Bat Emergence Survey Report

The Cabins

Faygate Lane

Lambs Green

West Sussex

RH12 4RF

NGR: TQ 21554 36689



14th July 2025

Sylvatica Ecology Ltd

Company Registration Number: 07705793

www.sylvaticaecology.co.uk

Limitations and Liabilities 3

1.0 SUMMARY 4

2.0 INTRODUCTION 5

Aims and Objectives of this Study 5

Legal Status of Bats 5

3.0 METHODOLOGY 6

Lead Surveyor 6

Equipment Used 6

Survey Type 6

4.0 RESULTS 8

Survey Meta Data 8

Bat Survey Results 8

5.0 DISCUSSION AND RECOMMENDATION 9

Bats and Lighting 9

6.0 REFERENCES 10

7.0 CAMERA VIEWS AND PHOTOS OF BUILDING 11

8.0 SUMMARY MAP OF BAT ACTIVITY 12

Limitations and Liabilities

Sylvatica Ecology Ltd retains the copyright of this report and its contents are for the sole use of the client (s). Copy of this document may only be undertaken in relation to the development works on The Cabins, Faygate Lane, Lambs Green, West Sussex, RH12 4RF, NGR: TQ 21554 36689 and only once all outstanding fees pertaining to ecological works and consultation have been paid. Otherwise, reproduction of the whole, or any part of the document, without written consent from Sylvatica Ecology Ltd is forbidden**.** It is not permitted to share this report or any part of this report on any social media platform.

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.

Author	Signed	Contact
Richard Law BSc (Hons) MRes CEnv MCIEEM FLS		info@se-planning.com

1.0 SUMMARY

1.1 A single bat emergence survey was undertaken on 12th July 2025 at The Cabins following a preliminary ecological appraisal which assessed the main residential building as having low bat roost potential. The survey was conducted in accordance with the *Bat Conservation Trust's Good Practice Guidelines (2023)* and used a combination of manual observation, night vision, and infrared recording equipment. Weather conditions during the survey were optimal, with a temperature of 22.5°C, no rainfall, and still, clear skies.

1.2 No bats were observed emerging from the building during the survey. However, moderate levels of bat activity were recorded in the surrounding area, particularly to the south of the building and around the adjacent garden and pond. Common pipistrelles (*Pipistrellus pipistrellus*) were recorded regularly foraging and commuting, with up to six passes recorded in a single interval. A noctule (*Nyctalus noctula*) was also observed foraging overhead early in the survey.

1.3 The site appeared to form part of a broader foraging route for local bat species, though no evidence of roosting within the building was found. As a result, no further survey effort or licensing was deemed necessary. Precautionary advice was provided in the event that bats are encountered during future development works.

1.4 To enhance ecological value, the installation of one Improved Crevice Bat Box on the building (facing the river) and two 2F Schwegler General Purpose Bat Boxes in nearby trees was recommended. Lighting recommendations were also provided in line with current best practice to minimise light spill and disturbance to foraging bats, including use of warm-spectrum LED lighting and motion sensors with short timers.

1.5 No impacts to bats or their roosts are anticipated as a result of the proposed works. The survey concludes that the building does not support a bat roost and that development may proceed with standard best-practice measures in place.

2.0 INTRODUCTION

Aims and Objectives of this Study

2.1 This report presents the findings of a single bat emergence survey in the main residential building at The Cabins, Faygate Lane, Lambs Green, West Sussex, RH12 4RF, NGR: TQ 21554 36689. A previous preliminary ecological assessment (Sylvatica Ecology Ltd) had categorised this building as having a low potential to support roosting bats, therefore a single bat 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, a number, of differing locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576-CLS-CLS) and birds including barn owl (*Tyto alba*) (licence CL29/00236).

Equipment Used

3.3 Echometer Pro 2 bat detector with iPad processor unit and Bat Box Duet detectors were used to detect bat echolocation. A mixture of night vision equipment was used including: Sionyx Aurora IR cameras. Calls were analysed, when required, identifying species following Russ (2021).

3.4 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 cameras enabled a live feed to be viewed and recorded directly through a suitable tablet, which in this incidence was an iPad Pro. The Sionyx Aurora IR camera provided a wide angled view which is also recorded and fixed throughout the survey, with the night vision enhanced using IR illuminating lamps.

Survey Type

3.5 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.

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



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
12th July 2025	21:14	20:50 to 22:50	22.5°C	None	Still and Clear

4.3 The bat activity survey on 12th July 2025 was undertaken in suitable weather conditions. The survey ran from 20:50 to 22:50, shortly after sunset at 21:14. The temperature was 22.5°C with no rainfall recorded before or during the survey. Conditions were still and clear, providing optimal weather for detecting bat activity.

Bat Survey Results

4.4 ***Table 2: 12th July 2025 Bat Emergence Survey***

Time	Species	Passes	Activity and Location
21:40	Noc	3	Brief foraging and commuting overhead, then flew off to the east.
21:52	C.pip	2	Brief foraging pass to the south of building , then flew off to the west.
21:55	C.pip	4	2 x bats. Brief foraging pass around the building, then headed northwest.
22:06	C.pip	6	Foraging to the south of building, then flew to the southwest.
22:09	C.pip	1	Commuting east over the pond to the north.
22:20	C.pip	3	Brief foraging around the garden , the flew south.

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

Noc = Noctule (*Nyctalus noctula)*

4.5 The bat activity survey identified moderate levels of bat use around the site, with common pipistrelles recorded frequently foraging and commuting in the vicinity of the building and surrounding garden. Activity was concentrated to the south of the building, with two individuals foraging nearby and further

activity around the garden and pond. A total of six distinct pipistrelle passes were noted in one interval, suggesting active use of the site for feeding. Noctules were recorded earlier in the survey, with brief foraging and commuting overhead before departing east.

5.0 DISCUSSION AND RECOMMENDATION

5.1 No bats were observed emerging from the cabin building. Common pipistrelle activity was observed and recorded to the north, around the lake and around the garden to the south.

5.2 No further recommendation is made regarding further surveys or licencing. In the highly unlikely event that a bat is found during the development works, then works should cease, the bat left undisturbed *in situ* and consultation be made with a suitably qualified ecological consultant as to the most appropriate way to proceed. If the bat is injured, then contact should be made with the National Bat Helpline on 0345 1300 228.

5.3 It is recommended to install a bat box within the structure of the building, ideally facing the river and two bat boxes in adjacent trees. These would provide an enhancement in the form of roosting habitat within the local area. The type of boxes recommended to be installed are below;

- *One Improved Crevice Bat Box – Attached to the building*
- *Two 2F Schwegler General Purpose Bat Box – Attached to trees*

Bats and Lighting

5.4 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 that 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).*

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

Sylvatica Ecology Ltd (2025) Preliminary Ecological Assessment. The Cabins, Faygate Lane, Lambs Green, West Sussex, RH12 4RF, NGR: TQ 21554 36689

7.0 CAMERA VIEWS AND PHOTOS OF BUILDING

Plate 1: IR Camera Start View



Plate 2: IR Camera End View



Plate 3: Surveyor View and Thermal Camera View



8.0 SUMMARY MAP OF BAT ACTIVITY

