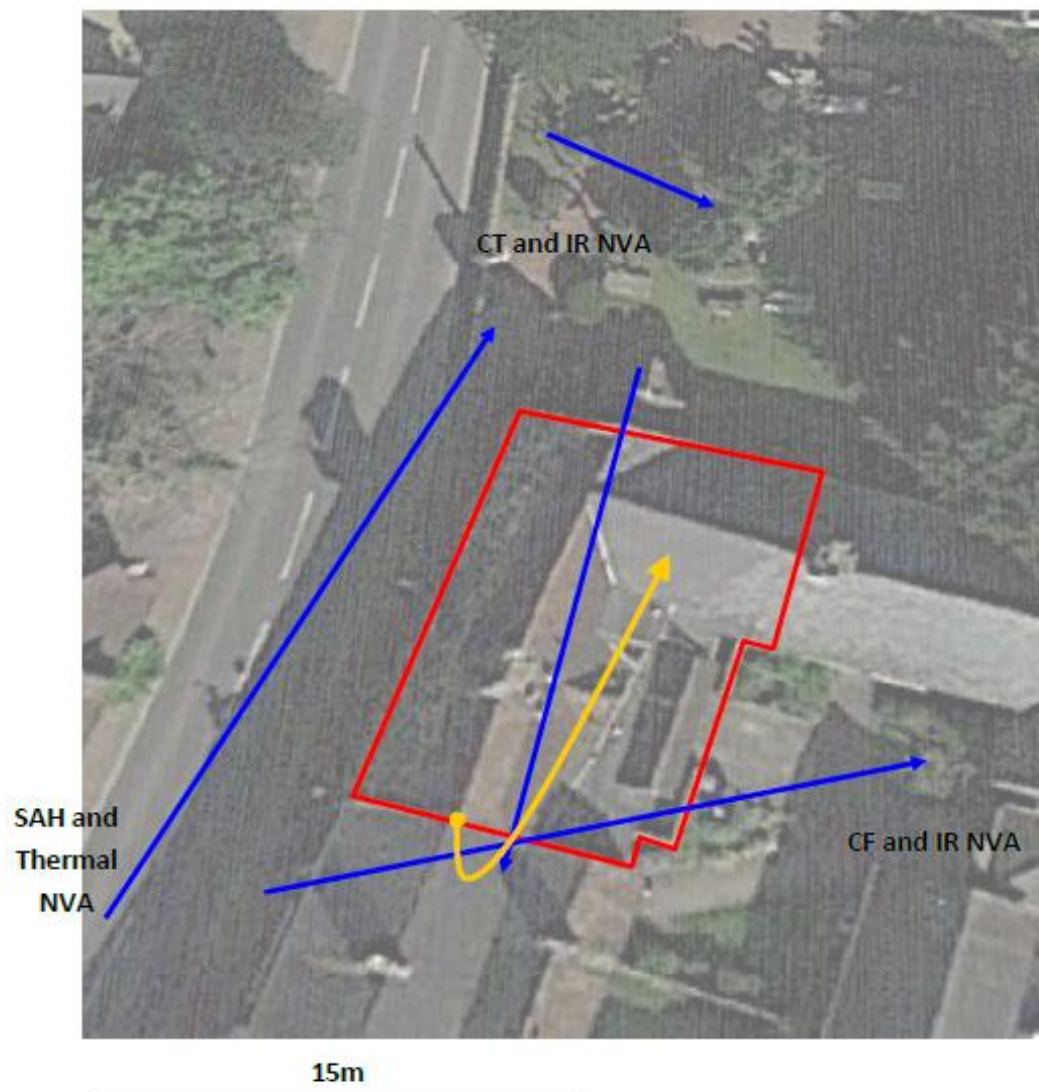
Whilst every effort has been made to discover roosting bats, it is possible that owing to their small size and their secretive nature when roosting / hibernating that some individuals may have been overlooked.

1. Our staff and our sub-consultants will endeavour to identify the presence of protected species wherever possible on site, where this falls within the agreed scope of works.
2. Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on site. We cannot take responsibility where Government, national bodies or industry subsequently modify standards.
3. The results of the survey and assessment undertaken by us are representative at the time of surveying.
4. We cannot accept responsibility for data collected from third parties and no liability is accepted for any delay or damage howsoever caused, including negligence or otherwise as a result of this report or any advice given.
5. Recommendations are provided following guidance from Natural England, other statutory bodies and from personal experience whilst considering the individual site and situation. No responsibility will be accepted by Mountfield Ecology if our recommendations are not requested to be carried out and a wildlife crime offence is committed.
6. This document has been prepared for the specific project proposal detailed within the report and so must not be relied upon for any other project without further consultation with the author to confirm its suitability in relation to any updated proposal. Mountfield Ecology do not accept any liability should this document be used for any other purpose than that which it was commissioned and intended for.

All contractors must be made aware of the advice contained in this report. It is the responsibility of those commissioning or managing the work to ensure this advice is complied with.

Appendix 1: Survey Maps





Site: The Tiger, Lindfield

Title: Dusk Survey Plan

Surveyors: SAH/CF/CT

Date of Survey: 04/06/2025

Map produced and checked by:
SAH

Date of Map: 12/06/2025

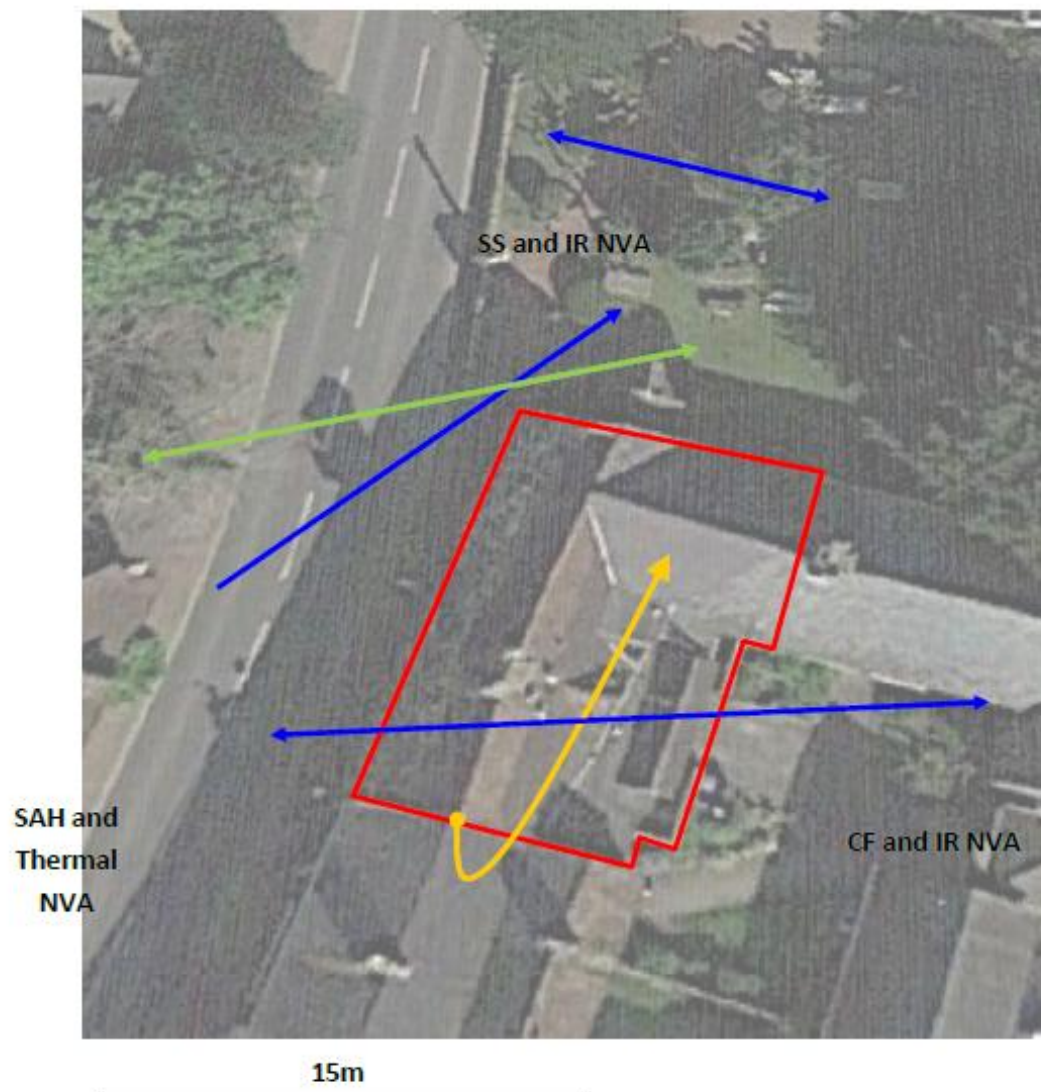
Scale: On plan

Key:-

 Survey area

 Ppip commuting

 Pl.aur emergence



Site: The Tiger, Lindfield

Title: Dusk Survey Plan

Surveyors: SAH/CF/SS

Date of Survey: 09/07/2025

Map produced and checked by:
SAH

Date of Map: 31/07/2025

Scale: On plan

Key:-

- Survey area
- Ppip commuting
- ↔ Ppip foraging
- Pl.aur emergence
- ↔ Eser foraging