

Bat Emergence Survey Report

Hopelands Farm

Polecat Lane

Copsle

West Sussex

RH13 6QR



12th June 2026

Sylvatica Ecology Ltd

Company Registration Number: 07705793

<https://se-planning.com>

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It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

In order to minimise the likelihood of adverse effects on protected animal species over time, it is accepted good practice, in accordance with Natural England (NE) (formerly English Nature) guidance for ecological surveys to be repeated should works be deferred for over 12 months from the date of initial survey.

It is the duty of the landowner, developer and operations managers to act responsibly and to comply with current environmental legislation if protected species are suspected or found prior to, or during works.

The recommendations and information contained within this report are based on the information provided on the development works prior to the surveys being carried out. Should the development proposals change then the findings and recommendations contained within would potentially require revision.

The findings within this report do not constitute legal advice. Should this be required, then a suitably qualified professional practitioner should be contacted.

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1.0 SUMMARY

Survey Details

- 1.1 A single dusk emergence survey was carried out at Hopelands Farm, Polecat Lane, Copsale, RH13 6QR on the evening of 9th June 2026, in accordance with BCT Bat Survey Good Practice Guidelines (2023). The survey was conducted by Richard Law BSc (Hons) MRes CEnv MCIEEM FLS of Sylvatica Ecology Ltd between 20:50 and 22:50, beginning approximately 25 minutes before sunset at 21:15. All aspects of the building were observed using a combination of surveyor and night vision camera views. Weather conditions were generally suitable for bat activity: temperature was mild at 16°C, wind speed was moderate at Beaufort scale 3 from a westerly direction, and conditions were mostly clear, though heavy showers earlier in the day and brief showers during the survey period represented the main limiting factor.

Results

- 1.2 Bat activity was recorded in the vicinity of the building during the survey, but no bats were observed emerging from the structure itself. A single species was identified: common pipistrelle (*Pipistrellus pipistrellus*). Activity began at 21:36 with a single bat foraging along the treeline to the north of the buildings, which was joined by two further individuals. Between 21:45 and 22:11, three common pipistrelles made in excess of 50 passes, remaining concentrated along the northern treeline throughout. No roost emergence was detected at any point during the survey.

Conclusion and Recommendations

- 1.3 On the basis of the single bat emergence survey, it is concluded that the property does not support a bat roost. The site is used as foraging and commuting habitat by common pipistrelle. No mitigation licence is required for the proposed works.
- 1.4 In the unlikely event that a bat is encountered during the works, all activity must cease immediately. The bat should not be handled unless it is grounded or injured, in which case it should be placed in a ventilated box and kept in a quiet, dark location until advice is sought from the BCT National Bat Helpline (0345 1300 228).
- 1.5 To account for foraging activity recorded in the local area, it is recommended that a minimum of two bat boxes or integrated bat bricks (e.g. Schwegler 1FF or equivalent woodcrete) are installed on the new structure. Boxes should be positioned at 3–5 m height on south- to south-west-facing aspects with an unobstructed flight line of at least 0.5 m. Any external lighting installed at the property should conform to BCT Guidance Note (2023b), using warm white LEDs below 2700K, mounted on motion sensors with short timers, to minimise light spill into adjacent habitat.

2.0 INTRODUCTION

Aims and Objectives of this Study

- 2.1 This report presents the findings of single bat evening emergence surveys carried out on the Hopelands Farm, Polecat Lane, Copsale, RH13 6QR. A planning application is to be submitted to re-develop this location and a previous preliminary ecological assessment (REF 2026) categorised this building as having a low potential to support roosting bats. Therefore, a single emergence survey was carried out.

2.2 **Figure 1: Site Location in Wider Landscape (Red Line Area Surveyed)**



Legal Status of Bats

- 2.3 The potential presence of bat roosts within a proposed development site has to be considered as all eighteen of the UK's bat species are protected under Section 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended). The WCA states that *'a person is guilty of an offence if intentionally or recklessly they disturb [a bat] while it is occupying a structure or place which it uses for shelter or protection; or he obstructs access to any structure or place which [a bat] uses for shelter or protection'*.
- 2.4 Bats are also protected under the Conservation of Habitats and Species Regulations 2017. Bats are listed as European protected species under which it is an offence if;

- *a person deliberately captures, injures or kills any wild animal of a European protected species;*
- *deliberately disturbs wild animals of any such species;*
- *damages or destroys a breeding site or resting place of such an animal.*

2.5 Disturbances of animals include in particular any disturbance which is likely to impair their ability to;

- *survive, breed or reproduce, or to rear or nurture their young;*
- *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
- *to affect significantly the local distribution or abundance of the species to which they belong.*

3.0 METHODOLOGY

3.1 The survey work used the guidance detailed within Bat Surveys Guidelines for Professional Ecologists – Good Practice Guidelines (BCT 2023a) and the Interim Guidance Note on Surveys and Night Vision Equipment (BCT 2022) as the basis to the survey methodology.

Lead Surveyor

3.2 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 20 years on many different locations throughout the United Kingdom, for a variety of protected species, including bats (2025-85394-CL18-BAT), reptiles, amphibians including great crested newt *Triturus cristatus* (2025-85909-SCI-CL08) and terrestrial mammals including dormice *Muscardinus avellanarius* (2026-88947-CL10a-DOR) and birds including barn owl *Tyto alba* licence (2026-88948-CL29-OWL). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com).

Equipment Used Emergence Surveys

3.3 The night vision observation equipment gave a view of the features of the building surveyed that was not possible with the naked eye, enabling effective observation to continue in the dark. The cameras were installed on tripods, which enabled the surveyor to work normally without having to hold the camera steady. The Sionyx Aurora IR camera provide a wide angled view which is also recorded and fixed throughout the survey and the Pixfra camera provided a more narrow focused field of view.

3.5 **Figure 2: Surveyor and Camera Positions**



Survey Type

- 3.6 Emergence survey is undertaken to observe bats emerging from roost. In addition to observation, night vision and thermal imaging equipment was used to ensure that features can be effectively viewed in the dark and that any footage can be reviewed following the survey.

Sight Lines

- 3.7 All aspects of the building were visible through camera views and surveyor views.

4.0 RESULTS

- 4.1 This section provides an account of the results from the surveys carried out and from the records search. These findings will inform any further recommendations outlined within this report.

Survey Meta Data

- 4.2 **Table 1: Timings and Weather Conditions**

Date	Sunset/ Sunrise	Survey Start and End	Temp	Rain	Wind Speed (Beaufort Scale) and direction
9 th June 2026	21:15	20:50 to 22:50	16°C	Heavy showers prior to the survey in the day. Brief showers during the survey. Mostly clear.	Westerly (3)

- 4.3 Weather conditions on the evening of 9th June 2026 were generally suitable for bat activity. The survey was conducted between 20:50 and 22:50, starting approximately 25 minutes before sunset at 21:15. The temperature was mild at 16°C. Wind speed was moderate at Beaufort scale 3 from the westerly direction. Rainfall was the main limiting factor, with heavy showers recorded during the day prior to the survey and brief showers occurring during the survey period itself, though conditions were mostly clear for the majority of the survey.

Bat Survey Results

- 4.4 **Table 2: 6th May 2026 Emergence Survey**

Time	Species	Passes	Activity and Location
21:36	C.pip	1	Foraging along the treeline to the north of the buildings.
21:38	C.pip	3	Foraging along the treeline to the north of the buildings.
21:45 – 22:11	C.pip	>50	3 x bat. Foraging along the treeline to the north of the buildings.

C.pip = Common Pipistrelle (*Pipistrellus pipistrellus*)

- 4.5 A single species of bat was observed foraging along the treeline to the north of the buildings. This species was common pipistrelle. Initially, a single bat was observed foraging but this was joined later by two more bats of the same species. No bats were observed emerging from the building.

5.0 DISCUSSION AND RECOMMENDATION

- 5.1 A single dusk emergence surveys were carried out in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines. Bat activity was recorded in the vicinity of the building during both surveys, but no bat emergence was observed.
- 5.2 No further recommendation is made regarding bat surveys or protected species licencing. In the unlikely event of a bat being encountered during the works, all works must cease immediately. The bat should not be handled unless it is grounded or injured, in which case it should be placed carefully into a ventilated box and kept in a quiet, dark location. The Bat Conservation Trust National Bat Helpline (0345 1300 228) should be contacted for advice at the earliest opportunity.

Bats and Lighting

- 5.3 To account for the foraging activity of bat species within the local area, any lighting installed at the property will conform to the specifications which are outlined within BCT Guidance Note (2023b). This will reduce any light pollution would have on nocturnal activity of fauna, namely bat species, some of which are extremely sensitive to light pollution. Light spill into adjacent habitats will be reduced and avoided by the following:

- *All luminaries will lack UV elements; metal halide and fluorescent sources will be avoided,*
- *A warm white light spectrum on external lighting will be adopted (<2700kelvin) to reduce the blue light component,*
- *LED luminaries will be used where a sharp cut off is required to avoid light spill into adjacent habitat,*
- *External luminaries will feature wavelengths higher than 550nm to avoid the component of light most disturbing to bats,*
- *Column heights of external lighting will be limited,*
- *Luminaries will be mounted on the horizontal plane, with no upwards tilt,*
- *Security lighting will be set on motion sensors and on short timers (<1min).*

Ecological Enhancements

- 5.4 Two bat boxes will be installed. Boxes will be of a type suitable for small crevice-dwelling species such as common and soprano pipistrelle, for example Schwegler 1FF or equivalent woodcrete bat boxes.
- *There will be two bat boxes installed on the south facing wall of the existing pole barn, at a minimum height of 3.0m above ground level. These will be Schwegler 1FF or equivalent woodcrete bat boxes.*

Conclusion

- 5.5 On the basis of the single bat emergence survey, it is concluded that the property does not support a bat roost. Bat activity was recorded on both survey occasions, confirming the site is used as foraging and commuting habitat by common pipistrelle. No mitigation licence is required for the proposed works; however, it is recommended that the ecological enhancement measures outlined above are incorporated into the development.

6.0 REFERENCES

BCT (2022) Interim Guidance: Use of night vision aids for bat emergence surveys and further comment on dawn surveys

BCT (2023a) Bat Survey Guidelines for Professional Ecologist 4th Edition – Good Practice Guidelines

BCT (2023b) Bats and Artificial Lighting in the UK – Bats and the Built Environment Series.

English Nature (2004) Bat Mitigation Guidelines IN13.6

HMSO (1981) The Wildlife and Countryside Act 1981 (as amended) HMSO, London.

HMSO (2017). The Conservation (Natural Habitats, &c). (As amended) Regulations 2017

Mitchell-Jones, T & McLeish, A.P (2004) Bat Workers Manual, Joint Nature Conservation Committee

Russ, J (2021) Bat Calls of Britain and Europe – A Guide to Species Identification. Pelagic Publishing

7.0 CAMERA VIEWS AND PHOTOS OF BUILDING

Plate 1: IR 1 - Start View (Surveyor 1)



Plate 2: IR 1 - End View



Plate 3: IR 2 - Start View (Surveyor 2)



Plate 4: IR 2 - End View



Plate 5: Thermal 1 – View



8.0 SUMMARY MAP OF BAT ACTIVITY

