

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Sunnyside, Bentons Lane, Dial Post, Horsham, RH13 8NW

Client:

Oaklands Park

Report date:

22nd September 2025

Project:

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as:

Demolition of the existing dwelling, and construction of a replacement dwelling along with associated landscaping

This report is supplementary to the Preliminary Ecological Appraisal report completed by Ecology and Habitat Management Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Ecological Appraisal report completed by Ecology and Habitat Management Ltd (2025). for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Background

Preliminary Ecological Appraisal report completed by Ecology and Habitat Management Ltd (2025). Building 1 (B1) is the main dwelling on site and has a known brown long-eared bat roost present. During the survey two clusters of bats were found within the crawl space of B1 (a total of 6 individual bats). As such B1 is a confirmed bat roost. Building 2 is a c.3m by c.5m wooden shed with a corrugated metal roof. Access is from the north. The building shows signs of being used for storage. Bat droppings were found on the floor towards the centre of the building. Building 3 is a c.3m by c.4m wooden shed with a tiled roof. Access is from the east. The building shows signs of being used as a potting shed. Ivy and Bramble have started to enter the building from the outside.

Updated Surveys

An updated daytime inspection was carried out on B1, B2 and B3, including internal inspections. No significant changes in the condition of all three buildings was noted from the previous survey results in July 2025. Droppings (analysed as brown long-eared and serotine) were noted in both the crawl space and loft space of B1, as well as two live brown long-eared bats within the crawl space. No evidence of roosting bats was found during the updated internal inspection of B2, and it was concluded that the building did not have any roosting suitability (i.e. no external features, and interior unsuitable for roosting bats). Due to this, and the lack of any further bat droppings it was concluded that the building had only feeding suitability, and that the previous bat droppings were likely low numbers/an individual bat from the main roost in B1, feeding within B2. No suitable access point into this building for bats was visible, and it was considered that the only access point available would be the main doorway, if left open on occasional nights. Therefore, it is considered that this roost is no longer functional and no further activity surveys were undertaken. B3 was considered to offer Moderate suitability for roosting bats.

Results

The surveys to date have confirmed the following roosts present within B1:

- Roost 1: Brown long-eared maternity roost and associated satellite roost, within the loft space and crawl space of B1 with a peak count of 8 bats with four roost access locations;
 - 1: Lifted tile near chimney on eastern elevation
 - 2: Gap in soffit on eastern elevation
 - 3: Lifted tile near chimney on western elevation
 - 4: Gap in soffit on western elevation
- Roost 2: Common pipistrelle day roost within the soffit on northern elevation with a peak count of 2 bats
- Roost 3: Serotine day roost within the soffit on northern elevation with a peak count of 1 bat
- Roost 4: Serotine occasional/transitional day roost based on droppings located within the crawl space of B1, but no emergences observed during the dusk surveys

The surveys have concluded a likely absence of roosting bats within B3 despite a moderate habitat suitability. The updated daytime inspection of B2 determined that the building does not offer any suitable roosting habitat or identifiable access points therefore is negligible for roosting bats. It was also determined that despite previous droppings noted during the July 2025, no further evidence of bats was observed within the internal space and it is considered that this was likely an individual foraging bat, that has entered the building through an occasionally left open doorway and that there is now a lack of access into the building and the building no longer offers a suitable foraging area.

Impacts and Recommendations

The proposed works (demolition of all buildings on site) will result in a destruction of all roosts present within B1. A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system, and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

If the licence is not obtained by 16/12/2025 a material changes check will be required.

If the licence is not obtained by 01/05/2026 updated dusk surveys will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Proposed development Current use of building – Residential Proposed use of building – Residential Structural changes to building – Full demolition Cosmetic/repair work – N/A Type of permission required – Full planning permission	
The site surveys were designed and managed by Principal Ecologist Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist, Natural England Class 2 Bat Licence.	
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.	
<i>Limitations</i>	During the internal inspection of B1, an active wasp nest was located within the loft space where brown long-eared bats are known to be roosting. Two live bats were noted roosting near the loft hatch, however full access to the loft was not possible due to the wasp nests, and therefore further bats may have been present but not observed. However, given the numbers noted during the subsequent emergence survey it is considered that an accurate roost count has still been made, and it is already known that the roost is a maternity roost based on previous and current survey data.

Field Survey	
Dusk Emergence Survey 1	
Building B1 & B3	
Building inspection prior to survey	Carried out by: Katie Belbin BA (Hons), Graduate Ecologist - Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson Senior Ecologist, licence number can be provided on request. Internal inspection There are two internal loft spaces within the interior of Building 1 (B1); crawl space 1 and loft space 1. Since the Preliminary Roost Assessment (PRA) was conducted, no structural changes have been made to crawl space or loft space. Crawl space 1 on the western elevation of B1 was found to contain a large number of bat droppings. These were sent for analysis and confirmed to be brown long-eared. No live bats were found. Approximate dimensions of the crawl space were 4m by 1.2m with a height of 1.4m. Loft space 2 spanning the whole building length of B1, measuring approximately 8m by 4m with a height of 2m. Two brown long-eared bats were noted near the loft hatch on the northern elevation of B1, roosting in the hip join. An active wasp nest was present within the loft space and therefore a full loft inspection of the area could not be carried out.
	 Figure 1: Crawl space 1 on western elevation of B1  Figure 2: Droppings within crawl space 1



Figure 3: Loft space 1 within B1



Figure 4: Two live brown-long eared bats within loft space 1



Figure 5: Northern elevation of B1



Figure 6: Southern elevation of B1



Figure 7: Western elevation of B1



Figure 6: Eastern elevation of B1

	There are two outbuildings within the garden: B2 and B3. B2 B2 is a wooden shed with a corrugated metal roof. Bat droppings were previously noted within this building during the previous survey; however no droppings were found during the updated survey. The external inspection of the building concluded that there were no roosting features. The external wooden boarding was tight-fitting with no gaps, and the roof structure did not provide any gaps suitable for roosting bats. Internally, the building was not concluded suitable for void-dwelling bats due to high levels of light and lack of gaps/crevices suitable for roosting. Additionally, no access points into the interior were noted during the survey. The building was therefore considered to be of negligible value for roosting bats. Whilst a small number of droppings were noted during the July 2025 survey, it was considered likely that at the time of this survey an access point, such as an open door was present, and that low numbers/an individual bats from the brown long-eared maternity roost foraged within the building. However, given that no access points were available during the updated 2025 survey, with the main access door closed and padlocked it was concluded that the building no longer had feeding suitability, and therefore unlikely to be used by either roosting or foraging bats. As such, no emergence surveys were carried out on this building. B3 B3 is another wooden shed, with a tiled roof. A lean-to connects B2 and B3, which has open sides and a flat roof structure. Externally, there are numerous features across the roof structure of B3 including missing and broken rooftiles, as well as missing mortar along the roof verges. There was a broken window allowing access internally for roosting and foraging bats. Internally, there are high levels of light and a lack of roosting areas for void dwelling species, however access for bats is possible through the broken window, albeit likely to only be utilised by foraging bats as opposed to roosting. The building was therefore considered to provide moderate roosting suitability for bats, in particular crevice-dwelling bats.
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Figure 7: Exterior of B2



Figure 8: Interior of B2



Figure 9: Exterior of B3



Figure 10: Interior of B3

<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Amber Church	1 Year	Level 3	Observing eastern elevation of B1
	2	Joanna Andrews	13 years	Level 2	Observing northern and western elevations of B1
	3	Katie Belbin	2 years	Level 3	Observing northern elevation of B1
	4	Matthew Surry	4 years	Level 2	Observing southern elevation of B1
	5	Unmanned IR	N/A	N/A	Observing southern elevation of B3
	6	Unmanned IR	N/A	N/A	Observing northern elevation of B3
<i>Weather (start/end)</i>	Temperature (°C): 19 Relative humidity (%): 76 Cloud cover (%): 80 Wind (m/s): 2 Rain: None Temperature 18 (°C): Relative humidity (%): 80 Cloud cover (%): 100 Wind (m/s): 2 Rain: None				
<i>Equipment used</i>	Equipment	Make		Model	Count
	NVAs	Nightfox		Whisker	6
	Additional Illumination	Nightfox		XB5 PRO	6
	Bat Detector	Wildlife Acoustics		Echo Meter Touch 2	4
		Magenta Electronics		Magenta Bat4	6

Results						
Date of survey				Sunset; Start - End		
26/08/2025				Sunset 19:59; 19:44 – 21:29		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	Brown long-eared (8)	Maternity roost	B1	Loft space of B1	1: Lifted tile near chimney on eastern elevation 2: Gap in soffit on eastern elevation 3: Lifted tile near chimney on western elevation 4: Gap in soffit on western elevation of B1	8m by 4m with a height of 2m
2	Common pipistrelle (2)	Day roost	B1	Soffit on northern elevation	Gap in soffit on northern elevation	N/A

Surveyor observations		
Surveyor 1	<u>Roost 1: Brown long-eared maternity roost (Figures 2 & 3)</u> Number: 3 Time(s): emerged at 20:36, 20:36, 20:40, 20:43 Location of access point(s): Lifted roof tiles underneath chimney, southeast facing (Figure 2 – Emergence location 1) and gap in soffit (Figure 3 – Emergence location 2) Direction(s) of travel on emergence: south, north, south Species ID confirmed on site or by sound analysis post survey: Brown long eared. Non-echolocating bat, determined by size, flight pattern and time of emergence Summary of general activity: The first bat detected was a common pipistrelle seen not heard, a non-echolocating bat determined to be a common pipistrelle by flight pattern and time of observation. A common pipistrelle was heard not seen at 20:11 and later in the evening from 20:47 until 21:28. A soprano pipistrelle was heard not seen at 20:11, 20:38 and 21:02. A serotine was heard not seen at 20:31, the call was faint suggesting the serotine was not close to	 Figure 1: View of surveyor 1  Figure 2: Brown long-eared emergence from roof tile (Roost 1 – Emergence location 1)

	the surveyor. At 20:35 a non-echolocating bat was observed potentially emerging from the building, possible emergences were also observed at 20:40 and 20:43 by non-echolocating bats but their size and flight pattern suggested they were brown long eared bats. The final bat detected of the evening was a common pipistrelle heard not seen at 21:28.	 Figure 3: Brown long-eared emergence from soffit (Roost 1 – Emergence location 2)
<i>IR position 1 (same view as surveyor 1)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	Post-survey analysis of IR footage confirmed the four emergences observed by surveyor 1 Camera position: observing the same elevation (eastern) as surveyor position 1 Emergences observed: Yes (same as surveyor notes above) No additional bat activity was recorded on the IR camera throughout the survey	 Figure 4: Screenshot from IR camera at darkest point
<i>Surveyor 2</i>	<u>Roost 2: Common pipistrelle day roost (Figure 6)</u> Number: 2 Time: emerged at 20:12, 20:23 Location of access point(s): under the eaves on the north facing elevation Direction(s) of travel on emergence: the bat emerged and flew north	 Figure 5: View of surveyor 2

Species ID confirmed on site or by sound analysis post survey: Confirmed on site and on review of the IR footage.

Roost 1: Brown long-eared maternity roost (Figure 7)

Number: 4

Time: emerged at 20:35, 20:36, 20:43, 20:45

Location of access point(s): Under roof tiles below the chimney, on the west facing elevation (Emergence location 3)

Direction(s) of travel on emergence: the bats emerged and flew north or west

Species ID confirmed on site or by sound analysis post survey: Confirmed on site and on review of the IR footage.

The brown long-eared bats observed by surveyor 2 are separate emergences from those observed by surveyor 1, however they are considered likely from the same roost within the loft space, and therefore classified as roost 1, with different emergence locations.

Summary of general activity:

Between 20:09 and 20:27 frequent common pipistrelle passes and foraging



Figure 6: Common pipistrelle emergences (Roost 2)



Figure 7: Brown long-eared emergences (Roost 1 – Emergence location 3)

	along the tree line to the north and north-west of B1 was observed, the bats were also seen occasionally heading south around the building. A soprano pipistrelle was heard not seen at 20:11. At 20:31 a serotine was seen heading in a south-west direction from the road, across the drive to the neighbouring property. Between 20:35 and 20:55 after emerging the brown long-eared bats were seen foraging to the north west of the site. A distant pass by an unidentified myotis was heard not seen at 21:06.	
<i>IR position 2 (same view as surveyor 2)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	Post-survey analysis of IR footage confirmed the two common pipistrelle and four brown long-eared emergences observed by surveyor 2, plus an additional brown long-eared emergence Camera position: observing the same elevation (northern and western) as surveyor position 2 Emergences observed: Yes (same as surveyor notes above, plus an additional brown long-eared emergence) <u>Roost 1: Brown long-eared maternity roost (Figure 9)</u> Number: 1 Time: emerged at 20:40	 Figure 8: Screenshot from IR camera at darkest point

	Location of access point(s): Under the eaves at the corner point above the front door on western elevation (Emergence location 4) Direction(s) of travel on emergence: the bat emerged and flew west Species ID confirmed on site or by sound analysis post survey: Confirmed on review of the IR footage.	 Figure 9: Brown long-eared emergence (Roost 1 – Emergence location 4)
<i>Surveyor 3</i> <i>IR position 3 (same view as surveyor 3)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	No bats were seen emerging from or re-entering B1 during the survey, or upon review of the IR footage post-survey Summary of general activity: The first bat detected was at 20:11 when a common pipistrelle was seen foraging from the north towards the garden at the south. From this time until the end of the survey multiple common and soprano pipistrelles were heard and seen foraging around the garden area towards the west. at 20:35 a brown long-eared bat was seen foraging around the northern elevation, this carried on until the end of the survey. No other bat activity was recorded on the IR camera throughout the survey	 Figure 10: View of survey 3  Figure 11: Darkest image from IR camera of surveyor 3

<i>Surveyor 4</i> <i>IR position 4 (same view as surveyor 4)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	No bats were seen emerging from or re-entering B1 during the survey, or upon review of the IR footage post-survey Summary of general activity: <i>Species</i> – Common pipistrelle, Myotis Soprano Pipistrelle, brown long-eared <i>Flight paths</i> – N/A <i>Foraging areas</i> – Foraging and circling the garden seen from Common and Soprano Pipistrelles. As well as passing into next door's garden <i>Other activity</i> - Unseen Brown Long-eared identified on detector, but unseen. An unidentified Myotis also seen passing from next door's garden. No additional bat activity to that noted by the surveyor was observed during the post-survey IR footage review.	 Figure 12: View of surveyor 4  Figure 13: Screenshot from IR camera at darkest point
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<i>Surveyor/IR position 5 (unmanned IR observing southern elevation of B2)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	Post-survey analysis of IR footage confirmed no emergencies/re-entries occurred during the survey Camera position: observing the southern elevation of B2 Emergences observed: No No other bat activity was recorded on the IR camera throughout the survey	 <i>Figure 14: View of unmanned IR 1</i>  <i>Figure 15: Darkest point of survey of unmanned IR 1</i>
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<i>Surveyor/IR position 6 (unmanned IR observing northern elevation of B2)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	Post-survey analysis of IR footage confirmed no emergencies/re-entries occurred during the survey Camera position: observing the northern elevation of B2 Emergences observed: No Occasional bat passes recorded upon review.	 <i>Figure 16: View of unmanned IR 2</i>  <i>Figure 17: Darkest point of survey of unmanned IR 2</i>
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Field Survey						
Dusk Emergence Survey 2						
Building B1 & B3						
Building inspection prior to survey	N/A – carried out during the first survey					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation	
	1 - Lead	Amber Church	1 Year	Level 3	Observing eastern elevation of B1	
	2	Joanna Andrews	13 years	Level 2	Observing northern and western elevations of B1	
	3	Katie Belbin	2 years	Level 3	Observing northern elevation of B1	
	4	Matthew Surry	4 years	Level 2	Observing southern elevation of B1	
	5	Unmanned IR	N/A	N/A	Observing southern elevation of B2	
	6	Unmanned IR	N/A	N/A	Observing northern elevation of B2	
Weather (start/end)	Temperature (°C): 16 Temperature (°C): 13 Relative humidity (%): 74 Relative humidity (%): 79 Cloud cover (%): 100 Cloud cover (%): 85 Wind (m/s): 3 Wind (m/s): 2 Rain: None Rain: None					
Equipment used	Equipment		Make		Model	Count
	NVAs		Nightfox		Whisker	6
	Additional Illumination		Nightfox		XB5 PRO	6
	Bat Detector		Wildlife Acoustics		Echo Meter Touch 2	4
			Magenta Electronics		Magenta Bat4	6

Results						
Date of survey				Sunset; Start - End		
16/09/2025				Sunset 19:12; 18:57 – 20:35		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	Brown long-eared (6)	Maternity roost	B1	Loft space	2: Gap in soffit on eastern elevation 3: Lifted tiles near chimney on western elevation 4: Gap in soffit on western elevation of B1	8m by 4m with a height of 2m
3	Serotine (1)	Day roost	B1	Under the eaves on the north facing elevation	Gap along eaves of northern facing elevation	N/A

Surveyor observations		
Surveyor 1	No emergencies or re-entries were observed from B1 during the survey, however emergencies were noted during the post-survey IR review (see below). Summary of general activity: The first bat detected was a common pipistrelle heard not seen at 19:14. Common pipistrelles were heard not seen throughout the evening until 20:34. At 19:29, a common pipistrelle was observed foraging northwest of B1. At 20:03 two common pipistrelles were heard not seen displaying social calls. At 20:18 a common pipistrelle was heard not seen displaying feeding buzzes until 20:31. A serotine was heard not seen at 19:37 and 20:33. A brown long eared bat was heard not seen at 20:02, 20:14 and 20:34 which was the final bat detected of the evening.	 Figure 1: View of surveyor 1
IR position 1 (same view as surveyor 1) Nightfox Whisker + 1 IR lamp (XB5 PRO)	Post-survey analysis of IR footage confirmed a brown long-eared emergence, not observed by the surveyor during the survey. <u>Roost 1: Brown long-eared maternity roost (Figure 3)</u> Number: 1 Time: emerged at 19:42 Location of access point(s): Eaves on eastern elevation of B1 (Emergence location 2 – same emergence location observed during first survey) Direction(s) of travel on emergence: Drops out of eaves and flies north towards drive. Species ID confirmed on	 Figure 2: Darkest point of survey of surveyor 1 IR

	site or by sound analysis post survey: Confirmed upon review of the IR footage	 Figure 3: Brown long-eared emergence (Roost 1 – Emergence location 2)
Surveyor 2	<u>Roost 3: Serotine day roost (Figure 5)</u> Number: 1 Time: emerged at 19:37 Location of access point(s): under the eaves on the north facing elevation Direction(s) of travel on emergence: the bat emerged and flew north-west Species ID confirmed on site or by sound analysis post survey: Confirmed on site and on review of the IR footage. <u>Roost 1: Brown long-eared maternity roost (Figure 7)</u> Number: 4 Time: emerged at 20:35, 20:36, 20:43, 20:45 Location of access point(s): Under roof tiles below the chimney (emergence location 3 – 1 emergence) and gap in soffit on the west facing elevation (emergence location 4 – 4 emergences)	 Figure 4: View of surveyor 2  Figure 5: Serotine emergence (Roost 3)

Direction(s) of travel on emergence: the bats emerged and flew north or west

Species ID confirmed on site or by sound analysis post survey: Confirmed on site and on review of the IR footage.

Summary of general activity:

Between 19:12 and the end of the survey common pipistrelles were observed foraging to the north-west of the site and passing over the drive in all directions. A serotine was heard not seen at 19:34. Brown long-eared bats were seen foraging to the north west of the site after emerging from the building.



Figure 6: Brown long-eared emergences (Roost 1 – Emergence location 3)



Figure 7: Brown long-eared emergences (Roost 1 – Emergence location 4)

<i>IR position 2 (same view as surveyor 2)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	Post-survey analysis of IR footage confirmed the serotine and five brown long-eared emergences observed by surveyor 2, with no other emergences noted Camera position: observing the same elevation (northern and western) as surveyor position 2 Emergences observed: Yes (same as surveyor notes above) No other bat activity was recorded on the IR camera throughout the survey	 Figure 8: Screenshot from IR camera at darkest point
<i>Surveyor 3</i>	<u>Roost 3: Serotine day roost (Figure 5) (Same emergence observed by surveyor 2)</u> Number: 1 Time: emerged at 19:37 Location of access point(s): under the eaves on the north facing elevation Direction(s) of travel on emergence: the bat emerged and flew north-west Species ID confirmed on site or by sound analysis post survey: Confirmed on site and on review of the IR footage. Summary of general activity: The first bat detected was at 19:10 when a common pipistrelle was seen foraging down the western boundary of the site and foraging around the garden this continued until 19:34. A serotine was seen emerged from under the eaves on the northern elevation of B1 at 19:37. Between 19:45 until 20:20 multiple brown long	 Figure 9: View of survey 3  Figure 10: Serotine emergence (Roost 3)

	eared bats were heard and seen foraging around the western and northern elevation of B1. Camera position: observing northern elevation of B1.	
<i>IR position 3 (same view as surveyor 3)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	Post-survey analysis of IR footage confirmed the serotine emergence observed by surveyor 2 & 3, with no other emergences noted Camera position: observing the same elevation (northern) as surveyor position 3 Emergences observed: Yes (same as surveyor notes above) No other bat activity was recorded on the IR camera throughout the survey	 Figure 11: Darkest image from IR camera
<i>Surveyor 4</i> <i>IR position 4 (same view as surveyor 4)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	No bats were seen emerging from or re-entering B1 during the survey, or upon review of the IR footage post-survey Summary of general activity: Frequent common pipistrelle passes from 19:15 to the end of the survey, were heard not seen, in the garden area to the south of B1. At 20:00 a serotine passed across the back garden, then at 20:13 an unseen pass by serotine was heard. At 20:05 and 20:18, two brown long-eared passes were heard not seen. No additional bat activity to that noted by the surveyor was observed during the post-survey IR footage review.	 Figure 12: View of surveyor 4

		 Figure 13: Darkest image from IR camera
Surveyor/IR position 5 (unmanned IR observing southern elevation of B2) Nightfox Whisker + 1 IR lamp (XB5 PRO)	Post-survey analysis of IR footage confirmed no emergencies/re-entries occurred during the survey Camera position: observing the southern elevation of B2 Emergences observed: No No other bat activity was recorded on the IR camera throughout the survey	 Figure 14: View of unmanned IR 1  Figure 15: Darkest point of survey of unmanned IR 1

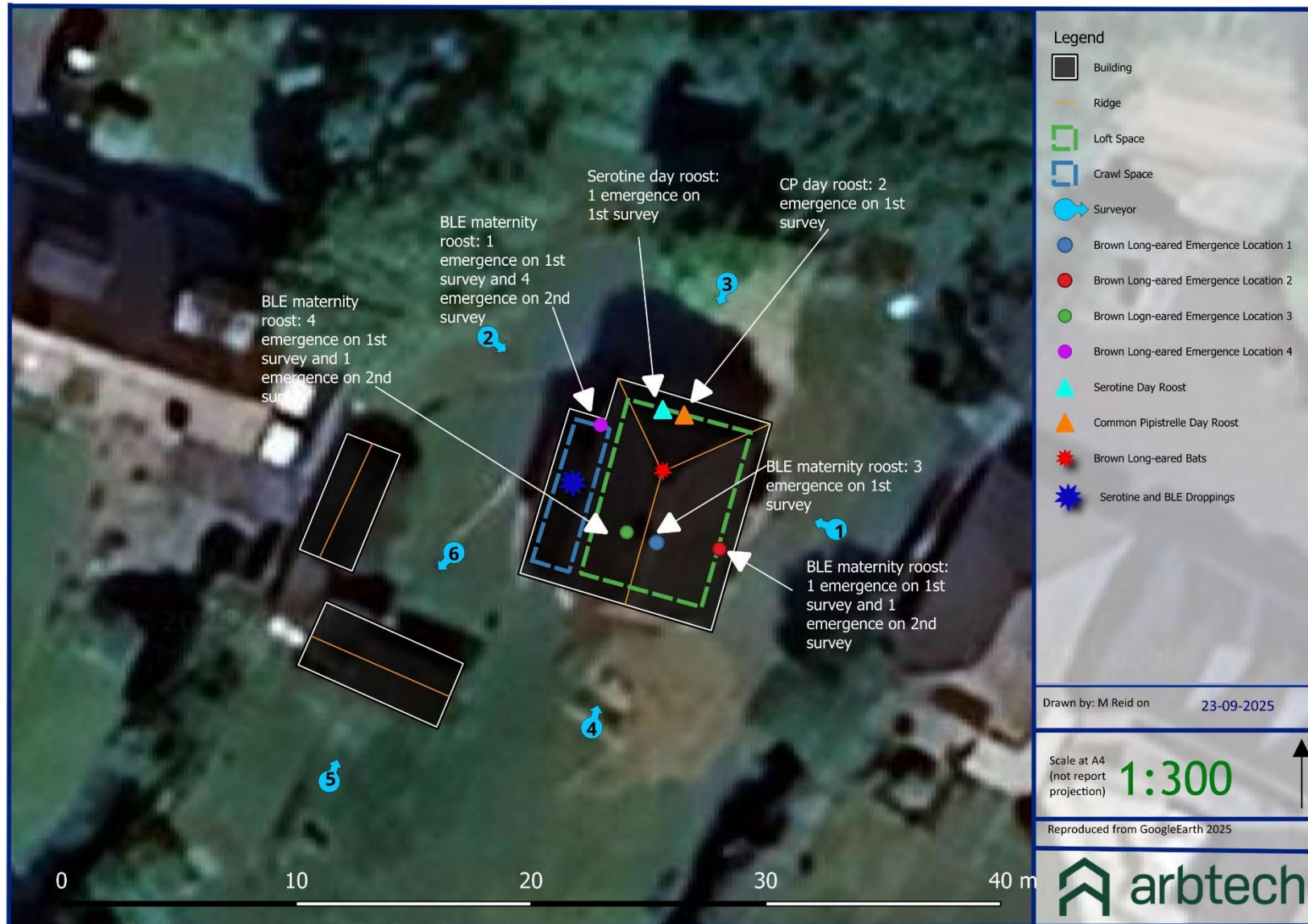
<i>Surveyor/IR position 6 (unmanned IR observing northern elevation of B2)</i> <i>Nightfox Whisker + 1 IR lamp (XB5 PRO)</i>	Post-survey analysis of IR footage confirmed no emergences/re-entries occurred during the survey Camera position: observing the northern elevation of B2 Emergences observed: No No other bat activity was recorded on the IR camera throughout the survey	 Figure 16: View of unmanned IR 2  Figure 17: Darkest point of survey of unmanned IR 2
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Conclusions, Impacts and Recommendations	
Survey Results Summary	<i>Roosting activity on site:</i> The surveys to date have confirmed the following roosts present within B1: • Roost 1: Brown long-eared maternity roost and associated satellite roost, within the loft space and crawl space of B1 with a peak count of 8 bats with four roost access locations; • 1: Lifted tile near chimney on eastern elevation • 2: Gap in soffit on eastern elevation • 3: Lifted tile near chimney on western elevation • 4: Gap in soffit on western elevation • Roost 2: Common pipistrelle day roost within the soffit on northern elevation with a peak count of 2 bats • Roost 3: Serotine day roost within the soffit on northern elevation with a peak count of 1 bat • Roost 4: Serotine occasional/transitional day roost based on droppings located within the crawl space of B1, but no emergences observed during the dusk surveys The surveys have concluded a likely absence of roosting bats within B3 despite a moderate habitat suitability. The updated daytime inspection of B2 determined that the building does not offer any suitable roosting habitat or identifiable access points therefore is negligible for roosting bats. It was also determined that despite previous droppings noted during the July 2025, no further evidence of bats was observed within the internal space and it is considered that this was likely an individual foraging bat, that has entered the building through an occasionally left open doorway and that there is now a lack of access into the building and the building no longer offers a suitable foraging area. <i>General bat activity on site:</i> There were high levels of foraging and commuting across the site, particularly along the site boundaries, with species present include pipistrelle, serotine, myotis and brown long-eared. <i>Hibernation suitability:</i> Negligible – no suitable habitat at all – no further surveys required Although the building does not provide classic hibernation suitability such as basements or other underground areas, due to the presence of a brown long-eared maternity roost within the crawl space and loft space of B1, there is a risk of bats from this roosting using

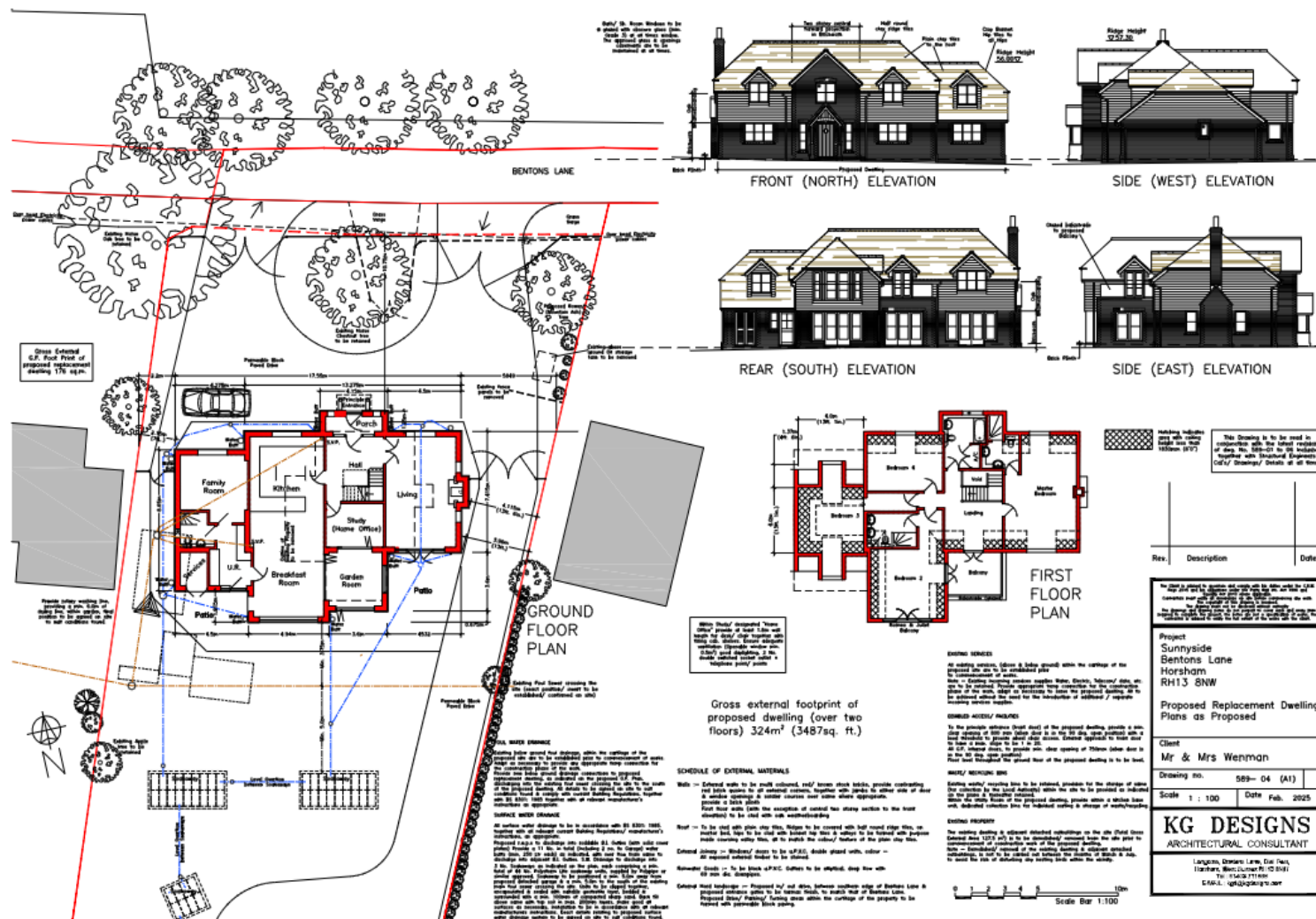
	the building over winter as a hibernation site, although the building is considered only to provide low suitability for this given that the building will be heated during the winter months, resulting in high temperatures and low humidity, both of which are sub-optimal for hibernating bats.
<i>Impact Assessment</i>	The proposed works (demolition of all buildings on site) will result in a destruction of all roosts present within B1. Additionally, foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population.
<i>Recommendations</i>	A Bat Licence from Natural England is required to legally permit the works. This requirement exists independently of the planning system, and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not. Additional survey requirements: • If the licence is not obtained by 16/12/2025 a Material Changes Check will be required • If the licence is not obtained by 01/05/2026 updated dusk surveys will be required • A pre-EPSSL inspection may be required if the named ecologist has not visited site The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission. The EPSSL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level so as to maintain (or enhance) the Favourable Conservation Status (FCS) of the local bat population. The EPSSL will include (but are not limited to) the following measures: ▪ Timing of works to avoid the maternity season (May to September) ▪ Where possible, destructive works should be timed to take place in the 'shoulder' seasons October-November or March-April. If this is not possible, a survey to rule out hibernating bats will be required. Impacts to hibernating bats is never approved by Natural England, so any works within the hibernation period will need to demonstrate an absence of bats before commencing.

	• If destructive works are carried out in the March/April window and the roost will be unavailable for the maternity season that year, suitable replacement like for like maternity roost provision will need to be built prior to the start of destructive works. ▪ The installation of bat boxes or replacement bat roosts prior to works commencing to form a receptor site for any bats found during the works. Boxes may be installed on buildings or trees or can be pole mounted but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. ▪ The provision of a toolbox talk to contractors, by the Named Ecologist or an Accredited Agent, to inform them of the presence of bat roosts. ▪ A pre-commencement inspection of any roost features and internal areas by the Named Ecologist or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). ▪ The removal of roosting features by hand under the supervision of the Named Ecologist or an Accredited Agent. ▪ Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. ▪ Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. ▪ Like for like roost replacement is required on site ▪ Post development monitoring will be required in years 2 and 4 post development. This will involve a dusk emergence survey to cover all replaced roosts, and inspection of any bat roosts where possible. You must include a certificate that proves the roofing membrane has passed a 'snagging propensity test' if you're using a non-bitumen coated roofing membrane. A snagging propensity test checks that the membrane can stand the repeated snagging actions of roosting bats. To pass, a membrane must show no change in the average number of loops per cm² as rotations are increased from 0 to 1000. You do not need a certificate for bitumen 1F felt that has a non-woven, short fibre construction.
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	If a breathable membrane (BRM) is being used instead of a type 1f bitumen, the installation of the membrane will need to be supervised by the ecologist to ensure everything is installed as per manufacturers specifications and no damage occurs. This is because if any damage occurs or if it is not installed correctly, the BRM is no longer 'bat safe' and therefore would no longer be permitted under the terms and conditions of the EPSL. Should timber treatment be required in bat roosts, this should follow guidance set out at the below link: https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts The EPSL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favourable to move bats to the receptor bat box. EPSLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Named Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the EPSL. Wildlife Sensitive Lighting Strategy Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to tree lined boundaries or features which bats may use for roosting, foraging or commuting.
<i>Enhancements</i>	In addition to the bat compensation requirements as part of the EPSL application, the following are recommended to provide additional bat enhancements on site (suitable for the species identified as being present on site): • Integrated bat boxes within the walls of the new dwelling, suitable for void-dwelling bats • Tree-mounted bat boxes suitable for crevice-dwelling bats

Appendix 1: BERS plan

Appendix 2: Proposed Site Plan



Appendix 3: DNA Analysis Results



Results

Sample ID: EG-2564-1

Sample information:

Sample type: Faecal **Species group:** Bats
Suspected species: Brown long-eared **Site Location:** TQ 15151 19369
Comments: Crawl space - Western elevation building 1 - Sunnyside, Bentons Lane, Horsham, RH13 8NW

Laboratory information:

DNA Extraction Code: EG-2025-2052 **Identification method:** qPCR
Analysis Procedure Notes:
Laboratory Comments:
 None

Species Identified:

Species 1: Plecotus auritus (Brown long-eared bat) **qPCR Ct Value:** 20
Species 2: Eptesicus serotinus (Serotine bat) **qPCR Ct Value:** 24



Sample ID: EG-2564-2

Sample information:

Sample type: Faecal **Species group:** Bats
Suspected species: Brown long-eared **Site Location:** TQ 15151 19369
Comments: Loft space within building 1 - Sunnyside, Bentons Lane, Horsham, RH13 8NW

Laboratory information:

DNA Extraction Code: EG-2025-2053 **Identification method:** qPCR
Analysis Procedure Notes:
 All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments:
 None

Species Identified:

Species 1: Plecotus auritus (Brown long-eared bat) **qPCR Ct Value:** 20

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