



BAT SURVEY AND ASSESSMENT

Hurstmead, 22 Lewes Road,
Haywards Heath, RH17 7SN

A REPORT FOR REXSTONE BUILDERS

This report provides an independent assessment of the status of bats within the site alongside a determination of likely constraints and opportunities for enhancement

Georgie Baulcomb ACIEEM
Senior Ecologist

Surveys and Assessment completed between
April and June 2026.

Table 0.1 - Document and Version Control

Author	Georgie Baulcomb ACIEEM		
Site	Hurstmead, Haywards Heath		
Reference	CE26051		
Type	Bat Surveys & Assessment		
Version	Checked	Approved	Date
V1	Giles Coe BSc (hons) MCIEEM	Giles Coe BSc (hons) MCIEEM	12/08/2026

Copyright and guidance

This report has been written to provide an objective assessment of the ecological constraints and opportunities that were considered to be present at the site at the time the survey/s were conducted and, should be used solely for the purpose for which it was designed. The copyright must be considered to rest with Co-ecology Ltd whilst use of the report is for the commissioning party and their client only, unless with the express and written consent of Co-ecology Ltd.

The surveys and assessment have been drafted to be in accordance with; Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition), British Standard for Biodiversity BS42020:2013, Biodiversity - Code for planning and development and the Code of Professional Conduct published by the Chartered Institute of Ecology and Environmental management.

N.B. It must be noted that investigations of this sort provide only a snapshot in time of the ecological conditions of a site, are limited in extent and cannot capture the full picture of the biodiversity interests at the given location.

Contents

1	Summary of Assessment.....	1
2	Background	2
3	Methodology.....	4
4	Results	6
	Figure 1. Location of site and survey setup	11
	Figure 2. Location of roosts identified on site	12
5	Impacts and Opportunities	16
6	Recommendations	17
	References	18
	Appendix 1. Photographs.....	19

1 Summary of Assessment

Co-ecology Ltd were commissioned by Rexstone Builders to undertake a Preliminary Roost Assessment (PRA) and three bat emergence surveys, providing advice and support relating to the proposed re-development of the property at Hurstmead, 22 Lewes Road, Haywards Heath, RH17 7SN. The following points summarise the main results of the bat surveys and assessment.

- 1.1. The client's proposals for the property include complete internal renovations and removal of plaster wall divisions on the 2nd and uppermost floor, the roof will be replaced and repairs to the roof tiles will be completed as part of the renovation.
- 1.2. The Preliminary Roost Assessment was undertaken by Co-ecology in April 2026 and recorded Potential Roosting Features (PRFs) in the form of access under hanging tiles, roof tiles and ridge tiles.
- 1.3. Co-ecology Ltd undertook three bat presence/likely absence surveys and identified five day roosts for common pipistrelle *Pipistrellus pipistrellus* bats.
- 1.4. Due to the presence of non-breeding roosts for low numbers of common and widespread species, the roost assemblage was considered of value at **site level only**.
- 1.5. In the absence of mitigation, the replacement of the roof structure would result in the loss of the identified roosts and disturbance of any bats resident at the time.
- 1.6. Due to the predicted impacts to the identified bat roosts, the proposals will require consent from Natural England, application to obtain one of two possible Mitigation Licences can be applied upon receipt of planning permission and once all relevant conditions have been signed off.
- 1.7. Only Type F bituminous roofing felt, or bat safe roofing membranes should be used in the refurbishment and repair of the roof.
- 1.8. To achieve a net increase of roosting opportunities on site, in-built wall bat boxes, access ridge tiles and access roof tiles should be installed onto the restored residential building.

2 Background

Overview of the commission and the proposals

- 2.1. Co-ecology Ltd were commissioned by Rexstone Builders to undertake a Preliminary Roost Assessment and Emergence Surveys using the BATS methodology (comprised of three bat emergence surveys) to assess the potential impacts of proposed works at Hurstmead, 22 Lewes Road, Haywards Heath, RH17 7SN.
- 2.2. The client's proposals for the property include complete internal renovations and removal of plaster wall divisions on the 2nd and uppermost floor. The roof will be replaced and repairs to the roof tiles will be completed as part of the renovation.
- 2.3. The ecology investigations required to inform the proposals and to determine the status of bats within the building impacted by the works will be based on the following elements:
 - A Preliminary Roost Assessment;
 - Three evening emergence surveys¹;
 - An evaluation of the status and relative conservation value of any roosts, if present;
 - An initial assessment of likely impacts and opportunities; and
 - Recommendations for further surveys or assessments that may be necessary.

Objectives

- 2.4. To use the process outlined above to assess the status and value of any roosts on site and the likely constraints to the proposed works. To determine an initial assessment of impact to those roosts and to devise measures to off-set impacts and provide enhancements in line with National and local planning policies.
- 2.5. The primary aim is to ensure that all impacts are correctly identified, and to provide in outline of appropriate measures for mitigation, compensation and enhancement. The results of the emergence survey will ascertain bat roost specification, if roosting bats are found, and inform appropriate mitigation and the Natural England bat licence application which will be required for construction works to commence on site.

Site description

- 2.6. The site comprised a large detached residential property which had been vacant for approximately four years. The house and associated gardens are located on the eastern side of Haywards Heath, Ordnance Survey Grid Reference TQ 534429 123116, and encompassed an area of approximately 0.44ha. The site contained areas of managed garden, ornamental planting and mature trees. Hurstmead is situated on the southern side of Lewes Road within a predominantly residential area characterised by large, detached dwellings set within mature plots. Residential properties are located immediately adjacent to the site to the north, east and west, with Lewes Road forming the northern boundary.
- 2.7. The wider landscape surrounding the site is characterised by suburban residential development interspersed with scattered mature trees, woodland blocks and connected green corridors. Further afield, the landscape transitions into a patchwork of agricultural land, woodland and hedgerows typical of the Wealden landscape surrounding Haywards Heath.

¹ These surveys can be used as Roost Characterisation Surveys should bats be found to be present

Legislative and policy context

- 2.8. The following pieces of legislation and National policy are relevant to this appraisal and have been used to inform this appraisal;
- Conservation of Habitats and Species Regulations 2017(as amended)
 - Wildlife and Countryside Act 1981 (as amended)
 - The National Planning Policy Framework 2019
 - Biodiversity and geological conservation: circular from the ODPM 06/2005
- 2.9. The following local policies are extracted from the Mid Sussex District Plan 2014 - 2031²
- Policy DP37: Biodiversity
 - Policy DP38: Green Infrastructure
- 2.10. An extract of the key relevant sections of these policies is provided below whilst the full policies themselves are available online following the link provided in the footer.
- 2.11. *Policy DP37: “Biodiversity will be protected and enhanced by ensuring development contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity... protects existing biodiversity, so that there is no net loss of biodiversity... minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience...”*
- 2.12. *Policy DP38: “Green infrastructure will be protected and enhanced by ensuring development contributes to the establishment of green infrastructure and supports its improvement, enhancement, management and restoration to develop a connected network of multi-functional greenspace... responds to existing on-site green infrastructure and provides on-site natural greenspace enhancements... and promotes the restoration, management and expansion of priority habitats in the District...”*

² <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>

3 Methodology

Personnel

- 3.1. The site appraisal, impact assessment and reporting were completed by Georgie Baulcomb BSc (hons) MSc ACIEEM, an ecologist with more than 10 years commercial ecological experience in quantitative field surveys and assessments and is primarily a specialist in the mitigation of impacts to legally protected species.
- 3.2. The surveys, appraisal and reporting were carried out by suitably qualified ecologists including:
 - Georgie Baulcomb BSc (hons) MSc ACIEEM (level 2 class licence for bats), Senior Ecologist, certified drone pilot holding a Civil Aviation Authority (CAA) A2CofC and GVC competency certificates and is a registered drone pilot on Co-ecology's CAA operational authorisation
 - Orlando Campbell MCIEEM, Senior Ecologist with nine years experience
 - Tessie Rudge-Hendry BSc PISEP Ecologist with three years experience
 - Wenna Trevena MSc BSc (Hons) Assistant Ecologist with two years experience
 - Lucy Bressard BSc (Hons), Assistant Ecologist with two years experience

Contextual information and data records

- 3.3. Contextual information was gathered from freely available on-line resources including a 10km search for European protected sites and 5km for Nationally important sites and records for any European Protected Species Mitigation (EPSM) licences. This was carried out using Magic Map hosted by Defra. On-line aerial imagery was used to assess the sites position within the wider landscape including connectivity and potential corridors for movement. A biodiversity records check was requested from the Sussex Biodiversity Record Centre in May 2026.
- 3.4. To complete this, online aerial imagery was used to make of assessment of the site's position within the wider landscape including connectivity and potential corridors for wildlife movement.

Preliminary Roost Assessment (buildings)

- 3.5. A Preliminary Roost Assessment was undertaken on the 1st April 2026 where the surveyor carried out a detailed external and internal inspection of the residential building on site. The survey consisted of a close inspection of all exterior features using close focussing binoculars and high-powered torches where necessary to locate any roosting bats and/or any secondary evidence of bats such as droppings, urine stains and feeding remains.
- 3.6. The inspection sought to identify any actual or potential roosting locations and assign an overall classification of likely presence based on the surrounding landscape and the numbers and type of potential roost features that were located.

Emergence Surveys

- 3.7. Three emergence survey were conducted following established methodology (Collins, 2023), surveyors were situated to have a good view of all elevations of the target building and were equipped with full spectrum heterodyne ultrasound detectors (Elekon Batlogger M2) to identify bats in the field and record bat calls for later evaluation. Surveys were undertaken on 13/05/2026, 24/05/2026 and 02/06/2026 under suitable weather conditions.
- 3.8. The surveys started 15 minutes prior to sunset and continued until 90 minutes past sunset, or until sufficient information had been obtained, with the surveyors making a note of weather conditions and the time, activity and species of any bats that were heard and/or observed.

- 3.9. Surveyors used Night Vision Aids (NVAs) to augment the survey effectiveness and to increase the coverage of the roof a UAS equipped with a thermal camera (DJI Mavic 3T) was utilised. The UAS was deployed at approx. 15m horizontal distance from the target building and at approx. 20m height and left hovering on position for the duration of the survey (except for the time required to swap batteries in the equipment). The UAS was utilised on the May and June surveys.
- 3.10. NVAs used for the surveys include thermal equipment: Guide TK612, Guide 19mm and Helion XP50 scopes and infrared equipment; Canon XA10 camera with IR lamps. Photographs showing the coverage of the building can be found in Appendix 1 (Photographs 1 to 4).
- 3.11. The survey started 15 minutes prior to sunset and continued until 90 minutes past sunset with the surveyors making a note of weather conditions and the time, activity and species of any bats that were heard and/or observed.

Post Survey Analysis

- 3.12. The video and sound files were all uploaded to our network's QNAP NAS drive on the day following the survey with the video files uploaded to Wildlife Imaging Systems (WIS). The WIS process comprises breaking down the videos into composite images that contain 30 seconds of time allowing the movement of bats to be visualised in a repeating RGB pattern.
- 3.13. Our experienced staff carried out a cross comparison of any composite images where any bat activity was identified, with the requisite section of the original video files. The images provided in this report are a small selection of those returned from the analysis and some are split into two frames, the top is a composite image of 30 seconds of video, the bottom image is a single video frame used as a reference point to aid interpretation.
- 3.14. The Co-ecology analyst checked each of the 200 or so separate images for each thermal sensor for each survey to determine which contained images of bats and what type of activity was being observed, cross checking with video (as above) where necessary.

Evaluation & Impact Assessment

- 3.15. If any roosts were identified during the surveys their relative value was assessed against published criteria for conservation significance as set out in Table 3.2 of the Bat Mitigation Guidelines CIEEM, 2023), and a simple assessment compiled to determine any likely impacts that could arise from the proposals. The impact assessment is based on the relevant chapter (4) of the Bat Mitigation Guidelines.

Constraints

- 3.16. The results of these surveys should be taken as a snapshot in time and, due to the transient nature of bats and the facts and the presence of suitable roosting features, the findings of these surveys are considered valid for a period of up to 12 months.
- 3.17. During the first emergence survey on the 13th May 2026, the drone camera was grounded for approximately 3 minutes due to light rain between 21:11 – 21:14, after which the flight resumed. No bats were recorded on the audio detectors during this window and therefore no emergences were thought to have been missed.

4 Results

Contextual information and data search

- 4.1. One internationally designated site was located within 10km of the site boundary, and three nationally designated sites within 5km of the site boundary. Within 2 km there were 2 Local Nature Reserves (LNR's)
- 4.2. The tables below set out the pertinent findings from the desk study and data search.
- 4.3. The site lies within the SSSI Impact Risk Zones (IRZ) of Chailey Common SSSI and Ditchling Common SSSI however, the proposed development does not constitute any activity requiring consultation with Natural England.
- 4.4. Two Local Nature Reserves (LNR's) were located within 2km of the site boundary, which are detailed in Table 4.2.

Table 4.1 Internationally important and protected sites within 10km radius and nationally important and protected sites within a 5km radius of the development site

Type	Site	Reason for Citation	Distance and orientation
SPA/SAC/SSSI	Ashdown Forest	Ashdown Forest contains one of the largest single continuous blocks of lowland heath in south-east England, with both 4030 European dry heaths and, in a larger proportion, wet heath. The M16 <i>Erica tetralix</i> – <i>Sphagnum compactum</i> wet heath element provides suitable conditions for several species of bog-mosses <i>Sphagnum</i> spp., bog asphodel <i>Narthecium ossifragum</i>, deergrass <i>Trichophorum cespitosum</i>, common cotton-grass <i>Eriophorum angustifolium</i>, marsh gentian <i>Gentiana pneumonanthe</i> and marsh clubmoss <i>Lycopodiella inundata</i>. The site supports important assemblages of beetles, dragonflies, damselflies and butterflies, including the nationally rare silver-studded blue <i>Plebejus argus</i>, and birds of European importance, such as European nightjar <i>Caprimulgus europaeus</i>, Dartford warbler <i>Sylvia undata</i> and Eurasian hobby <i>Falco subbuteo</i>. The dry heath in Ashdown Forest is an extensive example of the south-eastern H2 <i>Calluna vulgaris</i> – <i>Ulex minor</i> community. This vegetation type is dominated by heather <i>Calluna vulgaris</i>, bell heather <i>Erica cinerea</i> and dwarf gorse <i>Ulex minor</i>, with transitions to other habitats. It supports important lichen assemblages, including species such as <i>Pycnothelia papillaria</i>. This site supports the most inland remaining population of hairy greenweed <i>Genista pilosa</i> in Britain.	9.9km northeast
SSSI	Ditchling Common	This site on Weald Clay contains a range of grassland types which have resulted from the wide variation in drainage conditions. The flora includes a number of locally uncommon plants. Variable drainage and past management of the site have led to a diversity of habitats. An acidic heath grassland dominates but ungrazed areas consist of bracken, scrub and woodland. Streams dissect the site, although all but one are seasonally dry, and there is a small pond.	3.6km south

Table 4.1 Internationally important and protected sites within 10km radius and nationally important and protected sites within a 5km radius of the development site

Type	Site	Reason for Citation	Distance and orientation
		<i>Butterfly and moth populations are of importance and the site is locally valuable for breeding birds.</i>	
SSSI	Chailey Common	<i>Chailey Common is a good example of the sub-atlantic English heath habitat. A variety of heathland plant communities are represented which in turn support diverse invertebrate and bird communities.</i>	3.5km southeast
SSSI	Scaynes Hill	<i>The disused quarry and road section at Scaynes Hill exposes yellow sandstone of the Cuckfield Sandstone Member which lies within the Grinstead Clay Formation (upper Hastings Beds Group, Wealden Series). The Cuckfield Sandstone is a lenticular unit of fine grained sandstone which is found throughout much of the outcrop of the Grinstead Clay, dividing the Formation into Lower and Upper Members</i>	4.7km east

Table 4.2 Protected, non-statutory sites (LNR) within 2km of the development site

Type	Site	Reason for Citation	Distance and orientation
LNR	Scrase Valley	A 9.02 Ha habitat including marshland, woodland and grassland with several locally and nationally rare plants.	1.4km north
LNR	Ashenround and Bolnore Woods	The woodland contains relic stands of native hornbeam, ash, hazel coppice, oak, beech and field maple, including a fine 200-year-old beech tree. It provides important habitat and food sources for a wide variety of birds, bats, owls and woodpeckers, with blackthorn, rowan, elder and willow supporting wildlife throughout the year. Its rich biodiversity and mature woodland character make it a valuable area for conservation.	1.8km west

- 4.5. A search of Defra's MAGIC³ mapping tool identified no granted European Protected Species Mitigation (EPSM) Licence relating to bats within 2km of the development site.
- 4.6. A data search for bat records within a 2km radius of the site was obtained from the Sussex Biodiversity Record Centre (SBRC). Within the last 10 years a total of 87 records were returned, comprising 11 bat species: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Nathusius' pipistrelle *Pipistrellus nathusii*, barbastelle *Barbastella barbastellus*, brown long-eared *Plecotus auritus*, Alcaethoe bat *Myotis alcathoe*, Daubenton's bat *Myotis daubentonii*, serotine *Eptesicus serotinus*, noctule *Nyctalus noctula*, Leisler's bat *Nyctalus leisleri*, whiskered bat *Myotis mystacinus*.
- 4.7. A total of 15 records related to confirmed bat roosts.

Building description

- 4.8. Hurstmead is a substantial detached, three-storey residential property of traditional brick construction, extending to approximately 412 m². The external walls were primarily formed of red brickwork at lower levels with clay hanging tile to the upper storeys and bay projections. The roof was predominantly pitched and hipped in form and clad with clay tiles. Three brick chimney stacks were present to the main roof slopes together with a central dormer window. The property included a number of projecting bays

³ Multi Agency Geographic Information System

and extensions beneath pitched tiled roofs. Windows throughout were predominantly painted timber casement units.

Building inspection

- 4.9. The PRA undertaken by Georgie Baulcomb BSc (hons) MSc ACIEEM on 1st April 2026 identified the following features with potential to support roosting bats:
- Presence of an accessible roof void;
 - Lifted, damaged and missing roof and hanging tiles. These features were suitable for crevice dwelling bat species and provided potential access points to the roof void for free hanging bat species.
- 4.10. The roof void was inspected and no bat droppings, staining, feeding remains or other evidence of bat use were recorded. However, the age and condition of the building, together with defects in the roof covering, were considered to provide potential roosting opportunities for bats.

Emergence surveys

- 4.11. Due to the number and nature of the suitable features recorded, Hurstmead was assessed as having **high** suitability to support roosting bats.
- 4.12. Emergence surveys were carried out on 13th May 2026, 2nd June 2026 and 24th June 2026 all in suitable weather conditions, see table 4.1 below:

Table 4.1. Survey timings and weather conditions

Date	Sunset	Survey Start/End	Temperatures (S/E)	Cloud cover/rain	Wind (Beaufort)
13/05/2026	21:03	20:47 / 22:03	19°C/11°C	60%, no rain	1
02/06/2026	21:16	21:01/22:46	14°C/12°C	25%, no rain	1
24/06/2026	21:18	21:03/22:48	12°C/9°C	15%, no rain	2

Emergence survey 1 – 13th May 2026

- 4.13. Surveyors were positioned on the south, north-west and north-east elevations (see Figure 4.3) providing good lines of sight to all suitable bat roost features.
- 4.14. No bats were recorded emerging by the surveyors on the south and north west elevations.
- 4.15. Post survey analysis of the drone footage and audio bat detectors on the north elevation recorded a common pipistrelle bat re-entering a roost under hanging tile at 21:51 (R1).

Emergence survey 2 – 2nd June 2026

- 4.16. Surveyors were deployed in a similar manner to Survey 1 with the addition of a fourth NVA positioned to view the north elevation. No bat emergences were recorded by the surveyors in the north-west and north locations.
- 4.17. The surveyor on the south elevation recorded a common pipistrelle emerging at 21:38 (R2) from a gap under the ridge tiles at the junction of the hipped roof on the western projecting wing. The bat then flew south across the garden. The same surveyor then recorded a common pipistrelle bat emerging from under a ridge tile over the eastern section of the roof at 21:45 (R3), this finding was supported by footage from the drone camera positioned to the north-east. elevation with a view of the whole roof.

Emergence survey 3 – 25th June 2026

- 4.18. Surveyors were deployed as per Survey 2. No bat emergences were recorded by the surveyors positioned in the north-west and north locations.
- 4.19. The surveyor in the south recorded two common pipistrelle emergences. The first occurred at 21:42 from the hanging tiles between the first and second floors of the western projecting wing (R4), with the bat flying east across the garden. This emergence was supported by footage captured by the drone positioned in the north east area of site.
- 4.20. A second emergence was recorded at 22:16 from the soffit box on the south-west side of the eastern projecting wing, after which the bat flew south over the garden.

Roost Characterisation

- 4.21. The table below provides the classification of the identified bat roosts.

Table 4.2 Summary of the bat survey results and roost characterisation⁴:

Table 4.2 Summary of the bat survey results and roost characterisation⁵

Roost Ref	Elevation	Species	Roosting feature	Survey 1 count (May)	Survey 2 count (May)	Survey 3 count (June)	Roost characterisation
R1	North	Common pipistrelle	Bat re-enters roost under clay hanging tile on north elevation close to the corner of the building.	1	0	0	Day roost Low conservation significance
R2	South	Common Pipistrelle	Gap under ridge tile at the junction of the hipped roof. South west projecting wing.	0	1	?	Day roost Low conservation significance
R3	South west	Common pipistrelle	Gap under ridge tile over east section of roof.	0	1	0	Day roost Low conservation significance
R4	South	Common pipistrelle	Hanging tiles below the space in between first and second floor on the western projecting wing.	0	0	1	Day roost Low conservation significance
R5	South	Common Pipistrelle	The soffit on the southwest side of the east projecting wing.	0	0	1	Day roost Low conservation significance

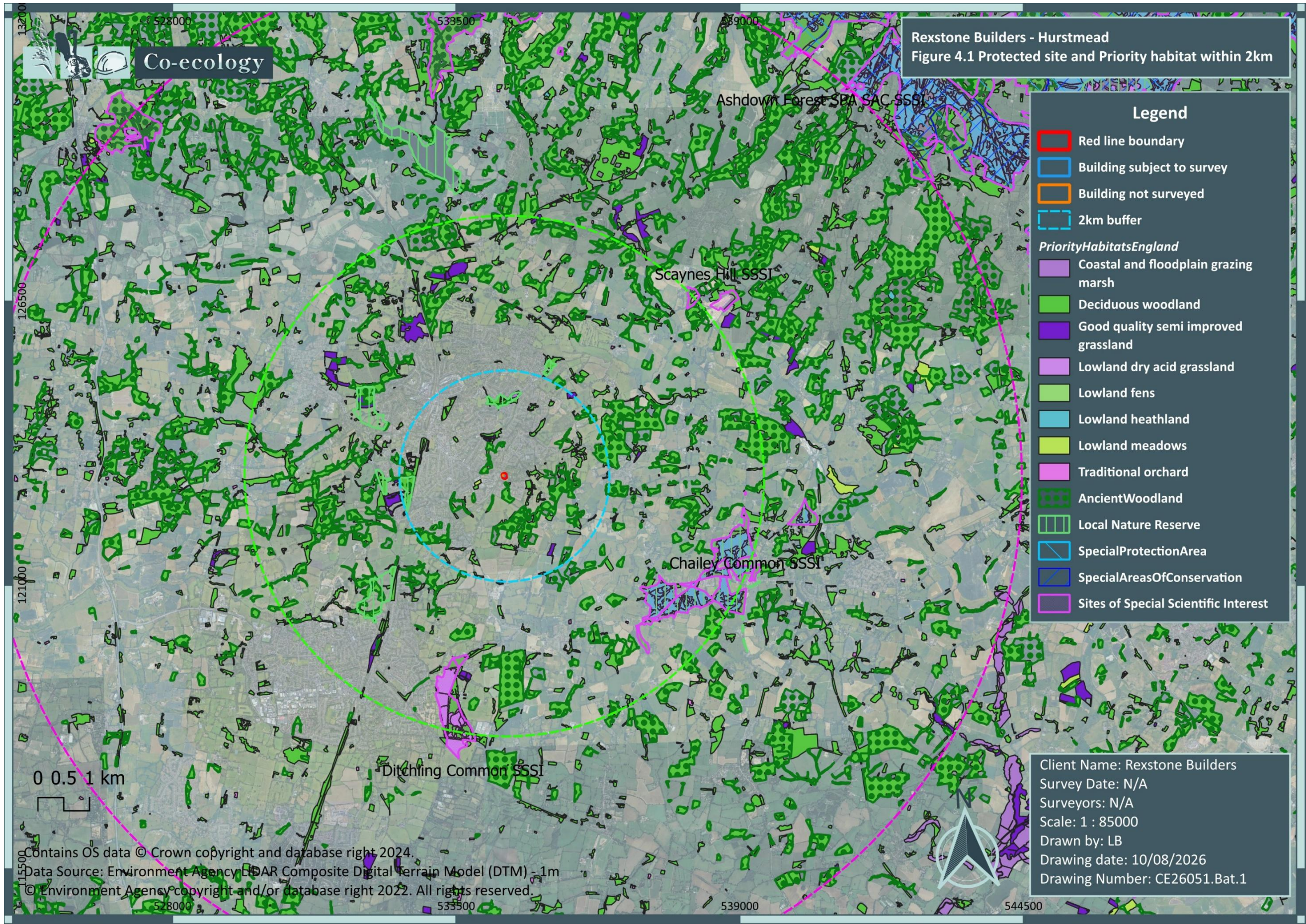
Evaluation

⁴ The classification of roost type follows that set-out by Natural England in their method statement for a bat Mitigation Licence: Day, Night, Feeding Perch, Transitional, Satellite, Maternity, Hibernation.

⁵ The classification of roost type follows that set-out by Natural England in their method statement for a bat Mitigation Licence: Day, Night, Feeding Perch, Transitional, Satellite, Maternity, Hibernation.

- 4.22. Based on the results of the data and contextual information search, the building inspection undertaken by Co-Ecology Ltd., and the presence of five common pipistrelle non-breeding roosts, the site is of site-Level importance only for bats.

Figure 4.1. Location of site and survey setup



Fig

Figure 4.2 Location of roosts identified on site



Figure 4.3 Emergence Survey 1 results

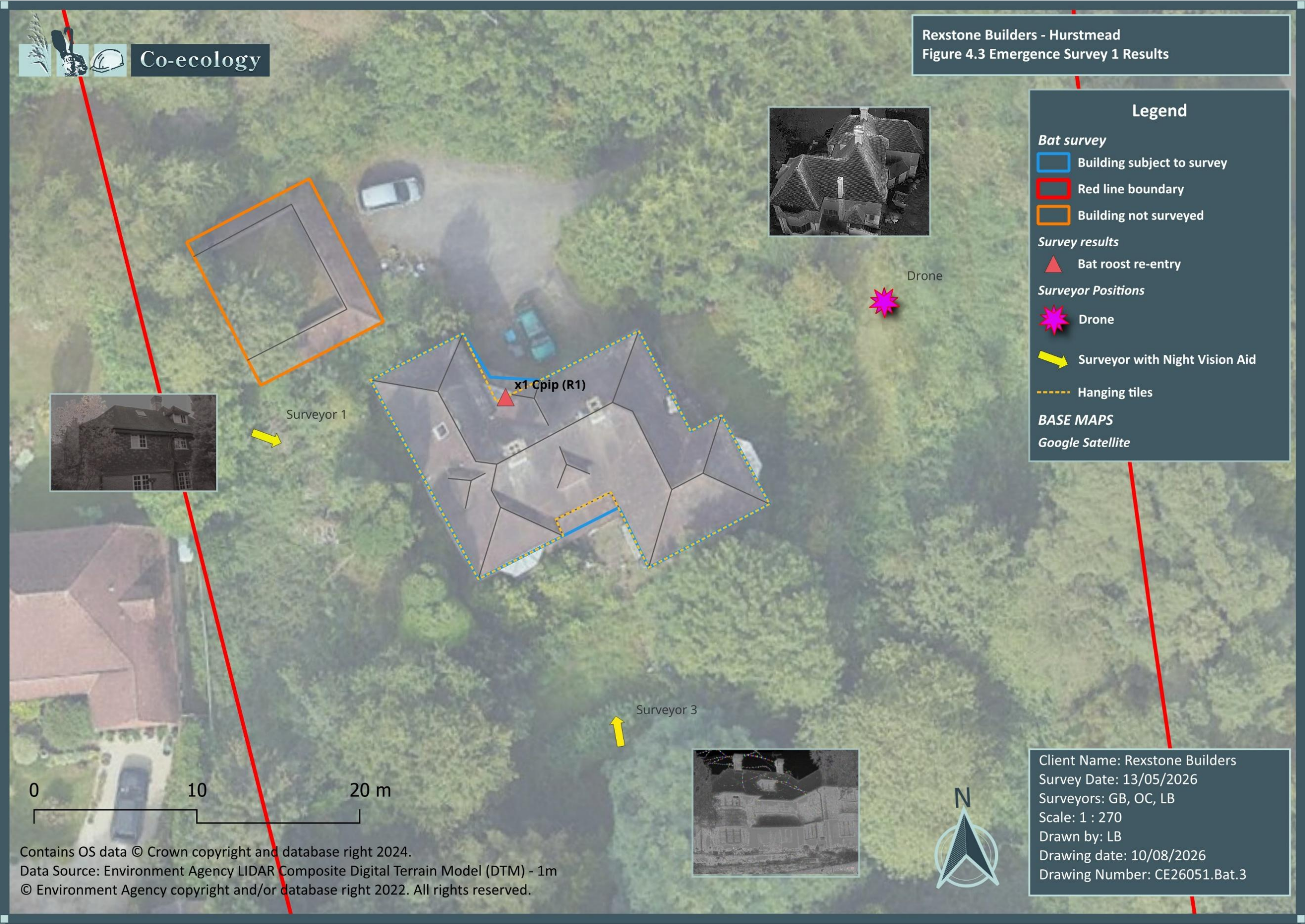


Figure 4.4 Emergence Survey 2 results

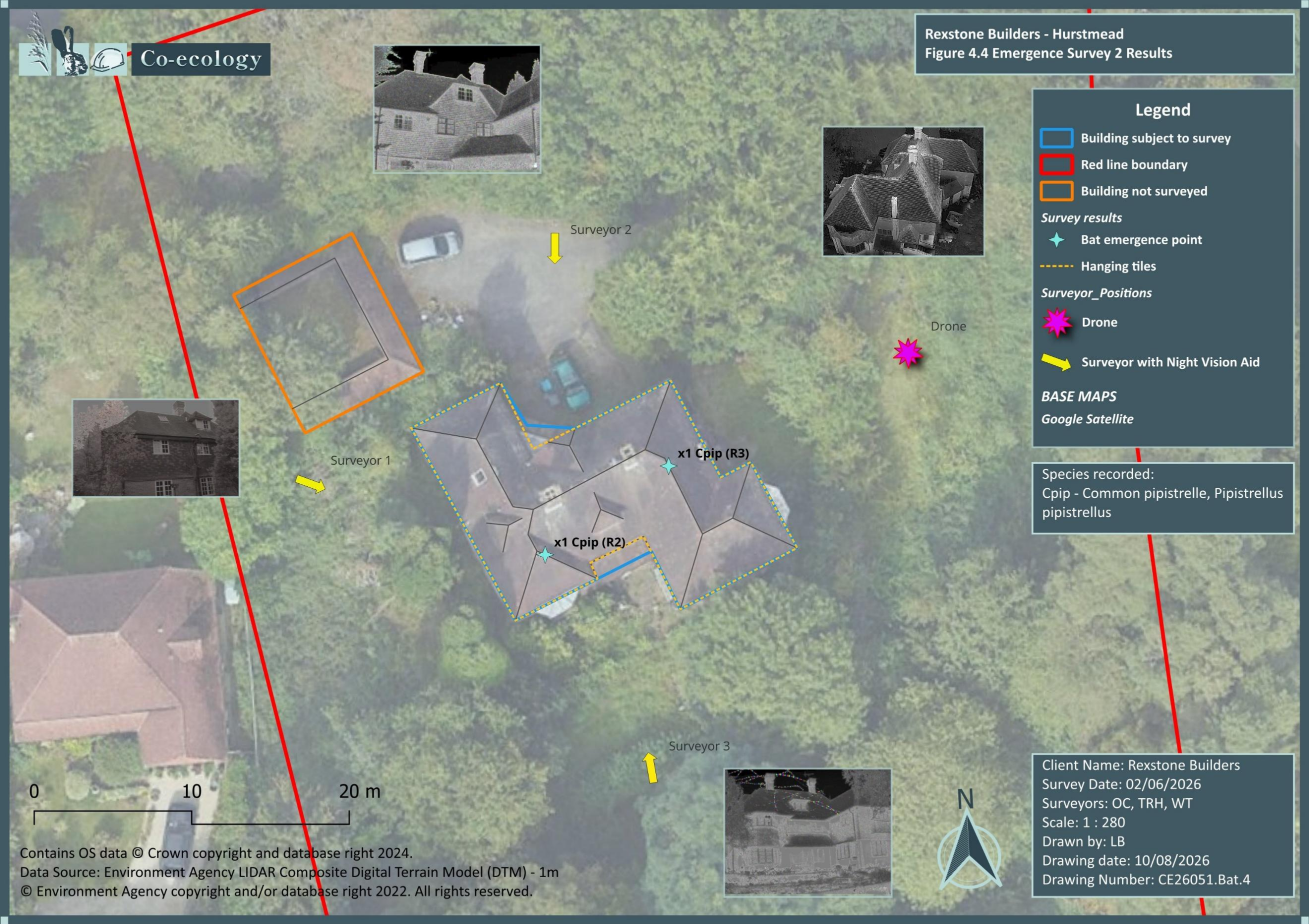
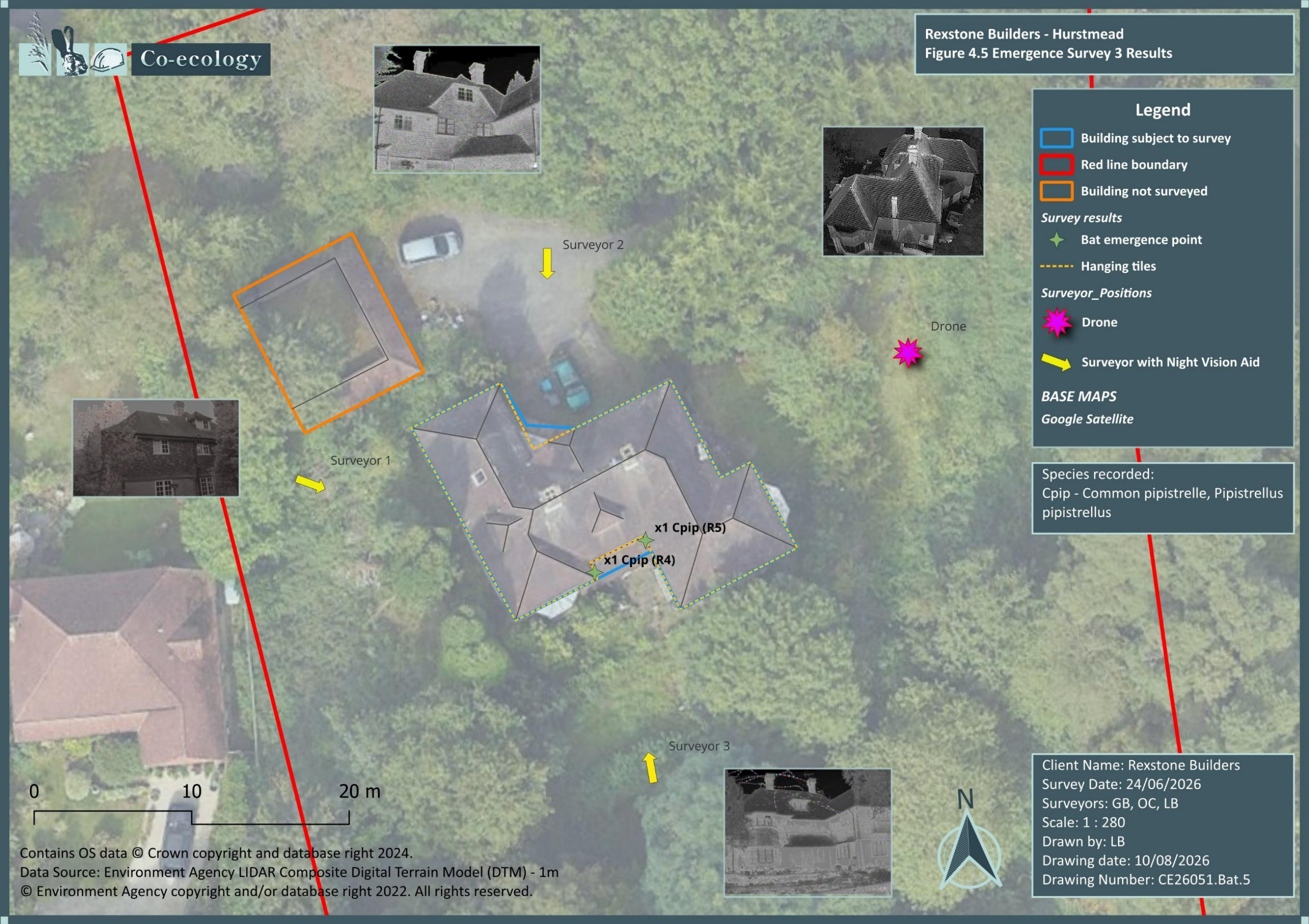


Figure 4.5 Emergence Survey 3 results



5 Impacts and Opportunities

Impacts

- 5.1. **Habitats** – It is understood that the proposals will not result in the direct loss of any suitable foraging habitats.
- 5.2. **Bat Roosts** – Proposed works include complete renovations of the property to enable residential use with the roof tiles being repaired and replaced as part of the renovation. In the absence of mitigation any bats present at the time of these works would be disturbed and may either suffer crush injuries of fly off, the latter risking predation by avian predators. Long term the five roosts on the site would likely be permanently lost resulting in a minor adverse effect to bat populations in the immediate area.
- 5.3. **Lighting** - Any significant increase in overnight lighting could alter the behaviour of bats using the site, potentially adversely affecting foraging and commuting capabilities of bats using the hedgerows and tree lines surrounding the property.

Opportunities

- 5.4. There are opportunities to improve the site for roosting bats with the inclusion of integrated bat boxes or bat bricks into the renovated residential building (Schwegler 1FR, 2FR bat tubes and Schwegler) and the installation of specific access tiles installed on the roof.

6 Recommendations

Recommendations for surveys to inform the proposals

- 6.1. No further surveys beyond the emergence surveys undertaken to date are considered necessary for the purposes of this current planning application.
- 6.2. If the project is delayed 24 months or more past the date of the final survey, then the site would require a repeat building inspection and emergence surveys due to the high mobility of bat species.

Recommendations for surveys prior to construction

- 6.3. No further bat surveys are considered necessary if the building works are started before the next bat active season (Spring 2027).
- 6.4. A pre-works check for nesting birds must be carried out if works occur between March and August (inclusive).

Mitigation

- 6.5. The following points describe the preferred practicable mitigation solution that should be followed to facilitate the proposed development.
- 6.6. *Licensing*: A total of five-day roosts for common pipistrelle (a widespread and common species in Sussex) were recorded within Hurstmead and therefore any works that could impact on such roosts should be undertaken under a Mitigation Licence granted by Natural England. Part of the application process to obtain a Mitigation Licence includes the creation of a method statement that will direct the contractors undertaken the works on site.
- 6.7. *Timing*: Any activities that could impact on bats must be timed to avoid the bat hibernation season (mid-November to March). As no breeding roosts are present on site, no other time restrictions are considered necessary in this regard.
- 6.8. *Pre-works inspection and roost exclusion*: Prior to the commencement of any works impacting the roof or wall cladding (including the installation of scaffolding towers if required), the building should be inspected by the project ecologist or an accredited agent with particular emphasis on the identified roosting locations. Any bats observed will be captured by hand or by net.
- 6.9. All works impacting the roof structure should be undertaken by hand or with hand tools only and supervised by the licenced ecologist or an accredited agent.
- 6.10. *Capture and relocation*: Any bats located and captured by hand or handheld net will be placed into a bat care box before being released onto a bat roost box specifically installed on a suitable mature tree within the vicinity of the property.
- 6.11. *Roost reinstatement*: The proposals include repair and replacement of roof tiles in a like for like manner. The day roosts were all located under tiles and will be reinstated with a suitable number of lifted tiles to enable future access.

References

- BCT and ILP (2023) GN08/23 *Bats and Artificial Lighting At Night* [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](#)
- British Standards Institution (2013) Biodiversity. Code of practice for planning and development: 42020. BSI, London.
- Biodiversity Reporting and Information Group (2008) *UK Biodiversity Action Plan Priority Habitat Descriptions*. JNCC. Peterborough.
- CIEEM (2019) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine Version 1.1*. Chartered Institute of Ecology and Environmental Management, Winchester.
- Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th edition. The Bat Conservation Trust, London.
- English Nature (2004) Bat Mitigation Guidelines. Working today for nature tomorrow. Northminster House, Peterborough.
- BCT and ILP (2023) GN08/23 *Bats and Artificial Lighting At Night* [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](#)
- Lizard Landscape Design And Ecology (2024) *Ecological Impact Assessment 26 Cornwall Gardens, Brighton*. Unpublished.
- Ministry of Housing, Communities and Local Government (2019). National Planning Policy Framework. Ministry of Housing, Communities and Local Government, London. Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf [accessed 08 July 2022].
- Natural England (2021) Method Statement to Support an Application for Licence under Regulation 55(2(e)) in respect of Bats. Natural England, Peterborough.
- Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

Appendix 1. Photographs

Photograph 1. North elevation of Hurstmead showing hanging tiles and location of bat roost circled in red.



Photograph 2. South east corner of Hurstmead.



Photograph 3. South elevation of Hurstmead showing hanging tiles and location of bat roost circled in red.



Photograph 4. Gap under ridge tile providing access to cavity.



Photograph 5. Loose hanging tiles on southern elevation of property.



Photograph 6. Internal space of Hurstmead, space open to the felt lining with excessive light ingress from dormer windows.

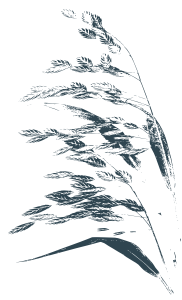


Photograph 9. Aerial view of target building taken with DJI Matrice 4T



Photograph 10. Building B2 located to the northeast of B1 and not subject to emergence surveys.





Co-ecology