

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Site Adjacent to 74 Old Shoreham Road, New Monks Farm, Lancing, BN15 9HG

Client:

AY Developers Ltd

Report date:

05th August 2025

Project:

This report was required to inform a planning application for the “demolition of the existing bungalow at 74 Old Shoreham Road and erection of approximately 10 no. new dwellinghouses with associated access road and parking facilities” (hereafter referred to as “the proposed development”).

This report is supplementary to the PEA/PRA Survey report completed by Arbtech (2025).

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

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

Executive Summary

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

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

Preliminary Ecological Appraisal and Roost Assessment – Arbtech 2025, Building 1 surveyed, Building assessed as low value to roosting bats

Number of buildings on site – 1 building.

Number of buildings surveyed – 1 building.

Proposed development

Current use of building – Residential

Proposed use of building – N/A

Structural changes to building – Demolition


Results



Bats are very unlikely to be roosting within this building and as such, the risk to bats due to the proposed development is acceptably low.

The demolition of the building can proceed without the need for any further requirements. In the unlikely event bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice.

The site surveys were designed and managed by Chantae Bleakman-Wells BSc (Hons) MSC MRSB, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS)

See surveyor locations in the BERS plan in Appendix 1					
Limitations	Limitations of the survey effort include: <ul style="list-style-type: none">Artificial lighting and vehicle noise present at the front of the building (surveyor 1 and 2) may result in less bat activity. However, these streetlights and vehicle traffic are representative of the normal conditions and as such, are not viewed as a limitation of the survey, as the results of the bat emergence survey must reflect normal conditions.				
Field Survey					
Dusk Emergence Survey 1					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Chantae Bleakman-Wells	Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS 5+ years experience	Level 2	North and East
	2	Isy Bleakman	Two season’s experience	Level 1	North and West
	3	Sylvia Breiden	One season’s experience	N/A	South
Weather (start/end)	Temperature (°C): 18 Relative humidity (%): 91 Cloud cover (%): 50 Wind (km/h): 17 Rain: None		Temperature (°C): 17 Relative humidity (%): 94 Cloud cover (%): 40 Wind (km/h): 17 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	3	
	Additional Illumination	Infrared Illuminator	S1120B	3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
	Two Way Radio	BAOFENG	FV-88E	3	

Results		
Date of survey		Sunset; Start - End
04/08/2025		Sunset 20:42; 20:27 – 22:12
Surveyor observations		
Surveyor 1	No emergencies or re-entries observed. A Common pipistrelle was heard at 21:39 and a Soprano pipistrelle was heard at 21:49. No bats were seen.	
IR position 1	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
Surveyor 2	No emergencies or re-entries observed. A Common pipistrelle was heard at 21:28 and 21:39, and a Soprano pipistrelle was heard at 21:46. No bats were seen.	

<i>IR position 2</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	
<i>Surveyor 3</i>	No emergencies or re-entries observed. The first bat seen and heard was a Common pipistrelle at 21:22, passing by from west to east, in front of the building at single-storey height. The last bat activity recorded was a Noctule, which was heard not seen at 21:45.	
<i>IR position 3</i>	IR reviews confirm the observations of the surveyor. No further bat activity was recorded.	

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	<p>A likely absence of roosting bats is confirmed within B1.</p> <p>Limited commuting bats (Common pipistrelle, Noctule and Soprano pipistrelle) were heard during the survey.</p>
<i>Impact Assessment</i>	<p>Bats are very unlikely to be roosting within this building and as such, the risk to bats due to the proposed development is acceptably low.</p>
<i>Recommendations</i>	<p>The demolition of the building can proceed without the need for any further requirements. In the unlikely event bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice.</p>
<i>Enhancements</i>	<p>The installation of one integrated bat box per new building (total of ten bat boxes) will provide additional roosting habitat for bats. The bat boxes should be integrated into the fabric of the new dwellings, 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 and unlit by artificial light, and not above any windows.</p> <p>The bat boxes will be a specification suitable for crevice dwelling species such as Vivara Pro UK Build-in WoodStone® Bat Box, Vivara Pro Build-in Woodstone® Bat Tube or a similar alternative brand.</p>

Appendix 1: BERS plan



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Version control			
Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc (Hons) MSc MRSB – Consultant Ecologist	05/08/2025
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