

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Whitehouse Farm Cottage, Staplefield Lane, Haywards Heath, RH17 6AU.

Client:

Julian Date

Report date:

17th August 2024

Project:

This report is prepared to inform a planning application for the proposal described as:

“Works to the roof, the conversion of the existing north facing outhouse into a utility room and internal alterations to suit a new layout.”

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2024) 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 lead surveyor for advice.	
Executive Summary	
<i>Background</i> The PRA conducted by Arbtech in May 2024, concluded the site has moderate value for bats due to the number of roosting features and connectivity to suitable foraging habitat in the local area. No evidence of bats was found during the PRA in the form of droppings, urine staining or deceased or alive bats.	
<i>BERS results</i> Two bat emergence and re-entry surveys were undertaken at the site and have concluded a likely absence of roosting bats. No bats were observed emerging from the building during the emergence survey. Consequently, no impacts on bats or their roosts are foreseen.	
The site surveys were designed and managed by Elodie Noyes-Gouan BSc (Hons), Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS.	
See surveyor locations in the BERS plan in Appendix 1.	

Field Survey	
Dusk Emergence Survey 1	
Building B1	
<i>Building inspection prior to survey</i>	An internal inspection was carried out on the north facing outbuilding prior to the first survey commencing. No evidence of bats was found.

Julian Date

Whitehouse Farm Cottage, RH17 6AU

<i>Surveyor and position</i>	Surveyor 1 – Elodie Noyes-Gouan – Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS – observing the eastern elevation Surveyor 2 – Annabel Yapp – 2 years bat survey experience – observing the northern elevation Surveyor 3 – Will Malpas – 2 years bat survey experience – observing the western elevation Surveyor 4 – Jasmine Llewellyn – 1 year bat survey experience – observing the southern elevation						
<i>Weather (start/end)</i>	Temperature (°C): 20 Relative humidity (%): 73 Cloud cover (%): 75 Wind (m/s): 0 Rain: None			Temperature (°C): 18 Relative humidity (%): 81 Cloud cover (%): 60 Wind (m/s): 1 Rain: None			
<i>Equipment used</i>	Echometer Touch x4, Batbox/Magenta x4, IR camera x4, IR torches x4						
Results							
Date of survey	Sunset Start - End	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
23/07/2024	20:44 – 22:29 Sunset: 20:59	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							

<i>Surveyor 1</i>	No emergences or re-entries seen; the first bat was a soprano pipistrelle passing east to southeast at 21:11. This was the only soprano pipistrelle seen during the survey. A noctule was heard at 21:15 and seen at 21:20, passing north to south over the vegetated gardens. Common pipistrelles were recorded intermittently throughout the survey from 21:15 to 22:02, passing over the building again from east to southeast and foraging in the treeline to the northeast. A lone brown long-eared was heard but not seen at 21:29.	
<i>IR position</i>	No emergences or additional bat activity were recorded.	

Julian Date

Whitehouse Farm Cottage, RH17 6AU

<i>Surveyor 2</i>	No emergences or re-entries seen. First bat recorded was a noctule at 21:06. Two more noctules were heard but not seen at 21:17 and 21:19. The first common pipistrelle was seen at 21:11, common pipistrelle activity was intermittent throughout the evening. Final activity of the survey was a common pipistrelle heard but not seen at 22:03.	
<i>IR position</i>	No emergences or additional bat activity were recorded.	

<i>Surveyor 3</i>	No emergences or re-entries seen. The first common pipistrelle pass was at 21:02 with regular activity occurring after this foraging in the adjacent treeline. A noctule was seen at 21:17 commuting south to north above B1. The bat passed four more times at 21:20, 21:42, 22:16 and 22:23 and could be heard foraging. Common pipistrelles dominated the rest of the activity being heard and seen intermittently foraging and social calling until 22:20, circling the building and passing north to south.	
<i>IR position</i>	No emergences or additional bat activity were recorded.	N/A technical fault. Image could not be retrieved from camera although recording was successful and reviewed.

<i>Surveyor 4</i>	No emergences or re-entries seen. First bat was a noctule that was heard but not seen at 21:06. IR review shows it pass directly behind surveyor position. Common pipistrelles were heard but not seen throughout the night (21:17, 21:19, 21:28, 21:32, 22:02). Noctules were also heard at 21:17, 21:19 & 22:16. At 21:42 a Leisler's noctule was heard social calling. The final bat was a noctule that was heard but not seen at 22:23.	
<i>IR position</i>	No emergences or additional bat activity were recorded.	

Julian Date

Whitehouse Farm Cottage, RH17 6AU

Field Survey							
Dusk Emergence Survey 2							
Building B1							
<i>Surveyor and position</i>		Surveyor 1 – Dan McLaughlan – 1 year bat survey experience – observing the eastern elevation Surveyor 2 – Phillip Wooding – 1 year bat survey experience – observing the northern elevation Surveyor 3 – Abigail Dodge – 4 years bat survey experience – observing the western elevation Surveyor 4 – Autumn Nielson – 1 year bat survey experience – observing the southern and part of the eastern elevation					
<i>Weather (start/end)</i>		Temperature (°C): 18 Relative humidity (%): 74 Cloud cover (%): 90 Wind (m/s): 1.2 Rain: None			Temperature (°C): 17 Relative humidity (%): 84 Cloud cover (%): 75 Wind (m/s): 0.8 Rain: None		
<i>Equipment used</i>		Echometer Touch x4, Batbox/Magenta x4, IR camera x4, IR torches x4					
Results							
Date of survey	Sunset Start - End	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
13/08/2024	20:09 – 21:54 Sunset: 20:24	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations B1							

<i>Surveyor 1</i>	No emergences or re-entries seen. The first bat was a common pipistrelle seen at 20:34 passing from the west and foraging over the garden for 2 minutes, before continuing east over the building. The remaining calls were all heard not seen, brief and faint. Three were common pipistrelle heard at 20:54, 21:22 and 21:27. A noctule was also heard at 21:13 and a brown long-eared was heard at 21:41. The last bat was a common pipistrelle, heard not seen at 21:55.	
<i>IR position</i>	No emergences or additional bat activity were recorded.	

Julian Date

Whitehouse Farm Cottage, RH17 6AU

<i>Surveyor 2</i>	No emergences or re-entries seen. The first common pipistrelle was seen foraging around the eastern elevation at 20:38, this was followed by frequent common pipistrelles being heard not seen until 21:42. At 20:42 a noctule was heard not seen, and at 21:25 a brown long-eared was heard not seen. The final bat activity noted was an unseen common pipistrelle at 21:42.	
<i>IR position</i>	No emergences or additional bat activity were recorded.	

<i>Surveyor 3</i>	No emergences or re-entries seen. The first bat was a noctule heard but not seen at 20:26. There was intermittent noctule activity heard but not seen throughout the survey. Two bats passed silently, first at 20:29 and again at 20:32, passing by the southeastern and western tree lines. Sound analysis reveals no echolocation emitted at this time. Intermittent foraging observed around the tree canopy throughout survey by all species observed. Common pipistrelles were observed foraging and social calling throughout the survey from 20:33 to 21:24 in groups of up to three in four-minute intervals. Brown long-eared bats were seen foraging around the tree on the southeastern boundary, flying in a northerly direction at 20:59 and 21:25. Another was heard but not seen foraging at 21:47. A Leisler's noctule was heard but not seen at 21:26 and 21:32. A myotis species was seen passing at 20:53 over the property from the southwest, heading in a north easterly direction. The last bat seen was a brown long eared bat foraging at 21:49, flying from the northwest heading towards southeast boundary. The last bat heard but not seen was a common pipistrelle at 21:55.	
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<i>IR position</i>	No emergences or additional bat activity were recorded.	 A nighttime photograph of Whitehouse Farm Cottage. The image shows the roofline with two prominent chimneys. The walls are made of stone or brick. A timestamp in the bottom right corner reads "08/13/2024 22:10:57".
<i>Surveyor 4</i>	No emergences or re-entries seen. The first bat activity was a common pipistrelle heard and seen foraging in back garden, east of B1. Common pipistrelles were heard and seen foraging occasionally along the southern elevation and in the back garden until the end of the survey. A noctule was heard not seen at 21:26. Last bat activity was at 21:55, a common pipistrelle heard not seen.	 A daytime photograph of Whitehouse Farm Cottage. The image shows the side of the building with a chimney and a window. There are trees and foliage in the foreground and background. The lighting suggests it is daytime.

Julian Date

Whitehouse Farm Cottage, RH17 6AU

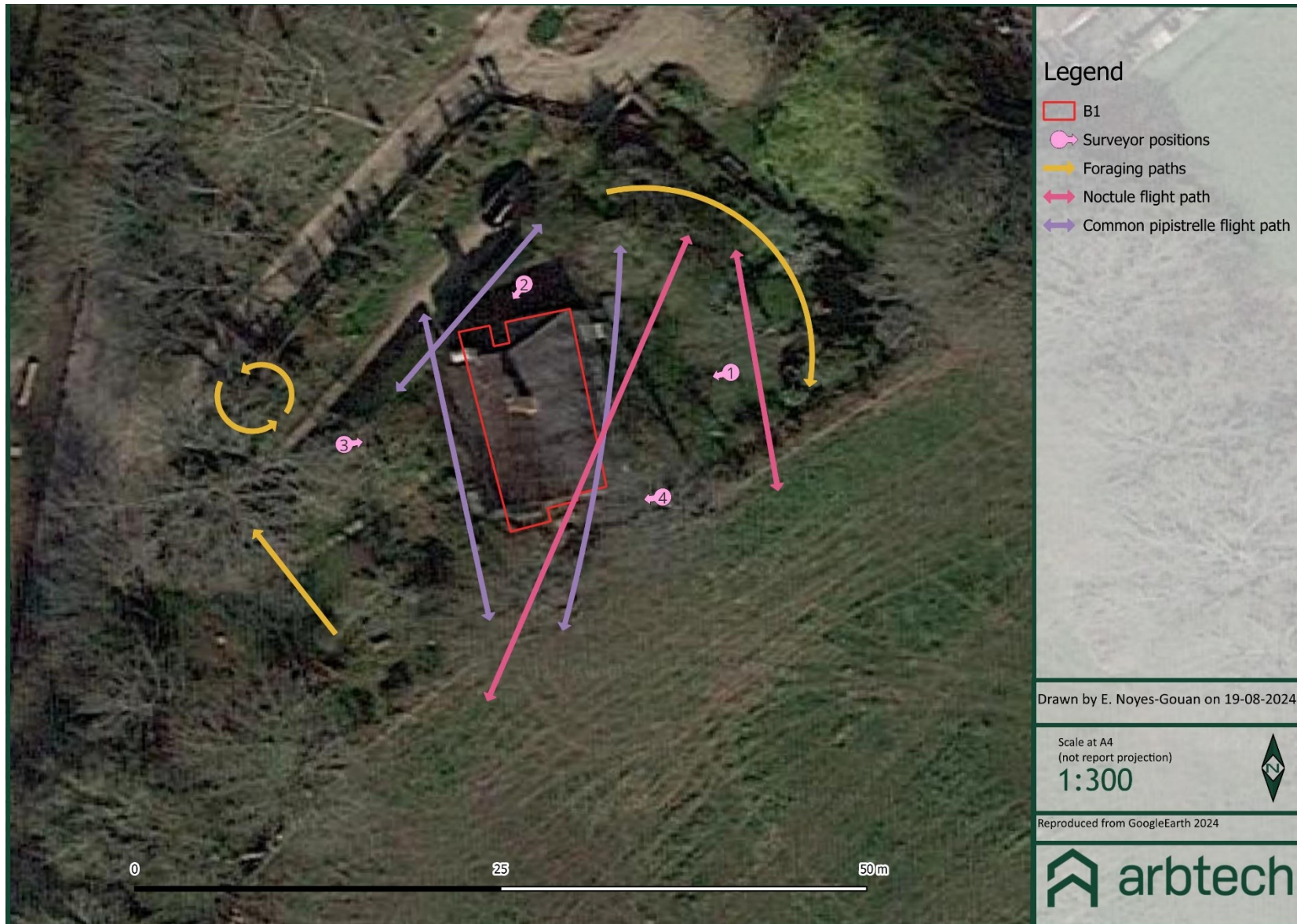
<i>IR position</i>	No emergences or additional bat activity were recorded.	 An infrared photograph showing a dark, textured roof of a building, likely the Whitehouse Farm Cottage, partially obscured by bright, leafy branches in the foreground. The background is dark, suggesting a night scene. A small yellow timestamp '08/10/2004 00:11:03' is visible in the bottom right corner of the image.
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Conclusions, Impacts and Recommendations	
Survey Results Summary	The combined survey data concluded a likely absence of roosting bats. No bats were observed emerging from the building during the emergence survey. No evidence of bats was found during the preliminary assessment survey. The results of the survey show bat activity was present on site, with key flight lines and foraging routes of common pipistrelles and noctules identified and shown on the BERS map in Appendix 1, below.
Impact Assessment	Bats are unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the proposed development. An increase/change in artificial lighting on site could disrupt bat roosting, foraging and commuting habitats.
Recommendations	In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. A low impact lighting strategy should be adopted for the site during post-development, parameters can be found on the Bat Conservation Trust website. A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures: ▪ Light spill on the surrounding hedgerows and key flight paths (delimited in Appendix 1) should be avoided. ▪ Use narrow spectrum light sources to lower the range of species affected by lighting. ▪ Use light sources that emit minimal ultra-violet light. ▪ Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. ▪ Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal.

	▪ Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. ▪ External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. ▪ Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
<i>Enhancements</i>	The installation of one bat box at the site will provide additional roosting habitat for bats. The bat box will be installed on the development or on a retained tree on site. 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 bat boxes will be a specification suitable for both crevice dwelling and void dwelling bats such as Vivara Pro WoodStone Bat Box or a similar alternative brand.

Version control			
Status	Issue	Name	Date
Draft	0.1	Elodie Noyes-Gouan BSc (Hons), Assistant Ecologist	20/08/2024
Proof	0.2	Josephine McCarthy, Consultant Ecologist, [Natural England Bat Licence Number: 2019-41480-CLS-CLS (CL18 Level 2)]	06/09/2024
Final	1.0	Elodie Noyes-Gouan BSc (Hons), Assistant Ecologist	06/09/2024

Appendix 1: BERS plan



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