THE FARMHOUSE
HOPE FARM,
BILLINGSHURST,

Nocturnal Bat Survey Report

January 2025

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Report Control Sheet

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4	24/01/2025	Updated PRA and recommendations for updated survey effort prior to licensing	JH	OC	OC

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Millie Gardiner to undertake a Preliminary Roost Assessment (PRA) and subsequent Nocturnal Bat Surveys at the site at Hope Farm, Billingshurst, RH14 9BP. This report has been produced to inform a series of planning applications. This report related to the farmhouse where the proposed works include:

- Roof over the stairs. Works here may include repairs/insulation to roof, putting in new staircase, replacing the window.
- New roof to the area north of the stairs.
- Roof to the south - works may include opening the roof space to rooms below with new warm roof build up.
- Internal refurbishment including stripping out of modern finishes and partitions.
- Demolition of the 1970's extension.

1.1.2. The author of this report is Katie Bird MEnvSci, ACIEEM Principal Ecologist at Collington Winter Environmental. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning permission.

1.1.3. The updates to the report in 2025 have been undertaken by Jon Hayter, Senior Ecologist at Collington Winter Environmental Ltd. Jon holds a Class 2 Bat Survey Licence from Natural England and holds a depth of experience designing bat mitigation for projects.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the approximate site location. The site is located within a rural area of Billingshurst, a village and civil parish in the Horsham District of West Sussex. It is surrounded by agricultural fields and woodland areas on all aspects. Grid reference: TQ 07236 29059.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

1.3.2. The objectives of the Nocturnal Bat Survey are as follows:

- Identify any bats roosting within the buildings.
- Assess the value of the buildings for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys or mitigation required for bats.

2 METHODOLOGY

2.1. PRELIMINARY ROOST ASSESSMENT

2.1.1. A PRA of the site was undertaken on 26th August 2022 by Katie Bird, who holds a Level 2 Class Licence (2020-48950-CLS-CLS) and subsequently updated in June 2023 by Genevieve Labram. (Please refer to accompanying report CW20-516-RPT002.3 regarding the survey work and findings of the 2023 updates).

2.1.2. An updated PRA visit was undertaken by Jon Hayter who holds a Level 2 bat license (ref:CL18-2019- 39842-CLS-CLS) on the 10th of January 2025 due to a change in the proposed planning application to include demolition of the 1970's extension of the farmhouse and to allow for a site visit to inform the application for the EPSL license. (Please refer to Section 6 for details of the survey and recommendations). The updated survey was undertaken in line with Collins (2024).

2.1.3. The survey was undertaken following guidance set out in Collins (2024). This includes undertaking a detailed internal and external inspection of any features to compile information on potential roosting features (PRFs) and potential access points. A search for field signs of bats (i.e. droppings, urine stains and feeding remains) was also completed. The use of binoculars and torches assisted with the survey. The building was assessed as per categories listed in Table 4.1 Collins (2024) and reproduced in Table 2.1.

Table 2.1 Assessment Criteria for Bat Roosting Potential

Bat Roosting Potential	Description
Negligible	Negligible features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/ or suitable surrounding habitats to be used on a regular basis by larger numbers of bats.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and for longer periods of time.

2.2. NOCTURNAL BAT SURVEY

2.2.1. The original nocturnal surveys were undertaken as a dawn survey on the 31st of August and a dusk survey on the 14th of September 2022.

2.2.2. One further survey was undertaken as a dawn survey on the 13th of June 2023. A brief overview of these surveys and the results are detailed in table 2.2 and section 4 below.

2.2.3. Full details of all the surveys can be found in the accompanying nocturnal bat report CW20-516-RPT002.3.

Figure 2.1 Surveyor Locations



2.2.4. The surveys were undertaken in line with guidance as set out in Collins (2016). Surveyors used heterodyne handheld bat detectors. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.2 below for details of surveyors.

Table 2.2 Survey and Surveyor Details

Date	Sunset/ Sunrise	Start	Finish	Surveyors	Weather Conditions
31/08/22	06:13	04:43	06:27	VP1 – Ben Miles VP2 – Will Higgins VP3 – Andrew Taylor VP4 – Caitlin O'Connor	Temperature: 14 Celsius Cloud cover: 0/8 Octas Wind: 1 max (Beaufort scale) Rain: 0
14/09/22	19:19	19:04	20:49	VP1 – Katie Brewer VP2 – Andrew Bridge VP3 – Jacob Ng VP4 – Caitlin O'Connor	Temperature: 17 Celsius Cloud cover: 2/8 Octas Wind: 1 max (Beaufort scale) Rain: 0
13/06/23	04:48	03:13	05:03	VP1- Jacob Ng VP2 – Genevieve Labram VP3 – Emma Anderson VP4 – Oscar Hardman	Temperature: 14 Celsius Cloud cover: 0/8 Octas Wind: 0 max (Beaufort scale) Rain: 0

2.3. HIBERNATION SURVEY

2.3.1. A detailed inspection of the loft structures was completed on the 29th of November 2022, by Katie Bird and Katie Brewer, with a second inspection completed on the 13th of December 2022 by Katie Brewer and Caitlin O'Connor. The inspection followed the guidance set out in Collins (2016). A torch and endoscope were used to assist the inspection, where a systematic inspection of all cracks, crevices and voids for hibernating bats were completed.

2.3.2. In addition, two static bat detectors were deployed on the 29th of November 2022 for a period of two weeks. An Anabat Express was situated within the southern loft and Titley Scientific Chorus positioned in the northern loft. The data was analysed using Anabat Insight.

2.4. SURVEY LIMITATIONS

2.4.1. Myotis Alcathoe (*Myotis alcathoe*), Brandt's (*Myotis brandtii*), Daubenton's bat (*Myotis daubentonii*) and whiskered (*Myotis mystacinus*) bat are often difficult to distinguish between by handheld detectors and sound analysis. As such, the species have been recorded as Myotis sp. throughout the report.

2.4.2. Bats can be difficult to identify during the hibernation period as the majority of bat species will refuge within deep crevices. As such, the static bat detectors were deployed as a complementary method.

3 PRELIMINARY ROOST ASSESEMENT RESULTS

3.1.1. The following European Protected Species Licences (EPSL) were observed within 5km of the site, based on magic.gov.uk:

- EPSM2010-2491 was located onsite and allowed for the destruction of a breeding site and resting place for common pipistrelle (*Pipistrellus pipistrellus*), brown long-eared bat (*Plecotus auritus*) and natterer's bat (*Myotis nattereri*) between 23/02/2012-31/08/2015.
- 2018-33753-EPS-MIT was located approximately 720m northwest from the site and allowed for the destruction of a resting place for soprano pipistrelle (*Pipistrellus pygmaeus*) between 01/04/2018-30/11/2019.
- EPSM2013-6710 was located approximately 3.9km north-north-west from the site and allowed for the destruction of a resting place for common pipistrelle and brown long-eared bat between 01/01/2014-30/09/2016.
- 2016-24415-EPS-MIT was located approximately 4.2km south from the site and allowed for damage to a resting place and destruction of a breeding site for common pipistrelle, soprano pipistrelle, and whiskered bat (*Myotis mystacinus*) between 18/07/2016-13/07/2021.
- 2017-28899-EPS-MIT was located approximately 4.4km west from the site and allowed for the destruction of a resting place for common pipistrelle between 04/05/2017-31/10/2018.
- 2017-32088-EPS-MIT was located approximately 4.5km north-north-east from the site and allowed for the destruction of a resting place for common pipistrelle between 06/11/2017-31/03/2019.
- EPSM2010-2682 was located approximately 4.6km west from the site and allowed for the destruction of a resting place for common pipistrelle and brown long-eared bat between 02/05/2012-31/08/2016.
- 2017-29072-EPS-MIT was located approximately 4.9km northeast east from the site and allowed for the destruction of a resting place for brown long-eared bat between 08/05/2017-30/09/2023.
- 2015-15850-EPS-MIT was located approximately 5km west from the site and allowed for the destruction of a resting place for common pipistrelle and brown long-eared bat between 16/11/2015-31/10/2020.

3.1.2. A Freedom of Information Request was submitted to Natural England relating to the EPSL which relates to the site. Natural England completed a search of their electronic records and established that the information requested for the licence could not be located. In addition, consultation with the landowner also determined that they did not hold the licence documents and was not passed to them as part of the purchase process of the property.

3.1.3. Please refer to Table 3.1 for the summary of the PRA and associated photographs.

Table 3.1 PRA Summary (2022)

Feature	Photograph
A two-storey cottage, with a multiple pitched roof. The tiles were of overall good condition though some were found to be lifted or broken on both aspects of the building. The overhanging eaves were partially covered with metal mesh (presumed to deter nesting birds), though was not present across its extent, and gaps were observed, providing potential access points to the loft space. Some mortar was also missing at ridge tiles providing a PRF or access point. The external brickwork was in good condition with no obvious gaps. Hanging tiles were present across the extent, and the majority of which appeared sealed, with minor gaps observed which may provide a PRF. Internally, the rooms were well-sealed and painted, and used for residential purposes. The loft was separated to two sections. The northern loft appeared to be a more modern construction with nearer beams and roofing felt. Both lofts have exposed roofing felt and wooden beams, which will provide suitable PRFs. In addition, bat droppings were observed in relation to the southern loft void indicating presence of roosting bats. Roofing felt was missing on the eastern aspect of the southern loft. Due to the wooden slats and access points to the loft, the building was assessed as having '**high' bat roosting potential**	

4 NOCTURNAL BAT SURVEY RESULTS

4.1. DAWN SURVEY (31/08/22)

4.1.1. Bat activity was recorded sporadically throughout the survey, with common pipistrelle, soprano pipistrelle *and* brown long-eared bat observed foraging or commuting in proximity VP3 and VP4.

4.1.2. The first bat was recorded at 04:50, approximately seven minutes after the beginning of the survey, by VP2 and was a common pipistrelle. Bat activity was mainly recorded on the southern aspect of the building with minimal activity recorded by VP1 and VP2. Brown long-eared bats and common pipistrelle were recorded circling the building and around the roof by both VP3 and VP4. No further activity was recorded after 05:57.

4.1.3. One roost location was observed throughout the survey. One common pipistrelle was observed re-entering at 05:35 via the overhanging eaves on the eastern aspect of the building by VP4 (1a).

Figure 4.1.1 – VP4 Roost Location (Roost Reference: 1a)



4.2. DUSK SURVEY (14/09/22)

4.2.1. Bat activity was recorded consistently throughout the survey, with common pipistrelle, soprano pipistrelle, brown long-eared bat, noctule, and grey long-eared bat recorded during the survey.

4.2.2. The first bat was recorded at 19:21 (approximately two minutes after sunset) by VP4 on and was an unidentified bat commuting overhead in a north-eastern direction. Foraging activity was continuous throughout the survey with common pipistrelle and soprano pipistrelle observed within the proximity of all vantage points. Grey long-eared bats were recorded by VP1, VP3 and VP4. The bats were heard but not seen in all instances and were recorded between 19:41 and 20:43.

4.2.3. Two roost locations were observed throughout the survey:

- One roost location was observed by VP1 on 1b. A single common pipistrelle was observed emerging from the top right corner of the patio area of the building at 19:37, approximately eighteen minutes after sunset.
- The final roost was observed by VP2 and was a brown long-eared bat emerging from the roof tiles at 19:37 (1c).

Figure 4.2.1 – VP1 Roost Location (Roost Reference: 1b)



Figure 4.2.2 – VP2 Roost Location (Roost Reference: 1c)



4.3. DAWN SURVEY (13/06/23)

4.3.1. Bat activity was recorded consistently throughout the survey, with common pipistrelle, soprano pipistrelle, brown long-eared bat, myotis species and noctule recorded during the survey.

4.3.2. The first bat was recorded at 03:22 (nine minutes after the beginning of the survey) and was a common pipistrelle which was heard and not seen by VP1. Common and Soprano pipistrelles were recorded intermittently across the site with minimal numbers of brown long eared and myotis bat passes. Noctules were heard twice over the survey. Commuting and foraging behaviour was observed during the survey.

4.3.3. Three roost locations were observed through the survey

- A myotis species bat was observed re-entering by VP3 under the clay hanging tiles on the western

elevation at point 1d at 04:09am

- A soprano pipistrelle was observed re-entering by VP4 under the clay hanging tiles on the eastern aspect at point 1e at 04:09am
- A soprano pipistrelle was observed re-entering by VP4 under the clay hanging tiles on the eastern aspect at point 1f at 04:10am

Figure 4.3.1 – VP3 Roost Location (Roost Reference: 1d)



Figure 4.3.2 – VP2 Roost Location (Roost Reference: 1e and 1f)



4.4. HIBERNATION SURVEY

4.4.1. The updated inspections in 2023 did not identify any bats within the loft structures. No additional and/or fresh bat evidence was observed to indicate hibernation presence.

4.4.2. A review of the data analysis did not identify any bat recordings during the two-week period. No faults or issues with the detectors were found.

4.4.3. As such, based on the inspections and bat static records, it is deemed unlikely that bats hibernate within the loft voids of the building.

4.5. ASSESSMENT

4.5.1. Bat activity was recorded throughout the nocturnal bat surveys with a range of species recorded both roosting and within the general area. Bat species recorded included: common pipistrelle, soprano pipistrelle, noctule, brown long-eared bat, myotis species and grey long-eared bat. Foraging and commuting activity was recorded consistently throughout all surveys.

4.5.2. Six bat roosts were located within the farmhouse all observed during the surveys in 2022 and 2023. See Table 4.3.1 for a summary of the bat roost recorded on each survey.

Table 4.3.1 Summary of Bat Roosts

Roost No.	Peak count of bats	Species	Date(s)	Roost location
1a	1	Common pipistrelle	31.08.22	Brick tiles on the eastern aspect of the building.
1b	1	Common pipistrelle	14.09.22	Top right corner of patio area on the western aspect of the building.
1c	1	Brown long-eared bat	14.09.22	From under roof tiles on the eastern aspect of the roof.
1d	1	Myotis sp	13.06.23	From under hanging tiles on western elevation.
1e	1	Soprano pipistrelle	13.06.23	From under hanging tiles on the eastern elevation.
1f	1	Soprano pipistrelle	13.06.23	From under hanging tiles from eastern elevation.

4.5.3. The roosts comprise a peak count of one bat, per roost and as the surveys were completed across the maternity season from June to late August and mid-September it can confidently be concluded that all the roosts can be classified as day roosts.

4.5.4. The farmhouse was found to support multiple roosts for four species of common and widespread bats, common and soprano pipistrelle day roosts, myotis species day roost and brown long eared bat day roost and night roost/feeding perch.

4.5.5. Another consideration relates to the recording of grey long-eared bats during the surveys. It is difficult to determine whether the acoustic calls were from the known brown long-eared bats identified roosting in the building or grey long eared bats.

4.5.6. As the DNA sample returned as brown long eared bat, it can be confidently assumed that the grey long-eared bats were either mis-identified or that they are foraging in the locale but not roosting in the farmhouse. The range of the species is considered to be further southwest so positive identification in Sussex would be evidence of an expanded range.

5 RECOMMENDATIONS AND MITIGATION

5.1. FURTHER SURVEYS

NOCTURNAL BAT SURVEYS

5.1.1. As discussed in Section 4.4, the categorisation of the roosts identified are based on the data set obtained. The building was found to support a range of day roosts, mainly relating to common and soprano pipistrelle, myotis species and brown long-eared bats. The survey timings confidently determine that the building does not support a maternity roost. As such, it is recommended that a minimum of one further survey on the building is completed in May - June 2025 (beginning of the maternity season) to update and inform relevant mitigation.

5.2. IMPACT ASSESSMENT

5.2.1. The following section provides an indication of what mitigation will be required. Based on the current data, a European Protected Species Licence (EPSL) will be required to allow the proposed development to proceed in a lawful manner. Please refer to Table 5.1 for the summary impact assessment.

Table 5.1 Summary of Impact Assessment

Building Proposals	Roost Potentially Impacted	Licence Required?
- Repairs to southern loft - Reconstruction of two chimneys - New roof on north - New extension on west - Internal refurbishment - Demolition of the 1970s extension	There is a high probability of injuring and/or killing bats and destruction and/or disturbance of known bat roosts as a result of the proposed works, without mitigation.	Yes – minimum one further survey in 2025 is required to confirm no change in status of the roosts already present from 2022 and 2023 surveys.

5.3. EUROPEAN PROTECTED SPECIES LICENCE

5.3.1. A European Protected Species Licence (EPSL) will be required to allow the lawful destruction of the roosts and minimise risk of killing/injuring individual bats prior/during the proposed works. The licence application comprises of five elements:

- Application Form
- Method Statement
- Work Schedule
- Associated Figures
- Reasoned Statement

5.3.2. A Method Statement is to be produced to outline the required mitigation and compensation for roost and habitat loss for the relevant planning application. Once full planning permission and all wildlife conditions have been discharged the licence can be submitted to Natural England. It is possible to obtain a licence with more than one planning approval, though consideration of timescales will need to be determined. It may be more plausible to obtain an EPSL per building to be impacted, but there will be additional costs and timescales associated with this.

5.3.3. The data collected in 2022/23 will not be suitable for the submission of an EPSL application due to Natural England requiring data from the most up to date survey season, therefore an updated survey is suggested for spring/summer 2025.

5.4. BAT ROOST COMPENSATION

5.4.1. Development should not result in overall loss of bat roost sites therefore a replacement roost site will be required for each species and roost affect. The extent of roosting provision will be determined based on the final survey data obtained to confirm roost types. The following is a general recommendation for roosting compensation and may alter depending on the results of the further survey.

5.4.2. For roosts which comprise single and/or low numbers of common and widespread species (i.e. common pipistrelle, soprano pipistrelle and brown long-eared), bat boxes and/or bat bricks would suffice. The boxes will provide suitable conditions for crevice dwelling species which have been identified roosting. They are to be installed at a minimum of 4m from ground level on retained mature trees. This will ensure that they will not be vandalised, and the boxes must stay in place in perpetuity.

5.4.3. The boxes should be located within the retained mature broadleaved trees to the boundaries of the site, sheltered from strong winds but will be exposed to sun for parts of the day. The licenced bat ecologist will need to agree the location and positioning of the boxes and they will need to be installed prior to the demolition works so any bats rescued will be placed within them. The boxes which are in proximity to one another, are to be positioned in different directions, to increase probability of being used, whilst providing a range of temperature conditions.

5.4.4. For roosts that are considered of high conservation (i.e. a maternity roost) a bat loft and/or house will be required. The loft design should follow that outlined within the English Nature (2004) guidance. It will ideally be positioned within a similar location to where the current roost exists. The proposed bat loft/house should be approximately 5 m x 4 m x 2 m (in line with English Nature, 2004 guidance). The roof construction should be of similar construction of what currently exists onsite. The roof construction should comprise of reused pantiles supported by timbers. Bitumen Felt is to be used and breathable membrane is not accepted by Natural England as it is dangerous to bats.

5.4.5. Additional roost features within the loft would be installed including hanging felt and crevice features made of timber batten. In addition, bat access tiles should be used for void dwelling species such as brown long eared bat.

5.5. TIMESCALES

5.5.1. The timescales for the licenced activities to be completed, will depend on the results of the further survey although it is anticipated that due to the existing day roost recorded during the 2022/23 season no significant restraints will be imposed due to the low significance of the roosts and species recorded.

5.6. METHOD STATEMENT

5.6.1. The buildings will be demolished/refurbished under supervision of the licensed bat ecologist. Features with bat roosting potential will be removed by hand under direct supervision of a bat licensed ecologist services may need to be accessed via cherry picker or alternative lifting platform. The extent of supervision will be determined depending on the final survey results.

6. UPDATED PRA -RECOMMENDATIONS AND SURVEY EFFORT 2025

6.1.1. An updated PRA visit was undertaken by Jon Hayter who holds a level 2 bat license from Natural England (ref: CL18-2019- 39842-CLS-CLS) on the 10th of January 2025. The weather was cold and clear, and the temperature was minus 1 degree Celsius with a light northerly breeze. The PRA update was conducted in line with the original methodologies and following the recently updated guidance from BCT in version 4 of the bat surveys for professional ecologists.

6.1.2. The conditions on site were found to have changed considerably since the initial PRA and survey effort in 2022 but remain like those encountered during the 2023 update and prior to the June 2023 emergence survey.

6.1.3. Internally the open first floor space of the farmhouse where a full internal strip out has been undertaken has altered the roosting provisions and large deposits of bat droppings were highlighted throughout multiple rooms.

6.1.4. Externally the site has also been an active building site for one year, with existing licensable activities having been undertaken on the surrounding buildings during 2024 under a separate planning application. It is considered that this work could have dispersed bats into the wider built environment and as the farmhouse has been empty for several years it is reasonable to assume that the extended period of quiet and minimal disturbance could have led to the farmhouse been utilised by bats.

6.1.5. The species assemblage known to be present on site and possibly other species in the wider environs as identified on the nocturnal surveys are all known to prefer buildings as roost sites. (existing EPSL ref: 2024-68660-EPS-MIT).

6.1.6. Given that the building has been empty for a prolonged period and the temperature dynamics relatively unstable, this provides sub-optimal roosting opportunities for bats. Considering the results of the previous hibernation surveys generating no records the building retains a low rating potential for hibernation bats.

6.2. FINDINGS

6.2.1. A visual inspection was undertaken of the external features identified in the 2022 report. This found that the structural quality of the building had no notable changes from the initial PRA which resulted in emergence surveys. The existing roost locations are considered still intact and present.

6.2.2. Internally the fixtures, fittings and ceilings have been removed, and the entire internal layout is one large open pitched roof structure. Free flight access is possible throughout the ground and first floor areas of the farmhouse.

6.2.3. Considerable evidence of bats was observed on the first-floor level across all room compartments in the form of bat droppings. These consisted of at least two varying sizes of droppings and were both considered historic and fresh in nature. This was ascertained due to the freshness and colour of the droppings (detailed in plan 1 of the Appendix). DNA samples were collected and sent for analysis to confirm species assemblage within the farmhouse.

6.2.4. No evidence of droppings was observed on the ground floor level.

6.2.5. Two locations were observed to indicate feeding remains in the form of butterfly and moth wings (see plan 1 in appendix) they coincided with perches provided by timber beams which is indicative of and favoured by long eared bat species which have been recorded roosting onsite in 2022.

6.2.6. A number of the windows have been removed, and this has led to areas of the farmhouse being unlit and absent of natural light throughout the daytime period providing dark rooms within the building. (see pictures below in appendices)

6.2.7. The roof appeared to have a bitumen F1 felt present across the bulk of the roof elevations, however, a section of the roof on the eastern elevation at the southern end of the building was found to be peg tiles directly onto the timber batten and main roof structure. There was visible daylight observed between the tiles and resulted in

minimal roosting opportunities; however, this could provide bats access into the internal space. (see plan 1 in appendix).

6.2.8. An area of the roof to the northern end has exposed plywood associated with the leaded flat roof between 5R and 1L extending south to 4R and 3L. It is anticipated that this is a sealed system offering negligible roosting opportunities. Water staining was observed indicating a leak in certain areas, making the feature less suitable.

6.2.9. No live bats were observed during the survey after a thorough inspection with high powered torches, endoscopes and mirrors in the internal loft space and associated timber beams.

6.3. CONCLUSIONS AND FURTHER SURVEY EFFORT

6.3.1. Based on the updated site visit, it is confirmed that in addition to the known roosts 1a, 1b ,1c,1d,1e and 1f detailed in the report above, the farmhouse likely supports a feeding perch/ night roost for bats within Room 4R and 2L. DNA analysis of the droppings collected across the entire first floor of the farmhouse came back positive for Brown long eared bats, therefore the internal loft void (now the entire first floor) of the farmhouse can be classified as a brown long eared bat roost.. This will be destroyed during the proposed repairs and demolition work.

6.3.2. The known roost locations 1b and 1c are deemed to be between the roof covering and the felt so it is assumed they have not been affected by the removal of the ceilings. The suggested emergence survey will be required to confirm if they are still present as they will be destroyed as a result of the demolition and the proposed building work.

6.3.3. Roost 1d will be directly affected and destroyed by the removal of the bay window on the western elevation already subject to successful granting of planning permission.

6.3.4. Roosts 1a,1e and 1f are located under the hanging tiles along the walls externally and would not have been disturbed during the internal work and are presumed to be unchanged from the original survey effort. These roosts are not directly affected by the proposed work but will be subject to considerable disturbance and therefore require licensing.

6.3.5. **ONE further dusk survey will be required during the active season ideally in mid to late May** to cover the start of the maternity season, this will be completed in line with Collins (2023) guidance. This is to compensate for the late August and September surveys undertaken in 2022 and back up the June survey undertaken in 2023 and give a comprehensive spread of data for the farmhouse throughout the bat survey season.

6.3.6. The proposed mitigation and enhancements detailed above may require amending upon completion of the further survey effort. Broadly speaking they will be sufficient for the existing species assemblage and roost types but may need to be changed following any updated/ new findings. Given that the proposed work involves stripping the roof and demolition of the 1970'S extension there is considerable scope for enhancements within the proposed loft space as well as the required mitigation.

6.3.7. It is anticipated that following the results of the additional surveys a EPSL license will be immediately sought and the works undertaken during the autumn of 2025, this avoids the maternity and hibernation periods. Should only small numbers of day roosts of common species be found then there is a possibility that works can occur during the summer period following the granting of any license but will be easier to determine following the proposed update survey.

6.3.8. As the site is known to hold bat roosts it is deemed suitable to condition any planning application in order for it to be granted and following the 2025 survey a license and suitable mitigation and methodology will be provided to NE and the LPA to discharge these conditions prior to starting any work.

7 BIBLIOGRAPHY

- Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- Collins, J. (ed.) (2024). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- Mitchell-Jones (2023). Bat Mitigation Guidelines version 4: Working Today for Natural Tomorrow. English Nature/CIEEM/BCT

8 APPENDIX

Photographs from the updated PRA (2025)

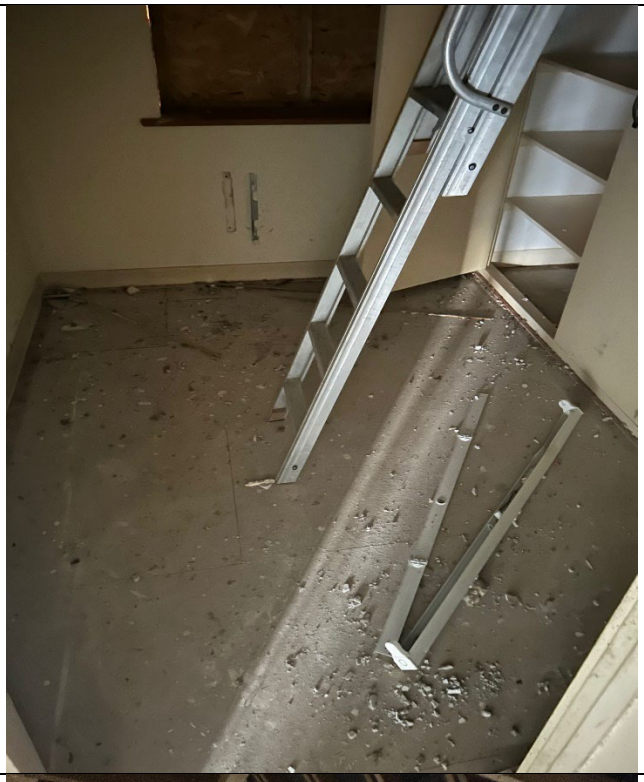
Photograph 1- External view of east elevation showing removed and boarded up windows on ground and first floor room 5R No other changes were observed to the fabric of the farmhouse	
Photograph 2- North gable end no obvious alterations to the structure were observed.	

Photograph 3- west elevation no obvious alterations to the external structure have been undertaken except for the boarding of one first floor window in room 4L	
Photograph 4- South gable end there has been a wall removed, and a new drainage chamber installed in close proximity however no structural changes have occurred.	
Photograph 5- Room 1R South gable end. Chimney stack in south gable wall inspected with torch and found to contain a liner. Scattered droppings across floor all one size with most under ridge beam totalling less than 20 droppings of fresh and historic age range. Several birds' nests were observed on the wall plate and would have been located within the loft space originally. The east roof elevation had felt liner and the western elevation was tile directly onto batten.	

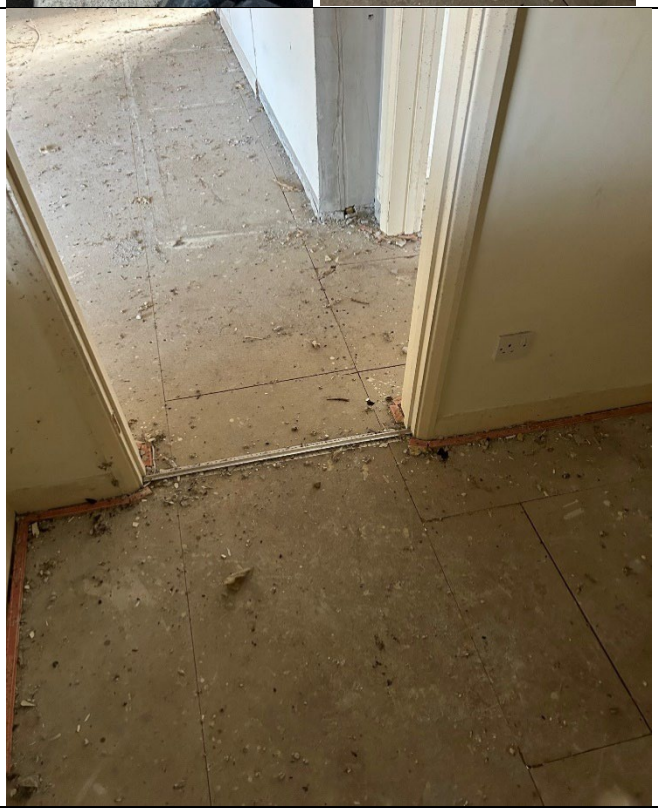
Photograph 6- Showing the lack of felt on the western roof elevation of room 1R	
Photograph 7-Room 3R scattered droppings along the southern dividing wall to room 2R totalling over 20 and a fresh accumulation under wooden beams in south east corner by window.	

Photograph 8- Close up of fresh droppings in southeast corner of room 3R	
Photograph 9- Hallway and stairs 2 between rooms 1R and 3R /4L Less than 10 droppings encountered on the hallway and stairs, and they appeared more fresh than historic in age. No bitumen felt was present on the highest part of the roof.	 
Photograph 10- Loft space along the western elevation opposite room 1R and 2R No access was possible to the loft space, but it was open to access from the hallway and stairs and the roof had evidence of bitumen felt.	

Photograph 11- Room 2R small concentration of droppings to south wall to 1R	
Photograph 12- Room 4R scattered droppings less than 20 under ridgeline and around the fireplace on north wall. A mix of fresh and historic droppings were observed. Bitumen felt roof liner was observed on both roof elevations.	

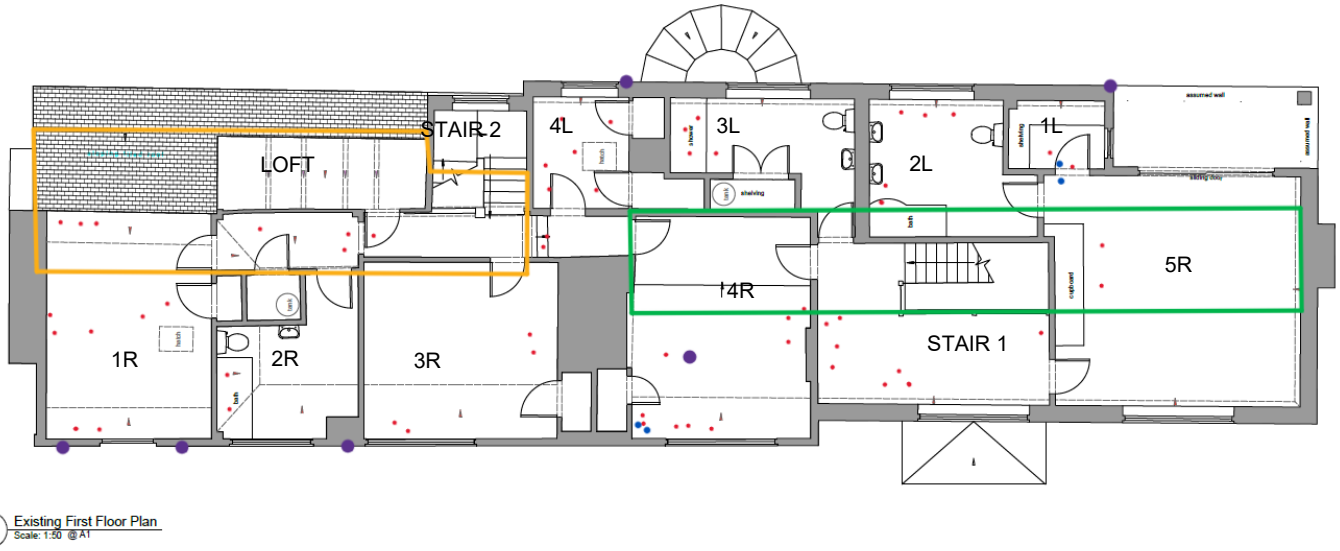
Photograph 13- Room 4L this room has a boarded window and was noticeably darker than the surrounding rooms. Droppings were scattered across most of the floor space totalling more than 50 no., and they appeared both fresh and historic in age and of two distinct size ranges.	
Photograph 14- Stairs 1 and landing and stairwell with considerable evidence of droppings with greatest concentration on first floor. Over 200 scattered across floor and in bathtub, there were two distinct sizes and both fresh and historic age ranges.	
Photograph 15- Room 4R close up of feeding perch under beam highlighted in picture 11.	

Photograph 16- Stairs2 showing droppings on the bath cover and on the floor with two distinct size ranges evident.	
Photograph 17- Room 3L droppings concentrated at south end of room, less than 20 no. and only of fresh age range and smaller size.	
Photograph 18- Room 2L Scattered droppings along window and floor of 2 separate sizes both fresh and historic age. Totalling more than 50. Feeding remains were evident in doorway to room 5R under the door frame.	

Photograph 19- close view of droppings on the window sill on west wall and the feeding remains in doorway to room 5R	
Photograph 20- room R5 viewed from 2L Droppings were very sparse in this room less than 20 of both recent and historic age.	

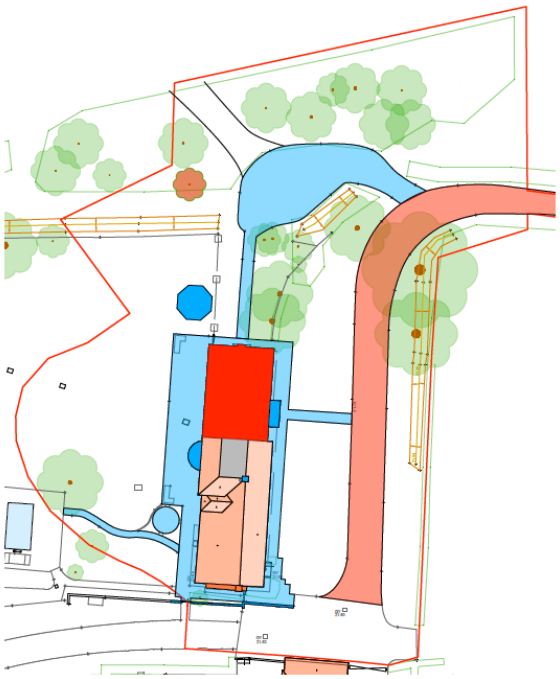
Photograph 21- View of the northern open loft space showing the ply boarded area of flat roof at the apex, this was not possible to be inspected due to no access and is presumed to provide nominal roosting opportunities based upon the lead being adhered to the ply externally. Evidence of leaks were observed on the ply sheeting	

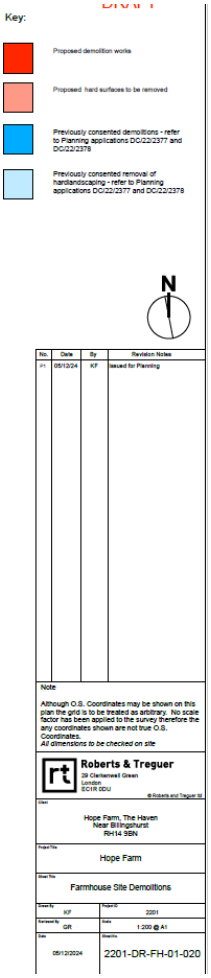
Plan 1- Room numbers and evidence annotated from PRA visit on 10.01.2025.



Red dots- location of droppings observed during PRA
Blue dots- location of feeding remains
Purple dots- location of known roosts from 2022/23 survey effort.
Yellow area- no bitumen felt roof liner present.
Green area- flat roof plywood area.

Plan 2- Proposed demolition plans for farmhouse





1 Farmhouse Site Demolitions
SCALE: 1:200


Collingtonwinter
environmental