BAT SURVEY REPORT

MR TETLEY

KELMAINE
CASTLE GATE
WEST CHILTINGTON
WEST SUSSEX

04TH SEPTEMBER 2026

REF: 26024

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EXECUTIVE SUMMARY

A series of three bat activity/roost characterisation surveys were undertaken at Kelmaine, West Chiltington, West Sussex between May and July 2025. The surveys follow on from a preliminary roost assessment undertaken at the site in March 2026 (CT Ecology 2026). Current proposals are for the reconfiguration of the existing dwelling to include an upward extension into the roof void. No trees or boundary features will require removal to facilitate the works.

A summary of the findings and recommendations is provided below:

* The survey site is located within a semi-rural location, in the centre of West Chiltington, with land-use in the immediate vicinity dominated by residential properties, with agricultural land extending beyond West Chiltington.
* In total, one species; brown long-eared bat (*Plecotus auritus*), is confirmed as roosting at the building. Species identification has been confirmed through DNA analysis of a sample of bat droppings collected during the PRA.
* The building supports a single roost type associated with the roof void of the bungalow. Across all surveys a single bat has been recorded within the roof void although no bats emerged during any of the surveys. It is likely the single bat observed within the roof void on two separate occasions was the same individual.
* Kelmaine is confirmed as supporting an occasional day roost supporting a single brown long-eared bat. This roost was associated with the roof void within the bungalow. Although the bat did not emerge during any surveys, three possible roost exit points have been identified based on the results of the PRA; two areas of missing mortar along the ridge line together with a gap along a section of the eaves on the western elevation. Day roosts of low numbers of brown long-eared bats are of low conservation value (Mitchell-Jones, 2004).
* A low level of bat foraging and commuting activity was recorded during the surveys with the highest level of activity associated with the tree lines to the north and south of the property.
* Kelmaine will be retained however the building is to be converted and extended to form a two-storey house, with an upward extension removing the majority of the roof void. These changes will result in alterations to the roost, to include a reduction in the roost area, with works anticipated to cause increased noise and vibration, causing direct detrimental impacts to the confirmed bat roost. Roost entry points will also be impacted by the works.
* Owing to the extent and scale of the proposals which will cause both direct and indirect impacts upon the roost identified at the building, it is not feasible to avoid detrimental impacts posed by the proposal and in turn a breach of legislation would occur should works proceed in the absence of mitigation. In order to legally proceed with the current proposal, an appropriate Protected Species Mitigation Licence (PSML) in regards to bats will be required from Natural England before any works which would impact the roof void may commence.

* More details on the licence requirements along with recommended mitigation and site enhancement measures are provided in Section 5 of the report.

1. INTRODUCTION

Background

1.1 CT Ecology Limited was commissioned by Mr Tetley to carry out a series of bat emergence and activity surveys at Kelmaine in West Chiltington, West Sussex (hereafter referred to as "the site").

1.2 The surveys follow on from a preliminary roost assessment (PRA) undertaken at the site in March 2026 (CT Ecology 2026). The PRA recorded a single long-eared bat within the southern end of the roof void of the bungalow together with a small accumulation of bat droppings within this area during the assessment. A sample of bat droppings collected from the roof void was sent for DNA analysis and identification; this confirmed the species of long-eared bat as being the more common and widespread brown long-eared (*Plecotus auritus)* species.

1.3 As a bat roost was confirmed at the property, a series of three emergence surveys were subsequently undertaken by CT Ecology, in accordance with current guidelines in order to fully categorise the roost(s).

1.4 This report must be read in conjunction with the associated PRA report which contains full details regarding the building inspection with associated building description.

1.5 This report provides an assessment regarding the status of bats, providing information on their presence/absence and distribution. Potential impacts of the proposed development are identified and measures to mitigate the effects of the development on this species group are discussed.

1.6 A single building; Kelmaine, was included in the assessment. The site is in a semi-rural location in the village of West Chiltington. The immediate surrounding landscape is dominated by residential dwellings which extend in all directions, together with managed gardens. The National Grid Reference for the building is TQ078 174.

1.7 Habitats in the wider landscape include woodland and a network of agricultural fields including grazing marshes associated with Pulborough Brooks, which in turn provide high value commuting, foraging and roosting habitat for a range of bat species.

1.8 The surveyed building is illustrated on the Survey Maps in Appendix A.

Development Proposals

1.9 Proposals are for the reconfiguration of the existing dwelling to include an upward extension into the roof void. The majority of the void area associated with Kelmaine will be lost to facilitate the second-floor extension although a section will be retained in the southern extent of the building. The retained void area will measure 3.5m (l) x 3.5m (w) x 1.5 m (h). This is shown in Appendix B. No trees or boundary features will require removal to facilitate the works.

2. METHODOLOGY

Bat Presence/Absence and Roost Characterisation Surveys

2.1 A total of three bat emergence surveys were undertaken between May and July 2026.

2.2 Three surveyors were positioned around the building in order to adequately view the elevations/features associated with the structure and cover all potential roost access features. Wildlife Acoustics EM2 detectors, Anabat Scouts and an Anabat Express were used in order to record all bat activity during the surveys to assess the site for roosting, foraging and commuting activity.

2.3 A series of four night-vision aids (infra-red cameras) were positioned around the building during all surveys as an aid to the surveyors. All cameras were checked that they were functioning correctly throughout the surveys by the surveyors.

2.4 The surveys began 20 minutes prior to sunset and finished between approximately 1.5 -1.75 hours after sunset, depending on the level of bat activity.

2.5 Post-survey analysis of all recordings (and video footage) was carried out by an experienced ecologist using appropriate software for the various bat detectors. Recordings were identified to species level using the ecologists' experience and recognised literature. Survey maps can be found in Appendix A.

2.6 Following the results of the emergence surveys, bat roosts have been assessed and classified in accordance with the following list of accepted roost types:

* day roost - where individual bats, or small groups of males, rest or shelter in the day, but rarely on summer nights;
* night roost - where bats rest or shelter at night, but rarely during the day;
* feeding roost - where bats rest at night between feeding sessions, but rarely during the day;
* hibernation roost - where bats are found during winter;
* transitional or occasional roost - where bats gather at a temporary site before and after hibernation;
* mating site - where males and females gather from late summer to early winter;
* maternity roost - where babies are born and raised until they're independent;
* satellite roost - where breeding females roost close to the main nursery colony in the breeding season; and
* swarming site - where bats gather in large numbers from late summer to autumn.

Surveyors

2.7 The survey was led by Carly Teague, named as an accredited agent on a Level 2 Class Licence for bats (Jack Kellett; WML-CL18). Carly has over 18 years' commercial survey experience with extensive experience of undertaking a range of bat surveys and implementing bat mitigation measures as part of Protected Species Mitigation Licences (PSML's).

2.8 Nicola Pyle; Nicola has over 16 years' experience of undertaking bat surveys. Nicola holds a Class 2 bat survey licence and has compiled a number of successful bat mitigation licences and supervised their implementation, worked as an accredited agent under a low impact bat licence and is also a volunteer bat carer and holds a bat roost visitor licence for the Bat Conservation Trust.

2.9 Joanne Balch is a suitably experienced ecologist with over 16 years' commercial survey experience.

Constraints

2.10 The activity surveys were undertaken within the active bat period and within the optimal survey period between mid-May and July. Weather conditions during the activity surveys were considered to be suitable and an abundance of flying insects (prey items for bats) were observed during each survey. All potential roosting features and associated roost access points were covered by the surveyors.

2.11 It is considered that the surveys were sufficiently robust to be able to characterise the roosts associated with the building, obtain sufficient data to establish general level of bat activity associated with the site and to enable suitable mitigation to be devised.

3. RESULTS

Bat Presence/Absence and Roost Characterisation Surveys

Survey 1: 13th May 2026

3.1 The survey began at 20:20 and ended at 22:30, sunset was at 20:41. The weather conditions were dry and slightly overcast with still air throughout the survey and the temperature ranged from 10.1˚C to 9.8˚C.

3.2 During the activity survey, no bats emerged from the building. A low level of foraging activity by three species was recorded during the survey. Species included common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and serotine (*Eptesicus serotinus*).

3.3 Only a small number of passes were observed; associated predominantly with the southern boundary tree line. The first pass was from common pipistrelle recorded at 21:04, flying along the southern boundary tree line. Intermittent foraging was then recorded by all surveyors between 21.07 and 21.45. A brief pass by serotine was recorded at 21:30; observed by the two surveyors to the west of the building; commuting high in the sky north to south. The last pass of the survey was recorded at 22:12. This was foraging by common pipistrelle along the southern boundary, this pass was heard and not seen.



Photograph 1: NVA of the eastern elevation.



Photograph 2: NVA northern elevation.



Photograph 3: NVA to the south-west of the building.



Photograph 4: NVA to the west of the building.

Survey 2: 03rd June 2026

3.4 The survey began at 20:52 and ended at 22:38, sunset was at 21:06. There was no precipitation, and a light intermittent breeze, increasing to a moderate breeze at the end of the survey and the temperature ranged from 15˚C to 14.8˚C.

3.5 During the activity survey, no bats emerged from the building. A low level of foraging activity by three species was recorded during the survey. Species included common pipistrelle, soprano pipistrelle and serotine.

3.6 Only a small number of passes were recorded; associated predominantly with the southern and northern boundary tree lines. The first pass was from common pipistrelle recorded at 21:24, foraging over the garden to the east. Intermittent foraging was then recorded by all surveyors between 21.26 and 22:06. A brief pass by serotine was recorded at 21:35 by the surveyors to the west of the building, although this bat was not seen. The last pass of the survey was recorded at 22:18 by the surveyor to the east of the building; this was from a common pipistrelle recorded foraging in the wider site. This pass was heard and not seen.



Photograph 5: NVA of the eastern elevation.



Photograph 6: NVA northern elevation.



Photograph 7: NVA to the south-west of the building.



Photograph 8: NVA to the west of the building.

Survey 3: 1st July 2026

3.7 Immediately prior to the survey a re-inspection of the building was undertaken by Nicola Pyle and Carly Teague. A single brown long-eared bat was observed at the ridge line within the roof void, close to the location of the previous sighting of the bat recorded during the PRA. A very small number of fresh droppings were identified directly under the location of the bat. There were no significant accumulations of droppings.

3.8 The survey began at 21:05 and ended at 23:00 sunset was at 21:05. The weather conditions were good with no precipitation, a clear sky, still air increasing to a light breeze during the survey and the temperature ranged from 26.5˚C to 25.4˚C.

3.9 No bats emerged from the building during the survey. A re-inspection to check on the location of the bat at the end of the survey was not possible due to the residential dwelling being occupied. It may be that the bat didn't need to emerge to feed due to the extended period of prolonged hot, dry weather in the week leading up to the bat survey.

3.10 A slightly higher level of bat activity was recorded compared to the first two surveys. A total of two bat species were recorded including common pipistrelle and soprano pipistrelle. The highest level of bat activity was associated with the southern tree line and immediately adjacent garden area to the east of the building. A small number of passes were seen. The first pass was from common pipistrelle, at 21:34 which was heard and not seen. Passes by both soprano pipistrelle and common pipistrelle were recorded by all surveyors during the survey with the last pass being recorded at 22:59, which was a common pipistrelle foraging along the southern tree line although this last pass was not seen.



Photograph 9: NVA of the eastern elevation.



Photograph 10: NVA northern elevation.



Photograph 11: NVA to the south-west of the building.



Photograph 12: NVA to the west of the building.

4. CONCLUSIONS, EVALUATION AND IMPACT ASSESSMENT

4.1 A total of three bat emergence surveys were carried out at Kelmaine in West Chiltington. The bat surveys were undertaken between May and July 2026 within the peak bat active survey period.

4.2 Proposals are for the reconfiguration of the existing dwelling to include an upward extension into the roof void. The majority of the void area associated with Kelmaine will be lost to facilitate the second-floor extension although a section will be retained in the southern extent of the building. The retained void area will measure 3.5m (l) x 3.5m (w) x 1.5 m (h). No trees or boundary features will require removal to facilitate the works.

4.3 In total, one species; brown long-eared bat is confirmed as roosting at the building, with the building supporting a single roost type associated with the roof void. Across all surveys no bats have been seen to emerge however based on the results of the re-inspection undertaken immediately prior to the third bat emergence survey, where one brown long-eared bat was recorded in a similar location to that recorded during the PRA, together with a small number of fresh droppings, it is suspected the roost is used occasionally by one individual. All potential roost access points were covered by the surveyors and therefore the potential for bat emergence on the final survey to be missed is considered highly unlikely, instead it is considered likely that the bat remained in the roost on that occasion. The small number of droppings, including the small number of fresh droppings observed during the re-inspection prior to the final survey indicates a general low level of use of the roost by bats.

4.4 Kelmaine is confirmed as supporting an occasional day roost supporting a single brown long-eared bat. This roost was associated with the roof void with the single bat being located during both roost inspections within the southern extent of the roof void. Although the bat did not emerge during the surveys, due to the generally well-sealed nature of the roof void, the likely roost entry/exit points have been identified as areas of missing mortar along the ridge tiles at two discrete locations in immediate proximity to where the bat was located and a section of open eaves on the western elevation. Based on the ecology of brown long-eared bats, entry/exit points for the roost are highly likely to be associated with these features.

4.5 Day roosts of low numbers of brown long-eared bats are of low conservation value (Mitchell-Jones, 2004).

4.6 Overall a low level of bat foraging and commuting activity was recorded during the surveys with the highest level of activity associated with boundary tree lines to the north and south of the property.

4.7 The building is considered to be a non-classic hibernation site, with elevated and fluctuating temperatures anticipated throughout the void in winter months due to occupation of the building for residential use, in turn reducing the suitability for overwintering bats. Overall, the building was assessed as providing low potential for hibernation; with features limited to small numbers of gaps adjacent to missing roof tiles associated with roof elevations within the southern extent of the building.

Impact Assessment

4.8 All UK bat species and their roosts receive legal protection under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Further legislative details can be found in Appendix C.

4.9 Kelmaine will be retained however the existing building is to be reconfigured to include an upward extension into the roof void. The majority of the void area associated with Kelmaine will be lost to facilitate the second-floor extension although a section will be retained in the southern extent of the building. These changes will result in alterations to the roost, to include a reduction in the roost area, with works anticipated to cause increased noise and vibration, causing direct detrimental impacts to the confirmed bat roost. Roost entry points will also be impacted by the works.

4.10 The development will not serve to impact upon habitat features such as the wider vegetated garden and associated boundary tree lines which will continue to provide linear commuting and foraging routes for bats associated with the roost as well as bat populations in the wider area. Therefore works will not result in the isolation of roosts and fragmentation of foraging habitats.

4.11 In turn an assessment of the impacts of the proposals upon bat roosts at Kelmaine include:

* direct disturbance to roosting bats through alterations to the identified roost features which will also result in modification to, or destruction of the roost. This would cause a high scale negative impact on a site level;
* permanent removal of bat access points when the upward extension works are undertaken. This would cause a high scale negative impact on a site level upon the occasional day roost; and
* Indirect disturbance to the bat roost through increased noise and vibration at the building throughout the construction phase would cause a high scale negative impact on a site level for the day roost.

4.12 The site may fall within the core sustenance zones (CSZ's) for common pipistrelle, soprano pipistrelle and serotine, with foraging/commuting activity within or close to the site recorded by these species during the emergence surveys however bat foraging and commuting activity was predominantly associated with the site boundaries. In turn the proposed development, with the retention of boundary features and associated garden areas, will result in minimal impacts to any features likely to be associated with CSZ's of bat colonies in the surrounding area, with habitat connectivity being retained during and post works.

4.13 The identified impacts may have a cumulative effect upon the long-term viability of the building to support the species and roost type currently present. However, based on the roost type and number of bats supported, unmitigated it is not considered likely that loss in the roost site would cause detrimental impacts to the overall favourable conservation status of the current roosting bat species concerned.

4.14 Owing to the extent and scale of the proposal which will cause both direct and indirect impacts upon the roosts identified at the building, it is not feasible to avoid detrimental impacts posed by the proposal and in turn a breach of legislation would occur should works proceed in the absence of suitable mitigation. In order to legally proceed with the current proposal, an appropriate Protected Species Mitigation Licence (PSML) in regards to bats will be required from Natural England before any impactful building works may commence.

4.15 A PSML will require suitable mitigation to be devised in order to minimise the overall impacts of the proposals upon bats and their roost sites. Recommendations are provided in section 5 including initial requirements in order to meet the licensing tests.

5. RECOMMENDATIONS

5.1 The proposed works will directly and indirectly impact the confirmed bat roost at Kelmaine during development with long-term impacts post-development. Owing to the scale and extent of the proposals, it is not possible to fully avoid all identified impacts and in turn works must only proceed once an appropriate PSML is approved and granted by Natural England. A formal mitigation and compensation strategy will form part of the licence and associated conditions.

5.2 A licence application can only be submitted to Natural England following the granting of full planning permission and all ecological conditions having been discharged (those which are feasible to discharge before the commencement of works). Activities which may impact upon the roost cannot commence until the bat licence has been approved and issued by Natural England and all works must be carried out in accordance with the conditions of the licence.

5.3 The current proposal includes the retention of Kelmaine however this will be extended to create a two-storey house, with the majority of the roof void being lost as part of the works, however a section of the roof void; situated in the southern-most extent of the dwelling, will be retained.

5.4 No further survey work is currently required at the site; an adequate level of information has been gained regarding the presence/absence and status of the confirmed roost at the building. Survey work to accompany the PSML application must have been completed within the current active bat survey period or the previous season, in turn if the required licence application is not submitted within 18 months of the completed surveys, the site will require update bat surveys in order to ensure the presence and status of bat roosts has not altered and the devised mitigation strategy remains appropriate.

5.5 Outline recommendations to be included in the licence are provided below.

5.6 Prior to any works at the site, contractors must receive a bat awareness toolbox talk to include legislation, basic bat ecology, what to do if a bat is found and specific details of the associated licence.

5.7 Based on the current scope of works, it will not be possible to retain the existing roof void in its current size and condition, however the retained section in the southern extent of the roof will support the minimum roost size guidance to support brown long-eared bats; measuring 3.5m (l) x 3.5m (w) x 1.5 m (h).

5.8 Depending on the type of licence applied for, roost compensation may be required.

5.9 A single bat box should be located on the mature tree adjacent to the south of Kelmaine prior to works commencing. A range of suitable makes models are available however the Greenwoods Ecostyrocrete small hollow bat box is recommended for the site, which is suitable for use by long-eared bats. This can be used to relocate any bats encountered during the works.

5.10 A series of bat access points should also be incorporated into the retained void section to enable ingress by bats. As the exact roost access point(s) could not be identified during the emergence survey, incorporating eaves access and as well as access at the ridge line will ensure suitable potential access points are provided post works and the void area must remain lined with traditional 1F bitumen felt. Any new void areas as well as any areas of hanging tiles/cladding installed as part of the re-design of the building must also be lined with traditional 1F bitumen felt.

5.11 The conversion works along with any alterations will be time constrained in order to carry out works when bats are likely to be absent and/or when disturbance would be least detrimental. Any works to the roof pitches must avoid the bat hibernation period which runs from December to mid-March. In turn works to these areas and features could only proceed between mid-March and November inclusive.

5.12 Where works will impact upon the identified roost site / features or access points, these works must only be carried out under an ecological watching brief so that any bats present can be safely captured by the ecologist and relocated.

5.13 External lighting associated with the development must also be sympathetically designed in order to ensure no direct illumination or light spillage upon the southern boundary tree line. Guidance from the Institution of Lighting Professionals and Bat Conservation Trust (2023) should be consulted in order to devise a suitable lighting scheme, where relevant, and the ecologist should be consulted throughout the design phase. Where additional external security and safety lighting is required, this must be set on passive infra-red motion sensors and timers so that lights are only illuminated for a short time period as required.

6. REFERENCES

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- Natural England (2015). *Standing advice for local planning authorities to assess impacts of development on bats: Survey and Mitigation for development projects.* [on-line]. Available from https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects [Accessed on 02/09/2026].
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Appendix A
Survey Maps

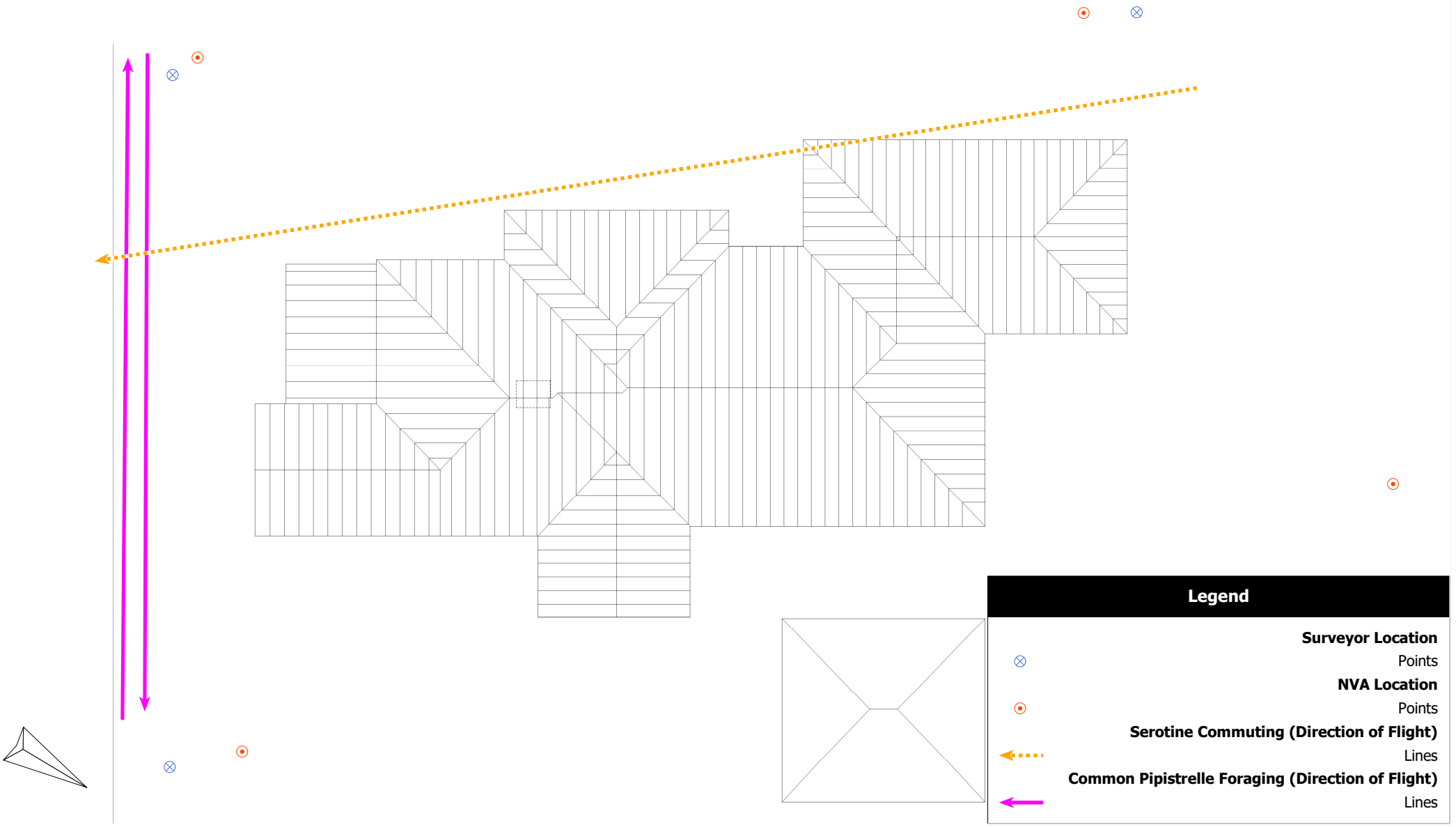


Figure 1: Kelmaine Bat Emergence Survey Map May 2026

Drawn by: CT
Date: 04/09/2026
Scale: 1:50 @ A1

CT Ecology

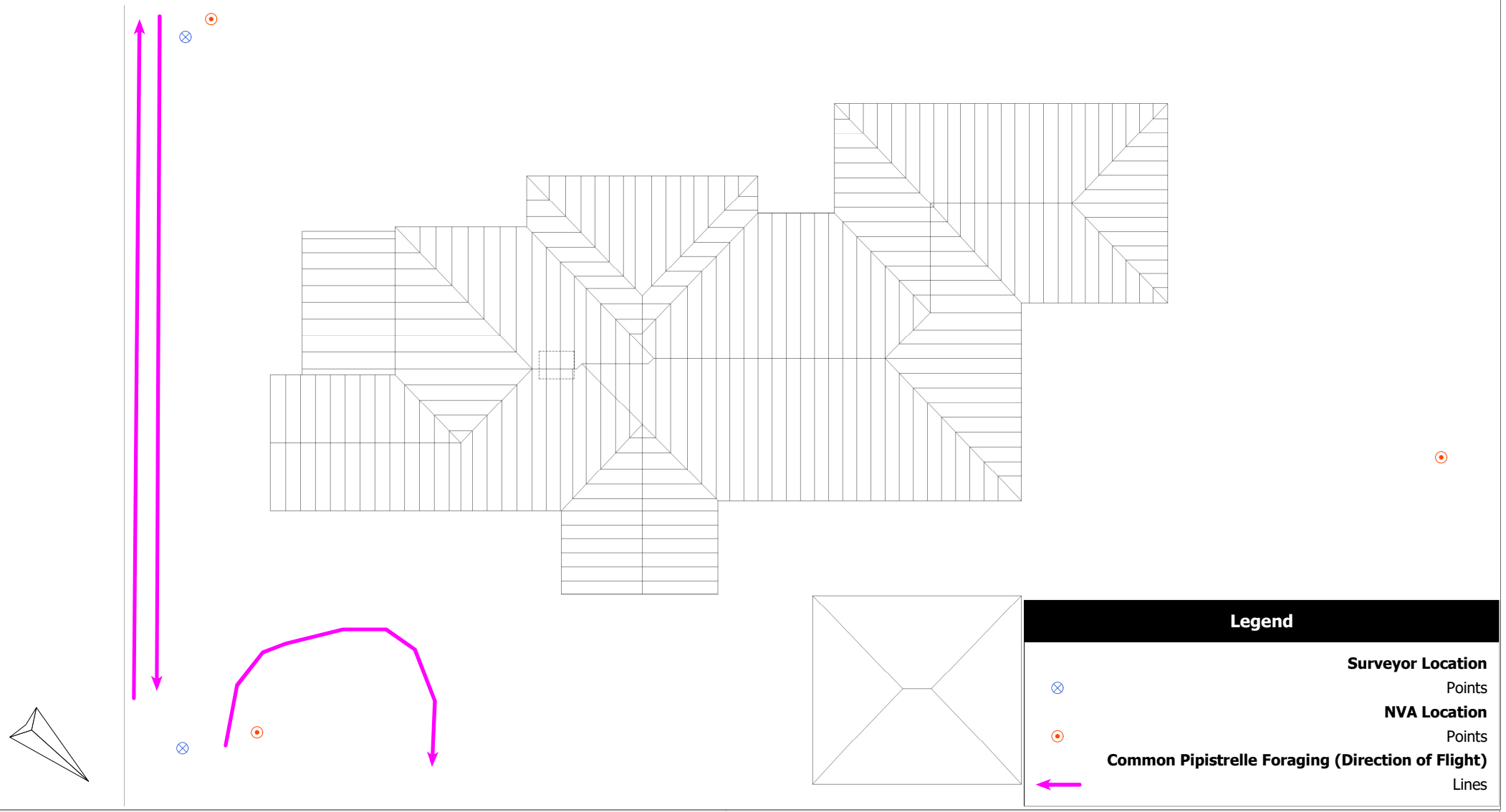


Figure 2: Kelmaine Bat Emergence Survey Map June 2026

Drawn by: CT
Date: 04/09/2026
Scale: 1:50 @ A1

CT Ecology

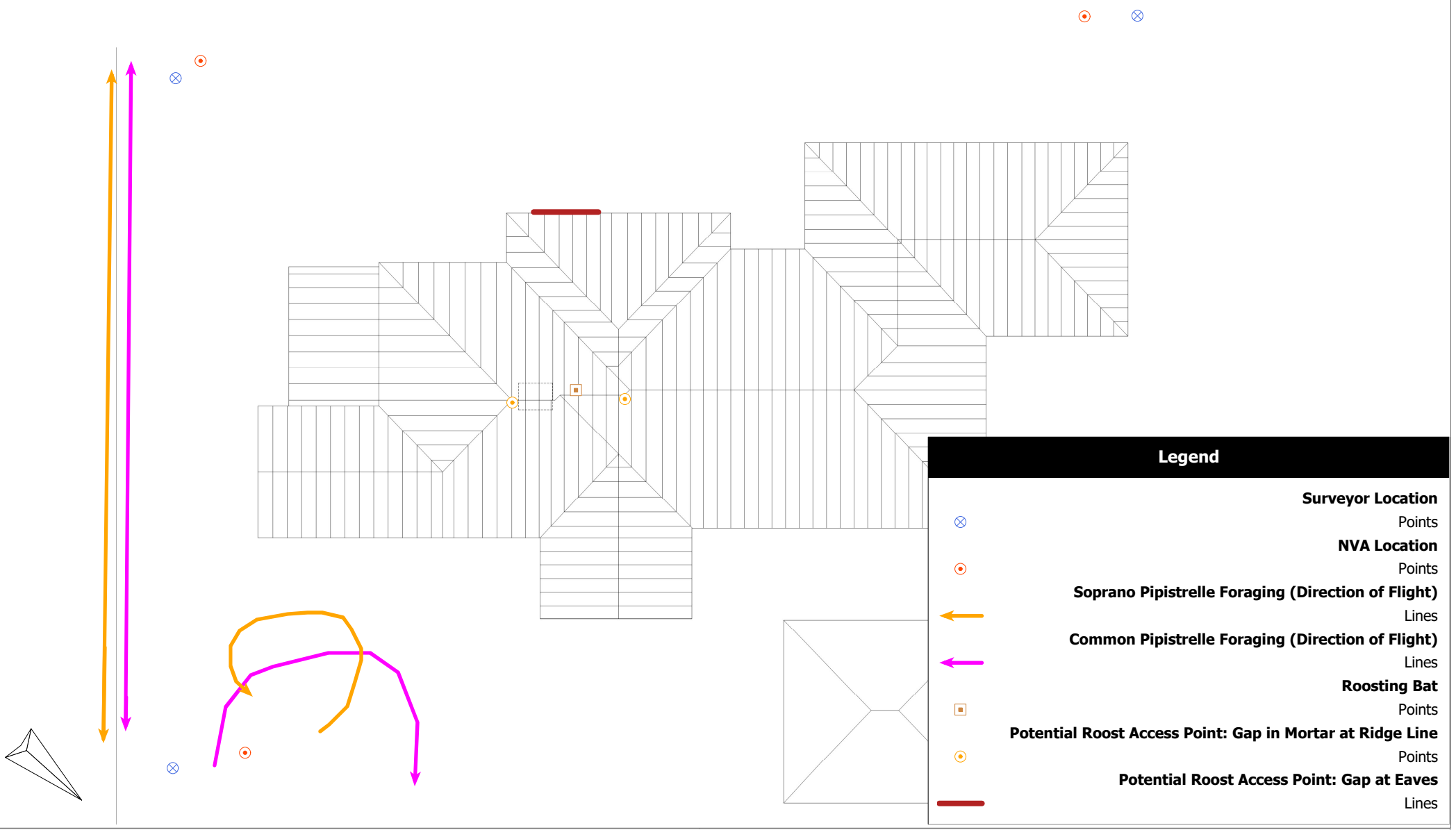


Figure 3: Kelmaine Bat Emergence Survey Map July 2026

Drawn by: CT
Date: 04/09/2026
Scale: 1:50 @ A1

CT Ecology

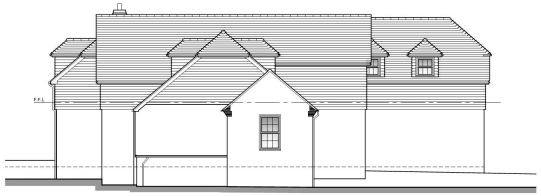
Appendix B
Proposed Site Plan



Front (North West) Elevation



Side (South West) Elevation



Rear (South East) Elevation



Side (North East) Elevation



Site Location Plan (1:1250)



Ground Floor Plan



First Floor Plan

Legend

Retained Roof Void Area

Areas

Figure 4: Kelmaine Proposed Layout

Drawn by: CT
Date: 04/09/2026
Scale: 1:50 @ A1

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Appendix C
Legislation

LEGISLATIVE FRAMEWORK

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive[1] is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include

- Countryside and Rights of Way (CRoW) Act 2000
- Deer Act 1991
- Natural Environment & Rural Communities (NERC) Act 2006
- Protection of Badgers Act 1992
- Wild Mammals (Protection) Act 1996

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

- intentional or reckless disturbance (at any level);

[1] Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering or exposing for sale, possession or transporting for purpose of sale

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring or capturing of Schedule 2 species (all bats);
- deliberate disturbance of bat species as to impair their ability:
- (i) to survive, breed, or reproduce, or to rear or nurture young; and
- (ii) to hibernate or migrate.
- deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A Protected Species Mitigation Licence (PSML) issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.