Langhurst Wood Road, RH12 4QD

Preliminary Roost Assessment & Nocturnal Bat Survey Report

August 2026

Swan ENVIRONMENTAL

Report Control Sheet

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Swan Environmental Services Ltd was commissioned by Biffa Landfill Solutions to undertake an updated Preliminary Roost Assessment (PRA) and Nocturnal Bat Surveys at the site at Langhurst Wood Road, RH124QD. This report has been produced to inform planning permission for the site that includes the demolition of the two onsite buildings.

1.1.2. The author of this report is Georgia Duffy, BSc (Hons), MSc, Graduate Ecologist. Georgia is experienced in undertaking and carrying out Nocturnal Bat surveys/reports. The report has been overseen by Katie Bird, MEnvSci ACIEEM, Technical Director. Katie holds a Class 2 Bat Survey License from Natural England.

1.1.3. A Preliminary Roost Assessment **(**PRA) of the site was previously undertaken on the 1st of July 2026 by Andrew Taylor, Lead Field Ecologist, MSc (Hons) who holds a Level 1 Class Licence for bats. This found B1 to have **'moderate'** bat roosting potential due to the presence of a number of potential roosting features suitable for individual bats and lack of internal access. The garage structure (B2) was found to have **'low'** roosting potential due to a limited number of potential roosting features for individual bats. The results of the PRA are detailed within this report.

1.1.4. Two nocturnal bat surveys were undertaken on B1, this took place on the 30th of June 2026 and the 29th of July 2026. One survey was undertaken on the garage structure (B2), this took place on the 29th of July 2026. The full results of the Nocturnal Bat Surveys are detailed within this report.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 and 1.2 for building and site location. The site is located at Langhurst Wood Road, RH12 4QD (Building in Horsham). Grid reference: (TQ 17479 34926).



Figure 1.2.1 Buildings



Figure 1.2.2 Site Location

1.3. OBJECTIVES

1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

1.3.2. The objectives of the Nocturnal Bat Survey are as follows:

- Identify any bats roosting within the buildings.
- Assess the value of the buildings for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys licensing and mitigation required for bats on site.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Consultation with publicly available sources for protected species data within a 5km search area of the site.
- Consultation of local council strategic development plans and other planning considerations.
- Referral to existing historic survey reports and results (if applicable).

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. The Preliminary Roost Assessment (PRA) was undertaken by Andrew Taylor on the 1st of July 2026. Weather conditions during the survey were dry and clear, with temperatures reaching approximately 19°C. The survey was completed in accordance with the BCT Good Practice Guidelines (ref. Figure 2.1). The assessment encompassed an external area of both buildings within the proposed scope of works.

2.2.2. The PRA comprised an inspection of all buildings and structures to identify evidence of, or potential for, roosting bats. The survey involved recording Potential Roosting Features (PRFs) and potential ingress/egress points, such as gaps beneath lifted roof tiles, flashing and soffit boxes, as well as searching for direct evidence of bat activity, including urine staining, droppings, feeding remains and live or dead bats.

2.2.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.2.4. Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1 below (Collins 2023) (ref. Figure 2.2.1).

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
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).	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[a]	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.	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	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]).	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.
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).	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	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.	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.

Figure 2.2.1. Guidelines for assessing the potential suitability of proposed development site for bats, based on roosting habitats and flightpath/foraging potential within the landscape (Collins, 2023).

2.3. NOCTURNAL BAT SURVEY

2.3.1. The nocturnal bat surveys undertaken on 30th of June 2026 and the 29th of July 2026 by two qualified surveyors. Two infrared cameras (IRCs) (Nightfox whisker, Digital Night Vision Goggles) were used during the survey first survey (29/06/2026) to cover the viewpoints around the B1 and four infrared cameras (IRCs) (Nightfox whisker, Digital Night Vision Goggles) were used during the second survey (29/07/2026) to cover the viewpoints around B1 and the garage (B2).

2.3.2. Please refer to Figures 2.3.1 and 2.3.2 for locations of the vantage points (VPs). The orange icons relate to camera locations and their field of view. The purple icons relate to surveyor locations.

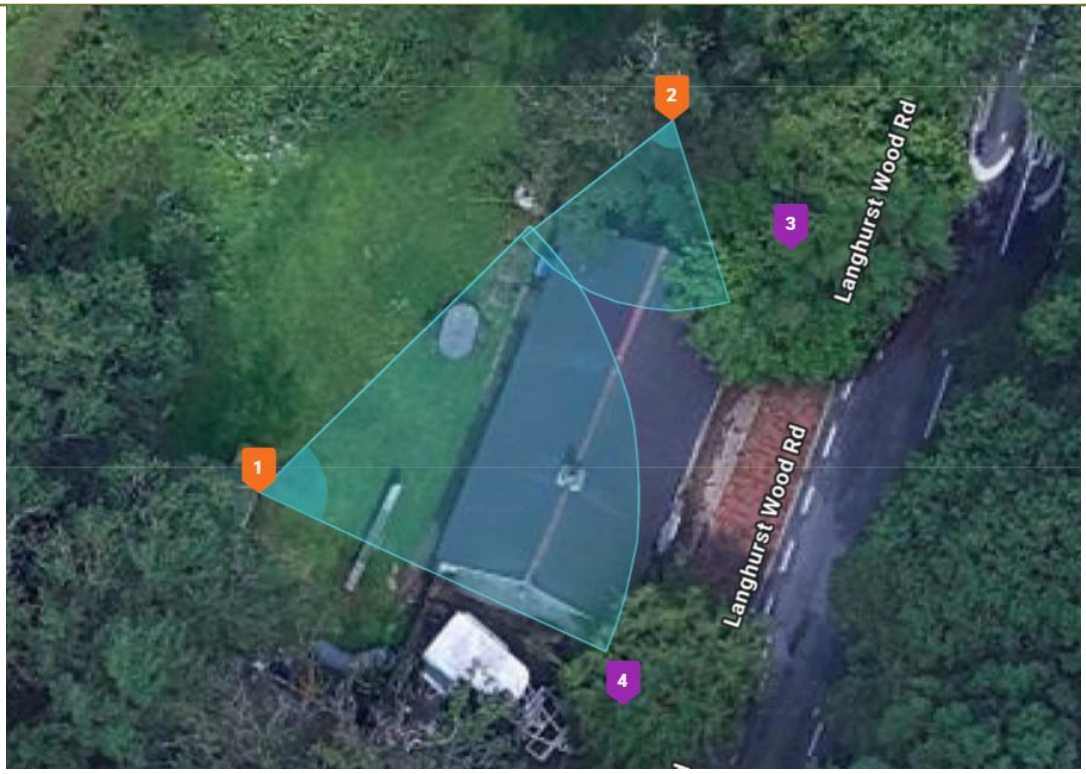


Figure 2.3.1 VP locations for first survey (30/06/2026)



Figure 2.3.2 VP locations for second survey (29/07/2026)

2.3.3. The surveys were undertaken in line with guidance as set out in Collins (2023, as amended). Surveyors used Echo Meter Touch Bat detectors and were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.1 below for details of surveyors. The camera footage and acoustic data was reviewed by qualified ecologists after the survey using relevant media players and assisted by Artificial Intelligence (AI) provided by Wildlife Imaging Systems to provide bat flight tracking data to assist with roost identification and general foraging activity.

Table 2.1 – Survey Details

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
30/06/2026	21:19	21:04	22:48	VP1 – IR Camera VP2 – IR Camera VP3 - Andrew Taylor VP4 – Georgia Duffy	Temp at start:16'C Cloud cover: 1/2 (Oktas) Wind: 1 (Beaufort scale) Precipitation: None
29/07/2026	20:52	20:37	22:22	VP1 – IR Camera VP2 – IR Camera VP3 – Annie Huston VP4 – Sam Hughes VP5 – IR Camera VP6 - IR Camera	Temp at start: 23'C Cloud cover: 1 (Octas) Wind: 1 (Beaufort scale) Precipitation: None

2.4. SURVEY LIMITATIONS

2.4.1. The southern aspect of B2 could not be fully inspected or surveyed due to dense tree cover obstructing views. Additionally, the building is positioned directly adjacent to a boundary fence. The fence formed part of a neighbouring private property, preventing access and the deployment of survey equipment, including cameras, on this elevation. A single view of this aspect was obtained by photographs taken during the Preliminary Roost Assessment (PRA), during which no PRFs were identified. Whilst this represents a limitation to the assessment, the available photographic evidence did not indicate the presence of features suitable for roosting bats. Please see section 3.3, images relating to B2 eastern aspect and B2 southern aspect for context.

2.4.2. Additionally, neither building (B1 or B2) could be surveyed internally due to lack of access. This is classed as a limitation, and was considered within the PRA assessment and the classification of the buildings present on site.

3 SURVEY RESULTS

3.1. DESK STUDY

3.1.1. The site is situated within a predominantly rural area, it is scattered with a network of hedgerows, trees and fields provided optimum ecological connectivity for bats to commute and forage.

3.1.2. There are several designated sites within a 5km radius of the site:

- **Warnham Site of Sites of Special Scientific Interest (SSSI)** is located approximately 0.09km northwest of the site boundary at its closest point. The site is designated due to its geological importance as it exposes the lower Weald Clay Group above the Horsham Stone. Studies undertaken at the site have identified evidence of multiple depositional environments, including freshwater, brackish and brackish-marine conditions. Fossil assemblages recorded include plants, *Cypridea,* small *Viviparus*, *Unio*, fish, *ostracods,* foraminifera and *Cassiope*, providing valuable evidence of environmental change during deposition. The preservation of shell aragonite also provides carbon isotope evidence that supports paleoenvironmental and sedimentological studies. In addition, preserved sedimentary structures, including ripple marks, gutter-casts and plant-related sedimentary features, contribute to an understanding of depositional processes and local sediment sources within the Weald Basin.
- **Warnham Local Nature Reserve (LNR)** is located approximately 1.5km south of the site boundary at its closest point. The reserve is centred around the 17-acre Warnham Millpond, which is characterised by extensive reedbeds, islands and marginal vegetation. Millpond Plantation and Walnut Tree Plantation comprise a mixture of ancient woodland, conifer plantation and mixed broadleaved plantation. Boldings Brook runs through the centre of the reserve within a floodplain, inundating areas of wet grassland and willow carr during the winter months. The reserve supports a diverse range of habitats and a rich abundance of flora and fauna, including 10 species of amphibians and reptiles, 162 bird species, 23 species of dragonflies and damselflies, 28 mammal species including seven species of bat, 366 plant species comprising grasses, sedges, rushes and ferns, and 523 species of moth. The reedbeds provide important habitat for warblers, including Cetti's warbler *(Cettia cetti)*, as well as water rails *(Rallus aquatuicus).* The woodlands support species such as owls, sparrowhawks and roe deer, alongside winter flocks of siskin and redwing. The grasslands are particularly valuable for invertebrates, including the migrant clouded yellow butterfly and six-spot burnet moth. Aquatic habitats, ranging from the large millpond to smaller ponds and brooks, support a wide variety of wildlife including dragonflies, cormorants, teal, herons and fish.
- **Clock House Brickworks SSSI** is located approximately 3.18 km north of the site boundary at its closest point. The site is designated for its nationally important exposure of the Weald Clay Group and its exceptionally rich Lower Cretaceous fossil assemblage, dating to approximately 130 million years ago. Thousands of insect fossils representing around eleven orders have been recorded from the site, alongside fossil fish, reptiles, aquatic plants and freshwater and brackish-water fauna. The site is particularly notable for yielding the earliest described social insect, a termite. In addition to its palaeontological importance, the site preserves significant sedimentological evidence relating to past environmental conditions, making it an outstanding resource for both palaeontological and sedimentological research.
- **Auclaye SSSI** is located approximately 3.87 km north of the site boundary at its closest point. The site is designated as a SSSI due to its importance for studies of Mesozoic insect faunas. It yields well-preserved bodies and wings of insects of Lower Cretaceous age. The Weald Clay deposits contain concentrations of remains attributable to several insect orders, including *Hymenoptera, Coleoptera, Diptera, Trichoptera, Neuroptera, Blattoidea, Orthoptera* and *Odonata*. The site has produced a new Gryllid *(Orthoptera),* which is particularly significant as records of crickets from the Lower Cretaceous are rare. In addition, a new aculeate hymenopteran has been recorded from the site. These discoveries contribute to the site's importance as a locality for the study of Mesozoic insect faunas**.**
- **Vann Lake and Ockley Woods SSSI** is located approximately 3.94 km northwest of the site boundary at its closest point. The site comprises ancient semi-natural woodland surrounding Vann Lake, a hammer pond formed by damming a wooded gill. The varied geology, including Weald Clay and outcrops of Paludina Limestone, contributes to a diverse range of habitats. The site is designated for its species-rich woodland communities, notable bryophyte and fungal assemblages, uncommon invertebrates, important breeding bird populations, and a population of dormouse (*Muscardinus avellanarius*). Notable flora includes violet helleborine (*Epipactis purpurata*), greater butterfly orchid (*Platanthera chlorantha*) and several rare bryophyte species. Over 600 fungal species have been recorded, including *Myarium crystallinum*, which was first described from the site. The freshwater habitats support notable dragonfly assemblages, while the woodlands support species such as purple emperor (*Apatura iris*) and

silver-washed fritillary (*Argynnis paphia*). The site's woodland and aquatic habitats also provide important breeding habitat for birds including kingfisher, lesser spotted woodpecker and hawfinch.

- **St Leonard's Park Ponds SSSI** is located approximately 4.81 km southeast of the site boundary at its closest point. The site comprises a series of species-rich ponds and associated woodland habitats supporting diverse botanical communities. The ponds and surrounding fen habitat support a number of uncommon plant and bryophyte species, including the rare moss *Nanomitrium tenerum*, the nationally rare yellow centaury (*Cicendia filiformis*), the locally uncommon shoreweed (*Litorella uniflora*) and floating club-rush (*Eleogiton fluitans*). The woodland is dominated by downy birch (*Betula pubescens*) and alder (*Alnus glutinosa*) with a diverse ground flora and areas of carr woodland. The site is also notable for its rich dragonfly and damselfly assemblage, including the uncommon variable damselfly (*Coenagrion pulchellum*), ruddy darter (*Sympetrum sanguineum*), downy emerald (*Cordulia aenea*) and brilliant emerald (*Somatochlora metallica*).

3.1.3. While none of the above statutory sites have been specifically designated for bats. Though the sites will likely have suitable habitats to support bats assemblages.

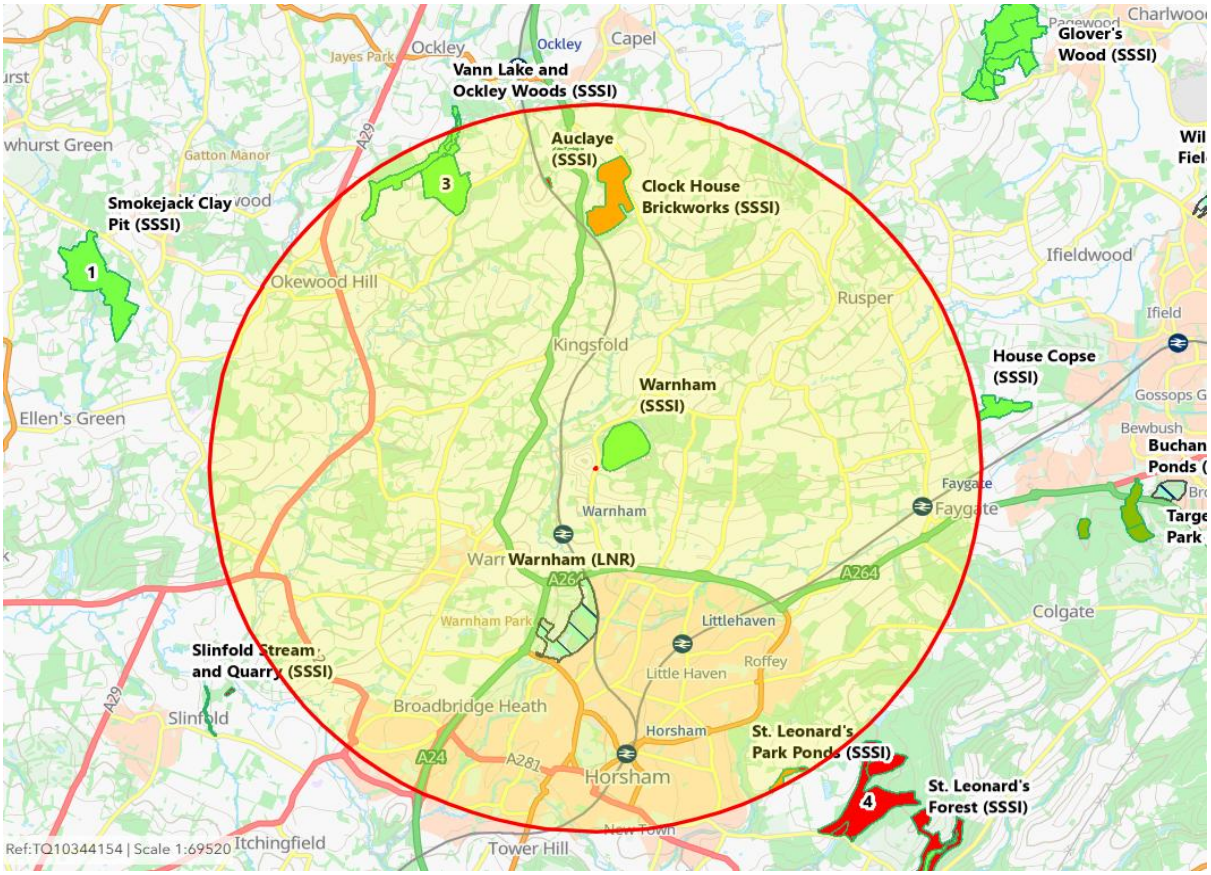


Figure 3.1.1 Statutory Designated Sites within 5 km from the site

You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

Figure 3.1.2. SSSI Impact Risk Zone Natural England Decision

3.1.4. The following European Protected Species Licences (EPSLs) were identified within 5km of the site boundary, based on Magic.gov.uk:

Table 3.1 EPSLs within 5km of the site

Case reference of granted application	Species on the licence*	Location from Site	Direction	Licence Start Date	Licence End Date	Does the Licence impact on a breeding site?	Does the Licence allow damage of breeding site?	Does the Licence allow damage of a resting place?	Does the Licence allow destruction of breeding site?	Does the Licence allow destruction of a resting place?
2019-40731-EPS-MIT	C-PIP DAUB S-PIP	0.56km	SW	21/06/2019	16/06/2024	N	N	N	N	Y
EPSM2012-5250	BLE	1.79km	NE	27/11/2012	30/062013	N	-	-	N	Y
EPSM2013-5412	BLE	1.79km	NE	01/02/2013	30/09/2014	N	-	-	N	Y
EPSM2011-3615	BLE, C-PIP, S-PIP	1.87km	NE	26/10/2011	30/09/2013	N	-	-	N	Y
2015-8735-EPS-MIT	BLE, C-PIP	2.22km	S	28/04/2015	22/04/2020	N	N	N	N	Y
2015-8735-EPS-MIT-1	BLE, C-PIP	2.22km	S	09/09/2015	22/04/2020	N	N	N	N	Y
EPSM2012-5076	BLE	2.94km	SE	19/10/2012	30/06/2013	N	-	-	N	Y
EPSM2013-6687	C-PIP, BLE	3.47km	S	28/11/2013	30/09/2015	N	-	-	N	Y
2017-30530-EPS-MIT	C-PIP	3.54km	N	01/09/2017	31/10/2017	N	N	N	N	Y
2019-41738-EPS-MIT	BLE C-PIP	3.57km	NW	09/08/2019	31/10/2026	N	N	N	N	Y
EPSM2012-4231	BLE	3.64km	SE	09/08/2012	31/12/2014	N	-	-	N	Y
2017-31475-EPS-MIT	BLE	3.72km	SW	17/10/2017	30/10/2022	N	N	Y	N	Y
2014-3464-EPS-MIT	C-PIP	3.81km	S	07/10/2014	30/11/2019	N	N	Y	N	Y
EPSM2011-3197	C-PIP, BLE	4.05km	E	17/08/2011	30/09/2015	Y	-	-	Y	Y
EPSM2009-1464	BLE	4.36km	N	23/11/2009	01/10/2011	N	-	-	N	Y
2016-22934-EPS-MIT	BLE C-PIP S-PIP	4.74km	N	06/05/2016	05/05/2021	N	N	N	N	Y
2016-26580-EPS-MIT	C-PIP	4.76km	S	17/11/2016	17/11/2026	N	N	Y	N	N
2018-36816-EPS-MIT	C-PIP	4.76km	S	16/08/2018	31/08/2020	Y	Y	N	N	N
2019-43782-EPS-MIT-1	BLE C-PIP N-PIP S-PIP	4.90km	SW	08/06/2020	05/06/2025	N	N	N	N	Y
2019-43782-EPS-MIT-2	BLE C-PIP N-PIP S-PIP	4.90km	SW	18/08/2020	05/06/2030	N	N	N	N	Y

Species on the licence*	Species name	Latin
C-PIP	Common Pipistrelle bat	*Pipistrellus pipistrellus*
S-PIP	Soprano Pipistrelle bat	*Pipistrellus pygmaeus*
BLE	Brown long eared	*Plecotus auritus*
DAUB	Daubenton's bat	*Myotis daubentonii*

3.2. PRELIMINARY ROOST ASSESSMENT

3.2.1. Photographs of all features identified are included within Section 3.3 and an aerial map showing the location of all features is included within Section 3.4.

3.2.2. The site holds two, one story buildings. Building 1 (B1) is a one storey detached bungalow with a single pitched roof. B1 is made up of painted brickwork with a pitched tile roof. Overall, the brickwork is in good condition with no gaps or missing mortar noted in the walls of the building. The windows and doors were boarded up and well-sealed to the frames and walls of the building.

3.2.3. Building 2 (B2) is a small one storey detached garage structure located adjacent to B1. B2 is made up of brickwork, that is in overall good condition, with a pitched tiled gable roof. On the eastern aspect of B2 a well-sealed closed shutter is present. Wooden soffit boarding is also present on the roof edge of the building, on all aspects. Additionally, the one door present was boarded up and well-sealed to the frame and wall of the building.

3.2.4. No internal inspection could be conducted for either building, due to both buildings being boarded and locked up. No access was obtained for the PRA survey.

Building One (B1) PRFs

3.2.5. There were a number of external PRFs located on building one:

- PRF 1 relates to a broken fascia boarding on the southeastern corner of the building. The broken fascia allows access underneath the roof tiles. Additionally, it creates suitable crevices between the timber, and the fascia boarding, therefore providing a potential roost for single/small numbers of crevice dwelling bats.
- PRF 2 and PRF 3 relates to missing mortar, along the roof ridge of the building on the southeastern and northeastern aspects of the roof. These features provide potential roosting spots for single/ small number of crevice dwelling bats, especially if the roof ridges are hollow.
- PRF 4 relates to lifted fascia boards on the eastern aspect of the building. The lifted fascia has created small gaps that have the potential to host individual/small numbers of crevice dwelling bats. However, the feature was heavily covered in cobwebs, suggesting that is not used at the time of the PRA survey.
- PRF 5 relates to missing mortar on the western aspect of the building. Areas of missing mortar are present along the entirely of the roof ridge and provide multiple features that have the ability to host single/small numbers of roosting bats.

Building Two (B2) PRFs

3.2.6. Two external PRFs were located on building two:

- PRF 6 relates to lifted tiles, located on the eastern aspect of the roof. The lifted tiles created gaps that could potentially host individual bats.
- PRF 7 relates to loose/lifted tiles, located on the roof ridge on the eastern aspect. These have the potential to host individual bats.

Summary

3.2.7. Overall, B1 was assessed as having **moderate** bat roosting potential due to a number of PRFs and lack of internal access. B2 was assessed as having **low** bat roosting potential due to a limited number of PRFs and lack of internal access.

3.2.8. The guidance (Collins, 2023) defines a building with **moderate** bat roosting potential as “A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation).”

3.2.9. B1 meets these criteria as it holds multiple features that offer suitable shelter and protection for single/ small numbers of roosting bats. Additionally, the lack of access for an internal inspection had contributed for the building meeting these criteria. The surrounding habitat is considered to provide moderate suitability for bats, with nearby woodland, mature trees, hedgerows and other vegetated features providing opportunities for commuting and foraging.

3.2.10. The guidance (Collins, 2023) defines a building with low bat roosting potential as “A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate condition and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.”

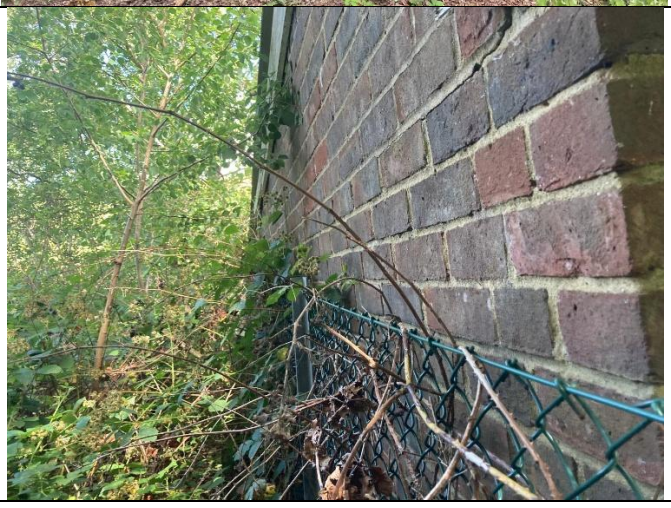
3.2.11. B2 meets these criteria as it holds limited features that offer suitable shelter and protection for roosting bats. Additionally, lack of access for an internal inspection had contributed for the building meeting this criterion. The surrounding habitat is considered to provide moderate suitability for bats, with nearby woodland, mature trees, hedgerows and other vegetated features providing opportunities for commuting and foraging.

3.3. PHOTOGRAPHS

3.3.1. Table 3.2 provides images of all potential roosting features identified and overall images of the buildings.

Table 3.2 Images of the Buildings and PRFs

Feature	Photograph
B1 – Northern Elevation	
B1 – Eastern Elevation	
B1 –Southern Elevation	

B1 –Western Elevation	
B2– Northern Elevation	
B2 – Eastern Elevation	
B2 – Southern Elevation	

B2 (– Western Elevation	
B1 – PRF 1	
B1 – PRF 1	

B1 – PRF 2	
B1 – PRF 3	
B1 – PRF 4	

B1 – PRF 5	
B1 – PRF 5	
B2 – PRF 6	

B2 - PRF 7	



Figure 3.4.1 Showing External PRFs (Red) for B1 and B2

3.4. DUSK SURVEY (30/06/2026) B1

3.4.1. The first bat was recorded at 21:37 (approximately 18 minutes after sunset) and was heard not seen by the surveyor positioned at VP4. The call related to a noctule bat. The second bat recorded was at 21:58 (approximately 39 minutes after sunset) and also related to a heard not seen noctule call. Noctules were heard but not seen intermittently from 21:51 to 21:59.

3.4.2. Throughout the survey, multiple heard not seen calls were recorded by the surveyors at VP3 and VP4. All calls related to either common pipistrelle, soprano pipistrelle, or noctules with the exception of one heard not seen call at 22:06, which related to a common serotine call.

3.4.3. The first bat visually observed during the live survey related to a common pipistrelle at 22:23. The bat was observed flying over the top of the building, north to south. Similar commuting and foraging activity were observed intermediately from both VP3 and VP4 from 22:23 to 22:34, with observations relating to common pipistrelle and

soprano pipistrelle bats.

3.4.4. No emergences were recorded during the live survey. Furthermore, a review of the camera footage, supported the foraging and commuting activity observed during the survey and found **no emergences** to occur for the duration of the survey.

Table 3.3 – Images of Camera Footage at the Darkest Point

VP1	
VP2	

3.5. DUSK SURVEY (29/07/2026) B1 and B2

3.5.1. The first bat was recorded at 21:02 (approximately 10 minutes after sunset) and related to a heard not seen soprano pipistrelle call, by the surveyor positioned at VP4. The second bat recorded was from VP4 at 21:11 (approximately 21 minutes after sunset) and related to a heard not seen common pipistrelle call.

3.5.2. Intermediate heard not seen activity was observed by both VP3 and VP4, with the majority of activity relating to VP4 throughout the duration of the survey. Species heard consisted of common and soprano pipistrelles, daubentons, barbastelle, serotine, noctules and one brown long eared called at 22:08.

3.5.3. The first bat visually observed during the live survey was at 21:25 and related to a soprano pipistrelle that was continuously foraging on the western aspect of B1.

3.5.4. Based on the surveyor's observations at both VP3 and VP4 recorded no emergences during the live survey. Furthermore, reviews of the camera footage also observed no emergences throughout the duration of the survey.

3.5.5. No emergences were recorded during the live survey. Furthermore, a review of the camera footage, supported the foraging and commuting activity observed during the survey and found **no emergences** to occur for the duration of the survey.

Table 3.4 – Images of Camera Footage at the Darkest Point

VP1	
VP2	
VP5	
VP6	

3.6. ASSESSMENT

3.6.1. As no evidence of roosts was observed on site, no further licences or surveys are required to proceed with the proposed developments.

4 RECOMMENDATIONS AND MITIGATION

4.1. IMPACT ASSESSMENT

4.1.1. As the survey completed at the site did not identify roosting bats it is not considered the development has the risk of injuring and/or killing bats or disturbing/destroying any known bat roosts and therefore there is no requirement for a Natural England European Protected Species License (EPSL) to be in place prior to works starting on site.

4.1.2. No further mitigation measures are recommended.

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