HCUK GROUP

Nocturnal Bat Report

Groom's Cottage, Hope Farm

July 2026 | Project Ref 12175



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1. Introduction

1.1 This Nocturnal Bat Report (NBR) has been prepared by HCUK Group on behalf of Millie Gardiner in support for the proposed development of Groom's cottage, the Haven, Hope Farm, Billingshurst, RH14 9EP. The site centre is at national grid reference TQ 06975 29972

1.2 The indicative site red line boundary and survey area are shown in Figure 1 in Appendix 1. The building is a single storey residential dwelling within the wider farm curtilage and ownership.

1.3 The proposed development site is located in a rural area of Sussex, approximately 4km north-west of the town of Billingshurst and is surrounded by good quality pastoral farmland, established hedgerows, riparian habitat associated with the nearby River Arun, and woodland.

1.4 This NBR has been prepared as a standalone document, as requested by Betham Tinning of Horsham District Council in a letter dated 17th March 2026[1] to support planning application reference DC/26/0210.

1.5 The NBR details the results of the required two further bat emergence surveys, with one in June (to cover peak maternity season), to fully inform any impacts of the proposals given the existing information was from 2022/23 and deemed out of date.

Proposed Development

1.6 The Proposed Development is for the replacement of the current dwelling with a new slightly larger footprint dwelling into the same location. The Proposed Development is illustrated by the proposed site plan and landscape plan shown in Appendix 2.

[1] Bethan Tinning, Horsham District Council (2026) Reference 14655 Advice Note Holding Objection For European Protected Species (Bats).

Purpose of the NBR

1.7 The purpose of the NBR is to:

- Identify any bats roosting within the site buildings.
- Assess the value of the buildings to support roosting bats.
- Identify the species assemblage of bats using the site and surrounding habitats.
- Input into the scheme design to minimise ecological impacts on bats where possible.
- Set out requirements for any further surveys, licensing and mitigation measures to ensure compliance with nature conservation legislation.

Key Considerations

1.8 This NBR report has been produced by Jon Hayter, level 2 bat licence holder and Associate Member of the Chartered Institute of Ecology and Environmental Management (ACIEEM), with over seven years' professional consultancy and extensive bat survey, mitigation and licencing experience. Jon Has held personal bat licences for eight species of UK bats covering a variety of roost types.

1.9 Jon has been involved with works on the Hope Farm site for over 3 years and has worked on and written two other bat European Protected Species Mitigation Licences (EPSML) for the site. He therefore has excellent knowledge of the assemblage, usage and constraints present. The relevant licence reference numbers are included below

- EPSML 2024-68660-EPS-MIT.
- EPSML 2025-71658-EPS-MIT.

2. Methodology

Desk-based Study

2.1 The study area is the site boundary shown on Figure 1, Appendix 1. The study area was extended beyond the site where appropriate to undertake species-specific appraisals as detailed below. The study area and assessments comply with industry guidance from the CIEEM Guidelines[2,3].

2.2 The desktop study was undertaken in June 2026 and data sources included:

- Multi Agency Geographic Information for the Countryside (MAGIC) website[4].
- Aerial imagery[6].
- Existing surveys, reporting and bat EPSML for the site.

2.3 The geographical extent of the search area for biodiversity information was related to the significance of sites and potential zones of influence which might arise from development within the site regarding bats. For this site the following search areas were appropriate:

- 10km around the site boundary for sites of International Importance (e.g. Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site).

2.4 A review of the previous ecology survey reports was undertaken, completed by Collington Winter Environmental Ltd (2022-2025) [5,6,7]. These reports were reviewed to provide background ecological data for this assessment.

[2] CIEEM (2018) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester
[3] CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester
[4] www.magic.gov.uk accessed [Accessed June 2026].
[5] Collington Winter Environmental Ltd (2022) Hope Farm Preliminary Roost Appraisal Report.
[6] Collington Winter Environmental Ltd (2023) Hope Farm CW20-516-RPT002 Nocturnal Bat Report.
[7] Collington Winter Environmental Ltd (2025) Hope Farm Update Preliminary Roost Appraisal Report.

Bat Habitat Suitability Assessment

2.5 The potential for the site and immediate surrounds to support foraging and commuting bats was assessed following guidance set out in BCT (2023) Bat Surveys for Professional Ecologists Good Practice Guidelines[8] also summarised in Table 1 below.

Table 1: Bat Habitat Suitability Assessment - Extract of Table 4.1 of BCT (2023) Guidelines.

Potential Suitability	Description: Potential Flight Paths and Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.

[8] BCT (2023) Bat Surveys for Professional Ecologists, Good Practice Guidelines, 4th Edition. Bat Conservation Trust.

Potential Suitability	Description: Potential Flight Paths and Foraging Habitats
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Preliminary Roost Assessment

2.6 An updated external and internal Preliminary Roost Assessment (PRA) was conducted prior to the first survey on the 5th May 2026 by Jon Hayter, to record Potential Roosting Features (PRF) for bats in buildings following current best practice[9, 10]. The assessment included an internal (where accessible) and external investigation of structures for signs of bat activity such as droppings, rub or scratch marks, staining at potential roosts and exit holes, live or dead bats, and features

[9] BCT (2023) Bat Surveys for Professional Ecologists, Good Practice Guidelines, 4th Edition. Bat Conservation Trust.
[10] Mitchell-Jones, A.J, & McLeish, A.P. Ed. (2004) Bat Workers' Manual. 3rd Edition.

potentially suitable for use by roosting bats, such as raised or missing tiles. Particular attention was given to the floor, flat surfaces, window frames and features within the roof space (where possible/relevant).

2.7 The weather conditions at the time of the updated PRA survey were clear and mild (7/8 oktas), calm (wind 1 Beaufort scale force) with an approximate temperature of 16°C.

2.8 Based on the visual inspection findings, the buildings were assigned a level of bat roosting potential from the categories none, negligible, low, moderate, and high as set out in the BCT (2023) guidelines, shown in Table 2 below.

Table 2: Preliminary Roost Assessment for Structures - Extract of Table 4.1 of BCT (2023) Guidelines.

Potential Suitability	Description: Roosting Habitats in Structures
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[b] 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).

Potential Suitability	Description: Roosting Habitats in Structures
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is 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[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Bat Emergence Surveys

2.9 Two dusk emergence bat surveys were completed, the first on 5th May 2026 and a second on 17th June 2026. Timings and weather conditions at the time of the surveys, along with the survey vantagepoints and equipment are highlighted in Figures 2 and 3 in Appendix 1 and Tables 3, 4 and 5 below.

Table 3: Details of Bat Emergence Surveys.

Date	Sunset	Start	Finish	Camera and Surveyors	Weather Conditions
05/05/2026	20:28	20:13	21:58	VP1- Night Nova NIR camera and Joshua Bhela surveyor equipped with EMT touch 2 pro detector and Night fox ARC additional IR illuminator VP2- Night fox DV2 Thermal camera VP3- Night fox Nova NIR camera and additional Night fox ARC IR lamp and Additional acoustic detector (AD1) EMT touch 2 pro paired with I-PAD VP4- Night fox DV2 thermal camera and Jon Hayter equipped with EMT touch 2 pro.	Temperature: 13°C Cloud cover: 7/8 Octas Wind: 1 (Beaufort scale) Rain: 0
17/06/2026	21:22	21:07	22:52	VP1- Night DV2 Thermal camera and Joshua Bhela human surveyor equipped with EMT touch 2 pro detector. VP2- Guide TK612 Thermal Thermal camera and additional acoustic detector (AD1) EMT touch 2 pro paired with I-PAD VP3- Night fox DV2 thermal camera and Jon Hayter equipped with EMT touch 2 pro.	Temperature: 18°C Cloud cover: 5/8 Octas Wind: 1 (Beaufort scale) Rain: 0

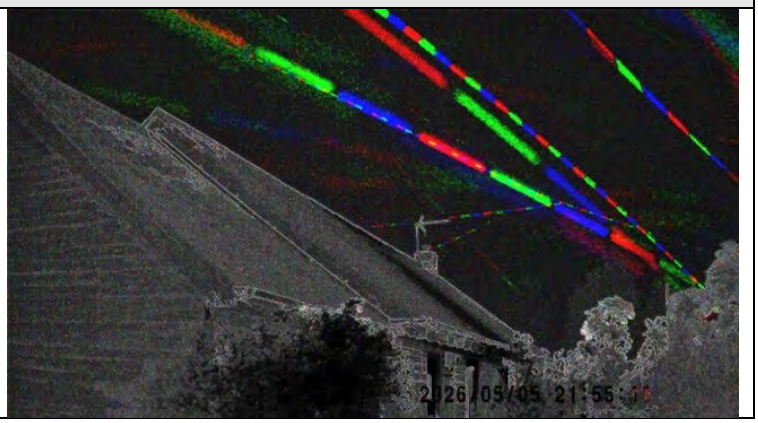
2.10 Two surveyors, both equipped with an Echo Meter Touch 2 Pro (EMT) recordable detector and I Phone, were located between the NVA/Thermal camera vantage points and one further EMT Touch 2 Pro paired with an I-pad (AD1) was positioned at the eastern elevation of the building to ensure adequate acoustic coverage.

2.11 For survey one: Vantage point 1 and 3 utilised a Night fox Nova Near Infra-red camera set up with accompanying Night fox Arc IR illuminators, vantage point 2 and 4 utilised Night fox DV2 thermal camera systems.

2.12 For survey two: Vantage point 1 and 3 utilised Night fox DV2 thermal camera systems, and vantage point 2 utilised a Guide TK612 Thermal scope and screen. See Table 3 for screenshots for each camera vantagepoint for both surveys and Figures 2 and 3 in Appendix 1 for plans of vantagepoints on both surveys.

2.13 The camera footage and acoustic data was reviewed by qualified ecologists after the survey using relevant media players and acoustic software analysis tools. This included VLC Media player for footage review at normal and ½ speed and Kaleidoscope pro acoustic analysis software. The review of the footage was assisted by Artificial Intelligence (AI) provided by Wildlife Imaging Systems[11] to provide bat flight tracking data to aid roost identification and general foraging activity mapping.

Table 4: Details of Camera Vantagepoints from Survey 1.

Camera Vantagepoint Number.	**Image of Vantagepoint**
Vantagepoint 1	

[11] https://www.wildlifeimagingsystems.com.

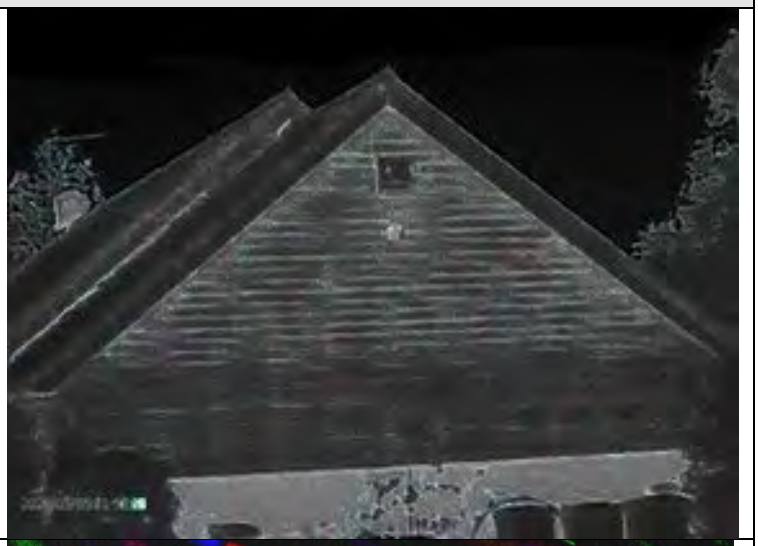
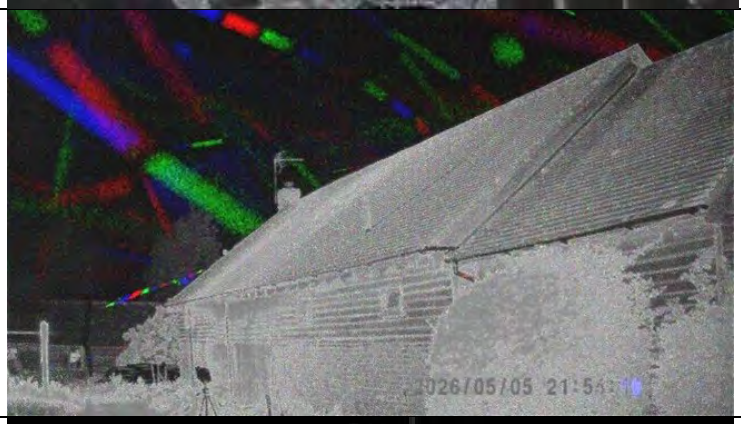
Camera Vantagepoint Number.	Image of Vantagepoint
Vantagepoint 2	
Vantagepoint 3	
Vantagepoint 4	

Table 5: Details of Camera Vantagepoints from Survey 2.

Camera Vantagepoint Number.	**Image of Vantagepoint**
Vantagepoint 1	
Vantagepoint 2	

Camera Vantagepoint Number.	Image of Vantagepoint
Vantagepoint 3	

Assessment Limitations

2.14 The assessment for designated sites is based on site citations provided by the local biological record holder and no visits have been made to designated sites.

2.15 Any absence of desk study records cannot be relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area.

2.16 Ecological surveys are limited by factors that affect the presence of animals, such as the time of year, weather, migration patterns and behaviour.

2.17 The building had a number of security lights which were on 10-minute duration timers, these were triggered in various locations, mostly to the north and northeast of the building, across the survey duration. The use of thermal cameras meant that any visual impairment to the human surveyors was adequately covered by the camera vantage points, therefore it was not deemed a constraint to the survey results.

2.18 Most of the ecological data remains valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for 18 months, assuming no significant considerable changes to the site conditions, as per the Advice Note on the lifespan of ecological reports and surveys produced by CIEEM in 2019[12]. Following a lapse of one year or more from the date of the report, deterioration of site conditions or following a change in design proposals, a re-appraisal will be required.

2.19 This report assumes that construction will commence within 1-2 years of the date of the assessment in accordance with the British Standard 42020:2013 unless otherwise stated.

[12] CIEEM (2019) On the Lifespan of Ecological Reports and Surveys. Charted Institute of Ecology and Environmental Management, Winchester. https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf

3. UK Legislation and Planning Policy

3.1 The key pieces of UK legislation and planning policy concerning ecology in England comprise the following[13]:

- Wildlife and Countryside Act 1981 (as amended) (WCA 1981);
- The Protection of Badgers Act 1992;
- Wild Mammals (Protection) Act 1996;
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- The Countryside Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act 2006 – S41 Species of Principal Importance (SPI) for the conservation of biodiversity (NERC Act 2006); and
- The Environment Act 2021.

3.2 All proposed measures following the mitigation hierarchy detailed within this report comply with the above the legislation.

3.3 The reader is referred to the original legislation for definitive interpretation.

National Planning Policy Framework (NPPF)

3.4 National Planning Policy Framework (NPPF) (December 2024, as amended in February 2025)[14] sets out national policies and forms a key material consideration during decision taking. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to 'Conserving and enhancing the natural environment'. Relevant policies for this planning application will include Paragraphs 187, 192, 193, 194 and 195 which deal with biodiversity (amongst other things).

[13] www.legislation.gov.uk
[14] National Planning Policy Framework (NPPF) (December 2024, as amended in February 2025), Ministry of Housing Communities and Local Government, https://www.gov.uk/government/publications/national-planning-policy-framework--2

4. Biodiversity Baseline

Bat Desk Study

4.1 MAGIC returned nine records of bat European Protected Species Mitigation Licence (EPSML) applications within 5km of the site, which related to five species of bats, the closest of which was located on the site, dated from 2012 and concerned a maternity site for several species (see Table 6 below).

4.2 In addition, two EPSM licences have been actioned on the wider site over the last three years, the results of which are detailed below.

- *Two common pipistrelle (Pipistrellus pipistrellus) day roosts within 50m of the building found in 2024 during ECoW work under EPSML 2024-68660-EPS-MIT.*
- *3 common pipistrelle day roosts, 5 soprano pipistrelle (Pipistrellus pygmaeus) day roosts, 1 serotine (Eptesicus serotinus) day roost, 1 natterer's (Myotis nattereri) day roost and multiple brown long-eared bat (Plecotus auritus) day roosts located 70m to the east in the farmhouse building, located during surveys and ECoW work in 2025 under EPSML 2025-71658-EPS-MIT.*

Table 6: Granted Bat EPSMLs

						Permissions under licence				
Case reference of granted application	**Species on the licence***	**Distance from site (km)**	**Direction from Site**	**Licence Start Date**	**Licence End Date**	*Impact on a breeding site*	*Damage of breeding site*	*Damage of a resting place*	*Destruction of breeding site*	*Destruction of a resting place*
EPSM-2010-2491-MIT	C-PIP, BLE, MYO NAT	ON SITE	-	2012	2015	Y	Y	Y	Y	Y
EPSM-2018-33753-EPS-MIT	S-PIP	0.7	NW	2019	2019	N	N	Y	N	Y
EPSM-2013-6710-EPS-MIT	C-PIP, BLE	3.9	NW	2014	2016	N	N	Y	N	Y
EPSM-2016-24415-EPS-MIT	C-PIP, S-PIP, MYO WHISK	4.2	S	2016	2021	Y	Y	Y	Y	Y
EPSM-2017-28899-EPS-MIT	C-PIP	4.4	W	2017	2018	N	N	Y	N	Y
EPSM-2017-32088-EPS-MIT	C-PIP	4.5	N	2017	2019	N	N	Y	N	Y
EPSM-2010-2682-EPS-MIT	C-PIP, BLE	4.6	W	2012	2016	N	N	Y	N	Y
EPSM-2017-29072-EPS-MIT	BLE	4.9	NE	2017	2023	N	N	Y	N	Y
EPSM-2015-15850-EPS-MIT	BLE, C-PIP	5	W	2015	2020	N	N	Y	N	Y

Species code*	***Common name***	***Scientific name***
C-PIP	Common pipistrelle bat	*Pipistrellus pipistrellus*
S-PIP	Soprano pipistrelle bat	*Pipistrellus pygmaeus*
MYO NAT	Natterer's bat	*Myotis nattereri*
MYO WHISK	Whiskered bat	*Myotis mystacinus*
BLE	Brown long-eared bat	*Plecotus auritus*

Review of Historic Survey Reports

Preliminary Roost Assessment 2022 and 2025

4.3 An initial Preliminary Roost Assessment (PRA) was undertaken in 2022 by Collington Winter Environmental Ltd[15] and excerpt from this original PRA (referred to as Building 3, due to original survey encompassing entirety of the Hope Farm site) is included below:

Single storey building which was used as a residential dwelling. The foundations were bare brick which were generally in good condition. Wooden cladding timbers were present on all aspects of the building, with multiple gaps present, where it has lifted and provide cavities for roosting bats.

The roof was pitched with clay roof tiles and overhanging eaves where guttering was present. The tiles were generally in good condition, with no slipped or broken tiles observed. Gaps were present between the roof structure and brick work which may provide internal access to the building.

An internal inspection was completed, and the loft was large, with an approximate height of 2.2m. It was one large void, with exposed breathable membrane liner and wooden beams supporting the roof. Light gaps were observed in relation to the wall plate and eaves union. The walls on the northern and southern aspect were constructed of breeze block with no PRFs observed.

PRFs were present in relation to the wooden timber beams, and between the tiles and roofing felt which had holes in some parts due to rodents. No field signs of roosting bats were observed internally.

Due to the wooden cladding and access points to the loft, the building was assessed as having Moderate bat roosting potential.

Bat Emergence Survey Results 2022/23.

4.4 As a direct result of recommendations within the PRA report, two initial emergence surveys were conducted across the active period on the 30th August and the 15th September 2022 with a third completed on the 13th June 2023, in line with current

[15] Collington Winter Environmental Ltd (2022) Hope Farm Preliminary Roost Appraisal Report.

legislation and guidance, by Collington Winter Environmental Ltd[16]. Details of the results of these surveys are included in Table 7 below and shown in Appendix 3, (image taken from the Collington Winter Environmental report)[17]

4.5 The results of the three surveys confirmed the presence of a brown long eared transitional roost with a peak count of 1 individual, two soprano pipistrelle summer day roosts with a peak count of 3 bats and three common pipistrelle summer day and transitional roosts with a peak count of 6 individuals.

Table 7: Results of Historic Bat Emergence surveys.

Roost No.	Peak count of bats	Species	Date(s)	Roost location
R1	6	Common pipistrelle	30.08.22 Dusk survey	From the timber cladding on the southern gable end aspect of the building.
R2	1	Common pipistrelle	30.08.22 Dusk survey	From the soffit and fascia area on the southeastern corner aspect of the southern gable end of the building.
R3	1	Brown long-eared bat	15.09.22 Dawn survey	Into the soffit and fascia area on the southeastern corner aspect of the southern gable end of the building.
R4	1	Common pipistrelle	15.09.22 Dawn survey	Into the timber cladding on the southeastern corner of the eastern elevation where the cladding meets the brickwork
R5	1	Soprano pipistrelle	13.06.23 Dawn survey	Into the timber cladding at fascia timber union on the southwestern verge of the southern gable end of the building.
R6	2	Soprano pipistrelle	13.06.23 Dawn survey	Into the timber cladding at fascia timber union on the southeastern verge of the southern gable end of the building.

4.6 An updated PRA was undertaken by Collington Winter Environmental Ltd on 17th September 2025[18]; the assessment confirmed the previous results from 2022 inspection and followed a suite of emergence surveys in 2022-23 which are detailed in the Bat Emergence Survey Results section above.

[16] Collington Winter Environmental Ltd (2023) Hope Farm CW20-516-RPT002 Nocturnal Bat Report.
[17] Collington Winter Environmental Ltd (2023) Hope Farm CW20-516-RPT002 Nocturnal Bat Report.
[18] Collington Winter Environmental Ltd (2025) Hope Farm Update Preliminary Roost Assessment.

Ecological designations

Statutory Designated Sites for Nature Conservation

4.7 One no. internationally designated site is found within 10km of the site, which is summarised in Table 8 below and shown in Figure 6 in Appendix 1.

4.8 This site is considered to be of regional and international importance for the conservation of Annex II bat species.

Table 8: Internationally designated sites for nature conservation.

Name of Site	**Status**	**Approx. Distance & Direction from the Site**	**Brief Description**
The Mens	SAC	5km south	9120 Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrub layer The Mens is an extensive area of mature beech *Fagus sylvatica* woodland rich in lichens, bryophytes, fungi and saproxylic invertebrates, and is one of the largest tracts of Atlantic acidophilous beech forests in the south-eastern part of the habitat's UK range. It is developing a near-natural high forest structure, in response to only limited silvicultural intervention over the 20th century, combined with the effects of natural events such as the 1987 great storm.

Name of Site	Status	Approx. Distance & Direction from the Site	Brief Description
			Annex II species present as a qualifying feature, but not a primary reason for site selection: 1308 Barbastelle *Barbastella barbastellus.*

Bat Habitat Suitability Assessment

4.9 The habitat on site is considered optimal for bats with excellent habitat connectivity and a mosaic of habitats offering foraging resources immediately adjacent to the site.

4.10 The continuity of surveys across four years has meant that detailed information has been gathered regards the species present and the usage of the site and the importance of the adjoining landscape, especially to the south and west along the maintained and designed dark corridor, which links the woodland and riparian habitat to the known roosts on site.

Bat Emergence Survey Results

4.11 Bat activity during the 2026 bat emergence surveys was recorded frequently and was consistent across both surveys with regards to species recorded, shown in the Bat Activity Plan in Figure 4, Appendix 1.

4.12 The first survey recorded a total of 113 calls across both surveyors and the additional acoustic detector (AD1). These related to three species, with common pipistrelle *Pipistrellus pipistrellus* being the most frequently recorded with 57 passes, followed by soprano pipistrelle *Pipistrellus pygmaeus* with 53 passes and three whiskered bat *Myotis mystacinus* passes.

4.13 The second survey recorded a near threefold increase in activity and recorded calls across the human surveyors and additional detector (AD1). A total of 293 calls were returned with soprano pipistrelle being the most frequently recorded species with 144 passes, closely followed by common pipistrelle with 137 passes. Noctule *Nyctalus noctule* were recorded nine times and serotine *Eptesicus serotinus* three passes over the survey.

4.14 The surveys recorded five species on site, consistent with the previous emergence survey results and species known to be present on site through licence records and desk study information.

4.15 The first survey confirmed one soprano pipistrelle emergence from the building on site, which was visually identified by the human surveyor and subsequently confirmed following footage review. The bat emerged from beneath a lifted area of timber cladding on the south-eastern verge area of the southern gable end of the building at 20:22 approximately six minutes prior to sunset, then flew south into the adjoining treeline (see Table 9 below and Figure 5 in Appendix 1). The location is near identical to roost R6 identified in June 2023, indicating that this roost is still active and is confirmed as a summer day roost for soprano pipistrelle bats.

4.16 The second survey confirmed two soprano pipistrelle emergences, visually identified by the human surveyor and subsequently confirmed following footage review. The first bat emerged from beneath the south-eastern verge area approximately 1m down from the apex of the southern gable end of the building at 20:37 approximately 15 minutes following sunset. This was followed at 21:39 by a single bat emergence from the same roost location as survey 1 and R6 from 2023. Both bats flew southwest into the adjoining treeline (See Table 8 below and Figure 5 in Appendix 1).

4.17 It was concluded from the emergence data that the building supports two day roosts for a maximum count of two soprano pipistrelle bats. This is one less in total than encountered during the June surveys in 2023. Functionally the two roosts identified in 2026 are considered nonbreeding in nature and support low numbers of a common and widespread species of bat.

Table 9: Bat emergence locations.

Survey, Timings and Emergence details.	**Image of Emergence event and location.**
Survey 1- 05.05.2026 First bat emergence- 20:22pm 1 x soprano pipistrelle from timber cladding on south-east verge then observed flying south.	
Survey 2- 17.06.2026 First bat emergence- 21:37pm 1 x soprano pipistrelle from verge area below apex then observed flying south-west. Image shows heat source of bat dropping from roost.	

Survey, Timings and Emergence details.	**Image of Emergence event and location.**
Survey 2- 17.06.2026 Second bat emergence- 21:39pm 1 x soprano pipistrelle from timber cladding on south-east verge then observed flying southwest. Separate image shows heat source of bat dropping from roost.	

Birds

4.18 No active bird nesting was observed whilst on site during the updated PRA site visit or the emergence surveys, however, certain species which may make use of the buildings are listed on the Birds of Conservation Concern (BoCC) Red List such as swift *Apus apus*, starling *Sturnus vulgaris*, and house sparrow *Passer domesticus*.

4.19 A bird box was noted on the northern gable end of the building and nesting material was observed in the entrance to the box; no activity was noted in or around the nest box in 2026.

4.20 Breeding birds are still deemed to be a receptor with respect to the proposed development given the major changes planned for the roof coverings and extensions.

Summary and Conclusions

5.1 Numerous PRA assessments and Nocturnal bat emergence surveys have been undertaken across a four-year period to identify ecological constraints relating to bats and nesting birds for the Groom's Cottage at Hope Farm, The Haven.

5.2 The site is considered to be of both site and local importance for several species of common and widespread bats[19], and evidence of roosting continuity was observed during the bat emergence surveys conducted in 2022, 2023 and the two subsequent updated surveys in 2026.

5.3 A Bat European Protected Species Mitigation Licence (EPSML) is currently in place to cover the renovation of the Groom's Cottage, ref 2026-91423-EPS-MIT, this will need to be modified to consider the new scope of works, following successful granting of the amended planning permission, to allow the proposed works to proceed lawfully. This will still cover three common pipistrelle day and transitional roosts, three soprano pipistrelle day roosts and one brown long-eared bat transitional roost but will require slightly different mitigation.

5.4 The habitats on and immediately adjacent to the site comprised of riparian habitat, well connected hedgerows, woodland and grassland which provided optimal habitat suitability to support foraging or commuting bats. The immediate areas to the south and west were particularly important to the bats observed across the emergence surveys, with nearly every record focussed to the south and east of the building directly linked to the hedgerows, pond and mature trees. Several other commuting bats were observed flying from the north and east in a southerly direction including noctule, myotis spp. and serotine.

5.5 Following the 2023/24 survey and licensing works, a dark corridor plan and design strategy was produced by Jon Hayter to ensure that the eastern and southern sections of the wider site retain their functionality in supporting the commuting and foraging corridors for all the bat species known to be present in the locale. This dark corridor plan will need to be considered with the new proposed development designs.

[19] Joint Nature and Conservation Committee (JNCC) (2025) Population studies.

5.6 As the results of the updated 2026 summer surveys are considered consistent with the existing historical survey data and the site conditions have changed very little, it is determined that the transitional roosts identified in 2022 are also likely have changed very little over the last 4 years, therefore, they are also considered still active and are relevant to any subsequent licensing on the site. It is not deemed proportionate to undertake additional autumn surveys to determine this is the case, given that the site is to be subject to a bat EPSML.

5.7 No further surveys are deemed necessary to facilitate the demolition of the building, however, it is suggested that given the cumulative effect of the recent EPSM licensing across the wider site curtilage, that any disturbance works should only be undertaken once the completion of the licensable activities under EPSML 2025-71658-EPS-MIT are finished (anticipated by September 2026). This is to ensure that adequate roost provision is reinstated and in place alongside the existing enhancements and mitigation measures, and in addition to the planned mitigation proposed for these works.

5.8 No other timing constraints are deemed necessary given that there is no evidence of maternity roosting on site, and there is negligible hibernation potential within the building as it is occupied and heated with insulation within the loft space and walls rendering the site likely too warm during the winter periods.

5.9 No adverse effects are anticipated on the Mens SAC site, and although barbastelle bats are known to forage over extensive ranges (up to 10km nightly from roost sites), the proposed scale of the works is not deemed detrimental to any foraging habitat suitable for the species, furthermore, no records of barbastelle have been recorded across four years of surveys.

5.10 The potential effects on ecological features could be reduced by including the following within construction phase and the design for the Proposed Development:

- Avoidance of impacts to the adjacent woodland, grassland and hedgerows and the protected species it supports (notable breeding birds, and bats).
- Vegetation clearance and building work should occur outside of the nesting bird season (nesting season runs March-August, inclusive). Should the works be scheduled during the nesting bird season, it is advised that a pre-works

inspection for nesting birds is undertaken by a suitably experienced ecologist immediately beforehand.

- An extension of the sensitive lighting strategy is recommended to mitigate impacts on foraging and commuting bats, especially regarding the new skylights within the existing roof elevations and the southern elevation patio doors to prevent excessive artificial light spill into a currently dark environment, following the principles within the Institution of Lighting Professionals guidance[20].
- Mitigation planting of native trees, shrubs and native grassland within any landscaping proposals.
- Enhancement measures for consideration include provision of bird boxes onto the new building.

Mitigation Requirements

5.11 The proposals infer that the existing building will be demolished and replaced with a new structure roughly in the same location, however, with a slightly larger footprint. Therefore, the impacts on the known roosts are deemed extensive and detrimental at a site level.

5.12 It is suggested and preferred, that as the roosts are all located under the existing timber cladding, that all the roost entrance points from the 2022 to 2026 surveys are reinstated upon construction of the new dwelling as initially planned and licenced in the granted EPSML. If these are positioned within the southern gable end, it is anticipated that they will closely replicate the roosts on a like for like basis within the new dwelling. See Appendix 3.

5.13 Given that there are extensive bat box provisions on site, implemented since the original EPSM Licence execution in 2012 and these are all located on trees, and considering that the scope of works has altered, the temporary mitigation boxes now must be installed onto or into the other permanent structures to the immediate

[20] IILP (2018). Guidance Note 08/23: Bats and Artificial Lighting at Night in the UK. Rugby: Institute of Lighting Professionals (ILP) and Bat Conservation Trust (BCT).

east of the Grooms Cottage and be retained as enhancements to the site post development, and in perpetuity. These should be crevice boxes such as the Greenwoods three cavity box which is of a neutral colour and will match the oak cladding.

5.14 One additional enhancement feature is to be provided into/onto the new structure, in the form of a Vivara pro Beaumaris maxi crevice type bat box affixed near the apex of the southern gable end above the proposed new doors, which will replicate additional crevice features within the timber cladding and provide roosting for the majority of the bats species recorded on site. See Appendix 3, images taken from Roberts an Tregeur site proposal elevations [21].

5.15 In addition to the bat boxes, house sparrow colony boxes could be affixed to the eastern elevation under the eaves and soffit board, following completion of the works. Given that no first-floor extensions are planned the provision of swift boxes is not suggested as there is insufficient height available for optimal placement. See Appendix 4.

[21] Roberts an Tregeur (2026) Site elevation plans.

Appendix 1 – Figures

Figure 1: Site Location Plan

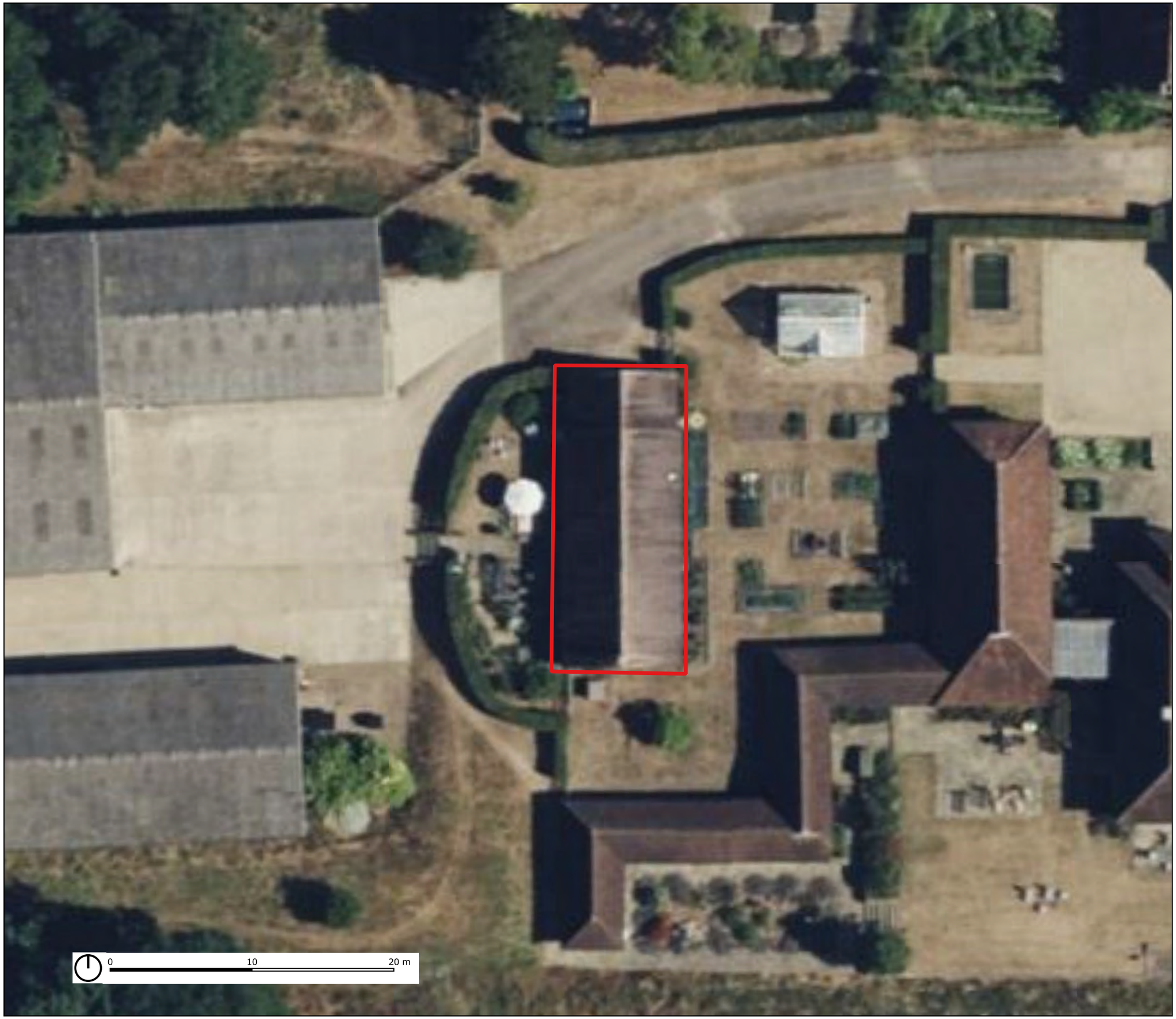
Figure 2: Survey 1 - Camera and Human Viewpoint Plan

Figure 3: Survey 2 - Camera and Human Viewpoint Plan

Figure 4: Survey Activity Plan

Figure 5: Bat Emergence Location Plan

Figure 6: Internationally Designated Sites within 10km



LEGEND

Building location within wider site



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HCUK GROUP

Client:
Roberts & Teguer Limited

Project:
Grooms Cottage, Hope Farm

Description:
Site location plan

Status:
Preliminary

Scale:	Drawn | Check	Date:
1:250 @ A3	**RK JH**	**01/07/2026**

Job Number:	Drawing Number:	Revision
12175	**Figure 01**	**-**

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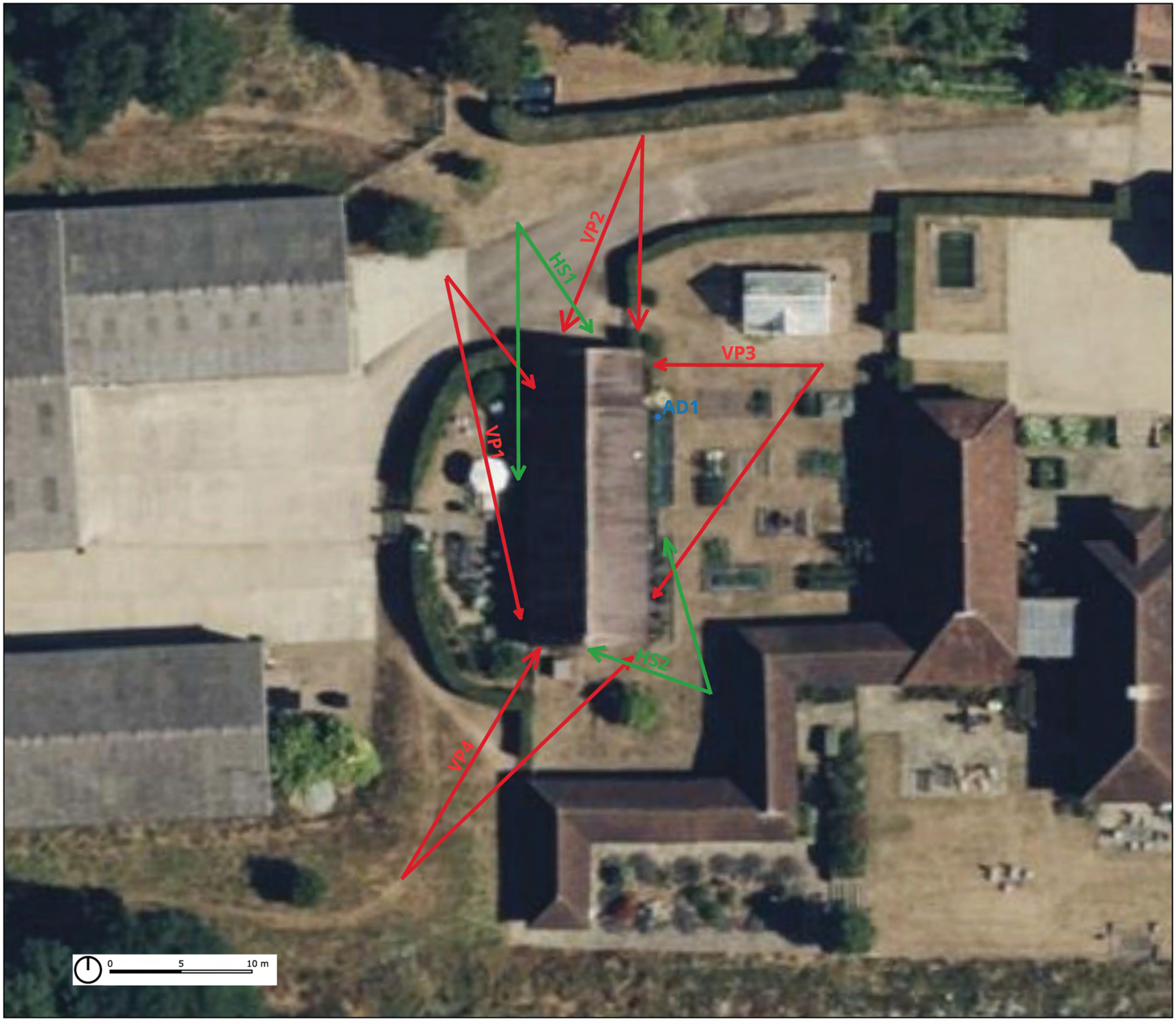

LEGEND

- Camera vantage points VP1-4
- Human surveyor locations HS1-2
- Additional acoustic detector

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HCUK GROUP

Client:
Roberts & Teguer Limited

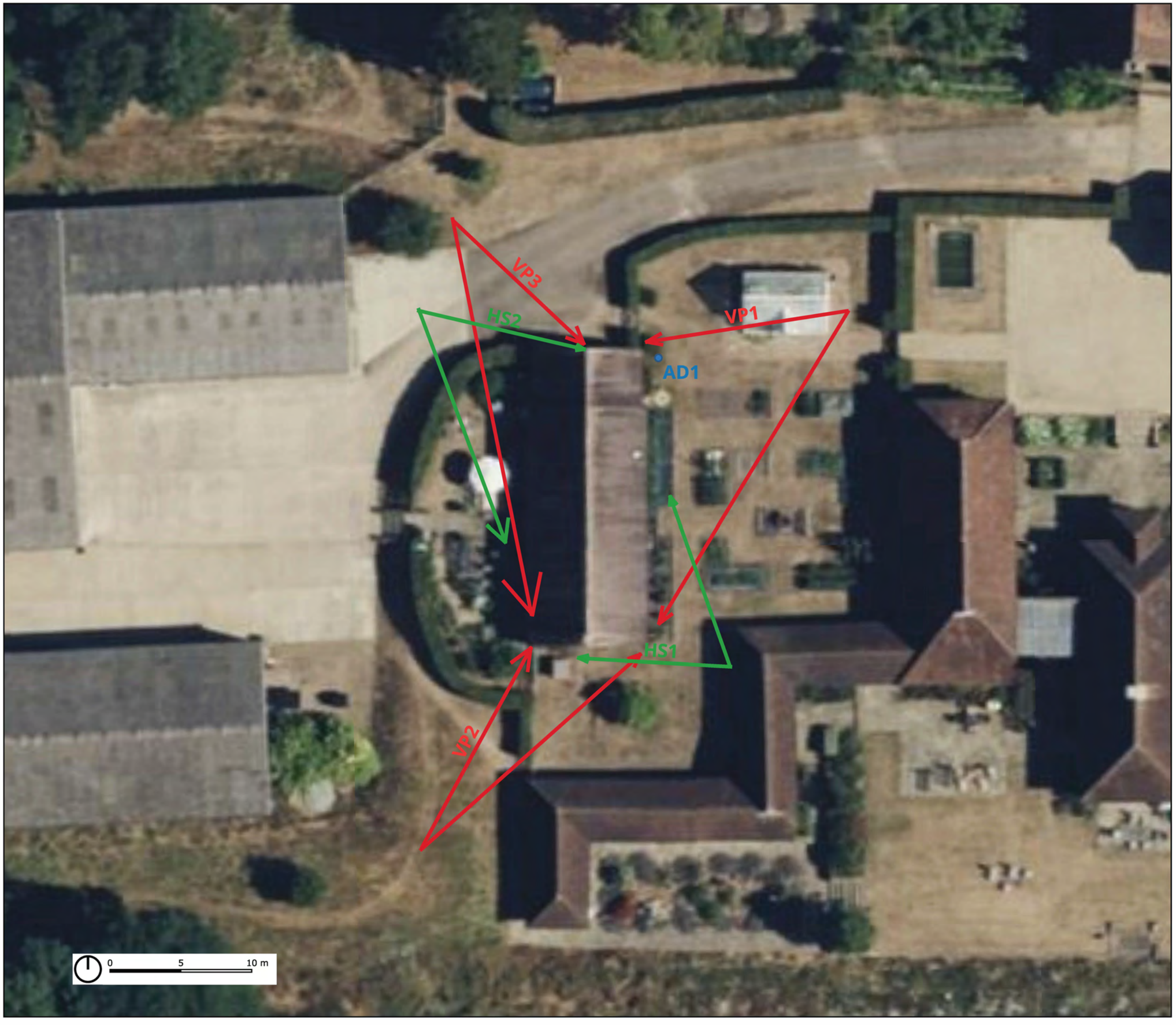
Project:
Grooms Cottage, Hope Farm

Description:
Camera and human vantagepoint plan
Survey conducted on 05/05/2026

Status:
Preliminary

Scale:	Drawn | Check	Date:
1:250 @ A3	**RK** **JH**	**01/07/2026**

Job Number:	Drawing Number:	Revision
12175	**Figure 02**	**-**



LEGEND

- Camera vantage points VP1-3
- Human surveyor locations HS1-2
- Additional acoustic detector 170626

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HCUK GROUP

Client:
Roberts & Teguer Limited

Project:
Grooms Cottage, Hope Farm

Description:
Camera and human vantagepoint plan
Survey conducted on 17/06/2026

Status:
Preliminary

Scale:	Drawn | Check	Date:
1:250 @ A3	**RK** **JH**	**01/07/2026**

Job Number:	Drawing Number:	Revision
12175	**Figure 03**	**-**

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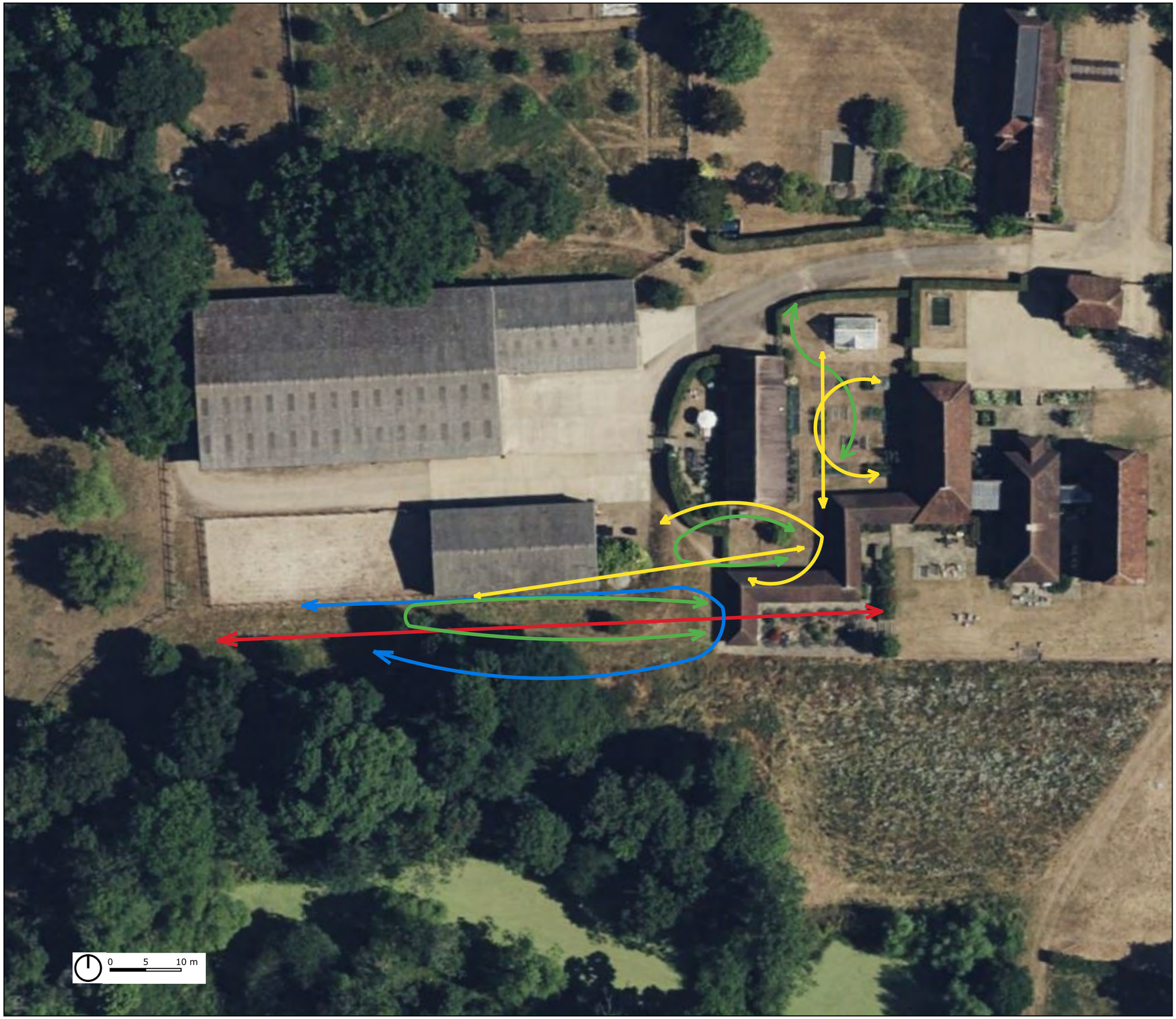

LEGEND

- Common pipistrelle foraging activity
- Soprano pipistrelle foraging activity
- Noctule bat activity
- Myotis bat activity

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HCUK GROUP

Client:
Roberts & Teguer Limited

Project:
Grooms Cottage, Hope Farm

Description:
Bat activity plan

Status:
Preliminary

Scale:	Drawn | Check	Date:
1:500 @ A3	**RK** **JH**	**01/07/2026**

Job Number:	Drawing Number:	Revision
12175	**Figure 04**	**-**

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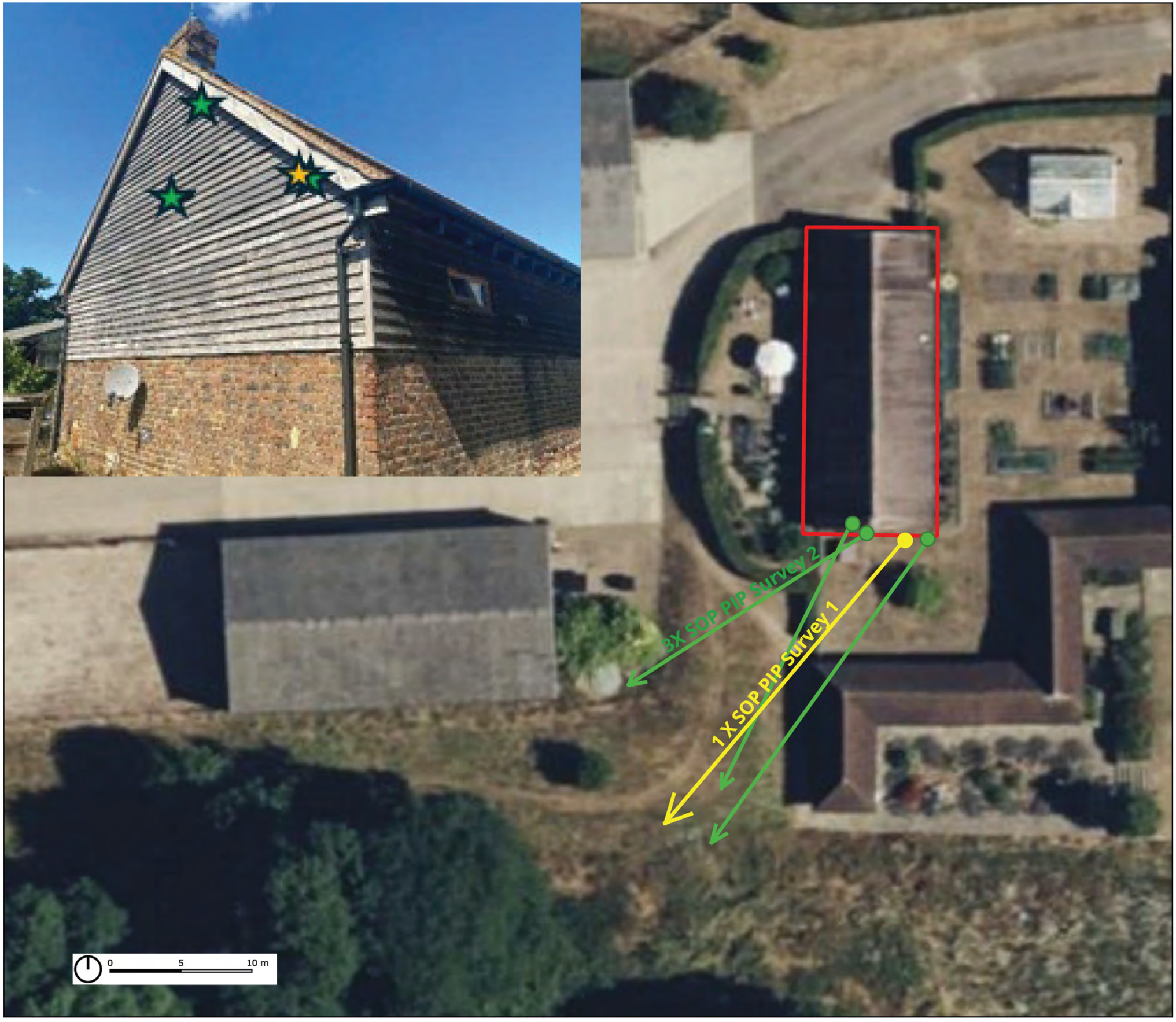

LEGEND

- Surveyed building
- Soprano pipistrelle bat - Survey 1
- Soprano pipistrelle bat - Survey 2

HCUK GROUP

Client:
Roberts & Teguer Limited

Project:
Grooms Cottage, Hope Farm

Description:
Emergence point plan

Status:
Preliminary

Scale:	Drawn | Check	Date:
1:250 @ A3	**RK** **JH**	**01/07/2026**

Job Number:	Drawing Number:	Revision
12175	**Figure 06**	**-**

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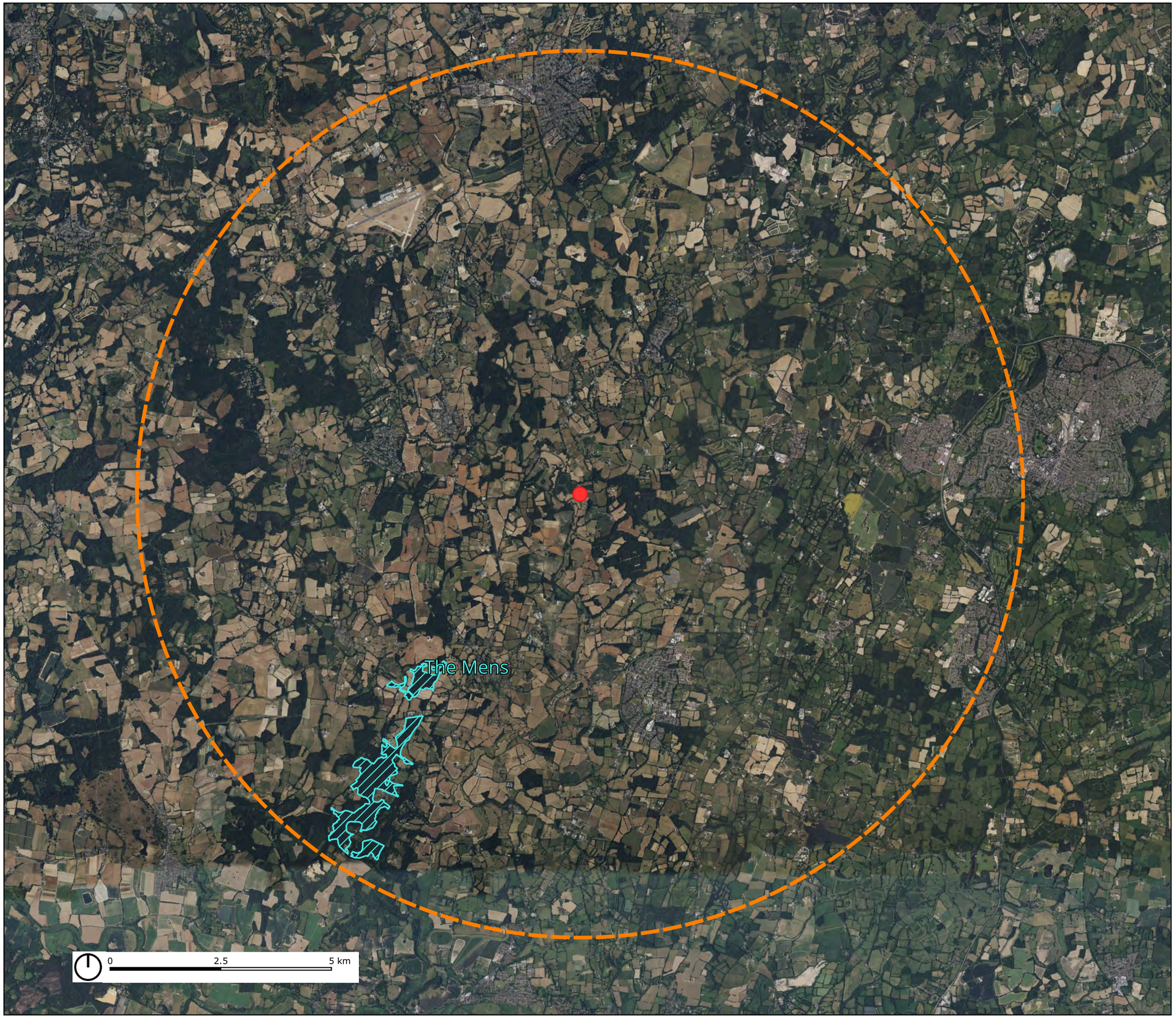

LEGEND

Site location

Special Areas of Conservation (SAC)

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HCUK GROUP

Client:
Roberts & Teguer Limited

Project:
Grooms Cottage, Hope Farm

Description:
Internationally designated sites within 10km

Status:
Preliminary

Scale:	Drawn | Check	Date:
1:80,000 @ A3	**RK** **JH**	**01/07/2026**

Job Number:	Drawing Number:	Revision
12175	**Figure 07**	**-**

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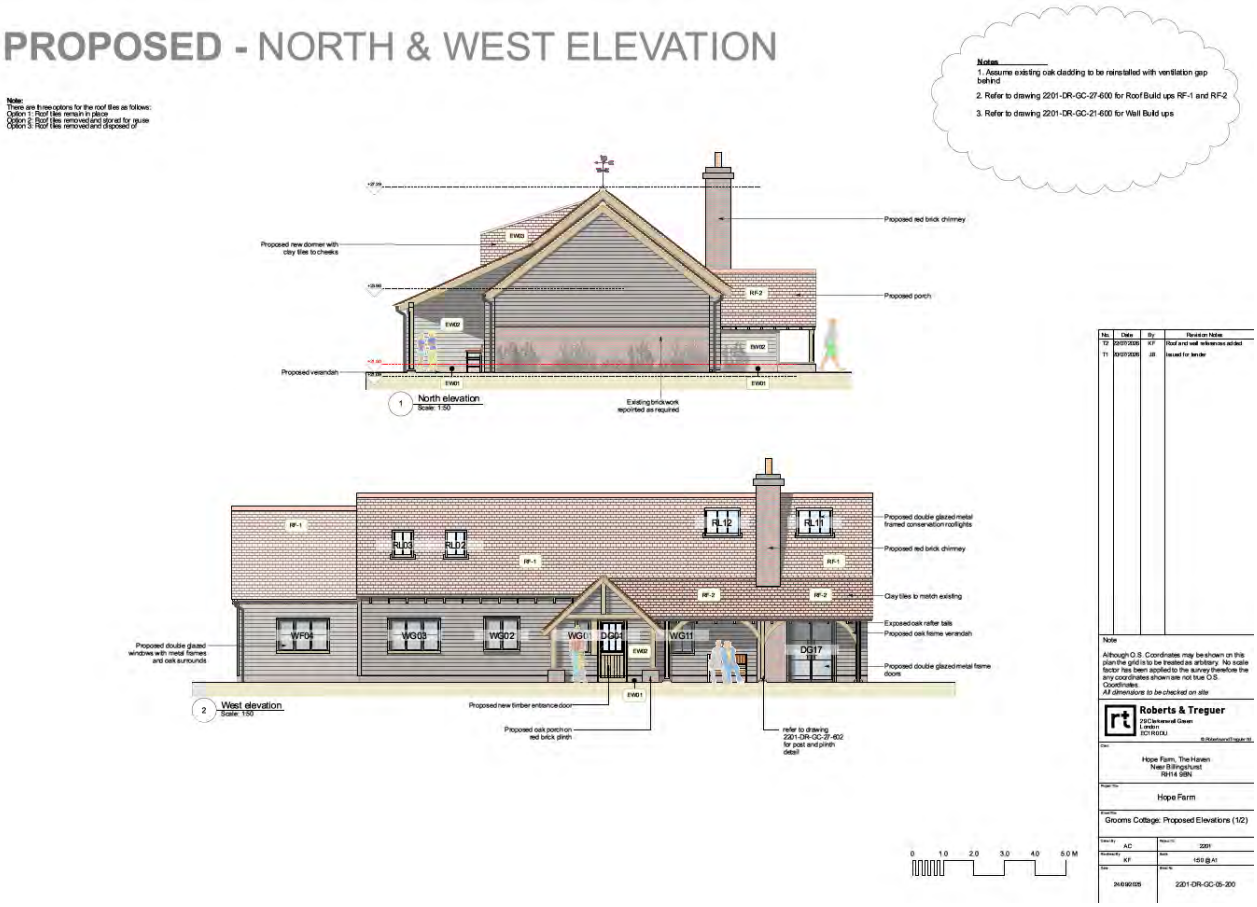
Appendix 2 – Proposed Site Plans



PROPOSED - NORTH & WEST ELEVATION



PROPOSED - SOUTH & EAST ELEVATION



Appendix 3 – Previous Emergence Survey Results



LEGEND

August 2022 Survey

R1-R6 Common pipistrelle bat.

September 2022 Survey

R2 Brown long eared bat
R3+R4 Common pipistrelle bat.

June 2023 Survey

R5-R6 Soprano pipistrelle bat.

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Job Number:
12175 -

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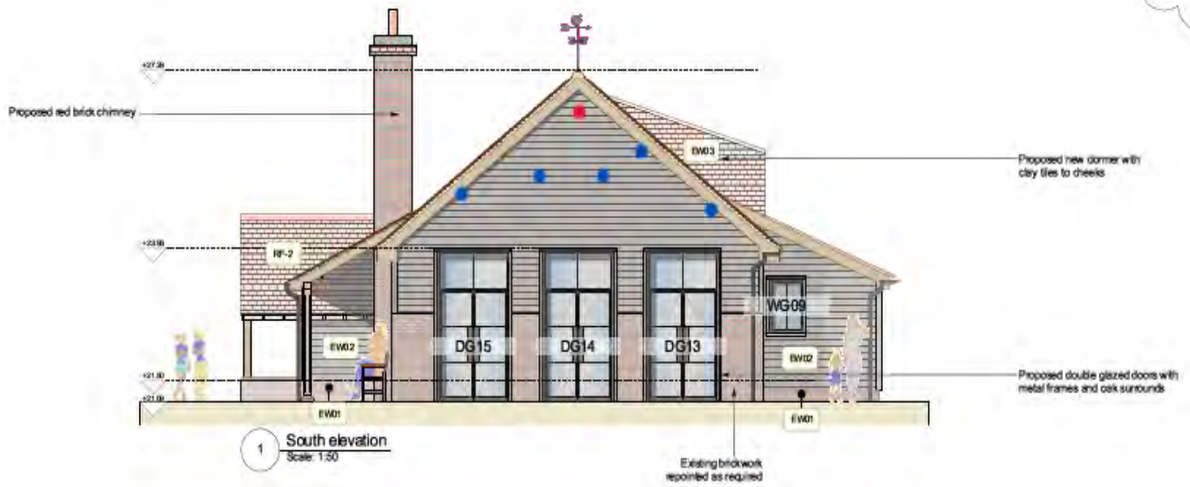
Appendix 4 – Mitigation Plans

PROPOSED - SOUTH & EAST ELEVATION

Note:
There are three options for the roof tiles as follows:
Option 1: Roof tiles remain in place
Option 2: Roof tiles removed and stored for reuse
Option 3: Roof tiles removed and disposed of

Notes
1. Assume existing oak cladding to be reinstalled with ventilation gap behind
2. Refer to drawing 2201-DR-GC-27-600 for Roof Build ups RF-1 and RF-2
3. Refer to drawing 2201-DR-GC-21-600 for Wall Build ups



1 South elevation
Scale: 1:50



2 East elevation
Scale: 1:50

0 1.0 2.0 3.0 4.0 5.0 M

No.	Date	By	Revision Notes
T2	03/07/2026	KF	Wall and roof references added
T1	30/07/2026	JB	Issued for tender

Note

Although O.S. Coordinates may be shown on this plan the grid is to be treated as arbitrary. No scale factor has been applied to the survey therefore the any coordinates shown are not true O.S. Coordinates.
All dimensions to be checked on site

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29 Clerkenwell Green
London
EC1R 0DU

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Client:
Hope Farm, The Haven
Near Billingshurst
RH14 9BN

Project Title:
Hope Farm

Sheet Title:
Grooms Cottage: Proposed Elevations (2/2)

Drawn By:	Project No:
AC	2201
Reviewed By:	Scale:
KF	1:50 @ A1
Date:	Sheet No:
24/09/2025	2201-DR-GC-05-201

LEGEND

- Bat box location consisting of
  1x Vivara pro Beaumaris maxi bat box
- 2x Sparrow colony boxes
- Reinstated roost provisions from 2022/23 and 2026 surveys

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Job Number:
12175 -

LEGEND

Location of building mounted bat boxes such as greenwood three cavity box to match oak cladding.





HCUK GROUP

Job Number:
12175

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