# PRELIMINARY BAT ROOST ASSESSMENT

MR TETLEY

KELMAINE
CASTLE GATE
WEST CHILTINGTON
WEST SUSSEX

04TH SEPTEMBER 2026

REF: 26024

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**CONTENTS** **PAGE NO**


Executive Summary 3

1. Introduction 4

2. Methodology 5

3. Results 7

4. Conclusions and Discussion 23

5. Recommendations 25

6. References 27

Appendix A - Survey Map

Appendix B - Legislation

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## EXECUTIVE SUMMARY

A Preliminary Bat Roost Assessment (PRA) was carried out at Kelmaine on the 23rd March 2026. The assessment was required in order to ascertain whether any ecological constraints could affect proposed works at the site. 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.

The main findings of the survey are as follows:

* The site at Kelmaine is 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 the village.
* The dwelling supports a small number of potential bat ingress points and potential bat roosting features, including; gaps in mortar associated with the ridge tiles; crevices under roof tiles; a large roof void. Overall features provide opportunities for both could provide roosting opportunities for crevice dwelling and void loving bats.
* A single long-eared bat was present within the southern end of the roof void with a small accumulation of bat droppings within this area during the assessment. In turn, Kelmaine is confirmed as supporting a long-eared bat roost within the roof void and owing to the variety of potential bat roosting features across other areas of the building, there remains potential for additional bat roosts to be present.
* In order to confirm the species of long-eared bat present, DNA analysis of a sample of bat droppings will be required.
* The current proposal includes the retention of the property, with the retention of the garden and associated boundary features, in turn long-term roost availability at the site should be able to be maintained post works however significant disturbance impacts (to include reduction in the size of the roof void along with increased noise and vibration) will arise during works.
* In order to fully identify and assess the impacts of the proposal upon the identified bat roost, further survey work will be required in order to fully characterise the confirmed roost and to identify and characterise any additional bat roosts at the building.
* All bat species and their roosts receive legal protection against detrimental impacts, in turn an appropriate mitigation licence will be required from Natural England before commencing any site activities which would impact upon the confirmed roost. A detailed mitigation strategy will be required and measures implemented at the site. A licence application to Natural England cannot be submitted until full planning consent and any additional consents are granted and ecological conditions discharged.
* Recommendations regarding further survey requirements and initial mitigation measures are provided in section 5 of this report.

## 1. INTRODUCTION

### Background

1.1 CT Ecology Limited was commissioned by Mr Tetley to undertake a Preliminary Roost Assessment, to inform the potential ecological constraints of proposed works at Kelmaine, West Chiltington, West Sussex (hereafter referred to as "the site"). The building subject to the current proposals has been included in the assessment, as shown on Figure 1 in Appendix A.

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

1.3 Kelmaine is located in the centre of West Chiltington, in West Sussex, accessed from Castle Gate to the west. The British National Grid reference for the centre of the survey site is TQ078 174.

1.4 The immediate surrounding landscape is dominated by residential dwellings which extend in all directions, together with managed gardens. 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.

1.5 This report has been compiled in accordance with current guidelines: British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013; CIEEM, 2013 & 2016; Mitchell-Jones and McLeish, 2004; and Collins, 2023.

### Development Proposals

1.6 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.

## 2. METHODOLOGY

2.1 The data search was based on information provided by Sussex Biodiversity Record Centre (SxBRC 2026); Multi-Agency Geographical Information for the Countryside (MAGIC, 2026); Ordnance Survey mapping; and aerial photography.

2.2 A search was carried out using the Multi-Agency Geographic Information for the Countryside (MAGIC) website (accessed 11th April 2026) to identify the presence of the following statutory designated sites for nature conservation in relation to bats:

- Statutory sites of European and international designation within 2km of the site including: Special Areas of Conservation (SAC); Special Protection Areas (SPAs); and Ramsar sites.
- Statutory sites of national or regional designation within 2km of the site, including Sites of Special Scientific Interest (SSSIs); National Nature Reserves (NNRs); and Local Nature Reserves (LNRs).

2.3 The MAGIC website was used to identify if the site falls within any of Natural England's Impact Risk Zones for SSSIs with bats as a qualifying feature.

2.4 MAGIC was also used to search for Protected Species Mitigation Licences (PSML's) which have been granted within 1km of the site in relation to bats. Typically, PSML's are granted for development works affecting bat roosts.

**Bats**

Preliminary Bat Roost Assessment

2.5 The building inspection was carried out by Carly Teague, a suitably qualified ecologist with over 18 years' experience as an ecological consultant. Carly is an accredited agent on a Level 2 Class Licence for bats (WML-CL18); Jack Kellett BSc (Hons), MCIEEM, with guidance provided by Jack Kellet.

2.6 The inspection of the structure was carried out on 23th March 2026. The survey and report have been undertaken in accordance with good practice guidelines (Collins, 2023).

2.7 The interior and exterior of the structure was inspected closely with the aim of identifying the presence of bats and any secondary evidence together with any potential roost sites. Secondary evidence includes droppings, feeding remains, scratch marks and oil and urine staining.

2.8 The external inspection comprised a detailed search of all accessible architectural features for bat droppings, urine staining, scratch marks, staining around suitable crevices and feeding remains. A high-powered torch was used to illuminate internal features at height, for instance the apex of the roof and associated supporting beams, and these were inspected using close focusing binoculars when required.

**Constraints**

Data Search Constraints

2.9 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Bat Survey Constraints

2.10 Bats are mobile animals and can move roost sites throughout the year. It is possible that a PRA carried out in March could miss roosts occupied earlier or later in the year. However, where undisturbed, it is possible to find secondary evidence of bats inside a building throughout the year, although secondary signs may be missed where they are within an area that can't be fully accessed.

## 3. RESULTS

### Desk Top Study

3.1 Baseline Conditions

3.2 The site is within a semi-rural location with the immediate environs dominated by residential buildings and the wider landscape, beyond the village, dominated by agricultural land with associated tree lines and woodland blocks.

Statutory Designated Sites

3.3 The site is not subject to any statutory sites designated for the presence of bats as a qualifying feature.

3.4 The site falls within the Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) for Hurston Warren SSSI. Bats do not form part of the qualifying features for this site.

3.5 Although outside the 2km search radius, The Mens SAC and SSSI is located approximately 7km to the north-west. Barbastelle (*Barbastella barbastellus*) is a qualifying feature for this designated site and the application site at Kelmaine falls within the home range for barbastelle. Barbastelle bats are woodland specialists, and light adverse, roosting in trees and foraging over large distances through woodland habitats. The proposed works will not serve to impact any potentially suitable habitat for this species.

3.6 It is not considered the proposed development to reconfigure the single dwelling will have any negative impacts upon any statutory designated sites within a 2km radius and these will therefore not be discussed further.

Protected Species Mitigation Licences (PSML's)

3.7 A single granted PSML falls within a 1km radius of the site. This relates to a site approximately 500m from the site where a licence was granted in 2018 for the damage a common pipistrelle roost (not maternity or hibernation).

3.8 No other PSML's or associated licence returns were returned within 1km of the site in relation to bats.

Data Search

3.9 At least 13 species of bat have been recorded within 2km of the site boundary. This includes common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius's pipistrelle (*Pipistrellus nathusii*); noctule (*Nyctalus noctula*); Myotis species (*Myotis* sp.); natterer's bat (*Myotis nattereri*); Whiskered/Brandt's (*Myotis mystacinus/brandtii*); Daubenton's Bat (*Myotis daubentonii*); Bechstein's Bat (*Myotis bechsteinii*); serotine *(Eptesicus serotinus*); barbastelle; long-eared bat (*Plecotus* sp.) and brown long-eared (*P. auritus*).

3.10 The most frequently recorded bat species is Daubenton's bat; a total of 112 records were returned within 2km of the site. Unspecified roosts for unspecified bat species were returned from the site in 2005 and 1982, where two bats were recorded on each date. The next closest record is from 1995 for an unspecified common pipistrelle roost located approximately 200m from the site.

**Survey Overview**

3.11 A single structure was included in the current assessment. This was in use and well-maintained at the time of the assessment.

3.12 A single roosting bat together with secondary evidence in the form of a small concentration of droppings were found within the roof void of the building during the preliminary roost assessment.

3.13 Overall, based on the results of the assessment, a bat roost has been **confirmed**.

**Preliminary Bat Roost Assessment**

3.14 The building inspection was undertaken on the 23rd March 2026. The weather conditions were dry and clear. The temperature was 12˚C at the start of the survey.

3.15 The surveyed building is detailed below and an associated plan is provided in Appendix A.

**Table 3.2:** Building Description

| Building Reference | Description | Potential Roosting Features | Summary of Findings |
|---|---|---|---|
| 1 | A single-storey brick and stone built detached bungalow with integrated garage, in use at the time of the assessment. The building footprint extended over approximately 285m$^2$. The building had a series of hipped roof sections together with a small cat-slide roof section and flat roof extensions to the side and rear. The garage supported a pitched tiled roof to the east, attached to the main bungalow by a UPVC lean-to section with flat roof.<br><br>The roof areas associated with Kelmaine supported flat manufactured clay tiles which were tightly fitted throughout with no obvious gaps with the exception of a single cracked roof tile on the south-west roof pitch of the bungalow and a small number of broken tiles on the cat-slide roof of the bungalow with a southern aspect. The ridge line and hip tiles were well-sealed and the mortar appeared to be in good condition, with the exception of a discrete gap in the mortar along the main ridge line of the bungalow; broadly in the centre of the building. The eaves were generally well sealed with the exception of a small (circa 3m section) along the western hipped dormer section of the bungalow roof where access at the eaves was observed both internally and externally. UPVC guttering extended around the eaves.<br><br>Internally the building supported a single, large void area which extended over the entirety of the residential property and was used for storage. The void had a footprint of circa 280m$^2$ with a ridge height of between 1.5m and 3m. This area was partially boarded and carpeted in places. Insulation was present throughout the void and pushed into the eaves which were completely sealed with the exception of a single gap along the western elevation where daylight was visible from inside the void- this location has been described above. A single ridge line was present and bitumen roofing felt was present throughout. This was in good condition and well-sealed with | External: Limited- tiles largely well-sealed as were the eaves. Small number of gaps associated with the bungalow roof: broken tiles and missing mortar at ridge as well as discrete gap along a section of the eaves. These features provided potential for bats to tuck between the tiles and underlying membrane as well as proving potential for ingress into the roof void.<br><br>Internal: the roof void with its associated timber supporting beams provided opportunities for use by both crevice dwelling and void loving bat species. | A single roosting bat was observed in the roof void together with a small concentration of droppings indicative of a long-eared bat.<br><br>Overall a bat roost has been **confirmed** at the building. |

| | | | |
|---|---|---|---|
| | the exception of two small tears in the roofing felt at the western and eastern elevations of the main roof, revealing the roof tiles and associated timber battening above although the tiles were tightly fitted behind these small gaps.<br><br>Dense cobwebs were present at some locations along the ridge line. The supporting roof truss was in good condition with no obvious gaps associated with the timber joints. A water tank was within the northern extent of the void together with brick chimney stacks extending through the roof within the northern and western extents of the building. These were completely sealed. A small number of droppings (circa 20) indicative of a long-eared species were present near the entry hatch. A bat (suspected long-eared) was observed tucked into a supporting rafter near the concentration of droppings, in the southern section of the void. | | |




**Photograph 1:** Kelmaine; looking towards the western elevation. The roof tiles are generally well sealed on all roof pitches.




**Photograph 2:** A view of the northern elevation. No PRF's were associated with this section of the building externally.




**Photograph 3:** A broken roof tile was observed on the south-west roof pitch.




**Photograph 4:** A view of a section of the south-east corner of the building. No PRF's were associated with this section of the building externally.




**Photograph 5:** Looking towards the eastern roof pitch. Gaps associated with mortar were observed at the ridge line.




**Photograph 6:** A view along the main ridge line in the roof void. The timbers were in good condition.




**Photograph 7:** A tear was observed in the roof membrane on the western roof pitch, exposing tiles and battening above although these were tightly fitted with no apparent gaps for potential ingress.




**Photograph 8:** A view within the roof void- insulation was pushed into the eaves and well-maintained.

## 4. CONCLUSIONS AND DISCUSSION

4.1 The site at Kelmaine is 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 the village.

4.2 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

4.3 Kelmaine includes a small number of potential bat ingress points and potential bat roosting features, including:

- Missing mortar associated with the ridge tiles could allow bat access to the roof void;
- Crevices under a small number of roof tiles could provide roosting opportunities for crevice dwelling bats as well as potential opportunities to gain access to the underlying roof void;
- The roof void at the property is of a suitable size and includes suitable surfaces and potential crevices and cavities between roof materials for bats to roost.

4.4 One long-eared bat was present within the southern end of the roof void with a small accumulation of bat droppings within this area. In turn, Kelmaine is confirmed as supporting a long-eared bat roost within the roof void and owing to the variety of potential bat roosting features across other areas of the building, there remains potential for additional bat roosts to be present.

4.5 The species of long-eared bat is more likely to be the widespread brown long-eared, however the presence of the rare grey long-eared (*Plecotus austriacus*) cannot be discounted as the site falls within the known distribution range for this species. In order to confirm the species of long-eared bat present, DNA analysis of a sample of bat droppings will be required.

4.6 The current proposal includes the retention of the property, with the retention of the garden and associated boundary features, in turn the long-term roosting provision should be able to be maintained post works (pending the final design) however significant disturbance impacts (to include noise and vibration) will arise due to changes to the existing void area, to include a reduction in the size of retained roof void post works.

4.7 In order to fully identify and assess the impacts of the proposal upon the identified bat roost, further survey work will be required in order to fully characterise the confirmed roost and to identify and characterise any additional bat roosts at the building.

4.8 All bat species and their roosts receive legal protection against detrimental impacts, in turn an appropriate mitigation licence will be required from Natural England before commencing any site activities which would impact upon the confirmed roost. A detailed mitigation strategy will be required and measures implemented at the site. A licence application to Natural England cannot be submitted until full planning consent and any additional consents are granted and ecological conditions discharged.

4.9 Recommendations regarding further survey requirements and initial mitigation measures are provided in section 5 of this report.

## 5. RECOMMENDATIONS

5.1 Recommendations are detailed below. A summary of relevant legislation is provided in Appendix B.

5.2 In order to fully characterise the confirmed long-eared roost and to identify the presence/absence of any additional bat roosts, a minimum of three roost characterisation surveys (bat emergence/re-entry surveys) must be carried out. The surveys must be carried out between May and September inclusive, with a minimum of two surveys carried out between May and August inclusive. Surveys must be spaced a minimum of three weeks apart in order to gain valid data over the survey period and to be able to fully characterise the roost. Surveys should follow standard survey guidance (Collins, 2016) and a minimum of three surveyors will be required for each survey in order to adequately view all elevations.

5.3 The current proposals include the retention of the building and associated garden habitats, however works will result in the reconfiguration of and reduction in the roof void area, with detrimental impacts including disturbance throughout the works and possible loss of a roost (pending final design). It is highly unlikely and impractical that the identified impacts can be mitigated sufficiently to prevent disturbance to the roost and in turn, an appropriate licence will be required from Natural England prior to the commencement of any site activities which would impact upon the confirmed roost.

5.4 A licence application can only be submitted to Natural England following the granting of full planning consent and all additional necessary consents. In addition, all ecological conditions must be discharged prior to submission of an application. The application will require a suitable mitigation strategy in order to minimise impacts and if required, a suitable compensation strategy to be devised. Those strategies will be informed by the further survey findings so that they are appropriate for the roost type, species, number of bats and conservation status.

5.5 In order to confirm the species of long-eared bat present, a sample of the bat droppings collected during the inspection must be sent for DNA analysis by a third-party laboratory.

5.6 Current boundary features will be retained which will serve to retain flight lines and commuting routes to and from the confirmed roost.

5.7 Owing to the sensitivity of long-eared bats to artificial lighting, there must be consideration in regards to the proposed lighting scheme associated with the development of the site. Further details can be provided following the further survey findings.

*Bat Boxes*

5.8 Details regarding bat box provision should be provided once the results of the bat surveys are known. These should be detailed in the subsequent bat report compiled for the site.

Other

5.9 It is recommended that an update assessment is undertaken if more than 18 months have elapsed between the survey and the point at which any development decisions have been made at the site.

## 6. REFERENCES


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# Appendix A
# Site Plan

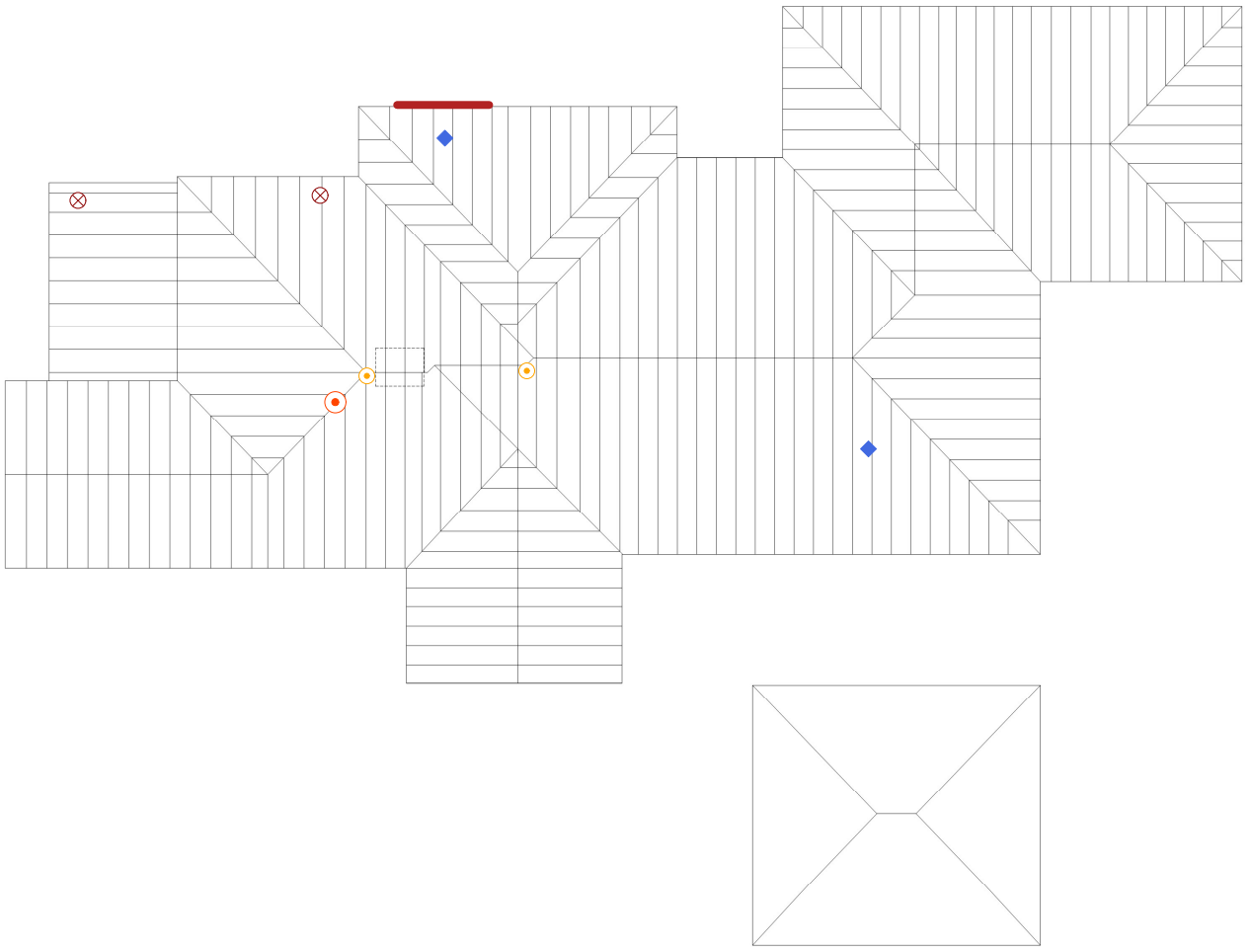



Figure 1: Kelmaine Preliminary Roost Assessment Map

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 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) is to conserve plants and animals which are considered to be rare across Europe.

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);
* 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.