Batscan Ltd

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PHASE 2 BAT SURVEY

Site: Lingworth
17 Oathall Road
Haywards Heath
West Sussex RH16 3EG

Client: Mr L Shookhye
c/o Mr N Abbott
Director of Planning
DMH Stallard LLP
Griffin House, 135 High Street
Crawley
W Sussex RH10 1DC

Surveyors: D P King MEECW (NE Level 2 Bat Class Lic. No. 20116001-CLS-CLS)
NE Registered Bat Consultant RC 182
S L Wright (NE Level 2 Bat Class Lic. No. 2016-24340-CLS-CLS)
F Suppel (Assistant surveyor)
S Tamlyn (Assistant surveyor)

Survey Dates: 30th April 2025 & 9th June 2025

Report Date: 12th June 2025

Contents:

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Phase 2 Bat Survey – Lingworth, 17 Oathall Road, Haywards Heath, West Sussex RH16 3EG
OS Grid ref: TQ 33388 24255

Executive Summary

Surveyors from Batscan Ltd returned to the property known as Lingworth, 17 Oathall Road, Haywards Heath, West Sussex, on the evenings of 30th April 2025 and 9th June 2025, to carry out Phase 2 bat surveys (dusk emergence checks/bat activity surveys). These followed a Phase 1 bat survey (daytime building inspection or Bat Scoping Survey) of the large, detached, Edwardian house, which was undertaken on 30th October 2024.

Lingworth is situated in a leafy, residential area of Haywards Heath and the surrounding area was previously assessed as offering ideal bat habitat. The property owner wishes to extend the main house and the relatively modern Coach House, in the grounds of the property, for use as a care home. The wider site will be landscaped.

Because bats and their roosts are protected by law, appropriate surveys are required, where there is a risk that they may be harmed or disturbed by proposed building works. By late April/May, bats are returning to their summer roosts and births generally occur in early June. The weather was very suitable for bat activity during the Phase 2 surveys.

During the Phase 1 survey, the roof void of the main house, below the flat roofed section, was searched but no bats or evidence of bat use was seen. However, it was advised that the building offers a moderate potential for crevice-dwelling bats to roost beneath roof tiles, in gaps around dormer windows or beneath clay hanging tiles.

The Coach House was not accessible during the Phase 1 survey, but the exterior and roof space were checked during the first of the Phase 2 surveys. Because the main house was assessed as offering up to a moderate potential for use by bats, it was advised that two Phase 2 bat surveys or presence/absence surveys (dusk emergence checks) should be carried out, at an appropriate time of year to establish whether bats are roosting on the site. The Coach House would be included in at least one of the Phase 2 surveys.

No bats were seen in the roof void of The Coach House during the building inspection. A small number of missing or lifted tiles were noted on the roof of this modern building. The building was assessed as offering a negligible to low potential for bat use.

No bats were seen emerging from either building, during the Phase 2 surveys. However, bats were very active around the site, with some passing very close to the main house.

It is therefore advised that no further bat surveys will be required, providing that works commence within one year of the date of these surveys. However, because bats are so active in the area, appropriate precautions should be taken during works to the main house. It is also recommended that provisions for roosting bats are incorporated into the redeveloped buildings. Further advice is provided, in this report.

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1. Introduction and Background

1.1 Surveyors from Batscan Ltd returned to the property known as Lingworth, 17 Oathall Road, Haywards Heath, West Sussex, on the evenings of 30th April 2025 and 9th June 2025, to carry out Phase 2 bat surveys (dusk emergence checks/bat activity surveys). These followed a Phase 1 bat survey (daytime building inspection or Bat Scoping Survey) of the large, detached, Edwardian house, which was undertaken on 30th October 2024. Two of the surveyors hold current Natural England Level 2 Bat Class Licences and one is also an NE Registered Bat Consultant. Two assistant surveyors took part in the first of the Phase 2 surveys and one assistant with the repeat survey.

1.2 Lingworth is situated in a leafy, residential area of Haywards Heath, to the east of a wooded public space, known as Clair Park. It is surrounded by other properties, most set in large, mature gardens and the area is known to be used by bats of several species. The property owner wishes to extend the main house and the relatively modern Coach House, in the grounds of the property, for use as a care home. The wider site will be landscaped.

1.3 The original house is Edwardian and of fairly complex shape, with a flat roof above the larger section. There are various extensions, including a modern, pitched roof swimming pool building. The main house roof is tiled and the property features a number of tile-hung dormer windows. The Coach House is constructed of brick, with a pitched, tiled roof.

1.4 Because bats and their roosts are protected by British and European law, appropriate surveys are required, where there is a risk that they may be harmed or disturbed by proposed works. This includes Phase 2 surveys, when a Phase 1 survey indicates that there is a potential for bat use.

1.5 During the Phase 1 survey, carried out in October 2024, the roof void of the main house, below the flat roofed section, was searched but no bats or evidence of bat use was seen. However, Batscan surveyors advised that the building offers a moderate potential for crevice-dwelling bats to roost beneath roof tiles, in gaps around dormer windows or beneath clay hanging tiles.

1.6 The Coach House was not accessible during the Phase 1 survey. However, it was included in the Phase 2 survey and a thorough search of the exterior, as well as the roof void, was made.

1.7 Because the main house was assessed as offering ‘up to a moderate potential’ for use by bats, It was advised that two Phase 2 bat surveys or presence/absence surveys (dusk emergence checks), should be carried out, at an appropriate time of year (generally, May – late August), to establish whether bats are roosting on the site. This is in line with guidance from the Bat Conservation Trust’s Bat Survey Guidelines *[1]. Four surveyors would be required to watch the buildings, for each survey. The Coach House would be included in the dusk emergence checks.

1.8 By late April/May, bats are returning to their summer roosts and their young are usually born in early June. All bats, apart from any dependent young, emerge to feed, on their insect prey, during mild and dry evenings. The weather was very suitable for bat activity, during each of the Phase 2 surveys.

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Fig. 1 – Lingworth House (main house & pool building circled red) – (Coach House, circled green)
MAGIC Maps

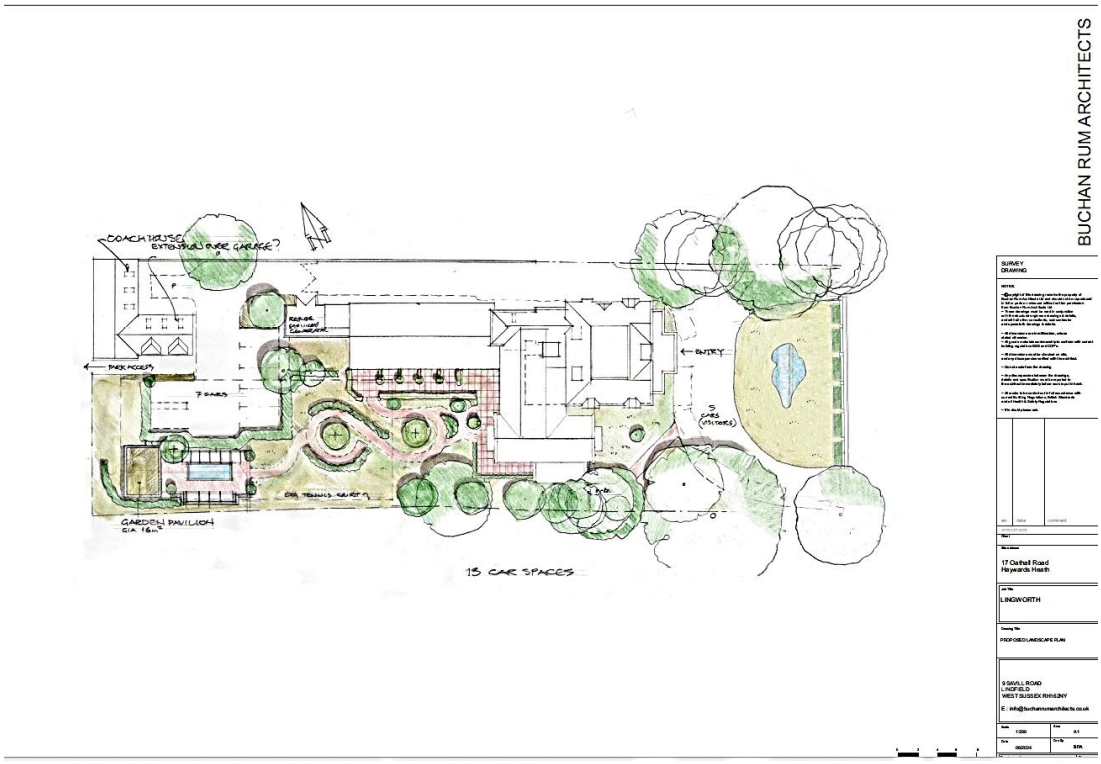

Fig. 2 – Redevelopment plans – Architectural Drawings

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2. Phase 2 Bat Survey (Dusk Emergence Check/Bat Activity Survey 1) – 30th April 2025 – Methodology

2.1 Prior to the dusk emergence check, Batscan consultants reviewed the previous bat survey report.

2.2 Once on site, the surveyors conducted a walk-over of the site, checking for any obvious evidence of bat use around the exterior of the buildings, such as bat droppings on walls, windows and sills, or on the ground below possible roost entrances. Positions were chosen for the dusk emergence check.

2.3 The surveyors checked accessible areas of the exterior of The Coach House, checking for possible roosting places and access points. A search was also made of the shallow roof space above the first floor bedrooms.

2.4 At dusk, when bats emerge from their roost sites to feed, four surveyors were positioned, so as to get the best possible view of any bats emerging from the house and The Coach House. The surveyors were positioned, as follows:

2.5 Surveyor 1: At the front (E) of the house – D King

Surveyor 2: To the E of The Coach House – S Wright

Surveyor 3: To the N of the swimming pool extension and main house – F Suppel

Surveyor 4: To the S of the main house – S Tamlyn

2.6 Equipment

The surveyors used four **Batbox Griffin time-expansion recorders** and two **Batbox Baton XD detectors** to record bat echolocation calls and to identify any bats heard to species level, where possible. Recordings were made, for later computer analysis with **BatScan** and **Sonobat** software. Prior to bats' emergence time, the surveyors used bat detectors to listen for pre-emergence 'chatter', sometimes heard from colonies before the bats leave their roosts. The surveyors carried high powered torches and communicated via 2-way radio comms. Additionally, **two Canon XA20 infra-red cameras, with additional infra-red illuminators**, were used to observe and record emerging bats.

2.7 Weather Conditions

The survey was undertaken on a very warm, calm, clear and dry evening. The temperature was 20°C at the start of the survey period, dropping to 18°C at sunset and 14°C at the finish time. Conditions were considered to be ideal for bat activity.

2.8 Timing

The evening emergence check started at 19:55. Sunset was at 20:22. The survey continued for 1½ hours.

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2.9 Recommendations from the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (4th edn)*[1] were followed for the course of these surveys.

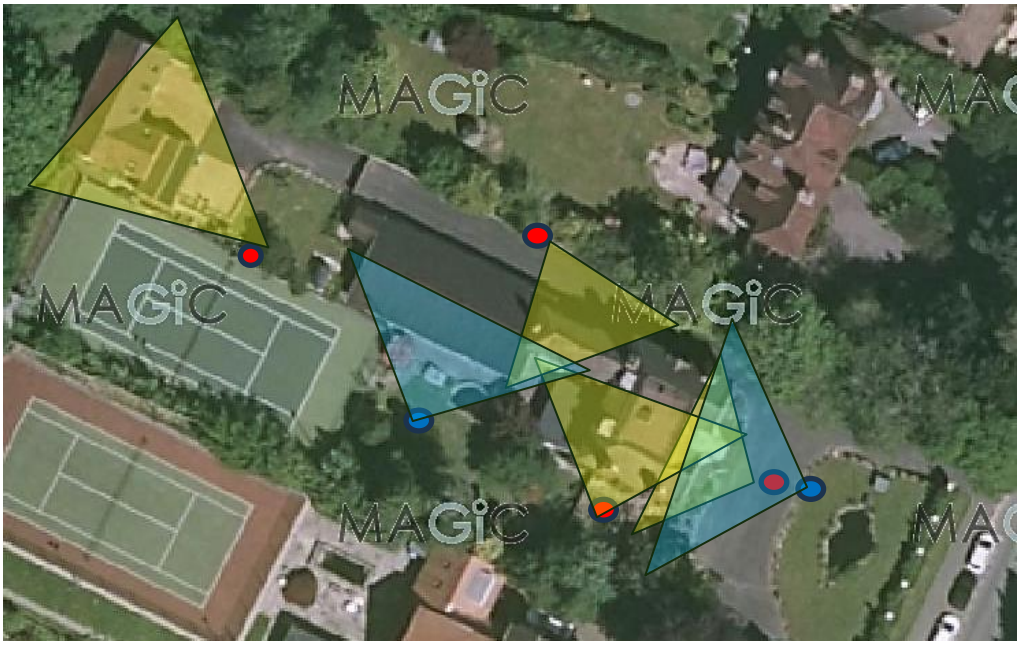

Fig. 3 – Surveyors' positions, Survey 1 -- IR camera positions, Survey 1 –

Surveyors' fields of view IR cameras' fields of view

3. Phase 2 Bat Survey 1 (Dusk Emergence Check/Bat Activity Survey 1) – 30th April 2025 - Results

3.1 No bats, evidence of bat use or potential for bat use was noted in the roof void of The Coach House, during this survey. A very small number of missing lifted roof tiles were noted, where a crevice-dwelling bat might find a roosting place. The potential for bat use was considered to be low to negligible.

Fig. 4 – Missing roof tile on E facing roof slope, The Coach House

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Fig. 4 - View of roof void – The Coach House

3.2 No bats were seen emerging from the main house or The Coach House, during this survey. Bats seen and heard, around the site, were as follows:

Time	Species	Activity
20:24	Common pipistrelle *(Pipistrellus pipistrellus)*	Flew south of house from west
20:27	*Pip. sp.*	Seen, not heard, flying high above trees in Clair Park, to W
20:34 – 21:30	Common pipistrelle	Very regular passes from small number of bats of this species, commuting and foraging around the house and gardens
21:02 & 21:04	Serotine *(Eptesicus serotinus)*	Passes to W of main house
21:10	Serotine	Distant pass to E of main house
21:12 & 21:15	Serotine	Distant passes to W of main house

Fig. 5 – IR camera view of front (east) of house, Survey 1

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Fig. 6 – IR camera view of south-west of house, Survey 1

3. Phase 2 Bat Survey 2 (Dusk Emergence Check/Bat Activity Survey 2) – 9th June 2025 – Methodology

3.1 Methodology & Equipment was as for P2 Survey 1. Three surveyors took part in the repeat survey. The surveyors were positioned as follows:

3.2 Surveyor 1: – To SW of main house – D King

Surveyor 2: – To SE of main house – S Wright

Surveyor 3: – To E of main house – S Tamlyn

IR cameras were positioned to N & S of main house

3.3 Weather Conditions
The survey was undertaken on a mild, calm and dry evening with high, thin, cloud cover. The temperature was 18°C at the start of the survey period, dropping to 16°C at sunset and 15°C by the end time. Conditions were considered to be ideal for bat activity.

3.4 Timing
The evening emergence check started at 20:45. Sunset was at 21:13. The survey continued for 1½ hours.

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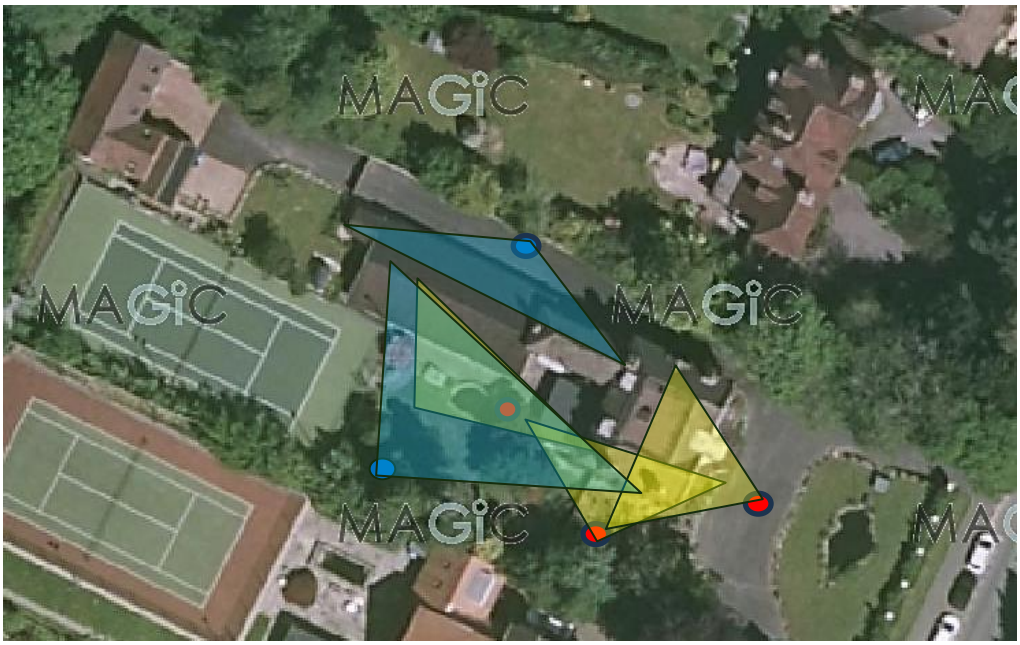

Fig. 7 – Surveyors' positions, Survey 2 -- IR camera positions, Survey 2 – Surveyors' fields of view IR camera fields' of view

Fig. 8 – IR camera view of SW of main house, Survey 2

Fig. 9 – IR camera view of N side, main house, Survey 2

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4. Phase 2 Bat Survey 2 (Dusk Emergence Check/Bat Activity Survey 2) – 9th June 2025 - Results

4.1 No bats were seen to emerge from the main house, during the second survey. However, bats were very active around the main house, with some individuals flying over the roof and close to chimneys, etc. Bats seen and heard were as follows:

Time	Species	Activity
20:47	*Pipistrellus* sp.	Flying W – E past S of main house, social calls only (16 minutes prior to sunset)
21:03	Soprano pipistrelle *(Pipistrellus pygmaeus)*	Distant pass at S of main house
21:04 – 22:15	Common pipistrelle *(Pipistrellus pipistrellus)*	Numerous passes close to main house and gardens, bats both commuting and foraging. Bats primarily arriving at site from W, S and E
21:04	Noctule *(Nyctalus noctula)*	Pass high overhead
21:14 - 21:21	Serotine *(Eptesicus serotinus)*	3 x Passes at S of house, fairly distant
21:23	Serotine	Pass close to S of house
21:24	Soprano pipistrelle	Social calls at S of house
21:25 & 21:31	Serotine	Pass at S of house
21:28	Noctule	Pass overhead
21:31	Barbastelle *(Barbastella barbastellus)*	Pass over roof of house, from N

4.2 Bats recorded during the two Phase 2 surveys:

- Soprano pipistrelle *(Pipistrellus pygmaeus)* – This species is common and widespread, both locally and nationally.
- Common pipistrelle *(Pipistrellus pipistrellus)* – This species is also very common and widespread.
- Serotine *(Eptesicus serotinus)* is a large bat, which roosts almost exclusively in buildings. This species is frequently recorded in the Haywards Heath area.
- Noctule *(Nyctalus noctula)* is a large, high-flying bat, which roosts almost exclusively in tree holes. The species appears to be in decline in the south-east of England
- Barbastelle *(Barbastella barbastellus)* is a very rare bat, most commonly associated with ancient woodland and with special protection under Annex II of the European Habitats Regulations.

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5. Constraints

5.1 The main house is a large, complex building with some areas that are impossible to view from ground level, even with the aid of night-vision equipment. Bats passed very close to the building and over the roofs, en route to foraging areas but no evidence of roosting was seen during these surveys.

6. Conclusions and Recommendations

6.1 Main House

6.1.1 No bats were seen emerging from the main house and annexe, during either of the Phase 2 surveys. It is therefore advised that no further bat surveys will be required, providing that the proposed works commence within one year of the date of the latest survey.

6.1.2 However, bats were very active around the main house, with some passing very close over the roof during the surveys. Some high level sections of this large building could not be be observed from ground level and, therefore, appropriate precautions must be taken during any works affecting the roof area. A written copy of a 'toolbox talk', in respect of bats, is attached to this report and should be passed to contractors undertaking the building works. This gives advice on the care required when working in an area where bats might be found, as well as on what to do, if a bat or evidence of bats is discovered.

6.1.3 It is also strongly recommended that provisions for roosting bats are incorporated into the redeveloped building. This could be achieved by fitting purpose-made bat roosting units into new walls*[2], or bat access tile sets into tiled areas*[3]. Please note that a standard BRM must not be used beneath bat access tiles; only 1F felt or a 'bat-safe' membrane is suitable for this purpose. See examples of suitable roosting provisions, below. *As an aid to local biodiversity, it is also suggested that swift bricks or boxes are incorporated into the redeveloped buildings. Further advice, on provisions for swifts, is available, on request.*

6.2 The Coach House

6.2.1 No bats were seen in the roof void of The Coach House during the building inspection. Very minor roosting potential was noted around the exterior of the building and no bats were seen to emerge from this structure. The potential of this building, for bat use, is considered to be negligible and no further surveys of The Coach House will be required, prior to any building works.

6.3 Trees

6.3.1 It is understood that a small number of trees are likely to require removal, during the proposed redevelopment works. The trees do not appear to offer any roosting potential. However, it should be noted that bats forage and commute over and around the gardens of this property and the sheltered nature of the grounds must be preserved, where possible.

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*[1] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London. ISBN-978-1-7395126–0-6

*[2] Ibstock Bat Bricks | Wildlife Services

*[3] Bat Access Tiles & Ridges | Tudor Handmade Roof Tiles, UK

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Bat Sonagrams – Lingworth 2025

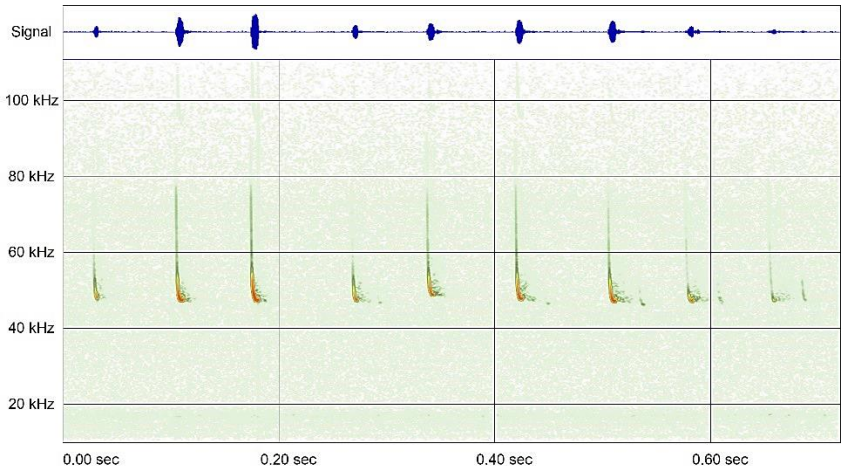

Fig. 10 - Common pipistrelle *(Pipistrellus pipistrellus)*

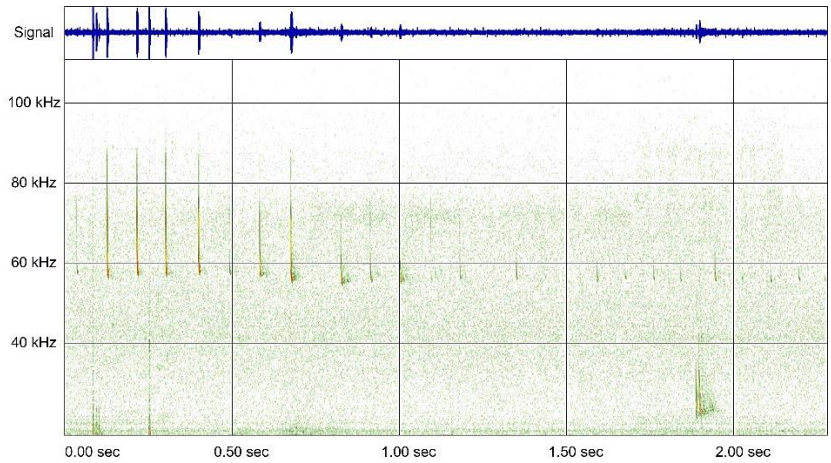

Fig. 11 – Soprano pipistrelle *(Pipistrellus pygmaeus)*

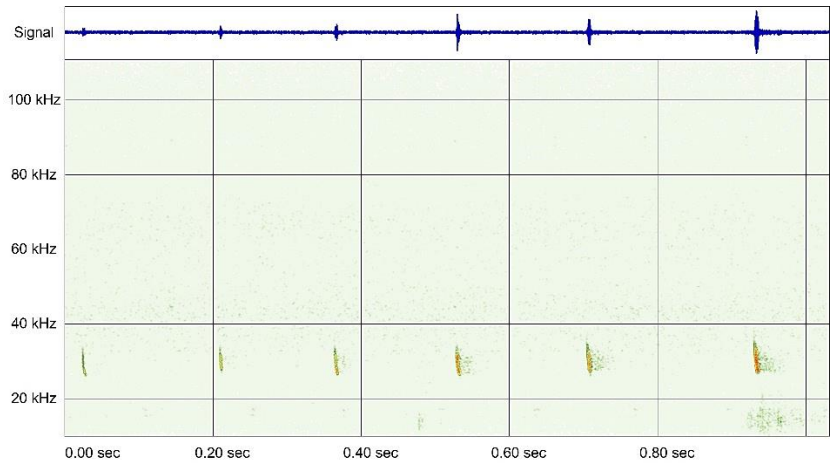

Fig. 11 - Serotine *(Eptesicus serotinus)*

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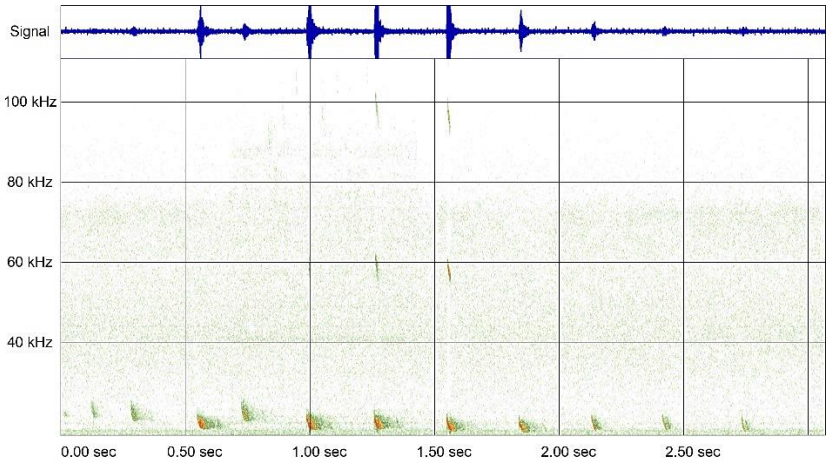

Fig. 12 - Noctule *(Nyctalus noctula)*

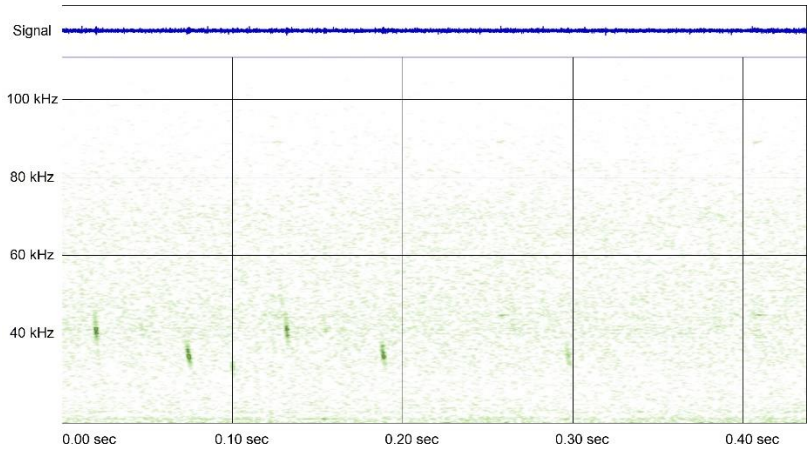

Fig. 13 – Barbastelle *(Barbastella barbastellus)*

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Overview of the law relating to bats – England and Wales (should not be relied on in place of professional legal advice.) - Updated January 2024 with advice from the 4th edition of the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists – Good Practice Guidelines'.*[1]

Legal Protection

All bat species and their roosts in England and Wales are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Annex II of the Council Directive 92/43/EEC 1992, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), lists species of Community interest, for which conservation requires the designation of Special Areas of Conservation (SACs), as part of the Natura 2000 network. (now referred to, in the UK, as 'the National Site Network', following Brexit). Annex IV lists species of Community interest in need of strict protection. This protection means that they are also a relevant consideration in a Habitats Regulations Assessment (HRA). All bat species are listed in Annex IV and some are listed in Annex II (greater horseshoe bat *(Rhinolophus ferrumequinem),* lesser horseshoe bat *(Rhinolophus hipposideros),* barbastelle *(Barbastella barbastellus)* and Bechstein's bat *(Myotis bechsteinii).*

The EC Habitats Directive was transposed into UK law and the regulations implementing the Directive in the Conservation of Habitats Regs. 2017 (as amended) in England and Wales. The regulations are generally referred to as the Habitats Regulations. When the UK left the European Union in January 2020, although no longer bound by European legislation, the related domestic legislation was retained, so that bats receive the same level of protection as previously. The European Commission published an updated version of their Guidance document (EC 2021) and this remains a relevant source of information.

All species of bats found in the wild in the UK are, therefore, European Protected Species (EPS) and it is unlawful to kill, injure, capture or take a wild bat. It is also unlawful to disturb bats, particularly if the level of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear young, to hibernate or migrate and also to significantly affect local distribution or abundance. In England and Wales, this offence requires a deliberate action. Throughout the UK, it is illegal to damage or destroy a place used by a bat for breeding or resting. This offence is unique in that it is a strict liability offence which can be committed accidentally; no element of intentional, reckless or deliberate action needs to be evidenced. Under the Habitats Regulations, it is an offence to be in possession of a wild bat, alive or dead, or any part of a bat; to sell, transport or exchange a bat.

It is also illegal in England and Wales, under the **Wildlife and Countryside Act 1981 (as amended)** to intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection. In England and Wales, it is an offence under the W&C Act to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection. As with intentional or reckless disturbance, **The Environment Act, 2021** introduces a new exception to the W&C Act offences for any actions taken under the auspices of a Habitats Regulations Licence. A further change, made in 2022, allows licences to be issued (in England) for reasons of overriding public interest, providing there is no other satisfactory solution and that the activities licensed will not be detrimental to the survival of the species concerned. This provision relates to development works. Actions, which would otherwise be illegal, can be made lawful, if licensed by the appropriate licensing body (Natural England (NE) in England). It is an offence to make a false statement in order to obtain a bat licence or to fail to comply with licence conditions.

A householder who disturbs a bat in its place of protection in a dwelling house, or obstructs access to this place of protection, does not commit an offence if they first seek and advice from Natural England and allow time for such advice to be provided. However, if the bat is within the living space of a dwelling, it is not considered to be an offence to disturb it. It is not illegal to take a disabled bat, for the sole purpose of tending it and releasing it

when appropriate, providing the person can show that it was not harmed deliberately by them. It is also not illegal to kill a bat (unless harmed by their own unlawful act), if there is no reasonable chance of it recovering. These defences only apply where there is no reasonable alternative and when the act will not be detrimental to the Favourable Conservation Status of the species, in its natural range.

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Across the UK, Sites of Special Scientific Interest (SSSIs) have been identified by the Statutory Nature Conservation Bodies, including some notified for their bat interest. The relevant legislation is the W&C Act. This provides additional protection for bats and their roosts, in these sites.

The police have the power to stop and search a person who is suspected of committing a bat related offence, enter property (other than a dwelling house) without a warrant, or enter a dwelling house with a warrant. They are empowered to take with them any person or equipment required to exercise these powers.

Those found guilty of offences relating to bats can face unlimited fines in England and Wales, and/or be sentenced to six months imprisonment. Any profit arising from this criminal activity can be confiscated.
The Environmental Damage (Prevention and Remediation) (England) Regulations 2015 aim to prevent damage to the environment, including protected species, such as bats. The regulations require the operator to take all practicable steps to prevent environmental damage and give enforcing authorities the power to serve notice and specify action required to prevent environmental damage. Remediation orders can be imposed to repair any damage which has occurred. This can be used alongside a prosecution under the Habitats Regs., to gain better outcomes.

Licensing

The two main types of relevant licence are **EPS survey licences** and **EPS mitigation licences**:
Survey Licences are granted in England by Natural England and are issued to ecologists, under the Habitats Regs and the W&C Act, to permit them to undertake activities that would otherwise be illegal – i.e. entering bat roosts and disturbing bats. The ecologist is required to be suitably qualified and experienced under British Standard BS42020. Different activities (ie, certain projects and methodologies) are licenced under separate licences. Photographing bats is only permitted under a survey licence when it is 'an incidental part of other licensed bat work'. Where disturbing bats is proposed for the sole purpose of photography, this must be specifically licensed.

Conservation Licences are issued where improvements are made to a bat roost for the specific aim of conserving the species.
Class Licences for surveying bats in England cover all bat-related activity, outside of the NE volunteer bat roost visitor advice service, including bat box checks, hibernation surveys, general surveys and limited use of

equipment such as harp traps etc. There are four levels of licence, allowing for different bat-related activities (both voluntary and professional): **Level 1** (to survey bats by observation only, not including hibernating bats – WML-CL17, **Level 2** (to survey bats using artificial light, inc. hibernating bats, use of hand-held and static nets – WML-CL18, **Level 3** (to survey bats, including previous methods and additionally to use mist nets and acoustic lures (WML-CL19) and **Level 4**, as previous licences but including the use of harp traps.
European Protected Species (EPS) licences (derogation, mitigation or development licences) are issued under the Habitats Regs., by NE in England, after three tests have been satisfied in relation to the proposed action:

The proposed action must be for the purpose of preserving public health or safety or other reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment and preventing serious damage to property.
There is no satisfactory alternative to the proposed action and: The action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

The Environment Act 2021 introduced a new exception to the Wildlife and Countryside Act offences, for any actions taken under the auspices of a Habitat Regs. Licence. Another change is that licences can now be issued in England for reasons of overriding public interest, providing the tests are met. This provision for development

activities was not previously available under the W&C Act. In order for the licensing tests to be correctly applied, it is essential that adequate bat survey information is supplied. Without this, a licence may not be granted.

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In 2018, NE introduced a new 'low impact' licensing scheme, now titled the **Bat Mitigation Class Licence (BMCL).** Ecologists can become 'Registered Consultants' to use this type of licence, with appropriate training and assessment. The BMCL is only suitable for low conservation status roosts of common bat species.

In 2018, NE announced the introduction of a **Bats in Churches Class Licence**, allowing appropriately trained Registered Consultants to use a more streamlined process when the presence of bats in a church is resulting in significant impacts.

In 2021, NE began a pilot of the **Earned Recognition Scheme**, where a consultant's competence in undertaking survey work and associated mitigation, etc., is assessed and accredited. Using an accredited consultant allows developers to experience a more streamlined licencing process. A competency framework defines the requirements for different levels of accreditation. A second pilot phase, known as Beta ER, is currently underway.

It is also possible, in England, to apply for an **organisational licence**, which licences organisations (under specific conditions) to carry out certain routine activities affecting bats.

Planning Policy Context

The biodiversity duty is imposed in England through the Environment Act 2021, which amends the **Natural Environment and Rural Communities (NERC) Act 2006** by adding the words 'and enhance' alongside 'conserve'. Public authorities must consider what action they can take to further the biodiversity objective.

Relevant Policy documents in England are:

National Planning Policy Framework (NPPF), Circular 06/05: Bioidiversity and Geological Conservation – Statutory Obligations & their Impact Within the Planning System (2005) and National Planning Practice Guidance Natural Environment (2019).

In addition to the national policy guidance, regional and local planning policies should be consulted and **NE's Standing Advice to LPAs (GOV.UK.2022A)** may be relevant. Planners are required to consider protected species

as a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Where bats may be present, this will include the need for adequate bat surveys to establish the presence or absence of bats, to predict the likely impact on bats and their roosts and if

necessary, to design appropriate mitigation measures, etc.. In planning terms, development includes activities requiring outline or full planning permission, permitted development, listed building consent and/or prior approval to demolish. SSSI consent may also be needed. Further details are provided in Clauses 6 to 8 of BS42020 (BS1, 2013) see https://knowledge.bsigroup.com/products/biodiversity-code-of-practice-for-planning-and-development-standard

Additionally, the Partnership for Biodiversity in Planning (PBP) Project, funded by the Esmee Fairbairn Foundation, was a partnership of 19 organisations in the conservation, planning and development sectors and has produced an online, interactive trigger list called the Wildlife Assessment check (WAC) – https://www.biodiversityinplanning.org/wildlife-assessment-check

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British Bats

Ecology

- At least 17 species of bat live and breed in the UK, some of which are extremely rare.
- All UK bats feed on insects, which they catch in flight, using echolocation.
- In summer, the females gather in groups which are called nursery colonies.
- Like humans, each mother gives birth to a single pup and, very occasionally, twins.
- Mating takes place in the autumn before bats hibernate for the winter.
- Bats are very long-lived animals with even some small species living up to 40 years.
- The smallest British bat, the pipistrelle, weighs just 5 grams (the weight of a 20p piece).

Bats and the Law

Bats are protected by law under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2010

- It is illegal to capture, injure or kill bats or damage, destroy or obstruct bat roosts
- Penalties: £5000 per offence - Imprisonment (up to 6 months)
- Licensing: Where significant disturbance to bat, obstruction or destruction of roosts cannot reasonably be avoided by careful methodology and timings, a Natural England Bat Mitigation Licence - European Protected Species Licence (EPSL) - will be required to allow works to continue without causing an offence under British and European Law. A detailed Method Statement must be agreed as part of the licence application. The need for a licence will be determined by your ecologist, who will assess whether or not offences can

- be avoided by careful consideration to timing and methodology of works. For small numbers of bats, of more common species, a 'low impact' or Bat Mitigation Class Licence (BMCL) may be appropriate.

Where Bats are Found in Buildings

Different species may use different parts of a building for roosting.

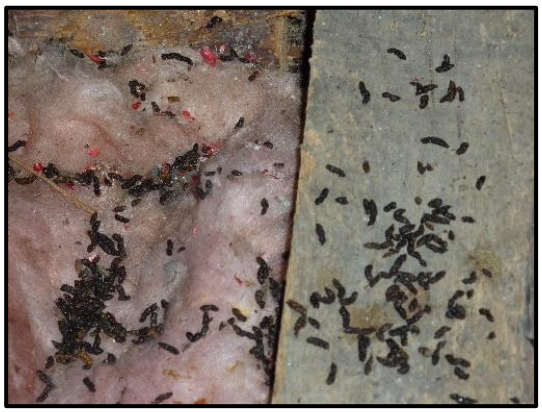
Typical roosting areas are:

- Roof voids
- Crevices behind hanging tiles, weather-boarding or other cladding
- Crevices under lead flashing or fascia boards
- Crevices below lifted or missing roof tiles/slates
- Cracks in walls or around structural timbers
- Between roofing materials on flat roofs
- In gaps around mortise and tenon joints, or similar timbers, in old barns

Pre-Works Inspection

Where it is suspected that bats might be found in a building where works are proposed, a pre-works inspection will be carried out, by an ecologist, prior to works. Any features which may support bat roosts will be identified and contractors will be advised regarding which areas must be dismantled carefully, under the supervision of an ecologist.

Pipistrelle droppings in exposed wall cavity



Long-eared bat droppings in roof void

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Supervision of Works

Where it has been agreed that works can continue without a licence but under a non-licensed Method Statement (for instance where methodology has been drawn up to ensure that significant disturbance will be avoided, by timing works to occur before bats return to their summer roosts and by reinstating their roosting features, or by avoiding works to roost areas)

- Supervision will include the removal by hand of roosting features
- Timing of works to avoid the most sensitive times of year for bats – ie the peak hibernation season and the summer breeding season
- It will be ensured that the roosting area is made unsuitable for bat use until roosting features are reinstated.

Finding Bats During Works - What to Do

If a bat or bats are discovered during soft stripping etc., works must stop whilst prompt advice is sought from the ecologists.

- If the bat is injured or in immediate risk of injury, it should be carefully moved into a suitable container (the ecologist is likely to have provided a container for emergency use). Bats should be handled with great care using thick gloves, such as gardening type gloves, or a soft cloth to avoid any biting or scratching incidents and also to avoid injury to the bat.
- In the unlikely event of a biting or scratching incident, any wound should be washed thoroughly with hot water and soap. Antiseptic solution can also be used. Because two species of bat found in the UK (Daubenton's bat *(Myotis daubentonii)* and serotine *(Eptesicus serotinus)* can occasionally carry a rabies-related virus, prompt medical advice MUST be sought and if possible, the bat safely contained for identification by an ecologist.
- Except for emergency situations, bats should not be touched or handled, or uncovered if they are in their roost. The ecologist will collect the bat, if necessary, or advise that it should be left to make its own escape. An exclusion device may be used, by the ecologist, if the bat cannot safely be removed.

Post Works Checks

On completion of works, the reinstated or replaced bat roosting features will be inspected to ensure that they are suitable for bat use and, if considered necessary, follow-up surveys will be undertaken.

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