



BAT EMERGENCE SURVEY FOR:

Black Cherry Farm
Bashurst Hill
Itchingfield
Horsham
West Sussex
RH13 0PB

For: **Kernon Countryside Consultants Ltd**

<https://kernon.co.uk/>

Issued by: **Wychwood Environmental Ltd**

www.wychwoodenvironmental.com

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EXECUTIVE SUMMARY

Proposed development

- It is understood that proposed plans include the conversion of the existing agricultural barn building on site into a four-bedroom detached single-storey dwelling with associated hard and soft landscaping.

Likely impact on protected species

- High risk of encountering crevice-dwelling species of bats (*Pipistrelle sp.*) within the barn building.
- High risk of encountering attic dwelling brown long-eared (*Plecotus auritus*) bats within the barn building.

Further surveys

- No further emergence surveys of the barn building are required to inform planning.

Proposed mitigation

- A Bat Mitigation Class Licence (BMCL) will be required for the proposed conversion works to the barn building to progress.
- Proposed work is recommended for Autumn (September - November) or Spring (March - April) to avoid periods of roosting and hibernation, however other times are permitted.
- Enhancement of roosting areas should be included within the newly constructed dwelling. Enhancement is likely to include the installation of at least two integrated bat boxes, four 'access bat tiles/slates' or similar across the new roof and the addition of two bat boxes on mature trees within the site.
- Provision of a void roosting area should be included within the newly constructed dwelling.
- The use of breathable membrane under the roof tiles will not be permitted due to the entanglement risk to bats.

Further actions to be taken

- The erection of two crevice type bat box for pipistrelles (e.g. 1FF Schwegler) and one cavity type box for long-eared species of bats on mature trees present on site prior to any works commencing and then retained as an enhancement.
- Appropriate (wildlife friendly) landscaping including native species planting is recommended within the landscaping plan for the site.
- Appropriate lighting to be used in line with current guidance.

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1.0 INTRODUCTION

- 1.1 Wychwood Environmental Ltd was instructed by Kernon Countryside Consultants Ltd to undertake bat emergence surveys at Black Cherry Farm, Bashurst Hill, Itchingfield, Horsham, West Sussex, RH13 0PB to provide supporting information for an existing planning application (DC/24/0668). It is understood the existing planning application was refused in July 2024. One of the reasons for refusal was on ecological grounds, stating:
- 1.2 *“Insufficient information has been submitted to establish the protection of the ecological and biological interests of the site and whether suitable mitigations or enhancements are necessary and achievable, contrary to Policy 31 of the Horsham District Planning Framework (2015)”.*
- 1.3 It is understood that proposed plans include the conversion of the old agricultural barn building on site into a one-storey four-bedroom detached dwelling with associated hard and soft landscaping (Figures 3-6, Appendix 2). These surveys follow an earlier Preliminary Ecological Assessment (PEA) and Potential Roost Assessment (PRA) of the building in October 2024 by aLyne Ecology Ltd.
- 1.4 During the initial PRA in October 2024, evidence of bats in the form of approximately one hundred and three bat droppings were found scattered across the floor of the barn building. The barn also had a high number of external and internal potential roost features (PRF's) in the form of open doors, open windows, holes in the walls, gaps in the bargeboard and gaps in the roof and walls. The building also had internal features that can be used by bats, namely crevices in the timber framework of the building. Overall based on the evidence found and the internal and external features of the building offering potential roost features (PRF's) for bats, the building was assessed as a **confirmed roost** as outlined in Table 4.1 of the BCT 2023 Good Practice Guidelines.
- 1.5 The initial PRA subsequently recommended three further bat emergence/re-entry surveys of the barn building in the active bat season between May and September.

The surveys should be spaced at least three weeks apart. The surveys were necessary to collect data relating to the possible presence of roosting bats and to provide any necessary guidance and mitigation advice to ensure that no bats or roosts are likely to be adversely affected by the proposed demolition and conversion works. Where roosts are present, these surveys should also refine the classification of the roost.

- 1.6 Following the initial PRA and PEA, the three emergence/re-entry surveys were subsequently carried out in May, June, July and August 2025 (the third survey was split across July and August).
- 1.7 *Bats are European protected species, protected via The Conservation of Species and Habitats Regulations (2017) and also the Wildlife and Countryside Act 1981, as amended. Therefore, it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.*
- 1.8 The surveys were completed to inform the Local Planning Authority (LPA) of any material impacts resulting from the proposed development and to ensure compliance with the requirements of the Natural Environment and Rural Communities (NERC) Act (2006) (Section 40) and the Government Circular: Biodiversity and Geological Conservation – Statutory obligations and their impact within the Planning System (ODPM 06/2005, Defra 01/2005). Details of legislation and legal protection afforded to all species of British bats are given in Appendix 1.
- 1.9 The site is located just off Bashurst Hill in the village of Itchingfield, southwest of the town of Horsham, West Sussex (Figures 1-2, Appendix 2). The site is within a rural location comprising of a mixture of arable and grazed fields, hedgerows and woodlands. The wider landscape is characterised by scattered residential and light industrial buildings, farmland and areas of woodland. Overall, the site is located in an area that has **high potential** to support foraging and commuting bats and is well connected to suitable roosting locations.
- 1.10 Section two of this report describes the methodologies used for the bat surveys. Section three provides the results of these surveys; section four provides discussion

and implications for development and conclusions are made in section five. Details of legislation relating to, and legal protection afforded to all species of British bats are given in Appendix 1.

2.0 METHODOLOGY

Activity/Emergence Surveys

- 2.1 Three activity/emergence surveys were conducted of the barn building in May, June, July and August 2025 (see Table 1). The surveys were completed by Dr. Andrew Perkin (Natural England Bat Licence Holder), Dr. Michael Bright, Laura Cook BSc (Hons), Oscar Hardman BSc (Hons), Matthew Cameron BSc (Hons) and Caitlin Hughes BSc (Hons) following best practice guidelines as outlined by the Bat Conservation Trust (BCT 2023)¹. The surveys made use of up to four surveyors to adequately cover the building elevations where features which could be utilised by roosting bats were noted and the main areas of impact (Figure 7, Appendix 2). The surveys were conducted 15 minutes before sunset and for 1.5 hours after sunset (Table 1).
- 2.2 Surveyors positioned themselves to allow for the best visibility of areas, identified as possible emergence points (Figure 7, Appendix 2). Echometer Touch detectors were used to assist with determining the nature of any bat activity and with bat identification. Infra-red cameras were employed with each surveyor, to aid visual detection. Analysis software (Analog W and Kaleidoscope) was used to verify calls identified in the field where necessary. Surveys were co-ordinated by Dr Craig Turner MSc CIEEM FLS (Natural England Bat Class licence holder).

Table 1 – Survey weather conditions

Date	Sunset/Sunrise	Temp °C	Conditions	Wind
07/05/2025	20:33 BST	12.5 – 10.2	Cloudy, cool temperature	BF 1
05/06/2025	21:10 BST	13 – 12	Heavy rain for first 45 mins then dry.	BF 1
23/07/2025	21:00 BST	18 - 16	Dry, mild	BF 1
07/08/2025	20:37 BST	19 – 17	Cloud 100%, dry, breezy	BF 2-3

Constraints and Limitations

- 2.3 It should be noted that lack of evidence of a protected species does not necessarily preclude it from being present at a later date. In relation to use of habitats or roost sites by bat species, use of a particular area of land can vary not only on a seasonal basis but also from day to day. Whilst activity surveys are used to provide an estimate

¹ Collins J (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

of the likely importance of a given area of habitat for bats, due to the highly mobile nature of bats, it is not possible to accurately determine the exact numbers of bats using standard non-intrusive survey methods.

- 2.4 The echolocation used by some bats is very quiet and difficult to detect; species such as brown long-eared bat may have been present without registering on the bat detectors used during the activity survey.
- 2.5 The identification of bats in the genus *Myotis* to species level based on recorded echolocations is not always possible² with a high degree of confidence. This is due to the similarity and overlap in characteristics between Myotid bats and the calls they make, together with the ability of these bats to emit different calls in different habitats and situations. Techniques are being developed to assist with the identification of these bats from recordings, such as the use of 'slope' in the Analook programme designed for use with Anabat CF detectors. Comparison of slope between Myotid and a library of known calls was used to assist with identification.

² BCT guidelines identify that *Myotis* bats can only be identified with a low degree of confidence to species level, as set out in section 6.4.3 of the guidelines.

3.0 RESULTS

Activity/Emergence Surveys

- 3.1 During the emergence surveys to date, five species were seen/detected using the site (or in close proximity to it). These were: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), serotine (*Eptesicus serotinus*), noctule (*Nyctalus noctule*) and brown long-eared (*Plecotus auritus*). Results are described below and detailed in Figure 8, Appendix 2. Images of the site are shown in Photographs 1-26, Appendix 3.
- 3.2 On the 7th May 2025, the barn building was surveyed by three surveyors in the locations shown in Figure 7, Appendix 2. The first record was at 20:27 (pipistrelle sp.) and the last was at 21:31 (noctule). At 20:27, one likely pipistrelle sp. emerged from beneath the corrugated roof on the south elevation (Photograph 23, Appendix 2). At 21:13, a noctule was heard on site and at 21:31 a common pipistrelle was heard. No other bats were seen or heard during the survey period. Figure 8, Appendix provides details of where bats were observed on and around the site.
- 3.3 On the 5th June 2025, the barn building was surveyed by four surveyors in the locations shown in Figure 7, Appendix 2. The first record was at 21:57 (common pipistrelle) and the last was at 22:19 (brown long-eared). There was heavy rain from the start of the survey at 20:40 until 21:15 and no bats were seen during this period. After the period of rain, a common pipistrelle was heard on site on four occasions at 21:51, 21:54, 22:02 and 22:10. A brown long-eared and a soprano pipistrelle were heard at 22:19. No bats were seen emerging from the building and no other bats were seen or heard during the survey period. Figure 8, Appendix provides details of where bats were observed on and around the site.
- 3.4 On the 23rd July 2025, the barn building was surveyed by two surveyors in the locations shown in Figure 7, Appendix 2. The first record was at 21:07 (common pipistrelle) and the last was at 22:29 (brown long-eared). At 21:07, one common pipistrelle emerged from the open doorway at the end of the east elevation (Photograph 24, Appendix 2) of the barn building. At 21:48, one brown long-eared was seen commuting alongside the west elevation of the survey building. As the barn

building is so long, it is possible that the bat emerged from the far end of the west elevation of the survey building but this is not confirmed. A soprano pipistrelle was also heard on site at 21:55. From 22:04, one common pipistrelle was seen commuting over the site on five occasions. At 22:07, a brown long-eared bat was seen and heard very close to the west elevation of the barn building, it potentially emerged from the building but this is not confirmed. At 22:28, one brown long-eared bat was seen entering the survey building through the open doorway, it then re-emerged after a few seconds inside the building (Photograph 24, Appendix 2). No other bats were seen or heard during the survey period. Figure 8, Appendix provides details of where bats were observed on and around the site.

3.5 On the 7th August 2025, a brief internal inspection of the barn building was conducted. Evidence in the form of approximately one hundred bat droppings morphologically consistent with those of the brown long-eared species of bat were found scattered across the floor of the building. The barn building was subsequently surveyed by two surveyors in the locations shown in Figure 7, Appendix 2. The first record was at 20:34 (common pipistrelle) and the last was at 22:04 (myotis daubenton). At 20:34 one common pipistrelle potentially emerged from the east elevation of the building. At 20:39 one common pipistrelle emerged from the third 'piggery' door on the east elevation of the building (Photographs 25-26, Appendix 2). A noctule was heard on site at 20:51 and 20:53. A brown long-eared bat was heard on site on six occasions at 21:13, 21:23, 21:32, 21:36, 21:41 and 21:53. At 21:48, a serotine was heard on site. From 21:14, one or two common pipistrelles were seen and heard constantly foraging around the site until 22:07. No other bats were seen or heard during the survey period. Figure 8, Appendix provides details of where bats were observed on and around the site.

3.6 In summary, based on the initial PRA in October 2024, the brief internal inspection in August 2025 and the three emergence surveys in 2025, the barn building is a **confirmed roost** for at least two different species of bat. There is some local activity of at least five species of bat which commute/forage in close proximity to the building, predominantly in the surrounding site, open fields and bordering treelines. No further surveys are required to comply with the recommendations of the PRA report and BCT guidance.

4.0 DISCUSSION & IMPLICATIONS FOR DEVELOPMENT

4.1 *Legislation*

Bats are European Protected species, protected via The Conservation of Species and Habitats Regulations (2017) and also the Wildlife and Countryside Act 1981 (as amended). These make it illegal to kill, injure, capture or disturb bats; or to obstruct access to, damage or destroy bat roosts. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

4.2 Penalties on conviction - the maximum fine is £5,000 per incident or per bat, up to six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery. Further details on the protection afforded to bats and their roosts are given in Appendix 1.

4.3 *Overview*

In summary, based on the results of the initial PRA in October 2024 where approximately one hundred bat droppings were found scattered across the floor of the building and the brief internal inspection on 7th August 2025 where approximately one hundred bat droppings morphologically consistent with those of the brown long-eared species of bat were also found scattered across the floor of the building and the subsequent three re-entry/emergence surveys in 2025, the barn building is a **confirmed roost** for at least two different bat species. The surveys indicate that the barn supports day roosts for both common pipistrelles and brown long-eared bats. DNA samples (from droppings) were taken by aLyne Ecology in October 2024 and these have confirmed the presence of a brown long-eared roost in the barn (Figure 9).

4.4 As roosting bats have been found to be using the barn building, upon securing planning permission and prior to conversion works commencing, the site will require a European Protected Species Mitigation Licence (EPSM) or Bat Mitigation Class Licence (BMCL) to be secured from Natural England, prior to any proposed construction works. An EPSM application to Natural England will take at least 30-45 working days to be processed, once submitted and can only be submitted once planning permission has been granted.

- 4.5 Based on the scope and scale of the proposals, and the number of roosts to be impacted, a 'low impact' Bat Mitigation Class Licence will be applicable. However, this only covers up to three common species (e.g. common pipistrelles, soprano pipistrelles, brown long-eared) and up to three roosts (e.g. day, feeding, night roosts). A BMCL application normally take 10 working days to be processed by Natural England. Again, planning permission must have been approved prior to submission. Where more than three roosts will be impacted or the roost is a maternity or hibernation roost, then an EPSM licence will be required.
- 4.6 Based on the results of the initial PRA survey in October 2024, the brief internal inspection in August 2025 and the subsequent re-entry/emergence surveys in 2025, a BMCL licence would be most appropriate for this site.
- 4.7 The local vicinity around the site recorded five species as active in the area including common and soprano pipistrelle bats. As such secondary disturbance impacts, such as lighting should be considered for the newly converted dwelling.
- 4.8 *Avoidance and mitigation*
It is recommended, that the roost/s found during the surveys should be mitigated for. A detailed mitigation statement will be prepared as part of the BMCL application. In light of current and previous survey findings, brief mitigation guidelines are however provided below:
- 4.9 *Tool Box Talk*
The builders and site contractors should be briefed on the possible presence of bats, the legal protection afforded to them and working methods to ensure no harm occurs to any roosting bats when removing any tiles (e.g. looking for bat droppings/wing cases and lifting tiles to check for bats before sliding out).
- 4.10 *Replacement roosting opportunity*
The proposed design of the new dwelling should accommodate the appropriate bat mitigation measures and conform with local and national planning policy (E.g. NPPF) regarding biodiversity enhancements. The proposals should seek to provide a void

roosting area for brown long-eared bats (with similar dimensions to the area lost) and common pipistrelle bats to compensate for the loss of the existing roosts. At least one integrated box for long eared species and one integrated box for crevice dwelling species (either integrated³ or external⁴) should be included on a south facing elevation of the newly constructed dwelling to provide new roosting opportunities. A crevice style box is the best option for pipistrelles (see images 1 and 2 below). These should be installed close to roof height away from windows and light sources.



4.11 At least four roof access tiles should also be installed on the southern elevation of the roof of the newly constructed dwelling (<https://www.nhbs.com/bat-access-tile-set>). These can be bought ready-made, for example 'bat access tiles' (e.g. clay roofing tiles (tudor bat tiles⁵)). Alternatively, these access tiles can be made by a competent roofer using raised battens under roof or hanging tiles.

4.12.1 It is also recommended that at least one woodcrete bat boxes such as the 2FN Schwegler Bat Box⁶ and one EcoKent bat box (see Images 3 and 4 below) which are suitable for species including pipistrelles and woodland species which are present in the local area are installed on mature trees present on site. The bat boxes should be

³ <http://www.habibat.co.uk/category/bat-boxes>

⁴ <https://www.nestbox.co.uk/products/eco-bat-box>

⁵ <http://www.tudorrooftiles.co.uk/?content=bats>

⁶ https://www.schwegler-natur.de/portfolio_1395072079/fledermaushoehle-2fn/?lang=en

sited on mature trees and best positioned at a height of between 3 to 6 metres on a southerly aspect. This will ensure day roosting opportunities are available throughout construction works and post-development and thus provide an overall enhancement.



4.13 *Materials*

The new roof areas of the newly constructed dwelling should use bitumen felt (Type F1) or equivalent BCT approved TLX Breathable Roofing Membrane (BRM). This is because of research showing that bats can get tangled in the BRM fibres, often resulting in death⁷. The use of bitumen still complies with building regulations⁸. Full details will be set out in a method statement under an EPSM or BMCL Licence. Natural England will not issue mitigation licences for properties where a breathable membrane, that has not passed the appropriate snagging tests, is used.

4.14 *Timing*

If demolition works are required to the barn building these should be conducted at an appropriate time of year to minimise any risk of bats being present during proposed work. As best practice works directly affecting the roof should ideally be conducted during the Spring (March-April) or Autumn (late September-early November) to avoid periods when bats are likely to be present within the building and when they there are least vulnerable, i.e. outside periods of breeding and hibernation.

⁷ <http://www.batsandbrms.co.uk>

⁸ http://www.bats.org.uk/pages/breathable_roof_membranes.html

4.15 Lighting

With respect to lighting, street lighting is known to disturb bats and have a negative impact on their commuting and foraging behaviour⁹. With specific reference to light pollution, Section 125 of the National Planning Policy Framework also states: “*By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*” There is also a basis to consider that bat foraging areas and commuting routes also have some legal protection under the above legislation and planning policy, even on sites not designated for their bats¹⁰.

4.16 The following basic set of guidelines (which includes those in Bat Conservation Trust, 2010) provides a concise checklist of points:

- *Use professional lighting design engineers to model and predict light spill so that it can be avoided.*
- *Reduce light levels to the minimum necessary to meet legal and safety requirements.*
- *Reduce horizontal and upward/downward light spillage to the minimum achievable. The use of cowling, masks, louvers etc. and limiting the height of lighting columns may be important depending on the design of the lighting units. No bare bulbs. Lighting should only light the target area.*
- *Reduce the duration of lighting. The use of lighting ‘curfews’ can also be helpful - especially in the vicinity of bats roosts. For example, the emergence of bats, typically within the hour after sunset, may be disrupted (delayed) by raised light levels and this may result in a loss of feeding opportunities^{11 12}.*

⁹ Stone et al., (2009) Street Lighting Disturbs Commuting Bats, Current Biology, 19, 1-5.

¹⁰ Garland L. & Markham S. (2007) Is important bat foraging and commuting habitat legally protected? http://www.bats.org.uk/publications_download.php/351/Batflightpathlegalprotectionarticle_FinalVersionSep2007.pdf

¹¹ Jones J. (2000) *The impacts of lighting on bats.*

http://www.lbp.org.uk/downloads/Publications/Management/lighting_and_bats.pdf

¹² Fure A. (2006) Bats and Lighting *The London Naturalist*, No. 85, 93-104

- *Consider the type of light to be used and whether a different type or design may reduce potential impacts on bats and other wildlife. Narrow spectrum lighting with minimal UV emission should be used.*
- *Use 'screen planting' to limit light spill into dark areas.*

4.17 The site is known to be used by foraging and commuting bats with moderate levels of activity around the site during the surveys to date. It is therefore recommended, to minimise the risk of disturbing foraging and commuting bats in the local area, that measures to limit the amount of light spillage into the wider site and surrounding gardens and tree canopies. Further details on lighting recommendations in relation to bats is provided in Appendix 4.

4.18 *Recommended enhancements (non-compulsory)*

Mature trees and nearby woodland areas provide roosting and foraging opportunities for bats. Planting bat friendly species (trees, shrubs and herbaceous plants) throughout the site would help to enhance the site for bats and other wildlife. Any landscaping plan should take account of this guidance. A guide to bat friendly gardening is provided in Appendix 5.

5.0 CONCLUSION

- 5.1 During the initial PRA in October 2024 and the brief internal inspection in August 2025, evidence of bats in the form of bat droppings was found scattered across the floor of the building and the barn building is a **confirmed roost**. It should be noted that eDNA results of the bat droppings are still pending. During the three re-/entry emergence surveys in the summer of 2025, one likely pipistrelle species of bat was seen emerging from the south elevation, two/three common pipistrelles were seen emerging from the east elevation and one brown long-eared bat was seen re-entering the east elevation and re-emerging again shortly afterwards.
- 5.2 The site and immediate surroundings are used for foraging and commuting by common pipistrelles, soprano pipistrelles, serotine, noctule and brown long-eared bats.
- 5.3 Under the current plans, it is understood that the barn building will be converted into a single storey four-bedroom residential dwelling with associated hard and soft landscaping. Mitigation measures, as outlined in this report are advised to be detailed in a Method Statement and carried out under a Bat Mitigation Class Licence (BMCL). This is required in order to avoid committing an offence and to safeguard the viability of local bat populations. These mitigation measures will ensure no negative impacts on local bat populations. Enhancement measures to ensure the proposals will provide a net benefit to bats is provided and is recommended.
- 5.4 No further emergence surveys are required to inform the proposed works. An additional building check and static monitoring may be required to inform any subsequent licence application to Natural England. A building check must have been completed within three months of the application date.

6.0 REFERENCES

aLynne Ecology Ltd (2024) **Preliminary Ecological Appraisal and Preliminary Roost Assessment Report**: Black Cherry Farm, Bashurst Hill, Itchingfield, Horsham, West Sussex, RH13 0PB.

Bat Conservation Trust (2011) Statement on the impact and design of artificial light on bats.

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Mitchell-Jones, J. (2004) Bat Mitigation Guidelines. Natural England.

Mitchell-Jones, A.J. and Mc Leish, A.P. (2004) Bat Workers Manual. JNCC

Reason, P.F. and Wray, S (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

APPENDIX 1 – Legislation, Policy & Licensing

Bats

All bat species in the UK are included in Schedule II of the Conservation of Habitats and Species Regulations 2018 which transpose 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") which defines European protected species of animals. All species of British bat are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule V.

Bat species are afforded further protection by the Countryside and Rights of Way (CROW) Act 2000; and the Natural Environment and Rural Communities Act 2006.

Under the above legislation it is an offence to:

- kill, injure or take an individual;
- possess any part of an individual either alive or dead;
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding;
- intentionally or recklessly disturb these species whilst using any place of shelter or protection; or
- deliberate disturbance in such a way as to be likely to impair their ability to:
 - survive, to breed or reproduce, or to rear or nurture their young; or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong;
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead bat, or any part of, or anything derived from a bat.

It is also an offence to set and use articles capable of catching, injuring or killing bats (for example a trap or poison), or knowingly cause or permit such an action. In the case all species of British bat there is also protection under *Schedule 6 of The Wildlife and Countryside Act 1981* (as amended) relating specifically to trapping and direct pursuit of these species.

Penalties on conviction

The maximum fine is £5,000 per incident or per bat (some roosts contain several hundred bats), up to six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.

Licensing

A European Protected Species Mitigation (EPSM) Licence or a Bat Mitigation Class Licence (BMCL) in relation to bats is required from Natural England for any work that would result in an otherwise unlawful activity (e.g. damage to a bat roost). A BMCL permits activities resulting in the disturbance and/or capture of certain species of bats and/or damage or destruction of roosts of low conservation significance. A license can only be issued to permit otherwise prohibited acts if Natural England are satisfied that all of the following three tests are met:

- The proposal is for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- There is no satisfactory alternative; and,
- The action authorised by the license will not be detrimental to the maintenance of bat populations at a favourable conservation status in their natural range.

A bat roost is defined by the Bat Conservation Trust publication *Bat Surveys for Professional Ecologists—Good Practice Guidelines 4th Edition* as "*the resting place of a bat*"¹³. Generally however, the word roost is interpreted as "*any structure or place, which any wild bat uses for shelter or protection.*"

¹³ Collins J (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn) (published by Bat Conservation Trust, London)

Bats tend to re-use the same roosts; therefore legal opinion is guided by recent case law precedents, that a roost is protected whether or not the bats are present at the time. This can include for summer roosts, used for breeding; or winter roosts, used for hibernating.

APPENDIX 2 – Figures.

Figure 1. Red line - approximate location of the site. Base image taken from Google Earth 2025.



Figure 2. Location of the site within the wider landscape. Image taken from Google Earth.

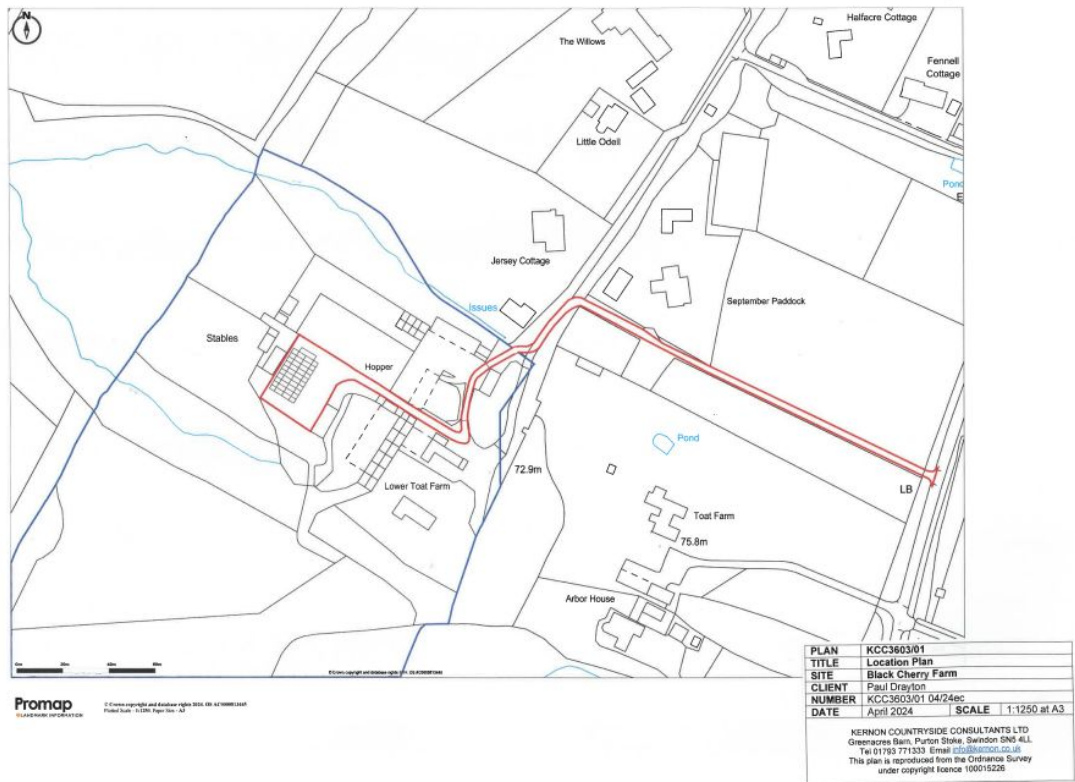


Figure 3. Location plan. Image provided by Kernon Countryside Consultants Ltd.

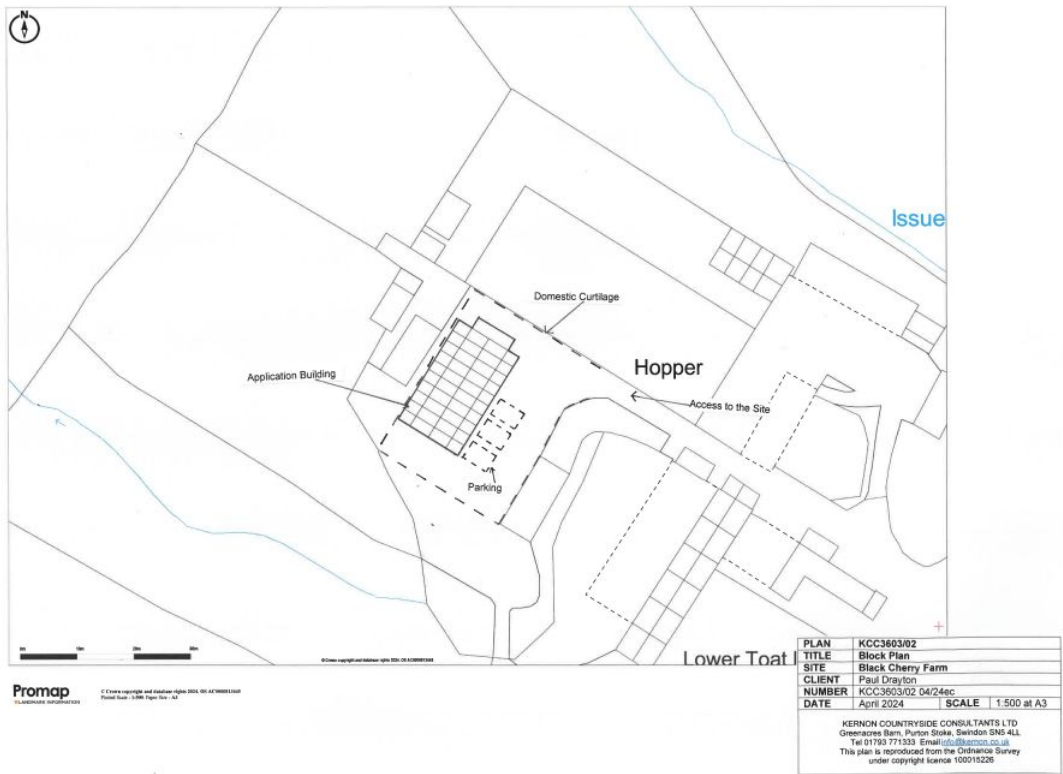


Figure 4. Block plan. Image provided by Kernon Countryside Consultants Ltd.

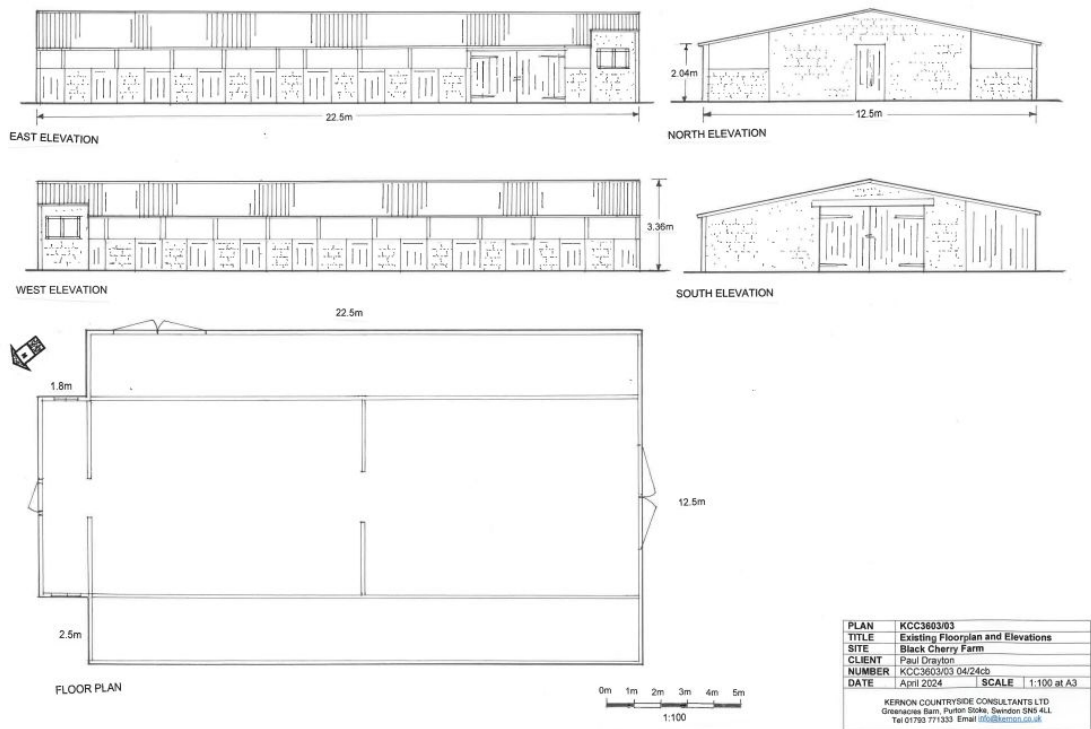


Figure 5. Existing floor plan and elevations. Image provided by Kernon Countryside Consultants Ltd.

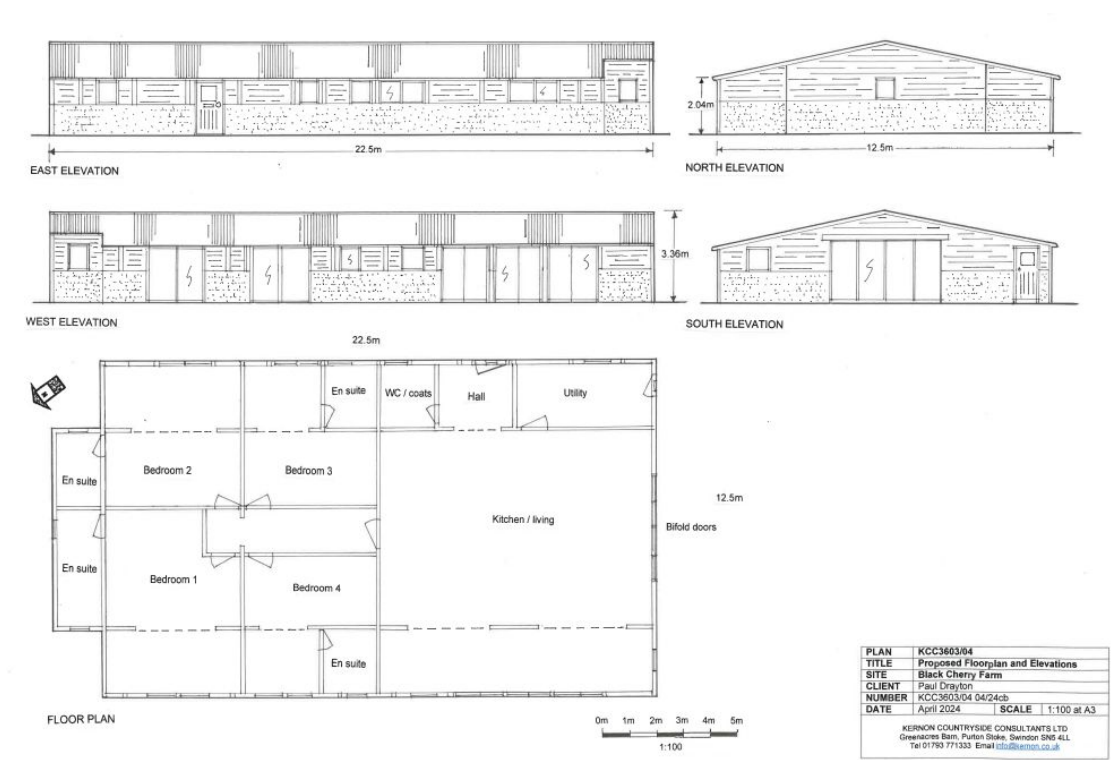


Figure 6. Proposed floor plan and elevations. Image provided by Kernon Countryside Consultants Ltd.



Figure 7. Surveyor and infra-red camera locations (approximate) – blue dots. Surveyors were not static and these locations varied between surveys to ensure all aspects were covered. Base image from GoogleMaps 2025.

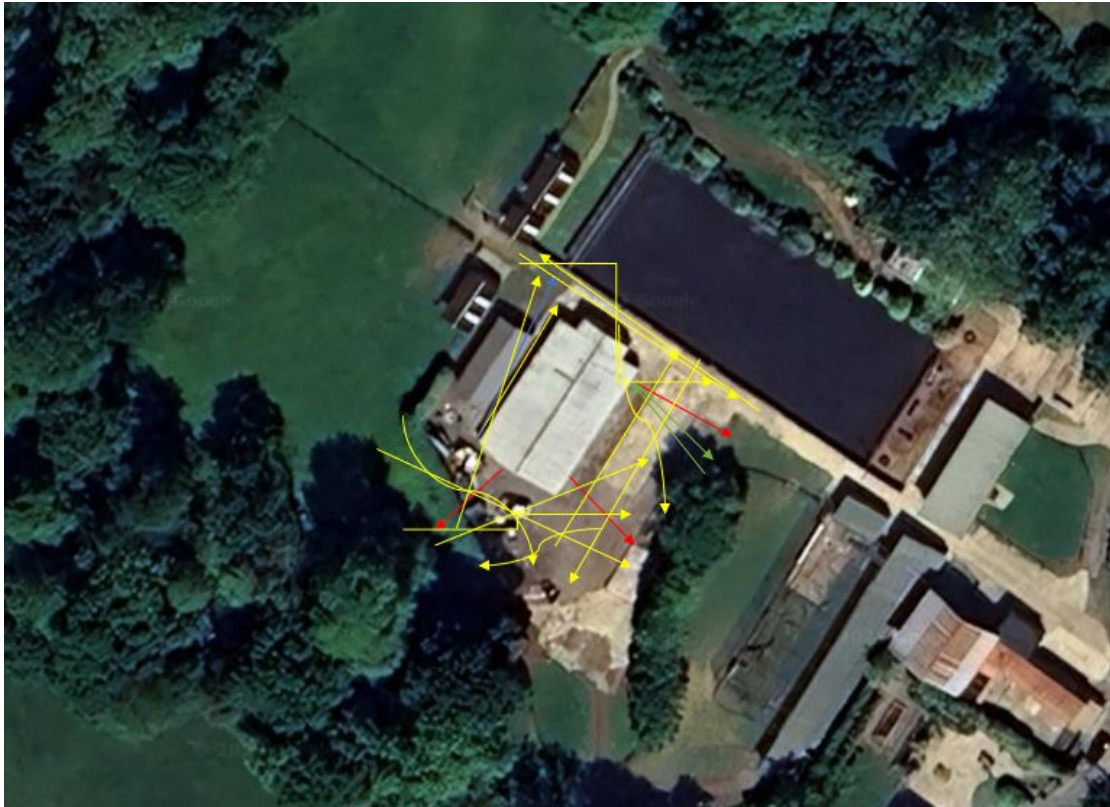


Figure 8. Summary of bat activity during the emergence surveys to date. Red arrows – emergences. Green arrows – brown long-eared re-entry and re-emergence. Yellow arrows – foraging/commuting lines (approximate). Base image from GoogleMaps 2025.



5 February 25

Re: Identification Results for Sarah Lyne, aLyne Ecology Ltd

Job number 21363, received 24 January 2025

Sample labelled: Black Cherry Farm, Itchingfield

PCR amplification successful. DNA sequence:

ATGACCAACATTGCGAAAGTCCCACCCTCTCATAAAAAATTATCAATGACTCATTTCATTG
ACTTACCTGCTCCCTCAAATATTTTCATCATGATGAACTTTGGATCTCTTCTAGGCA

Phylogenetic analysis identification: *Plecotus auritus*

Confirmed by maximum likelihood, maximum parsimony, bootstrap 100%.

Best regards,

Professor Robin Allaby

The results and conclusions in this report are based on an investigation of mtDNA sequence analysis. The results obtained have been reported with accuracy. The interpretation represents the most probable conclusion for the DNA sequence obtained rather than the sample provided given current levels of species data. It should be borne in mind that different circumstances might produce different results. Therefore, care must be taken with interpretation of the results especially if they are used as the basis for commercial recommendations.

Professor Robin Allaby

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Figure 9. Confirmations of eDNA results.

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APPENDIX 3 – Photographs of the site.

Photograph 1 – Surveyor position one by the east elevation of the barn building. Image of view at the start of the survey on 7th May 2025.



Photograph 2 – Surveyor position one, camera image of view at dark on 7th May 2025.



Photograph 3 – Surveyor position two by the east elevation of the barn building. Image of view at the start of the survey on 7th May 2025.



Photograph 4 – Surveyor position two, camera image of view at dark on 7th May 2025.



Photograph 5 – Surveyor position three by the north elevation of the barn building. Image of view at the start of the survey on 7th May 2025.



Photograph 6 – Surveyor position three, camera image of view at dark on 7th May 2025.



Photograph 7 – Surveyor position one by the east elevation of the barn building. Image of view at the start of the survey on 5th June 2025.



Photograph 8 – Surveyor position one, camera image of view at dark on 5th June 2025.



Photograph 9 – Surveyor position two by the southwest elevation of the survey building. Image of view at the start of the survey on 5th June 2025.



Photograph 10 – Surveyor position two, camera image of view at dark on 5th June 2025.



Photograph 11 – Surveyor position three by the south and east elevations of the survey building. Image of view at the start of the survey on 5th June 2025.



Photograph 12 – Surveyor position two, camera image of view at dark on 5th June 2025.



Photograph 13 – Surveyor position four by the corner of the north elevation of the survey building. Image of view at the start of the survey on 5th June 2025.



Photograph 14 – Surveyor position four, camera image of view at dark on 5th June 2025.



Photograph 15 – Surveyor position one by the corner of the north and west elevation of the survey building. Image of view at the start of the survey on 23rd July 2025.



Photograph 16 – Surveyor position one, camera image of view at dark on 23rd July 2025.



Photograph 17 – Surveyor position two by the corner of the north and east elevation of the survey building. Image of view at the start of the survey on 23rd July 2025.



Photograph 18 – Surveyor position two, camera image of view at dark on 23rd July 2025.



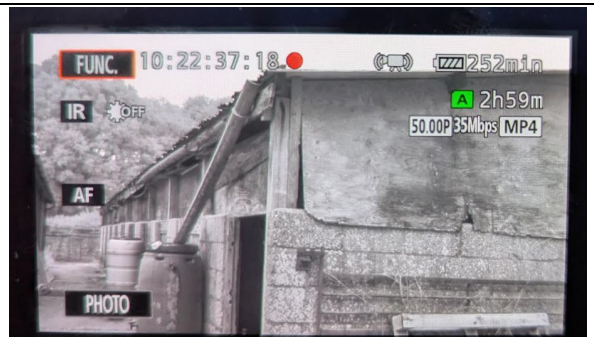
Photograph 19 – Surveyor position one to the southeast of the survey building. Image of view at the start of the survey on 7th August 2025.



Photograph 20 – Surveyor position one, camera image of view at dark on 7th August 2025.



Photograph 21 – Surveyor position two by the south elevation of the survey building. Image of view at the start of the survey on 7th August 2025.



Photograph 22 – Surveyor position two, camera image of view at dark on 7th August 2025.



Photograph 23 – The location of the likely pipistrelle emergence on the first survey on 7th May 2025.



Photograph 24 – The location of the common pipistrelle emergences and the brown long-eared re-entry and re-emergence on the first part of the third survey on 23rd July 2025.



Photograph 25 – The location of the common pipistrelle emergence on the second part of the third survey on 7th August 2025.



Photograph 26 - The common pipistrelle emergence as it flew from the east elevation on the second part of the third survey on 7th August 2025.

APPENDIX 4 – Lighting guidance - the impact of artificial light on bats.

The following basic set of guidelines is summarized from the latest Guidance Note (08/18)¹⁴ provides a concise checklist of points to consider with any lighting scheme:

- *Use professional lighting design engineers to model and predict light spill so that it can be avoided.*
- *Reduce light levels to the minimum necessary to meet legal and safety requirements.*
- *Reduce horizontal and upward/downward light spillage to the minimum achievable. The use of cowling, masks, louvers etc. and limiting the height of lighting columns may be important depending on the design of the lighting units. No bare bulbs. Lighting should only light the target area.*
- *Use non-reflective surfaces within the area to be lit to minimise indirect (reflected) spillage of light. The use of planting or other structures to add screening.*
- *Reduce the duration of lighting. The use of lighting 'curfews' can also be helpful - especially in the vicinity of bats roosts. For example, the emergence of bats, typically within the hour after sunset, may be disrupted (delayed) by raised light levels and this may result in a loss of feeding opportunities.*
- *Consider the type of light to be used and whether a different type or design may reduce potential impacts on bats and other wildlife. Narrow spectrum lighting with minimal UV emission should be used.*
- *Use 'screen planting' to limit light spill into dark areas.*
- *Use narrow spectrum light sources to lower the range of species affected by lighting, as research has shown that spectral composition does impact biodiversity.*
- *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 short wave length content they should be of a warm / neutral colour temperature <4,200 kelvin.*

For more details, please refer to:

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

http://www.bats.org.uk/pages/bats_and_lighting.html

<http://www.batsandlighting.co.uk/index.html>

¹⁴ <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

APPENDIX 5 – Gardening for bats.

GARDENING FOR BATS

All sixteen species of bats in the UK eat insects, and need a good supply of these from spring through to the autumn. By growing flowers attractive to a range of insects, our gardens can become important feeding stations for bats, birds and other wildlife.



Many plants depend on insects

We grow flowers in our gardens for our own enjoyment. But colour and perfume are really the plants' way of advertising themselves to insects. Sweet nectar and protein-rich pollen are bait to encourage insects to visit. In return, pollen is carried from one flower to another on their bodies so the flowers are fertilised.

Bats need insects

Flying uses a lot of energy, so bats have huge appetites. All our UK bats eat insects. Five species, including the long-eared bat, prefer moths, but most bats rely more heavily on flies as food than any other insect group. Especially important are craneflies, and a range of midge families and their relatives. Pipistrelles, the bats most likely to visit your garden, depend on catching very large numbers of tiny insects, some of which are pests.

Flower shape and insect tongues

Flowers with long narrow petal tubes, such as evening primrose and honeysuckle, are visited by moths and butterflies. Only their long tongues can reach deep down to the hidden nectar. Short-tongued insects include many families of flies and some moths. They can only reach nectar in flowers with short florets. By planting a mixture of flowering plants, vegetables, trees and shrubs, you can encourage a diversity of insects to drop in and refuel.

Follow these general rules

- ? Plant flowers varying not only in colour and fragrance, but also in shape.
- ? Daisies and daisy-like flowers are open with a mass of shallow florets.
- ? Pale flowers are more easily seen in poor light.
- ? Single flowers have more nectar than double varieties
- ? Native wild flowers or those closely related are most useful
- ? Flowers with landing platforms and short florets such as daisy or carrot family attract many insects.
- ? Many flowering vegetables such as beans and courgettes are also good for insects.

Plant trees and shrubs

- These are important in providing
- food for insect larvae
- food for adult insects
- shelter for flying insects

- roosting opportunities for bats.

In a small garden, choose trees that can be coppiced – cut down to the ground every few years - to allow new shoots to spring from the base. Young shoots and leaves will support leaf-eating insects, even if they do not produce flowers. Hawthorn and elder are useful small trees.

Create a wet area

A pond, a marshy area, even a half-tub made into a mini-pond can attract insects. Many of the tiny flies favoured by bats start life in water as aquatic larvae.

Say NO to insecticides

Chemical pesticides kill natural predators and so may do more harm than good. They reduce bats' insect prey, and surviving insects carry traces of poison.

Encourage natural predators

Hoverflies, wasps, ladybirds, lacewings, ground beetles and centipedes are the gardener's friends. As natural predators they help keep the balance, eating many pests.

- ? Allow some weeds to grow to provide ground cover for natural predators
- ? Grow favourites of hoverflies and other predators close to the flowers and vegetables that tend to become infested.
- ? Leave hollow-stemmed plants to overwinter as shelter for ladybirds.
- ? Leave heaps of dead leaves and brushwood undisturbed for hedgehogs.
- ? Most garden birds are effective predators. Provide them with regular food and water.

Prevent a CATastrophe

Many bats and other small mammals fall prey to Britain's most dangerous four-legged predator, the domestic cat. Cats do not need to stay out all night. Bring your cat in an hour before sunset so bats can emerge undisturbed.

(Send for our special leaflet on cats and bats.)

The Bat Conservation Trust, 15 Cloisters House
8 Battersea Park Road, London SW8 4BG
Tel 0845 1300 228 Fax 020 7627 2628
enquiries@bats.org.uk www.bats.org.uk
Registered Charity no 1012361 Company limited by guarantee, registered in England no 271282

August 2004

Gardening for bats

Aim at having flowers in bloom through the year, including both annuals and herbaceous perennials.

Below are some suggestions, but this is by no means an exhaustive list. See what grows well in YOUR garden, and what seems most attractive to insects. Flowering times are approximate, varying in different areas. Regular dead-heading extends flowering period in many flowers. A=annual, HA=hardy annual, HHA=half-hardy annual, P=perennial, W=wild flower.

Flowers for borders			
St John's Wort	<i>Hypericum</i>	P	March-
marigolds	<i>Calendula</i>	H/A	March – Oct.
aubretia	<i>a. deltoidea</i>	P	March-June
honesty	<i>Lunaria rediva</i>	HB	March
forget-me-not	<i>Myosotis sp.</i>	A/P	March - May
elephant ears	<i>Bergenia</i>	P	April
Wallflowers	<i>Erysimum</i>	B	April - June
Cranesbills	<i>Geranium sp</i>	P	May – Sept.
Yarrow	<i>Achillea</i>	P	May -
Poppies	<i>Papaver sp.</i>	A	May - July
Dames violet	<i>Hesperis matronalis</i>	P	May - August
Red Valerian	<i>Centranthus ruber</i>	P	May – Sept.
Poached egg plant	<i>Limnanthes</i>	HA	June – Aug.
Knapweed	<i>Centaurea nigra</i>	P	June- Sept.
Phacelia		HA	June – Sept.
Ox-eye daisy	<i>Leucanthemum vulgare</i>	P	June – Aug.
Evening primrose	<i>Oenothera biennis</i>	B	June-Sept.
Candytuft	<i>Iberis umbellata</i>	HA	June – Sept.
Sweet William	<i>Dianthus barbatus</i>	B	June - July
Blanket flowers	<i>Gaillardia</i>	P	June -
Verbena	<i>V.bonariensis</i>	HHA	June – Oct.
Scabious	<i>knaulia arvensis</i>	P	July-Aug.
Night-scented stock	<i>mattiola bicornia</i>	HA	July-Aug
Pincushion flower	<i>Scabious sp.</i>	A/P	July – Sept.
Cherry pie	<i>heliotrope</i>	HHA	July – Oct.
Mexican aster	<i>Cosmos sp.</i>	A/P	July – Oct.
Cone flower	<i>Rudbeckia sp.</i>	A/P	August-Nov.
Mallow	<i>lavatera sp.</i>	P	August-Oct.
Michaelmas daisy	<i>Aster sp.</i>	P	August-Sept.
Ice plant 'Pink lady'	<i>Sedum spectabile</i>	P	Sept.
Herbs – both leaves and flowers are fragrant			
Fennel	<i>Foeniculum vulgare</i>		July – Sept.
Bergamot	<i>Monarda didyma</i>		June - Sept
Sweet Cicely	<i>Myrrhis odorata</i>		April - June
Hyssop	<i>Hyssopus officinalis</i>		July - Sept
Feverfew	<i>Tanacetum parthenium</i>		June – Sept.
Borage	<i>Borago officinalis</i>		May – Sept.

Rosemary	<i>Rosemary officinalis</i>	March - May
Lemon balm	<i>Melissa officinalis</i>	
Coriander	<i>Coprianum sativum</i>	June - August
Lavenders	<i>Lavendula sp.</i>	
Marjoram	<i>Origanum sp</i>	
Trees, shrubs and climbers important to insects		
Oak	<i>Quercus sp.</i>	large gardens only
Silver birch	<i>Betula pendula</i>	
Common alder	<i>Ainus glutinosa</i>	Suitable for coppicing
Hazel	<i>Corylus avellana</i>	Suitable for coppicing
Elder	<i>Sambucus nigra</i>	Small
Pussy willow	<i>Salix caprea</i>	Suitable for coppicing
Hawthorn	<i>Crataegus monogyna</i>	Suitable for coppicing
Honeysuckle	<i>Lonicera sp.</i>	grow a variety for succession.
Dog rose	<i>Rosa canina</i>	Climber
Bramble	<i>Rubus fruticosus</i>	Climber
Ivy	<i>hedera helix</i>	Climber
Buddleia	<i>Buddleia davidii</i>	shrub
Gelder rose	<i>Viburnum opulus</i>	shrub
Gorse	<i>Ulex sp.</i>	shrub
Plants for pond edges and marshy areas		
Purple loosestrife	<i>Lythrum salicaria</i>	W June – Aug.
Meadow sweet	<i>Filipendula ulmaria</i>	W June – Sept.
Lady's smock	<i>Cardamine pratensis</i>	W April - June
Water mint	<i>mentha aquatica</i>	W July – Sept.
Angelica	<i>Angelica sylvestris</i>	W July – Sept.
Hemp agrimony	<i>Eupatorium cannabinum</i>	W July – Sept.
Marsh marigold	<i>Caltha palustris</i>	W March – May
Creeping Jenny	<i>Lysimachia nummularia</i>	W May - August
Fringed water lily	<i>Nymphoides peltata</i>	W June – Sept.
Water forget-me-not	<i>Myosotis scorpioides</i>	W June – Sept.

Allow part of your lawn to grow long in summer and cut in autumn, removing the clippings. Avoid using fertilizers.
Compost heaps are good producers of insects too.

Add a seat to watch your garden come to life!

Other sources include:

<https://www.buglife.org.uk/activities-for-you/wildlife-gardening>

<https://www.rspb.org.uk/birds-and-wildlife/advice/gardening-for-wildlife/creating-a-wildlife-friendly-garden/>

<https://www.rhs.org.uk/advice/design/design-with-plants/wildlife-friendly-garden-plants>

<https://www.wildlifetrusts.org/gardening>