

Bat Roost Potential Report

Office Unit

Land at Jandola

New Hall Lane

Small Dole

West Sussex, BN5 9YH

NGR: TQ 21103 13409



10th November 2025

Sylvatica Ecology Ltd

Company Registration Number: 07705793

1.0	SUMMARY	4
2.0	INTRODUCTION	5
	<i>Aim of this Study</i>	5
	<i>Legal Status of Bats</i>	5
3.0	METHODOLOGY	6
	<i>Bat Records Search</i>	7
	<i>Lead Surveyor</i>	7
	<i>Equipment Used</i>	7
4.0	RESULTS	8
	<i>Historical Records Search</i>	8
	<i>Granted Bat Mitigation Licences within 2.0km</i>	9
	<i>Summary of Habitats Present on Site</i>	9
	<i>Building</i>	9
	<i>Bat Potential</i>	9
5.0	DISCUSSION AND RECOMMENDATION	10
	<i>Low Potential Buildings</i>	10
	<i>Natural England Bat Mitigation Licencing</i>	10
	<i>Lighting</i>	10
6.0	REFERENCES	12
7.0	PHOTOS OF BUILDINGS	13

Limitations and Liabilities

Sylvatica Ecology Ltd retains the copyright of this report and its contents are for the sole use of the client (s). Copy of this document may only be undertaken in relation to the development works at the office unit at Jandola, New Hall Lane, Small Dole, West Sussex, BN5 9YH, NGR: TQ 21103 13409 and only once payment of full fees for this survey and report have been made. Reproduction of the whole, or any part of the document, without written consent from Sylvatica Ecology Ltd is forbidden.

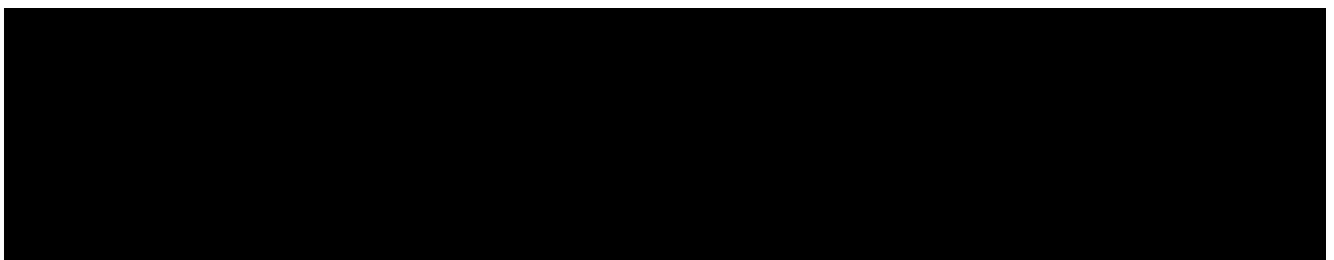
It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

In order to minimise the likelihood of adverse effects on protected animal species over time, it is accepted good practice, in accordance with Natural England (NE) (formerly English Nature) guidance for ecological surveys to be repeated should works be deferred for over 12 months from the date of initial survey.

It is the duty of the landowner, developer and operations managers to act responsibly and to comply with current environmental legislation if protected species are suspected or found prior to, or during works.

The recommendations and information contained within this report are based on the information provided on the development works prior to the surveys being carried out. Should the development proposals change then the findings and recommendations contained within would potentially require revision.

The findings within this report do not constitute legal advice. Should this be required, then a suitably qualified professional practitioner should be contacted.



1.0 SUMMARY

- 1.1 This report presented the findings of a bat roost potential assessment for the office unit located **at Jandola, New Hall Lane, Small Dole, West Sussex, BN5 9YH (TQ 21103 13409)**, undertaken to inform planned redevelopment works. The building was a single-storey timber-clad structure with a pitched tiled roof, situated between an arable field and improved grassland. The surrounding habitats were limited in diversity and comprised managed grassland, arable land and a narrow tree line, providing only moderate suitability for foraging and commuting bats within the local landscape.
- 1.2 A search of biological records within 2 km identified several local bat species, with common pipistrelle recorded most frequently and occasional records of soprano pipistrelle, noctule, Natterer's bat, Daubenton's bat, serotine, Bechstein's bat and barbastelle. A Natural England European Protected Species mitigation licence issued 1.1 km to the southeast confirmed active roosts for common pipistrelle, soprano pipistrelle and whiskered bat in the wider area, indicating that suitable roosting habitat occurred locally. The surveyed building showed no direct evidence of bats such as droppings, staining or feeding remains. However, the external timber cladding and small gaps, together with, provided potential access points for crevice dwelling bat species.
- 1.3 Based on available features, the building was assessed as having **low bat roost potential**. In accordance with Bat Conservation Trust guidance (2023), a single bat emergence or re-entry survey is recommended between May and August. If a roost were identified and redevelopment works were likely to affect it, a Natural England bat mitigation licence would be required, including appropriate temporary and permanent replacement roosting provisions. Any future lighting associated with the site should be designed to minimise light spill and maintain dark flight corridors, following current best practice guidance.

2.0 INTRODUCTION

Aim of this Study

- 2.1 This report presents the findings of a bat potential roost assessment (PRA) survey of the office unit located at Jandola, New Hall Lane, Small Dole, West Sussex, BN5 9YH, TQ 21103 13409. A planning application is to be made to carry out redevelopment works at this location, therefore a bat roost assessment was required.

2.2 **Figure 1: Location of Building**



Legal Status of Bats

- 2.3 The potential presence of bat roosts within a proposed development site has to be considered as all eighteen of the UK's bat species are protected under Section 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended). The WCA states that '*a person is guilty of an offence if intentionally or recklessly they disturb [a bat] while it is occupying a structure or place which it uses for shelter or protection; or he obstructs access to any structure or place which [a bat] uses for shelter or protection*'.
- 2.4 Bats are also protected under the Conservation of Habitats and Species Regulations 2017. Bats are listed as European protected species under which it is an offence if;
- *a person deliberately captures, injures or kills any wild animal of a European protected species,*

- *deliberately disturbs wild animals of any such species,*
- *damages or destroys a breeding site or resting place of such an animal.*

2.5 Disturbances of animals include in particular any disturbance which is likely to impair their ability to,

- *survive, breed or reproduce, or to rear or nurture their young,*
- *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.*

3.0 METHODOLOGY

3.1 This survey was carried on the 28th October 2025 using standard guidance Bat Surveys Guidelines for Professional Ecologists – Good Practice Guidelines 4th Edition (BCT 2023a). **Table 1** below details the specific categories for bat potential against the features within the building. This assessment classification has been made in accordance to these criteria.

3.2 **Table 1: Criteria for the Classification of Buildings for Bats (BCT 2023a)**

Suitability	Description of Roosting habitats
Negligible	No suitable habitat features on site to be used by roosting bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation)
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed)
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat

Bat Records Search

- 3.3 A 2.0km search of bat data has been made from the National Biodiversity Network. A search of the Multi-Agency Governmental Information Centre (MAGIC) was made for previously granted Natural England Mitigation Licences within 2.0km of the proposed development site.

Lead Surveyor

- 3.4 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 20 years on a number of differing locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576-CLS-CLS) reptiles, amphibians including great crested newt *Triturus cristatus* (Class 1 2016-20290-CLS-CLS) and terrestrial mammals including dormice *Muscardinus avellanarius* (2015-13188-CLS-CLS) and birds including barn owl licence *Tyto alba* (CL29/00236). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com).

Equipment Used

- 3.5 A high-power torch (1 million candle power) was utilised to illuminate any external areas of interest, with a less intrusive head torch used for assessing internal spaces. Crevices were checked using a PCE300 endoscope. Nikon Monarch binoculars were used to further assess external areas from the ground.

4.0 RESULTS

4.1 This section provides an account of the results from the survey carried out on the building and provides the justification for any further recommendations outlined within this report.

4.2 **Table 2: Weather Conditions at Time of Survey**

Temperature	Precipitation 24hrs		Wind Direction	Wind Speed (Beaufort Scale)	Cloud Cover
	Prior to Survey or during the survey				
14.5°C	None		SW	2	50%

4.3 The weather conditions at the time of the survey were suitable for a preliminary bat roost potential survey.

Historical Records Search

4.4 **Table 3: Summary of 2.0km Radius Bat Records Search**

Common Name	Latin Name	Records
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	27
Noctule	<i>Nyctalus noctula</i>	5
Natterer's Bat	<i>Myotis nattereri</i>	6
Daubenton's Bat	<i>Myotis daubentonii</i>	3
Serotine	<i>Eptesicus serotinus</i>	4
Bechstein's Bat	<i>Myotis bechsteinii</i>	1
Barbastelle	<i>Barbastella barbastellus</i>	1
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	5

4.5 The local bat records were dominated by common pipistrelle with 27 records, with smaller numbers of soprano pipistrelle (5), noctule (5), Natterer's bat (6), Daubenton's bat (3) and serotine (4) also present, indicating a typical mix of species that forage along habitat edges and in open airspace. Single records of Bechstein's bat and barbastelle were also noted.

Granted Bat Mitigation Licences within 2.0km

4.6 ***Table 4: Granted Natural England Mitigation Licences***

Licence Number	Distance and Direction	Species	Type	Date	NGR
2020-46082-EPS-MIT	1.1km southeast	Common Pipistrelle, Whiskered Bat and Soprano Pipistrelle	Destruction of a Breeding Site and Resting Place	03/09/2020 to 31/08/2030	TQ 2139 1240

- 4.7 A European Protected Species licence was issued in 2020 approximately 1.1 km to the southeast for works affecting common pipistrelle, whiskered bat and soprano pipistrelle, permitting the destruction of a breeding site and resting place. The licence remains valid until 2030.

Summary of Habitats Present on Site

- 4.8 The site comprised a small building set along a track bordered to the west by an arable field under cultivation and to the east by a large area of closely managed improved grassland. A linear belt of mixed trees and shrubs formed a boundary between the arable land and grassland, providing limited structural connectivity through the landscape, with occasional scattered trees also present within the grassed area. The building itself was situated on hardstanding with negligible vegetative cover. There was a large pond to the north, approximately 75m from the building.

Building

- 4.9 The building was a single-storey timber-clad structure with a pitched tiled roof, set within a well-maintained garden. The external walls were constructed of horizontal weatherboarding with modern double-glazed window units and metal or uPVC rainwater goods. The roof tiles were mostly well set, but there were gaps present under the tiles along the southern roof edge. The building included exposed roof timbers internally, with a simple open-plan layout beneath the roofing structure which was in use as an office space.

Bat Potential

- 4.10 The building was assessed as having low potential for roosting bats due to the presence of timber cladding. The open internal roof structure offered no suitable bat roosting opportunities, however. The bat potential is likely limited to crevice dwelling bat species. The building was also located within a semi-rural landscape with adjacent hedgerows and fields that provided suitable foraging habitat and commuting routes for a range of local bat species.

5.0 DISCUSSION AND RECOMMENDATION

Low Potential Buildings

- 5.1 For low potential buildings the recommendations are for a single emergence survey to be carried out between May to August (inclusive).. If bats are present that are considered nationally, regionally and locally rare/ important and/ or larger numbers of bats are found indicating a maternity colony then additional surveys would be required to inform any planning application and to provide enough data for any Natural England licence application. All of the emergence surveys carried out would have to be a minimum of three weeks apart.

Natural England Bat Mitigation Licencing

- 5.2 If a bat roost is found within the building and it is predicted that the bat roost is to be unavoidably and adversely affected by the development works, then a mitigation licence must be obtained from Natural England. Suitable replacement roosts would be installed, with temporary roosts installed as close as possible to any previous roost during the works and more permanent replacement roosts installed as part of the development works, if the roost is to be lost. The type of licence that would be appropriate would be determined by the outcome of the further surveys that would be required if bats are found to be present.
- 5.3 The application for a licence would also include a method statement that would incorporate mitigation measures to ensure that the favourable conservation status of the bats within the local area is maintained. Some rarer bat species require more extensive mitigation measures, but the species present(if any) is yet to be determined at this location. The licence would require the production of a method of works, which would include measures such as hand removal of the roof tiles under the supervision of a licenced ecological consultant and the removal, by hand, of any bats found to the pre-installed mitigation measures. Mitigation and compensation measures would be required. These would depend on the type of roost present. Temporary measures would be installed prior to any works, which could take the form of bat boxes installed in trees adjacent to the building. Measures would then need to be incorporated into the new building to provide a permanent roost replacement.

Lighting

- 5.4 Bat species have been recorded within 2.0km of this location. These are particularly sensitive to light spill and require dark commuting/ foraging corridors to maintain flightlines to roosts, breeding sites and foraging locations. The development proposals will need to incorporate a bat sensitive lighting scheme to ensure that there are no negative impacts to the surrounding habitat.

5.5 Any lighting installed as a result of this development will conform to the specifications which are outlined within BCT Guidance Note (2023b). This will reduce any light pollution that could impact nocturnal activity of fauna, namely bat species, some of which are extremely sensitive to light pollution. Light spill into adjacent habitats will be reduced and avoided by the following:

- *All luminaries will lack UV elements; metal halide and fluorescent sources will be avoided,*
- *A warm white light spectrum on external lighting will be adopted (<2700kelvin) to reduce the blue light component,*
- *LED luminaries will be used where a sharp cut off is required to avoid light spill into adjacent habitat,*
- *External luminaries will feature wavelengths higher than 550nm to avoid the component of light most disturbing to bats,*
- *Column heights of external lighting will be limited,*
- *Luminaries will be mounted on the horizontal plane, with no upwards tilt,*
- *Security lighting will be set on motion sensors and on short timers (<1min).*

6.0 REFERENCES

BCT (2023a) Bat Survey Guidelines for Professional Ecologist – Good Practice Guidelines 4th Edition.

BCT (2023b) Bats and Artificial Lighting in the UK.

English Nature (2004) Bat Mitigation Guidelines IN13.6.

HMSO (1981) The Wildlife and Countryside Act 1981 (as amended) HMSO, London.

HMSO (2017). The Conservation (Natural Habitats, &c). (As amended) Regulations 2017.

Michell-Jones, T & McLeish, A. P (2004) Bat Workers Manual, JNCC.

7.0 PHOTOS OF BUILDINGS

Plate 1: Southeastern View



Plate 2: Northeastern View



Plate 3: Slightly Warped Cladding Boards



Plate 4: Southern Face



Plate 5: No Suitable Roof Void



Plate 6: Gaps Under Tiles



Plate 7: Western Field Edge of Building



Plate 8: Northwestern Face

