

Bat emergences and re-entry survey and Bat Activity Survey

Survey site:

Hill View and Wayside, Eastergate Lane, West Sussex, PO20 3SJ

Client:

Eastmere Paddocks

Report date:

18th September 2024 [Amended 28/08/2028- updated plans].

Project:

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

The construction of nine detached homes and garages, with the demolition of the existing commercial barn structures. [Unsubmitted]

This report is supplementary to the Preliminary Ecological Appraisal and Roost Assessment report completed by Arbtech Ltd 2024.

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

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

This report is an addendum to and must be read in conjunction with the Preliminary Ecological Appraisal and Roost Assessment (PEAPRA) report completed by Arbtech Consulting Ltd (2024) 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 lead surveyor for advice.

Executive Summary

Background

A PEAPRA was conducted at Hill View and Wayside in August 2024, by Arbtech Consulting Ltd. The site comprises of five buildings (B1-B5), associated gardens, and 'priority listed' orchards. B1-B5 will be demolished to facilitate the proposed development.

As a result of the PEAPRA, B3 was assessed as moderate suitability for roosting bats, due to the presence of roosting features for crevice and void dwellings bats. Feeding remains and less than 10 bat droppings were also identified within building 3 which was deemed unlikely to support a maternity roost due to the poor stable thermal properties of this building and that is currently a feeding roost by a small number of bats. B2 was assessed as low suitability for roosting bats, and B1, B4 and B5 were assessed as negligible suitability for roosting bats due to the lack of evidence and roosting features. Consequently, 2 emergence surveys on B3 including observations on B2, to characterise the roost in B3 and assess the presence/absence of bats in B2. Due to the high value priority habitat onsite a 'Night walkover survey' was also required during the emergence surveys. A static was required to record acoustics within the internal loft space of B3, to determine utilisation.

BERS Results

Roost 1 – Brown long-eared **feeding** roost. Located within building B3a Species abundance is considered low as a result of the observed activity during survey efforts, however the static data analysis, feeding remains and DNA analysis confirmed that brown long eared bats were utilising this building for feeding. A total of 48 calls identified during static analysis. Building B3a measured 11m long, 6m wide and 2.5m tall at the ridge line. Movement can take place internally between the B3a and B3b through the dividing wall.

Roost 1 – Brown long-eared **feeding** roost. Located within building B3b Species abundance is considered low as a result of the observed activity during survey efforts, however the static data analysis, feeding remains and DNA analysis confirmed that brown long eared bats were utilising this building for feeding. A total of 48 calls identified during static analysis. Building B3b measured 11m long, 6m wide and 2.5m tall at the ridge line. Movement can take place internally between the B3a and B3b through the dividing wall.

During these two-emergence survey's there was little bat activity recorded by the surveyors, however the static detector recordings and the DNA dropping results have confirmed that B3a and B3b are both being used by brown long-eared bats as a feeding roost. Due to this outcome the development will need to be permitted by a bat mitigation licence.	
The site surveys were designed and managed by Katie Belbin BAs (Hons), Graduate Ecologist and overseen by Leah Cook Consultant Ecologist (Accredited Agent on Natural England Bat Licence Number: 2018-37888- CLS-CLS)	
• Site location in the Site Location Appendix 1 • Surveyor locations and roosting features in BERS Plan from PEA/PRA 2024 Appendix 2. • Surveyor Patrolling the back stopping locations from PEA/PRA 2024 Appendix 3. • Surveyor locations and bat activity in BERS Results Appendix 4. • Surveyor Patrolling the back field route, stopping locations and bat activity Appendix 5. • Bat droppings DNA results Appendix 6. • Proposed plan Appendix 7.	
Biodiversity Records Data	A background ecological data search was completed by Sussex Biodiversity Record Centre (SXBRC) to provide additional information regarding the local bat records within 2km of the site. A total of 420 records were identified, covering 17 different species or species groups. The following species were identified within 2km: ▪ Common pipistrelle – 75 records – closest record ~0.45km from site ▪ Soprano pipistrelle – 45 records – closest record ~0.63km from site ▪ Brown long-eared bat – 40 records – closest record ~0.99km from site ▪ Western barbastelle – 36 records – closest record ~0.71km from site ▪ Serotine – 28 records – closest record ~0.67km from site ▪ Unspecified bat – 27 records – closest record ~1.07km from site ▪ Unspecified myotis species – 23 records – closest record ~0.67km from site ▪ Noctule – 21 records – closest record ~0.71km from site ▪ Unspecified long-eared bat species – 19 records – closest record ~0.67km from site ▪ Bechstein's bat – 16 records – closest record ~1.33km from site ▪ Natterer's bat – 14 records – closest record ~0.99km from site ▪ Whiskered bat – 11 records – closest record ~1.05km from site ▪ Nathusius's pipistrelle – 7 records – closest record ~1.05km from site

	▪ Unspecified pipistrelle – 7 records – closest record ~0.49km from site ▪ Daubenton's bat – 4 records – closest record ~0.99km from site ▪ Alcathoe bat – 2 records – closest record ~2.50km from site ▪ Whiskered/Brandt's – 1 record – closest record ~2.62km from site												
Granted EPSL's	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is only 1 EPSL within a 2km radius of site as detailed below in table 1: <table><tr><th colspan="4">Table 1 - Granted EPSL's</th></tr><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2016-24108-EPS-MIT</td><td>Common pipistrelle</td><td>1.19km southeast</td><td>Destruction of a resting place</td></tr></table>	Table 1 - Granted EPSL's				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2016-24108-EPS-MIT	Common pipistrelle	1.19km southeast	Destruction of a resting place
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EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence										
2016-24108-EPS-MIT	Common pipistrelle	1.19km southeast	Destruction of a resting place										
DNA Droppings Location and Analysis – Confirmed brown long-eared bat droppings.	Evidence of roosting bats was discovered internally within both B3a and B3b. There were feeding remains of prey items like yellow underwing moths and tortoiseshell butterfly wings scattered in a few locations, with chewed ends. Some of these appeared fresh in condition. Within B3b there were several bat dropping observed under the central ridge line. After photographing these were collected for DNA testing, and less than 10 droppings were found in this space at mixed colouration. Combined with the feeding remains this is likely being used by this bat as a feeding roost. DNA analysis has confirmed these droppings are from brown long-eared bat, see results in appendix 6.												
Static Detector Findings	A single static detector (Song meter SM4BAT-FS Bat recorder) was placed inside B3 from the 26/08/2024 until the 16/08/2024. The gride reference for the detector's location was SU 94862 06013. The static detector was placed within B3a and B3b to support in characterisation of the suspected feeding roost identified by the presence of droppings and feeding remains and identify the species of bats utilising the building. Even though the results below show a high number of common pipistrelles, the feeding remains that were found in B3a and B3b are linked to brown long-eared bats, due to the insect's species and their size. The prey species that were found on site were yellow underwing moths and tortoiseshell butterfly wings, they would be too big for common pipistrelles to consume. The raw sound files were entered into the BTO pipeline for analysis. All non-bat or unidentified recordings, and those with low probability (below 0.5) were culled. This left 416 recordings. Of these, the following data were recorded in table 3 below:												

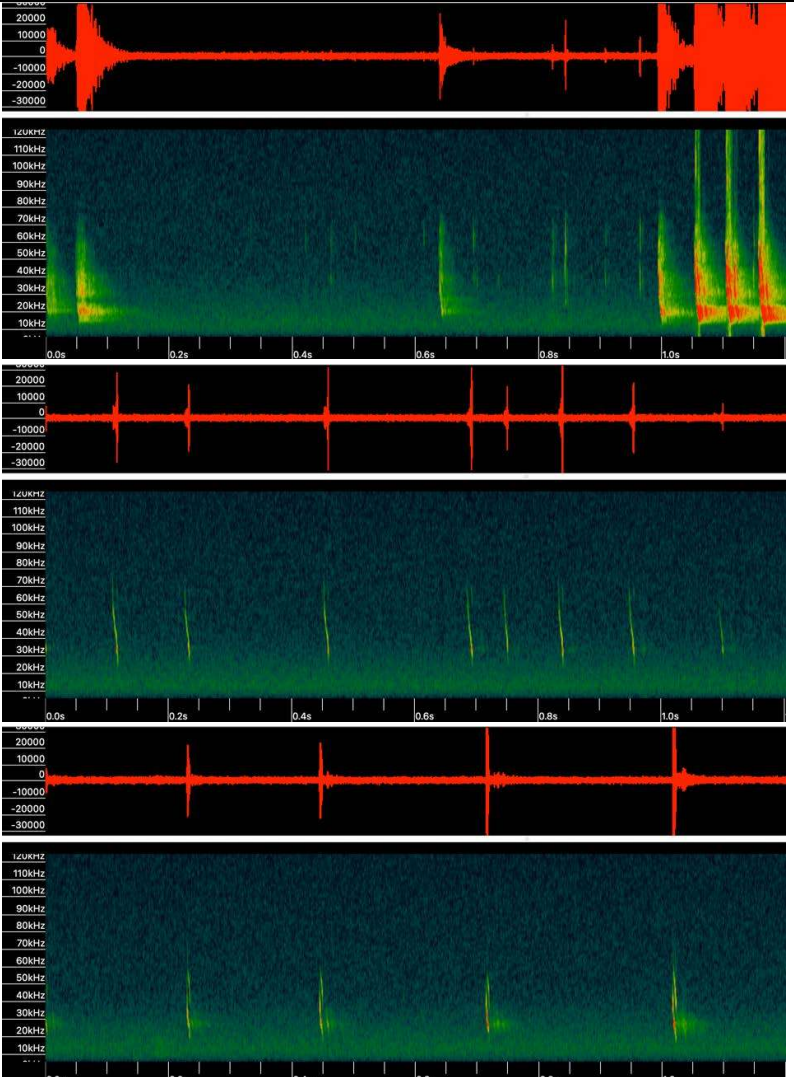
Results							
Deployment period	Total number of recordings	Number of calls attributed to bats	Percentage of calls attributed to bats	Non-bat calls	Number of calls <u>not</u> attributed to bats	Percentage of calls <u>not</u> attributed to bats	
26/08/2024 – 16/09/2024	444	416	93.69%	Non-bat calls attributed to invertebrates, small mammals and rain.	28	6.31%	
Date	Brown long eared	Common pipistrelle	Myotis	Noctule	Serotine	Soprano pipistrelle	Total number of recording per day
26/08/2024	1	16	0	0	0	3	20
27/08/2024	2	19	0	1	0	5	27
28/08/2024	0	16	0	4	0	3	23
29/08/2024	5	6	0	0	0	0	11
30/08/2024	7	30	0	0	0	2	39
31/08/2024	7	40	0	0	4	4	55
01/09/2024	2	50	1	1	8	6	68
02/09/2024	1	5	0	2	1	3	12
03/09/2024	5	7	0	0	0	1	10
04/09/2024	1	23	1	0	0	3	28
05/09/2024	1	4	0	1	0	0	6

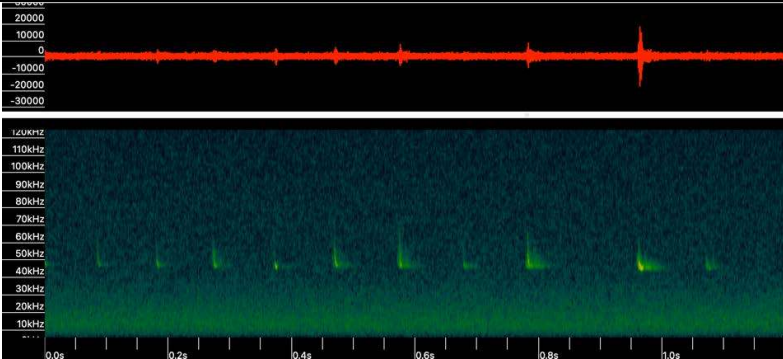
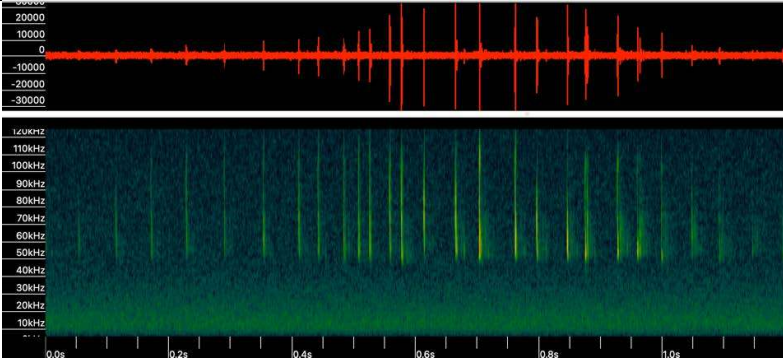
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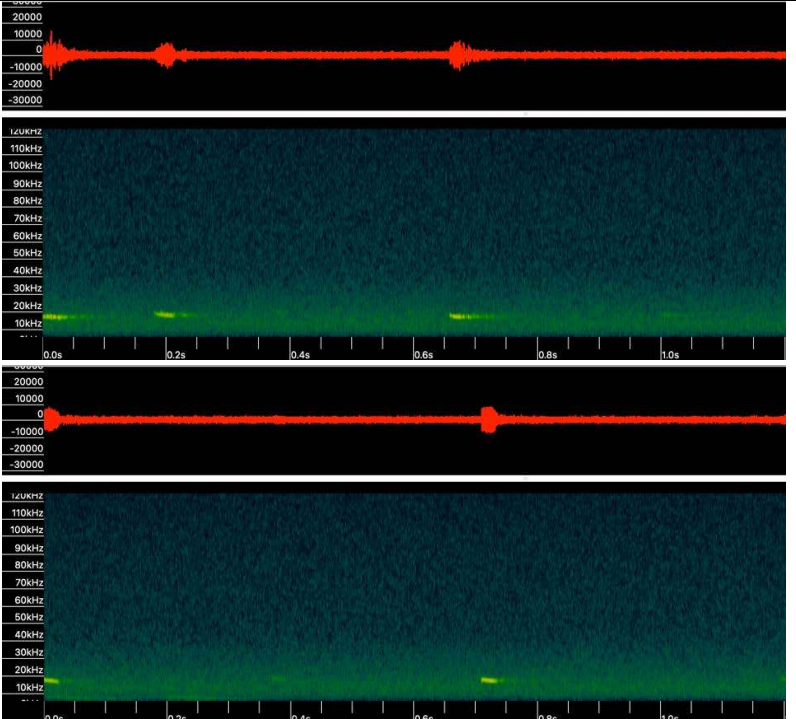
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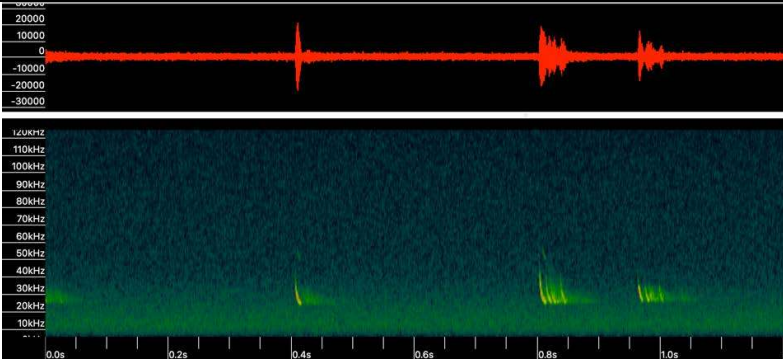
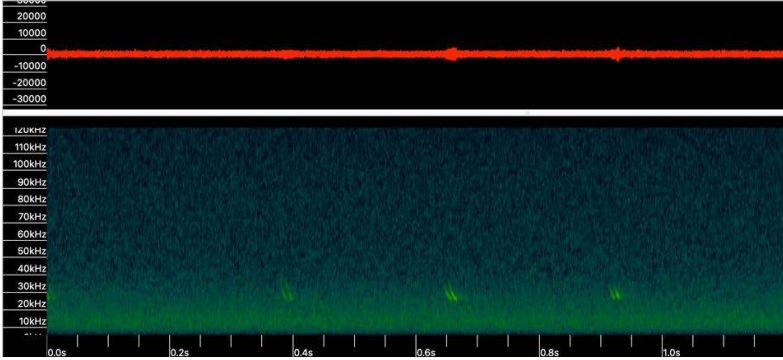
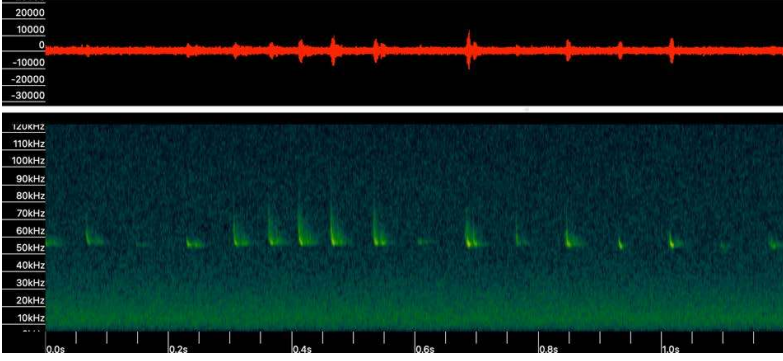
		06/09/2024	2	6	0	0	0	0	9
		07/09/2024	2	26	0	1	0	3	35
		08/09/2024	2	2	0	4	0	3	11
		09/09/2024	0	1	0	1	0	1	3
		10/09/2024	2	1	0	0	0	0	3
		11/09/2024	0	2	0	0	0	0	2
		12/09/2024	2	2	0	0	0	1	3
		13/09/2024	0	3	0	0	0	0	4
		14/09/2024	2	7	0	0	0	2	9
		15/09/2024	0	8	0	0	0	1	9
		16/09/2024	5	16	0	1	0	6	29
		Total recording per species	48	290	2	16	13	47	416
		Species Recorded	Number of calls during deployment	Date of detection/ Number of calls/ Timeframes		Spectrogram			

Bat Emergence and Re-Entry Survey

	Brown long eared	48	Brown long-eared bat calls are typically very faint and difficult to detect and are prone to attenuation. A number of calls recorded displayed a second harmonic, which is indicative of the bat being within very close proximity of the detector. Furthermore, social calling of brown long-eared bats is experienced when the bat is within or very close to a roost site, which further supports the use of B3a and B3b by brown-long eared bats.	
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	Common pipistrelle	290	Due to the strength of the call of this species it is highly likely that common pipistrelle bat calls recorded originated from outside of buildings B3a and B3b, as such, it can be discounted that buildings B3a and B3b are being utilised by common pipistrelle bats for roosting opportunities and confirms their presence within the vicinity.	
	Myotis	2	It was not possible to identify these myotis bat calls down to species level, as attenuation and call distortion cannot be discounted. As such, calls have been grouped as myotis. to avoid misidentification. Due to the low number of calls and how faint they are, these calls have been recorded as passes over the buildings on site.	

	Noctule	16	Due to the strength of the call of this species it is highly likely that noctule bat calls recorded originated from outside of buildings B3a and B3b, as such, it can be discounted that buildings B3a and B3b are being utilised by noctule bats for roosting opportunities and confirms their presence within the vicinity.	
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	Serotine	13	Due to the strength of the call of this species it is highly likely that serotine bat calls recorded originated from outside of building B3a and B3b, as such, it can be discounted that buildings B3a and B3b are being utilised by serotine bats for roosting opportunities and confirms their presence within the vicinity.	 
	Soprano pipistrelle	47	Due to the strength of the call of this species it is highly likely that soprano pipistrelle bat calls recorded originated from outside of building B3a and B3b, as such, it can be discounted that building B3a and B3b are being utilised by soprano pipistrelle bats for	

			roosting opportunities and confirms their presence within the vicinity.	
	 Static detector location inside building 3 (B3).			
Limitations	There were no significant limitations to the survey effort, as this survey was completed in ideal weather conditions with fully functional equipment and full visibility of all elevations of the building.			

Field Survey							
Dusk Emergence Survey 1							
Building B3							
Surveyor and position	Surveyor 1 – Matthew Surry – 4 years bat survey experience - BCT competency level 2 – Observing the southern and western elevations of B3. Surveyor 2 – Joanna Andrews – Accredited Agent on Natural England Bat Licence Number: 2018- 37888-CLS-CLS, 12 years bat survey experience- BCT competency level 2 – Observing the northwestern elevation of B3. Surveyor 3 - Jon Kewell – Accredited Agent on Natural England Bat Licence Number: 2018- 37888-CLS-CLS, 11 years bat survey experience – BCT competency level 2 - Patrolling the back field along the southwestern boundary of the site.						
Weather (start/end)	Temperature (°C): 17 Relative humidity (%): 57 Cloud cover (%): 80 Wind (m/s): 1 Rain: None			Temperature (°C): 14.9 Relative humidity (%): 83 Cloud cover (%): 40 Wind (m/s): 0 Rain: None			
Equipment used	3 x Echo meter Touch 2, 2 x Nightfox Whisker IR cameras & 2 x Nightfox XB5 Pro IR torch and 3 x hand-held radios.						
Dusk emergence results							
Date of survey	Sunset Start - End	Species and numbers	Roost type	Structure reference	Roost location	Access points (0)	Dimensions and explanation of roost location
26/08/2024	Sunset: 20:08 19:53 – 21:38	None	N/A	B3	N/A	N/A	N/A
Surveyor observations							

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Surveyor 1	No emergences or re-entries observed. The first and only bat activity was a noctule pass at 20:05, which was heard and not seen (HNS). No further bat activity was recorded.	
IR position 1	No emergences or additional bat activity were recorded.	

Bat Emergence and Re-Entry Survey

Surveyor 2	No emergences or re-entries observed. The first bat activity started between 20:09 until 21:12 four distant passes by common pipistrelles were HNS. At 20:16 a distant pass by a soprano pipistrelle was HNS. No further bat activity was recorded.	
IR position 2	No emergences or additional bat activity were recorded.	
Nighttime Walkover survey 1		

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Surveyor 3	A common pipistrelle was observed flying in a circle over the field at 20:21 and 20:24. Both times they came from and flew to the north-west. No further bat activity was recorded.	
		Patrol Stop and Viewing Point 1
		Patrol Stop and Viewing Point 2
		
		Patrol Stop and Viewing Point 3

Bat Emergence and Re-Entry Survey

Field Survey							
Dusk Emergence Survey 2							
Building B3							
Surveyor and position	Surveyor 1 – Matthew Surry – 4 years bat survey experience - BCT competency level 2 – Observing the southern and western elevations of B3. Surveyor 2 – Joanna Andrews – Accredited Agent on Natural England Bat Licence Number: 2018- 37888-CLS-CLS, 12 years bat survey experience- BCT competency level 2 – Observing the northwestern elevation of B3. Surveyor 3 – Jon Kewell – Accredited Agent on Natural England Bat Licence Number: 2018- 37888-CLS-CLS, 11 years bat survey experience – BCT competency level 2 - Patrolling the back field along the southwestern boundary of the site.						
Weather (start/end)	Temperature (°C): 20.4 Relative humidity (%): 42 Cloud cover (%): 0 Wind (m/s): 2 Rain: None			Temperature (°C): 12.9 Relative humidity (%): 87 Cloud cover (%): 0 Wind (m/s): 2 Rain: None			
Equipment used	3 x Echo meter Touch 2, 2 x Nightfox Whisker IR cameras & 2 x Nightfox XB5 Pro IR torch and 3 x hand-held radios.						
Dusk emergence results							
Date of survey	Sunset Start - End	Species and numbers	Roost type	Structure reference	Roost location	Access points (0)	Dimensions and explanation of roost location
17/09/2024	Sunset: 19:11 18:58 – 20:43	None	N/A	B3	N/A	N/A	N/A
Surveyor observations							

Surveyor 1	No emergences or re-entries observed. Three common pipistrelle passes were observed between 19:29 until 19:37, two were seen flying over B2 in a south easterly direction, the third was seen to the west of the site. A pass along the drive to the west of B2 by a serotine was observed at 20:00. No further bat activity was recorded.	
IR position 1	No emergences or additional bat activity were recorded.	

Surveyor 2	No emergences or re-entries observed. The first common pipistrelle was observed flying over B2 at 19:29, a distant pass was then heard at 19:36. One common pipistrelle was then seen foraging between B3 and B4 for a couple of minutes at 19:44. At 19:58 a serotine was seen heading in a north westerly direction along the drive and then toward the fields to the west of the site. No further bat activity was recorded.	
IR position 2	No emergences or additional bat activity were recorded.	
Nighttime Walkover survey 2		

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Surveyor 3	A single common pipistrelle was observed over the southwestern corner of the large field at, constantly feeding around this area between 19:50 and the end of the survey. No further bat activity was recorded.	
		Patrol Stop and Viewing Point 1
		
		Patrol Stop and Viewing Point 2
		
		Patrol Stop and Viewing Point 3

Bat Emergence and Re-Entry Survey

Conclusions, Impacts and Recommendations	
Survey Results Summary	BERS Results Roost 1 – Brown long-eared feeding roost. Located within building B3a Species abundance is considered low as a result of the observed activity during survey efforts, however the static data analysis, feeding remains and DNA analysis confirmed that brown long eared bats were utilising this building for feeding. A total of 48 calls identified during static analysis. Building B3a measured 11m long, 6m wide and 2.5m tall at the ridge line. Movement can take place internally between the B3a and B3b through the dividing wall. Roost 1 – Brown long-eared feeding roost. Located within building B3b Species abundance is considered low as a result of the observed activity during survey efforts, however the static data analysis, feeding remains and DNA analysis confirmed that brown long eared bats were utilising this building for feeding. A total of 48 calls identified during static analysis. Building B3b measured 11m long, 6m wide and 2.5m tall at the ridge line. Movement can take place internally between the B3a and B3b through the dividing wall. During these two-emergence survey's there was little bat activity recorded by the surveyors, mostly from common pipistrelles foraging around the western field and around B3. However, the static detector recordings, the DNA dropping results and feeding remains have confirmed that B3a and B3b is being used by brown long-eared bats as a feeding roost. There were also a high level of common pipistrelle calls recorded on the static detector, which indicates that this species is also likely to be using the building. Due to this outcome the development will need to be permitted by a bat mitigation licence.
Impact Assessment	As all building on site are being removed as part of the proposed development, the feeding roost present within B3a and B3b will be destroyed. While no roosts were identified within B2, bats are highly mobile creatures that switch roosts regularly, therefore the usage of site by bats can change over a short period of time.
Recommendations	An EPSL application to Natural England will be required to legally permit the proposed works. Due to the number of roosts and species present, the site is eligible for a Bat Mitigation Class Licence (BMCL). The BMCL application requires that surveys have been undertaken within the most recent active bat season (optimal May to August, suboptimal September). Planning permission must have been granted and all relevant wildlife-related conditions

	have been discharged prior to submission, where possible to do so. The survey effort should include at least one survey between May and June when the detection rate of bat roosts is highest. A Material Changes Check will be required within three months of the BMCL submission, if no survey work has been undertaken within that period. The BMCL will include the following measures: • The installation of two bat boxes at the site (one bat box per species) prior to works commencing to form a receptor site for any bats found during the works. This box may be installed on buildings or trees 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 Registered Consultant or an Accredited Agent, to inform them of the presence of bat roosts. • A pre-commencement inspection of any roost features by the Registered Consultant or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). • The removal of the corrugated fiber cement roof and sarking board roof lining will need to be removed by hand under the supervision of the Registered Consultant 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. The BMCL 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 favorable to move bats to the receptor bat box. BMCLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period November to March or if any unexpected bat species or roost types are identified works must
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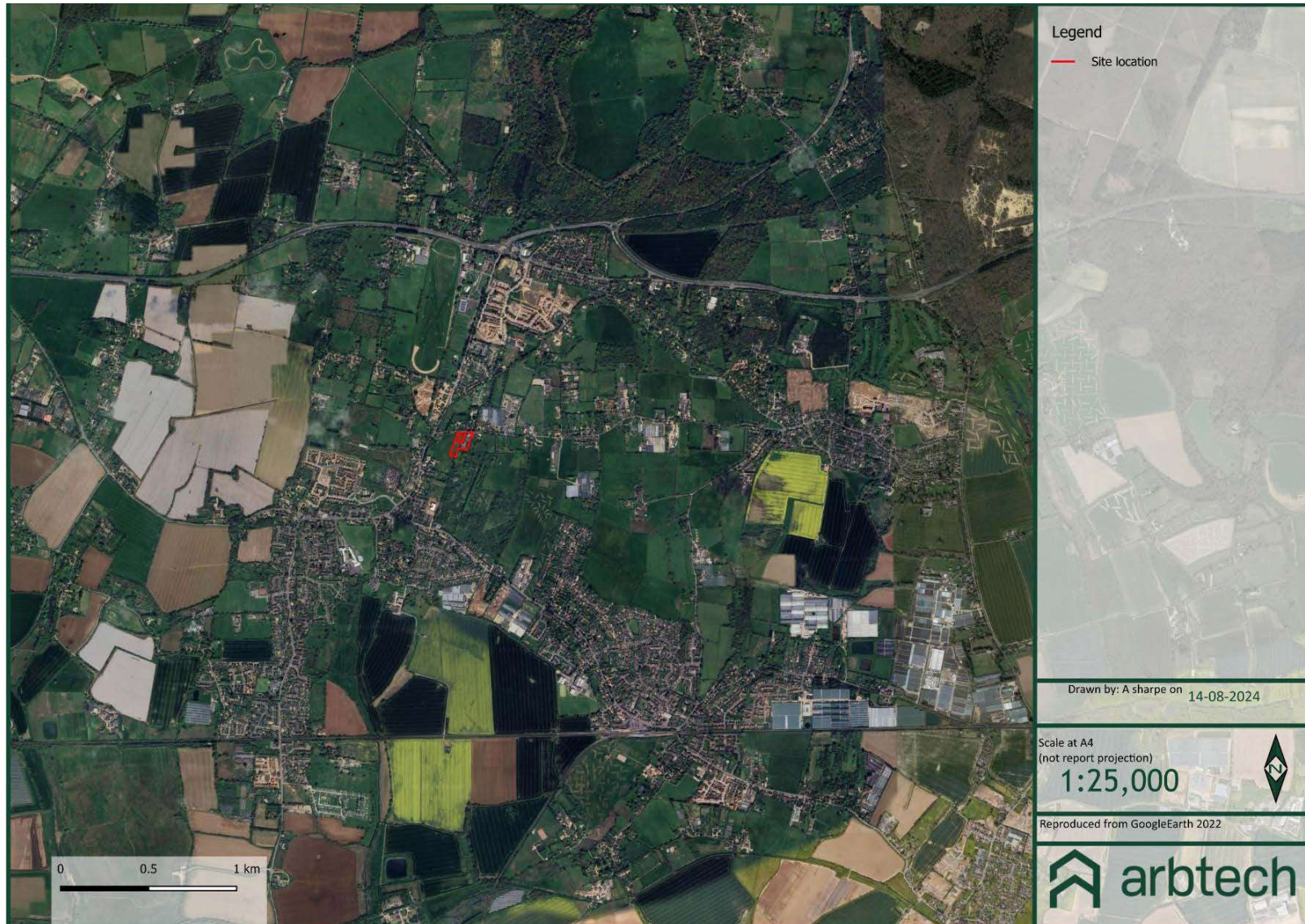
	cease and advice must be sought from the Registered Consultant regarding the possible requirement for further bat surveys and whether a BMCL is still appropriate. Bat lighting A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures: • Light spill on to the pond or the southern hedge-line should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. Wall lights and security lights will be 'dimnable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
Enhancements	The installation of two integrated bat box /bricks will need to be incorporated into ten buildings on site during the works. In order to replace foraging habitat on site that will be lost when the barn is demolished, native night scented flowers and flowering shrubs must be planted within the gardens of the new dwellings. The installation of sparrow terrace and three swift bricks on each new building on site will provide additional nesting habitat for birds.

	• Bird box specifications need to be suitable for a range of small nesting bird species, such as the “Schewgler No 17 Swift Nest Box”, or a similar alternative brand. Swift bricks are a "universal nest brick". The three swift bricks will need to be spaced close together because they are social nesters. Bird boxes need to be positioned ~3m above ground level, at the eaves of the building, facing a north or north-easterly direction, where they will be sheltered from prevailing wind, rain and strong sunlight.
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Appendix 1: Site Location



Bat Emergence and Re-Entry Survey

Appendix 2: Surveyor locations and roosting features in BERS Plan from PEA/PRA 2024



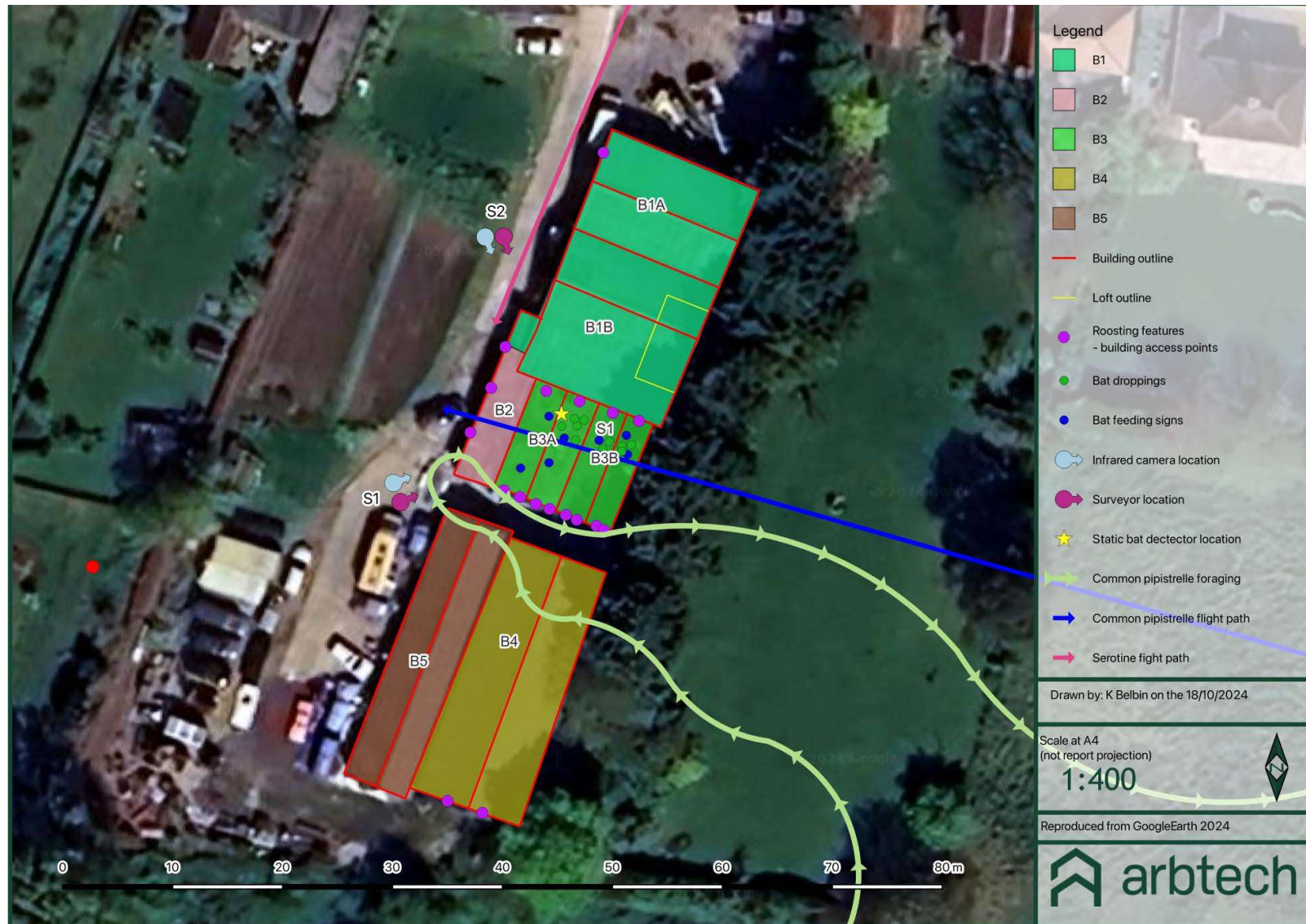
Bat Emergence and Re-Entry Survey

Appendix 3: Surveyor Patrolling the back stopping locations from PEA/PRA 2024



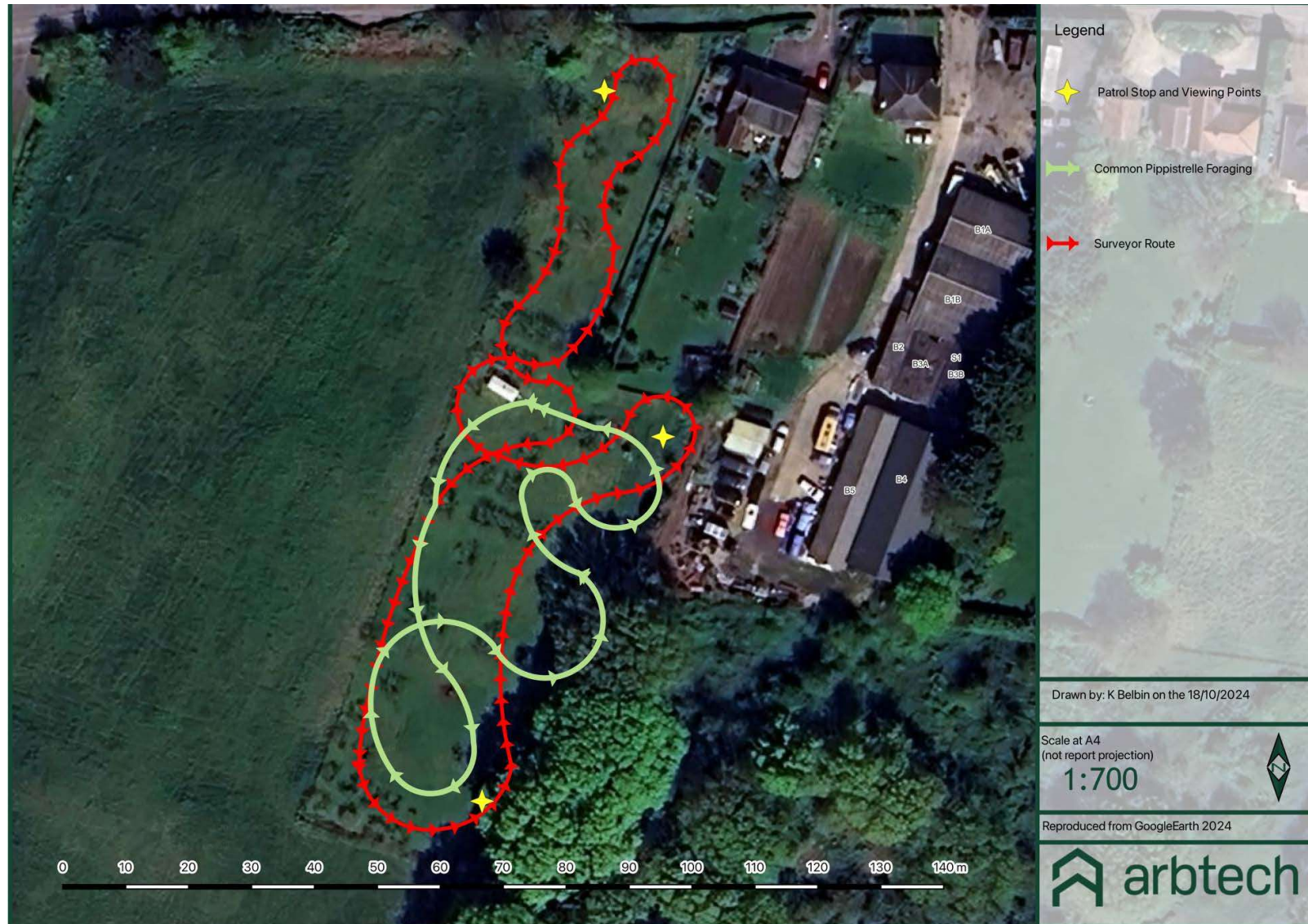
Bat Emergence and Re-Entry Survey

Appendix 4: Surveyor locations and bat activity in BERS Results



Bat Emergence and Re-Entry Survey

Appendix 5: Surveyor Patrolling the back field route and stopping locations and bat activity



Appendix 6: Bat droppings DNA results



Results

Sample ID: EG-1851-1

Sample information:

Sample type: Faecal	Species group: Bats
Suspected species: Brown long-ear	Site Location: PO20 3SJ
Comments: Can a copy of results also be sent to [REDACTED]	

Laboratory information:

DNA Extraction Code: EG-2024-2269	Identification method: qPCR
Analysis Procedure Notes:	
Laboratory Comments: None	

Species Identified:

Species 1: Plecotus auritus (Brown long-eared bat)	qPCR Ct Value: 24
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Appendix 7: Proposed plan



Bat Emergence and Re-Entry Survey

Limitations and Copyright

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Version control			
Status	Issue	Name	Date
Draft	0.1	Katie Belbin BA (Hons), Graduate Ecologist	24/11/2024
Review	0.2	Ashleigh Domblides BA (Hons), Graduate Ecologist	25/11/2024
Proof	0.3	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	02/12/2024
Final	1.0	Katie Belbin BA (Hons), Graduate Ecologist	02/12/2024
Final Amended [Updated Site Plans]	2.0	Katie Belbin BA (Hons), Graduate Ecologist	28/08/2025