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BAT SCOPING SURVEY REPORT

Site: Garage at: Tall Oaks
Frylands Lane
Wineham
West Sussex BN5 9BP

Client: Mr M Comber
Tall Oaks
Frylands Lane
Wineham
West Sussex BN5 9BP

Surveyors: S L Wright - NE CL18 Bat Class Svy. Lic. No. 2025-85091- CL18-BAT
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NE Reg. Bat Consultant No. RC182

Survey Date: 9th April 2026

Report Date: 12^h April 2026

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**Phase 1 Bat Survey/Bat Scoping Survey – Garage at: Tall Oaks, Frylands Lane, Wineham
West Sussex BN5 9BP - OS Grid Ref: TQ 22635 19510****Executive Summary**

Two surveyors from Batscan Ltd, undertook a Phase 1 bat survey/bat scoping survey of a detached, double garage at a property known as Tall Oaks, in Frylands Lane, Wineham, West Sussex, on 9th April 2026. The survey was undertaken on behalf of the property owners, who are proposing to demolish the existing structure, situated close to the family home and to replace it with a new garage and gym pod.

The property is situated close to woodland and water bodies with good connectivity via mature tree-lines and hedgerows. The existing garage is in a shady position, beneath a large oak tree. The garage is constructed of painted brick with timber cladding on the gable, with an unlined, shallow-pitched, slate roof and an 'up-and-over' door.

Bats and their roosts are protected by law and therefore, appropriate surveys are required, when it is suspected that bats may be affected by proposed building works. At this time of the year, British bats are emerging from their winter hibernation period but are not reliably active, therefore, only a Phase 1 survey, or bat scoping survey, can be undertaken.

The surveyors made a detailed inspection of the exterior and interior of the building, checking for evidence of bat use and for the potential for bat use.

No bats or evidence of bats was seen inside or around the exterior of the garage. Overall, the potential for bat use is considered to be negligible and therefore, no further bat surveys should be required.

However, because the surrounding habitat is ideal for use by bats, of most UK species, it remains *possible* that a bat or bats might be found, roosting opportunistically in the structure, at some time during the year. Therefore, it is advised that appropriate care should be taken when roofing materials are removed. It is also recommended that bat roosting features should be incorporated into the replacement building, both in case roosting opportunities are inadvertently lost and as an aid to local biodiversity. Further advice is offered, in this report.

1. Introduction & Background

- 1.1 Two surveyors from Batscan Ltd undertook a Phase 1 bat survey/bat scoping survey of a detached, double garage at a property known as Tall Oaks, in Frylands Lane, Wineham, West Sussex, on 9th April 2026. The lead surveyor holds a Natural England, Level 2 Bat Class Licence and the second is a trainee. For details of licences and affiliations, please see this report cover.
- 1.2 The survey was undertaken on behalf of the property owners, who are proposing to demolish the existing structure, which is situated close to their detached home and to replace it with a new garage and gym pod.
- 1.3 Because bats and their roosts are protected by British and European law, appropriate surveys should be carried out, where it is suspected that they may be affected by proposed building works. An account of the laws protecting bats and of relevant planning considerations is attached to this report.
- 1.4 At this time of the year, British bats are beginning to emerge from their winter hibernation sites but are not reliably active and, therefore, only a Phase 1 survey, or bat scoping survey, can be undertaken. The weather was mild, dry and calm, during this Phase 1 survey.
- 1.5 The property is situated in open countryside, adjacent to woodland and a short distance from water bodies, with good connectivity, via mature tree-lines and hedgerows. The existing garage is in a shady position, beneath a large oak tree. The garage is constructed of painted brick with timber cladding on the gable wall, a shallow-pitched, slate roof and an 'up-and-over' door.

2. Bat Scoping Survey – 9th April 2026 – Methodology

- 2.1 Desk Study

Prior to the site visit, a search of the MAGIC (Multi Agency Geographic Information for the Countryside) website, provided by DEFRA and managed by Natural England, was carried out, to establish whether any European Protected Species Licences, with regard to bats, had been granted in the surrounding area (See below and "Legal Protection" p.13). Aerial maps were studied to establish the extent of connectivity between the property and likely foraging areas.
- 2.2 Daytime Inspection
 - 2.2.1 Exterior

The surveyors made a careful inspection of the exterior of the garage, using a ladder to reach higher levels and powerful torches and binoculars to check for any cracks or crevices, which might be suitable for use by roosting bats.
 - 2.2.2 Interior

The interior of the building, which is open to the apex of the unlined roof above, was searched, using powerful torches. The surveyors checked for bats, evidence of bat use, such as bat corpses, droppings, urine spots and 'rub' marks, from the oil on bats fur, as well as for the potential for bat use.

- 2.3 The surrounding habitat was assessed for likely bat use.
- 2.4 Photographs were taken of relevant features and detailed notes were taken.
- 2.5 Recommendations from the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (4rd edn)*¹ were followed for the course of this survey.
- 2.6 *The surveyors also checked for evidence of nesting birds.*

3. Bat Scoping Survey – 9th April 2026 – Results

3.1 Desk Study

3.1.1 MAGIC Maps

The database revealed that no European Protected Species Licences (EPSLs), in respect of bats, have been granted within a 1km radius of the site. Four licences have been granted within a 1km radius. Please note that this list does not include 'low impact', or Bat Mitigation Class Licences. Bats of most British species have been recorded in this area.

- 3.1.2 Aerial maps revealed that the surrounding habitat, comprising open, tree-lined fields, mature woodland and nearby water-bodies, including the River Adur and a mill stream, as well as large ponds, offers a high potential for bat use.

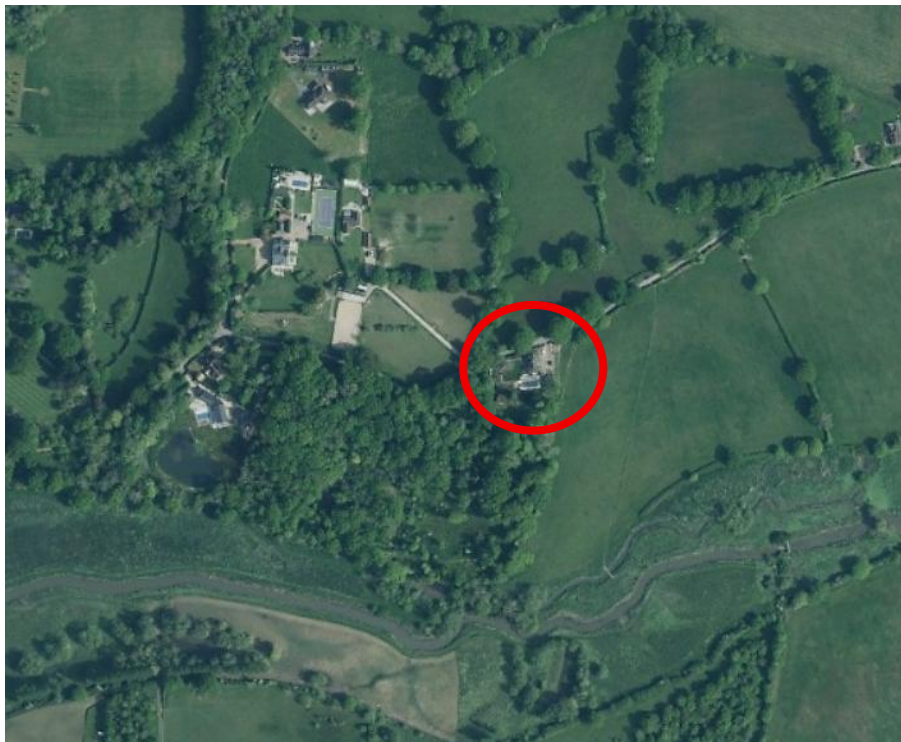


Fig. 1 – MAGIC Maps – The property, circled (Garage to S of house)

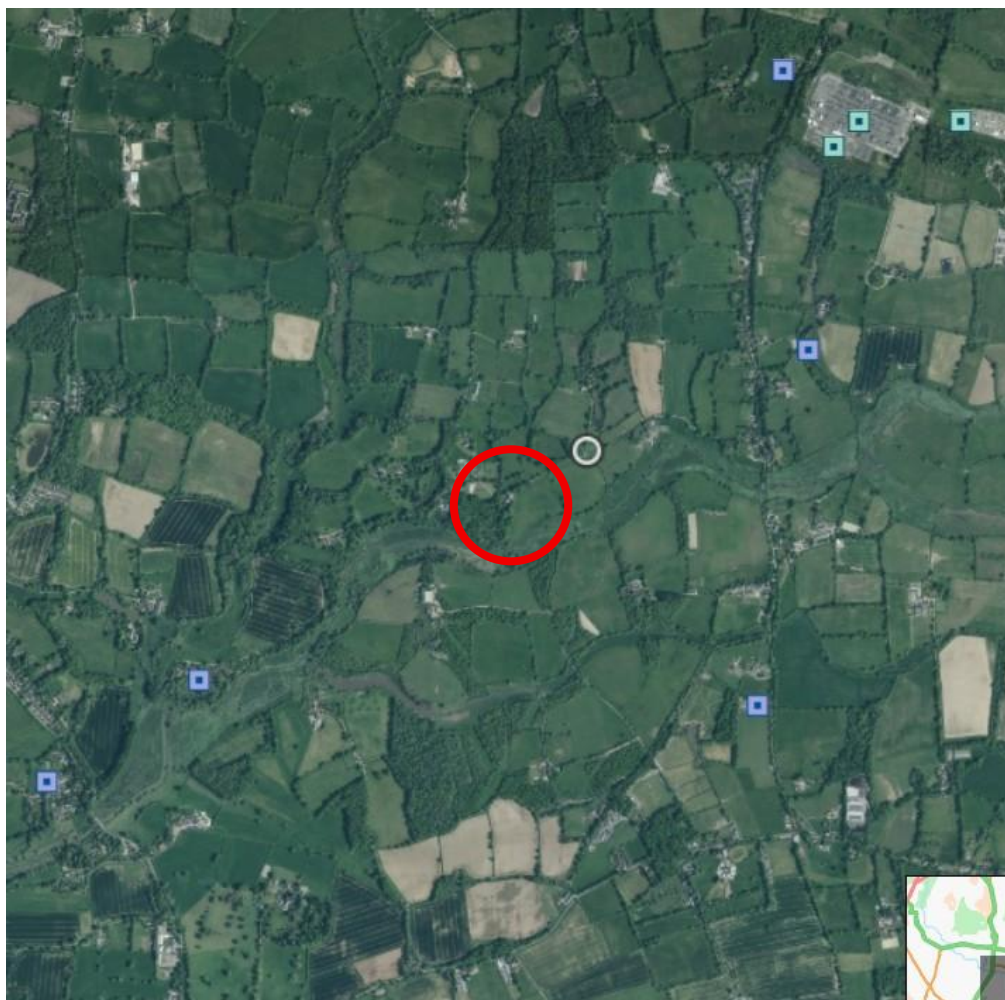


Fig. 2 – MAGIC Maps – The site, circled red. Purple squares denote sites where NE EPS Licences have been granted.



Fig. 3 – View from grounds of property, across nearby countryside

3.2 Building Inspection - Results

3.3.1 Exterior

No evidence of bats was seen around the exterior of the garage. Although a number of the roof slates have slipped, there is no lining beneath, where bats might find a roosting place. The roof is moss covered and is likely to be shaded by the very large oak tree, adjacent to this building, when the tree is in leaf. There are no crevices around the exterior, suitable for bat use. The painted timber cladding does not offer any access or roosting opportunities for bats and is also unlined, internally. Gaps at eaves level might allow bats and birds to gain entry, but there is no evidence to suggest that they do so.



Fig. 4 – Garage, viewed from the north – moss covered slates on roof



Fig. 5 – Entrance to garage (west side), with timber cladding above



Fig. 6 – The garage, viewed from the south-west



Fig. 7 – View to eaves of building



Fig. 8 – Slipped slates on roof verge

3.3 Interior of Garage - Results

The interior of the garage is open to the apex. Netting has been fitted, at a high level, across the roof, at some time, perhaps to discourage birds. It has also collected fallen leaves from the oak tree. No bats or evidence of bat use, was seen inside the barn. However, there is significant use by mice, evidenced by droppings and feeding remains.

- 3.4 *No evidence of nesting birds was seen inside the garage. However, there is a bird box on the exterior, which may be used by during the spring. Nesting birds are protected by law and must not be disturbed.*



Fig. 9 – Interior view of garage

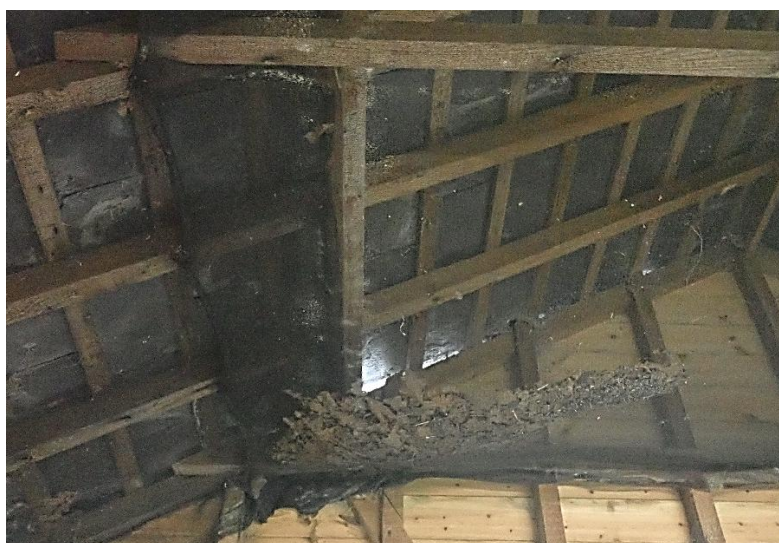


Fig. 10 – Accumulated leaves in netting and gaps above, where slates have slipped

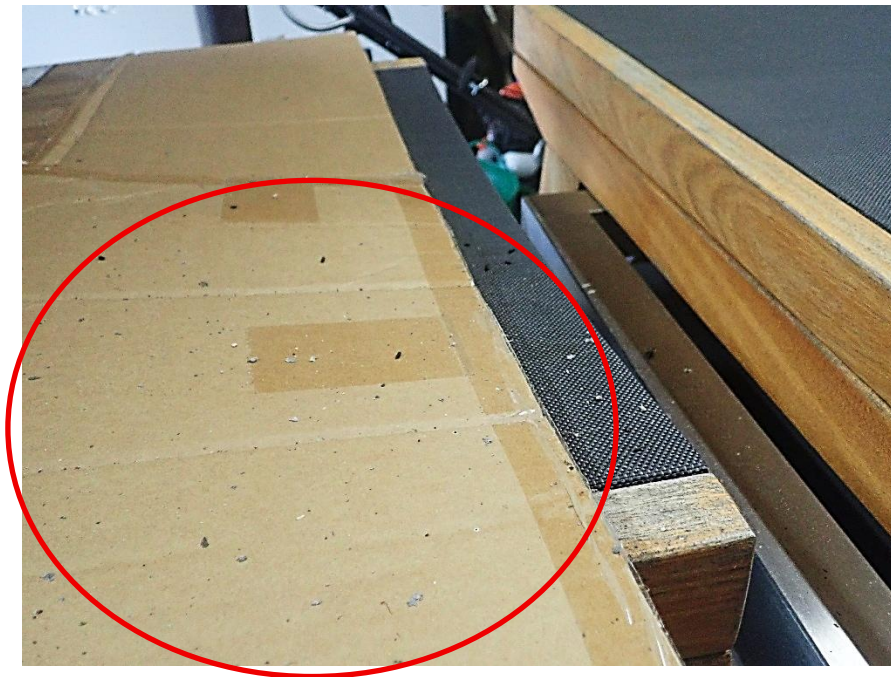


Fig. 11 - Rodent (mouse) droppings on stored items in garage

4. Survey Constraints

- 4.1 This Phase 1 bat survey (bat scoping survey) was carried out towards the end of bats' winter hibernation season and any droppings may have been left, on the exterior of buildings, will have been washed away, by wind or rain, by this time of the year. However, the garage is in a sheltered position and this is not considered to be a very significant constraint.

5. Conclusions and Recommendations

- 5.1 No bats or evidence of bats was seen inside or around the exterior of the garage. Overall, the potential for bat use is considered to be negligible and therefore, no further bat surveys should be required. However, because the surrounding habitat is ideal for bat use and as bats might be able to gain entry to the interior, there remains a slight possibility that a bat could be found, roosting opportunistically in the structure. Therefore, it is advised that appropriate care should be taken when roofing materials are removed. A written copy of a 'toolbox talk' in respect of bats, is attached to this report. This gives advice on the care required when dismantling buildings where bats might be found, on signs of bat use to be aware of and on what to do, should a bat be discovered during the works.
- 5.2 It is also advised that bat roosting opportunities should be made available in the replacement building, both in case roosting places are inadvertently lost and as an aid to local biodiversity. This could be achieved by fitting one or more purpose-made bat roosting units into new walls, preferably on the most open and accessible elevations. Alternatively, bat access tiles can be fitted into a new roof, or good quality bat boxes fitted to walls or mature trees, at a height of at least 3m and also on the most open elevation. Various models of integral bat boxes and

bat access tiles are available from suppliers such as Wildlife and Countryside Services Ltd. Free-hanging bat boxes are widely available online and in larger garden centres. Further advice on suitable measures is available, on request.

www.wildlifeservices.uk or NHBS Ltd www.nhbs.com

See examples, below:



Figs. 14 & 15 - Integrated Eco Bat Box (NB) | Wildlife Services Tudor Bat Tile Set | Wildlife Services

*¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Overview of the law relating to bats – England and Wales (should not be relied on in place of professional legal advice.) - Updated January 2024 with advice from the 4th edition of the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists – Good Practice Guidelines'.*¹

Legal Protection

All bat species and their roosts in England and Wales are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). 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), lists species of Community interest, for which conservation requires the designation of Special Areas of Conservation (SACs), as part of the Natura 2000 network. (now referred to, in the UK, as 'the National Site Network', following Brexit). Annex IV lists species of Community interest in need of strict protection. This protection means that they are also a relevant consideration in a Habitats Regulations Assessment (HRA). All bat species are listed in Annex IV and some are listed in Annex II (greater horseshoe bat (*Rhinolophus ferrumequinem*), lesser horseshoe bat (*Rhinolophus hipposideros*), barbastelle (*Barbastella barbastellus*) and Bechstein's bat (*Myotis bechsteinii*)).

The EC Habitats Directive was transposed into UK law and the regulations implementing the Directive in the Conservation of Habitats Regs. 2017 (as amended) in England and Wales. The regulations are generally referred to as the Habitats Regulations. When the UK left the European Union in January 2020, although no longer bound by European legislation, the related domestic legislation was retained, so that bats receive the same level of protection as previously. The European Commission published an updated version of their Guidance document (EC 2021) and this remains a relevant source of information.

All species of bats found in the wild in the UK are, therefore, European Protected Species (EPS) and it is unlawful to kill, injure, capture or take a wild bat. It is also unlawful to disturb bats, particularly if the level of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear young, to hibernate or migrate and also to significantly affect local distribution or abundance. In England and Wales, this offence requires a deliberate action. Throughout the UK, it is illegal to damage or destroy a place used by a bat for breeding or resting. This offence is unique in that it is a strict liability offence which can be committed accidentally; no element of intentional, reckless or deliberate action needs to be evidenced. Under the Habitats Regulations, it is an offence to be in possession of a wild bat, alive or dead, or any part of a bat; to sell, transport or exchange a bat.

It is also illegal in England and Wales, under the **Wildlife and Countryside Act 1981 (as amended)** to intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection. In England and Wales, it is an offence under the W&C Act to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection. As with intentional or reckless disturbance, **The Environment Act, 2021** introduces a new exception to the W&C Act offences for any actions taken under the auspices of a Habitats Regulations Licence. A further change, made in 2022, allows licences to be issued (in England) for reasons of overriding public interest, providing there is no other satisfactory solution and that the activities licensed will not be detrimental to the survival of the species concerned. This provision relates to development works. Actions, which would otherwise be illegal, can be made lawful, if licensed by the appropriate licensing body (Natural England (NE) in England). It is an offence to make a false statement in order to obtain a bat licence or to fail to comply with licence conditions.

A householder who disturbs a bat in its place of protection in a dwelling house, or obstructs access to this place of protection, does not commit an offence if they first seek and advice from Natural England and allow time for such advice to be provided. However, if the bat is within the living space of a dwelling, it is not considered to be an offence to disturb it. It is not illegal to take a disabled bat, for the sole purpose of tending it and releasing it

when appropriate, providing the person can show that it was not harmed deliberately by them. It is also not illegal to kill a bat (unless harmed by their own unlawful act), if there is no reasonable chance of it recovering. These defences only apply where there is no reasonable alternative and when the act will not be detrimental to the Favourable Conservation Status of the species, in its natural range.

Across the UK, Sites of Special Scientific Interest (SSSIs) have been identified by the Statutory Nature Conservation Bodies, including some notified for their bat interest. The relevant legislation is the W&C Act. This provides additional protection for bats and their roosts, in these sites.

The police have the power to stop and search a person who is suspected of committing a bat related offence, enter property (other than a dwelling house) without a warrant, or enter a dwelling house with a warrant. They are empowered to take with them any person or equipment required to exercise these powers.

Those found guilty of offences relating to bats can face unlimited fines in England and Wales, and/or be sentenced to six months imprisonment. Any profit arising from this criminal activity can be confiscated.

The Environmental Damage (Prevention and Remediation) (England) Regulations 2015 aim to prevent damage to the environment, including protected species, such as bats. The regulations require the operator to take all practicable steps to prevent environmental damage and give enforcing authorities the power to serve notice and specify action required to prevent environmental damage. Remediation orders can be imposed to repair any damage which has occurred. This can be used alongside a prosecution under the Habitats Regs., to gain better outcomes.

Licensing

The two main types of relevant licence are **EPS survey licences** and **EPS mitigation licences**:

Survey Licences are granted in England by Natural England and are issued to ecologists, under the Habitats Regs and the W&C Act, to permit them to undertake activities that would otherwise be illegal – i.e. entering bat roosts and disturbing bats. The ecologist is required to be suitably qualified and experienced under British Standard BS42020. Different activities (ie, certain projects and methodologies) are licenced under separate licences. Photographing bats is only permitted under a survey licence when it is 'an incidental part of other licensed bat work'. Where disturbing bats is proposed for the sole purpose of photography, this must be specifically licensed.

Conservation Licences are issued where improvements are made to a bat roost for the specific aim of conserving the species.

Class Licences for surveying bats in England cover all bat-related activity, outside of the NE volunteer bat roost visitor advice service, including bat box checks, hibernation surveys, general surveys and limited use of

equipment such as harp traps etc. There are four levels of licence, allowing for different bat-related activities (both voluntary and professional): **Level 1** (to survey bats by observation only, not including hibernating bats – WML-CL17, **Level 2** (to survey bats using artificial light, inc. hibernating bats, use of hand-held and static nets – WML-CL18, **Level 3** (to survey bats, including previous methods and additionally to use mist nets and acoustic lures (WML-CL19) and **Level 4**, as previous licences but including the use of harp traps.

European Protected Species (EPS) licences (derogation, mitigation or development licences) are issued under the Habitats Regs., by NE in England, after three tests have been satisfied in relation to the proposed action:

The proposed action must be for the purpose of preserving public health or safety or other reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment and preventing serious damage to property.

There is no satisfactory alternative to the proposed action and: The action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

The Environment Act 2021 introduced a new exception to the Wildlife and Countryside Act offences, for any actions taken under the auspices of a Habitat Regs. Licence. Another change is that licences can now be issued in England for reasons of overriding public interest, providing the tests are met. This provision for development

activities was not previously available under the W&C Act. In order for the licensing tests to be correctly applied, it is essential that adequate bat survey information is supplied. Without this, a licence may not be granted.

In 2018, NE introduced a new ‘low impact’ licensing scheme, now titled the **Bat Mitigation Class Licence (BMCL)**. Ecologists can become ‘Registered Consultants’ to use this type of licence, with appropriate training and assessment. The BMCL is only suitable for low conservation status roosts of common bat species.

In 2018, NE announced the introduction of a **Bats in Churches Class Licence**, allowing appropriately trained Registered Consultants to use a more streamlined process when the presence of bats in a church is resulting in significant impacts.

In 2021, NE began a pilot of the **Earned Recognition Scheme**, where a consultant’s competence in undertaking survey work and associated mitigation, etc., is assessed and accredited. Using an accredited consultant allows developers to experience a more streamlined licensing process. A competency framework defines the requirements for different levels of accreditation. A second pilot phase, known as Beta ER, is currently underway.

It is also possible, in England, to apply for an **organisational licence**, which licences organisations (under specific conditions) to carry out certain routine activities affecting bats.

Planning Policy Context

The biodiversity duty is imposed in England through the Environment Act 2021, which amends the **Natural Environment and Rural Communities (NERC) Act 2006** by adding the words ‘and enhance’ alongside ‘conserve’. Public authorities must consider what action they can take to further the biodiversity objective.

Relevant Policy documents in England are:

National Planning Policy Framework (NPPF), Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations & their Impact Within the Planning System (2005) and National Planning Practice Guidance Natural Environment (2019).

In addition to the national policy guidance, regional and local planning policies should be consulted and **NE’s Standing Advice to LPAs (GOV.UK.2022A)** may be relevant. Planners are required to consider protected species

as a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Where bats may be present, this will include the need for adequate bat surveys to establish the presence or absence of bats, to predict the likely impact on bats and their roosts and if

necessary, to design appropriate mitigation measures, etc.. In planning terms, development includes activities requiring outline or full planning permission, permitted development, listed building consent and/or prior approval to demolish. SSSI consent may also be needed. Further details are provided in Clauses 6 to 8 of BS42020 (BS1, 2013) see <https://knowledge.bsigroup.com/products/biodiversity-code-of-practice-for-planning-and-development-standard>

Additionally, the Partnership for Biodiversity in Planning (PBP) Project, funded by the Esmée Fairbairn Foundation, was a partnership of 19 organisations in the conservation, planning and development sectors and has produced an online, interactive trigger list called the Wildlife Assessment check (WAC) – <https://www.biodiversityinplanning.org/wildlife-assessment-check>

Batscan Ltd Toolbox Talk

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British Bats

Ecology

- At least 17 species of bat live and breed in the UK, some of which are extremely rare.
- All UK bats feed on insects, which they catch in flight, using echolocation.
- In summer, the females gather in groups which are called nursery colonies.
- Like humans, each mother gives birth to a single pup and, very occasionally, twins.
- Mating takes place in the autumn before bats hibernate for the winter.
- Bats are very long-lived animals with even some small species living up to 40 years.
- The smallest British bat, the pipistrelle, weighs just 5 grams (the weight of a 20p piece).



Bats and the Law

Bats are protected by law under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2010

- It is illegal to capture, injure or kill bats or damage, destroy or obstruct bat roosts
- Penalties: £5000 per offence - Imprisonment (up to 6 months)
- Licensing: Where significant disturbance to bat, obstruction or destruction of roosts cannot reasonably be avoided by careful methodology and timings, a Natural England Bat Mitigation Licence - European Protected Species Licence (EPSL) - will be required to allow works to continue without causing an offence under British and European Law. A detailed Method Statement must be agreed as part of the licence application. The need for a licence will be determined by your ecologist, who will assess whether or not offences can be avoided by careful consideration to timing and methodology of works. For small numbers of bats, of more common species, a 'low impact' or Bat Mitigation Class Licence (BMCL) may be appropriate.

Where Bats are Found in Buildings

Different species may use different parts of a building for roosting.

Typical roosting areas are:

- Roof voids
- Crevices behind hanging tiles, weather-boarding or other cladding
- Crevices under lead flashing or fascia boards
- Crevices below lifted or missing roof tiles/slates
- Cracks in walls or around structural timbers
- Between roofing materials on flat roofs
- In gaps around mortise and tenon joints, or similar timbers, in old barns

Pre-Works Inspection

Where it is suspected that bats might be found in a building where works are proposed, a pre-works inspection will be carried out, by an ecologist, prior to works. Any features which may support bat roosts will be identified and contractors will be advised regarding which areas must be dismantled carefully, under the supervision of an ecologist.



Pipistrelle droppings in exposed wall cavity



Long-eared bat droppings in roof void

Supervision of Works

Where it has been agreed that works can continue without a licence but under a non-licensed Method Statement (for instance where methodology has been drawn up to ensure that significant disturbance will be avoided, by timing works to occur before bats return to their summer roosts and by reinstating their roosting features, or by avoiding works to roost areas)

- Supervision will include the removal by hand of roosting features

- Timing of works to avoid the most sensitive times of year for bats – ie the peak hibernation season and the summer breeding season
- It will be ensured that the roosting area is made unsuitable for bat use until roosting features are reinstated.

Finding Bats During Works - What to Do

If a bat or bats are discovered during soft stripping etc., works must stop whilst prompt advice is sought from the ecologists.

- If the bat is injured or in immediate risk of injury, it should be carefully moved into a suitable container (the ecologist is likely to have provided a container for emergency use). Bats should be handled with great care using thick gloves, such as gardening type gloves, or a soft cloth to avoid any biting or scratching incidents and also to avoid injury to the bat.
- In the unlikely event of a biting or scratching incident, any wound should be washed thoroughly with hot water and soap. Antiseptic solution can also be used. Because two species of bat found in the UK (Daubenton's bat (*Myotis daubentonii*) and serotine (*Eptesicus serotinus*) can occasionally carry a rabies-related virus, prompt medical advice MUST be sought and if possible, the bat safely contained for identification by an ecologist.
- Except for emergency situations, bats should not be touched or handled, or uncovered if they are in their roost. The ecologist will collect the bat, if necessary, or advise that it should be left to make its own escape. An exclusion device may be used, by the ecologist, if the bat cannot safely be removed.

Post Works Checks

On completion of works, the reinstated or replaced bat roosting features will be inspected to ensure that they are suitable for bat use and, if considered necessary, follow-up surveys will be undertaken.