



URBAN EDGE
ENVIRONMENTAL
CONSULTING

NATURAL PROGRESSION

Little Fairseat, Georges Lane, Storrington, West Sussex

Bat Survey

June 2026



Little Fairseat, Georges Lane, Storrington, West Sussex

Bat Survey Report

Client:	Life Size Architecture	
Report No.:	UE0690_GeorgesLn_Bats_1_260610	
Author: Ed Peters BSc (Hons) MSc Qualifying member of CIEEM	Proofed: Becci Bond BSc (Hons) MCIEEM	Approved: Nick Pincombe BA(Hons) MSc CEnv MISEP MCIEEM
Revision No.:	Status/Comment:	Date:
0	First issue to client	10 October 2024
1	Updated survey	10 June 2026
Urban Edge Environmental Consulting Ltd is a Registered Practice of the Chartered Institute of Ecology and Environmental Management. The information, advice and opinions provided in this report are true and were prepared and provided in accordance with CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.		



Contents

0	Executive Summary	i
0.1	Introduction	i
0.2	Results	i
0.3	Evaluation	ii
0.4	Recommendations	ii
0.5	Conclusions	ii
1	Introduction	1
1.1	Background	1
1.2	Objectives and Approach of the Study	1
1.3	Survey Area	1
1.4	Proposed Construction Activities	2
2	Bat Distribution, Ecology and Status	5
2.1	Distribution	5
2.2	Ecology	5
2.3	Status, Legislation and Policy	5
2.4	Guidance and Best Practice	6
3	Methods	7
3.1	Desk Study	7
3.2	Presence / Absence Surveys	7
3.3	Evaluation	8
3.4	Limitations	8
3.5	Personnel	9
4	Results	10
4.1	Desk Study	10
4.2	Presence / Absence Surveys	10
5	Evaluation	11
5.1	Presence or Absence of Bats	11

5.2	Species Assemblage	11
5.3	Impact Assessment	11
6	Recommendations and Conclusions	13
6.1	Recommendations for Avoidance, Mitigation and Compensation of Impacts	13
6.2	Conclusions	13
	References and Bibliography	14
	Appendix I: Surveyor Positions	A
	Appendix II: Infrared Camera Field of View	C
	Appendix III: Legal and Technical Limitations	E

List of Tables and Figures

<i>Table 0.1: Summary of recommendations</i>	<i>ii</i>
<i>Table 3.1: Recommended minimum survey effort for presence / absence surveys</i>	<i>7</i>
<i>Table 3.2: Roosting bats survey dates and weather conditions</i>	<i>8</i>
<i>Table 3.3: Survey personnel and qualifications</i>	<i>9</i>
<i>Table 5.1: Conservation status of recorded bat species (abundance and distribution)</i>	<i>11</i>
<i>Table 6.1: Recommended precautionary measures</i>	<i>13</i>
<i>Figure 1.1: Survey area</i>	<i>3</i>
<i>Figure 1.2: Proposed site plan</i>	<i>4</i>

Abbreviations

BCT	Bat Conservation Trust
EPS	European Protected Species
MAGIC	Multi-Agency Geographic Information for the Countryside
NERC	Natural Environment and Rural Communities (Act 2006)
PEA	Preliminary Ecological Appraisal
PRF	Potential roost feature
SAC	Special Area of Conservation
SSSI	Site of Special Scientific Interest
SxBRC	Sussex Biological Records Centre

0 Executive Summary

0.1 Introduction

- 0.1.1 A bat survey was carried out for the site of a proposed residential re-development at Little Fairseat, Georges Lane, Storrington, West Sussex. The study was undertaken to establish the presence or likely absence of bats using potential roost features within the buildings, identify and evaluate potential impacts of the Proposed Development on roosting bats, and make recommendations accordingly. Two dusk emergence surveys were undertaken; one in July and one in August 2024, with reference to current industry guidelines. The survey was supplemented by the use of infrared camera equipment. An updated dusk emergence survey was carried out on 21 May 2026.

0.2 Results

- 0.2.1 The Preliminary Ecological Appraisal reported that records of nine species of bat were returned from 2km of the survey area. These included barbastelle, serotine, Daubenton's, whiskered, Leisler's, Natterer's, noctule, common pipistrelle, soprano pipistrelle Nathusius' pipistrelle and brown long-eared bats. Additionally, three records of granted European Protected Species mitigation licences for bats were found within a 2km radius. There is one National Park, one Local Wildlife Site and one Designated Road Verge within 1km of the survey area.
- 0.2.2 The main building (B1) was classified as moderate suitability for roosting bats within the Preliminary Ecological Appraisal. Four outbuildings surrounded the main bungalow, of which three (OB1, OB3, and OB4) were of negligible suitability and one (OB2) was of low suitability for roosting bats.
- 0.2.3 Two dusk emergence surveys were carried out on 30 July 2024 and 28 August 2024. The first survey was for the main building (B1) and garage (OB2), and the second only the main building (B1). No bats were recorded emerging or returning to roost. Low levels of activity were observed on both surveys. Occasional foraging soprano and common pipistrelle were recorded, with commuting noctule, serotine and brown long-eared bats also being recorded on both surveys.
- 0.2.4 One additional dusk emergence survey of the main building (B1) and the garage (OB2) was carried out on 21 May 2026 in order to update the results. No bats were recorded emerging or returning to roost. Moderate-high levels of activity were observed throughout the survey including continuous foraging from common and soprano pipistrelle and serotine. Noctule and brown long-eared were also recorded occasionally foraging and commuting during the survey.

0.3 Evaluation

- 0.3.1 The survey results provide a good level of confidence that bats were absent from the buildings on site during the 2024 breeding season and the 2026 breeding season. Additionally, no designated sites notified for their bat populations will be affected by the proposals for the site.
- 0.3.2 The survey results demonstrate that there are very unlikely to be any direct or indirect impacts to bats, their breeding / resting places or foraging / commuting habitats as a result of the Proposed Development. Bats are not considered to present a constraint to the current proposals for the site.

0.4 Recommendations

- 0.4.1 No specific avoidance, mitigation or compensation measures for bats are required to be implemented as part of the currently proposed scheme because no roosting bats were recorded. However, precautionary measures are nevertheless advised and are summarised in Table 0.1.

Table 0.1: Summary of recommendations

#	Recommended precautionary measures
R1	If commencement of the works is significantly delayed (more than 12 months from the latest survey date), updated active season surveys will need to be undertaken to record any changes in roosting status.
R2	In the unlikely event that bats are encountered during the works, site operatives will be advised to cease activity in the vicinity while advice from an ecologist is sought.
R3	The use of external lighting will be avoided or minimised to prevent impacts to nocturnal species including bats.
R4	Refer to the PEA report (UEEC, 2024) for recommendations regarding trees with suitability for bats on site. Current proposals suggest they will be unaffected by the development works.

0.5 Conclusions

- 0.5.1 The Proposed Development is unlikely to result in negative impacts to roosting bats. Proportionate measures are recommended to manage residual risks associated with the site's ongoing suitability for these species.

1 Introduction

1.1 Background

- 1.1.1 A Preliminary Ecological Appraisal (PEA) was carried out in July 2024 for the site of a proposed residential re-development at Georges Lane, Storrington, West Sussex (Grid Reference: TQ 11288 14481). It was recommended that further surveys for bats should be carried out due to the presence of potential roost features (PRF) within the main building (B1) and the garage (OB2).

1.2 Objectives and Approach of the Study

- 1.2.1 The study was commissioned to fulfil the following objectives:
- ▶ To determine the presence or likely absence of bats using potential roosts within the site or adjacent habitats which may be affected by works on the site;
 - ▶ To establish the baseline assemblage and relative abundance of bat species using the site;
 - ▶ To identify and evaluate the types of roost present and assess the potential impacts of the refurbishment on bats;
 - ▶ To provide sufficient data to inform a European Protected Species (EPS) mitigation licence application, if required; and
 - ▶ To outline the measures required for avoiding and mitigating negative impacts and make recommendations for ecological enhancement if necessary.
- 1.2.2 To meet these objectives the survey approach involved:
- ▶ A desk study involving a review of biological records and granted mitigation licences for bats within the local area (2km radius from the site) and designated site citations;
 - ▶ Presence / likely absence surveys of potential bat roost features likely to be affected by the refurbishment, based on current industry guidelines (Collins (ed.), 2023), to establish the presence or likely absence of bats.

1.3 Survey Area

- 1.3.1 The survey area lies to the east of the town of Storrington in the Horsham district of West Sussex. The survey area comprises c.0.23ha (c.2,318m²) of previously developed land, currently dominated by buildings and hardstanding, modified grassland, and introduced shrub, with other mixed woodland, other Scot's pine woodland, mixed scrub, individual trees, bare ground and hedgerows.
- 1.3.2 The survey area is bounded to the north, east and west by residential property with gardens and to the south by woodland. The extent of the survey area is outlined in red on Figure 1.1.

- 1.3.3 The wider landscape is characterised by residential property, and large blocks of woodland with pasture land with a network of drainage ditches and hedgerows, and the settlement of Storrington and Heath Common.

1.4 Proposed Construction Activities

- 1.4.1 Planning consent is being sought to demolish the existing buildings and to erect one dwelling, together with a garage, parking, access, landscaping and associated facilities. Figure 1.2 illustrates options for the proposed site layout.

 Survey area

Scale (at A4): 1:4,000 Created by: EM
Date: Jul 2024 Reviewed by: NP
Drawing number:

UE URBAN EDGE
ENVIRONMENTAL
CONSULTING

Tel: 01273 686 766
Email: hello@ueec.co.uk
Web: www.ueec.co.uk



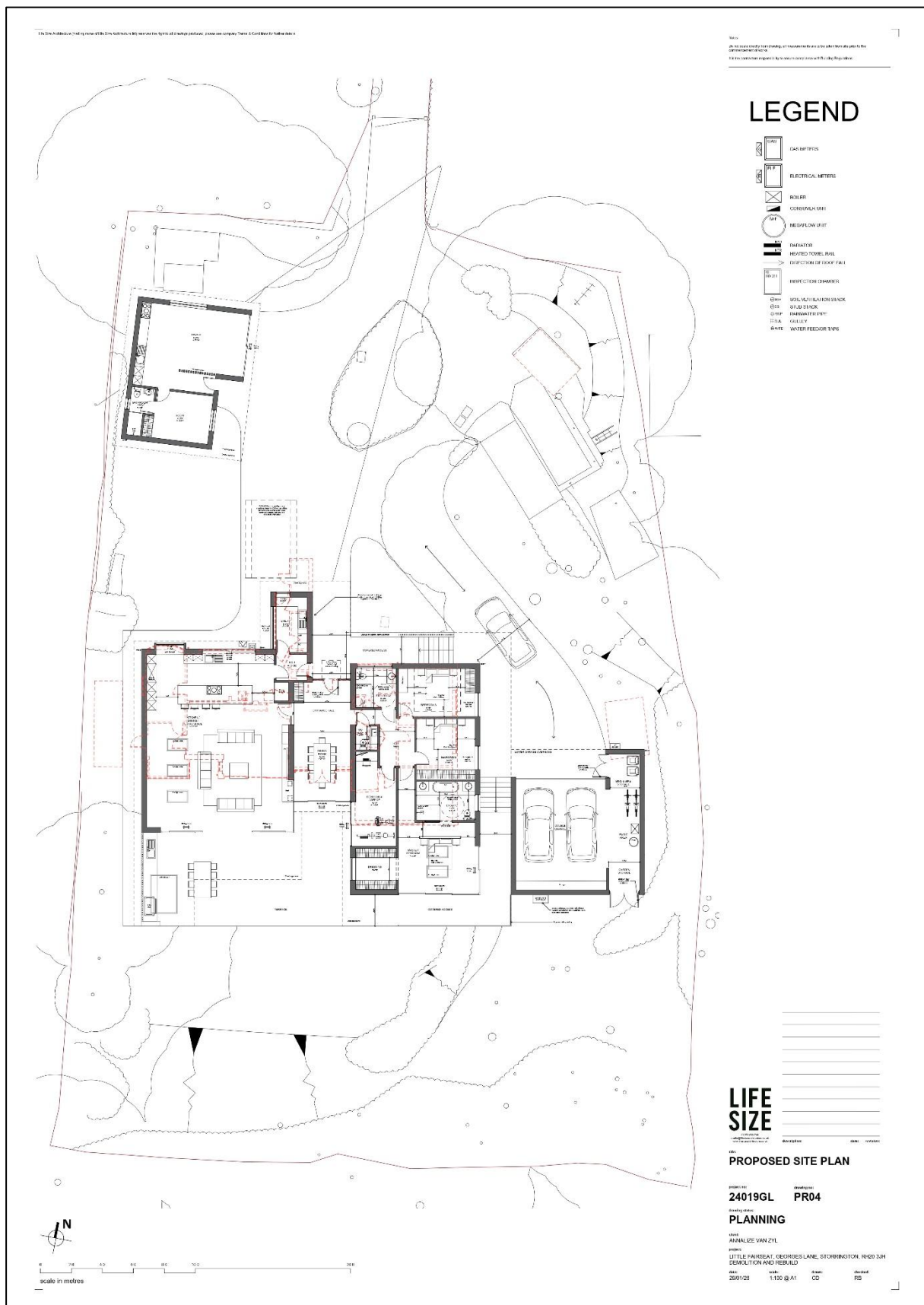


Figure 1.2: Proposed site plan

2 Bat Distribution, Ecology and Status

2.1 Distribution

- 2.1.1 There are eighteen native species of bats found in the UK. These range from relatively common and widespread species such as common pipistrelle *Pipistrellus pipistrellus* and brown long eared bat *Plecotus auritus* to the rare species such as Bechstein's bat *Myotis bechsteinii* and barbastelle bat *Barbastella barbastellus*.
- 2.1.2 Both common pipistrelle and brown long eared bats can be found throughout the UK. However, many other bat species have a much more limited distribution. The greater horseshoe bat *Rhinolophus ferrumequinum* is typically confined to south-west England and southern Wales¹ and Bechstein's bat is located exclusively in the south of England. However, it should be noted that there may still be areas of the country where bats are under recorded, and hence the distribution of species is not fully understood.

2.2 Ecology

- 2.2.1 The habitat preferences of different bat species are diverse, with some species being specialists and others more generalist. For instance, Bechstein's bat typically forages and hibernates in mature woodland whereas Daubenton's bat *Myotis daubentonii* tends to hunt prey close to water. Pipistrelle bats on the other hand can be found foraging in almost any habitat and will roost in a variety of habitats ranging from hanging tiles on new buildings to beneath loose bark on trees.
- 2.2.2 Bat activity is highly seasonal and weather dependent. Generally, they enter torpor when the temperature becomes unfavourable, usually from October to March, although bats may still emerge to feed on warmer nights. However, during the active period their behaviour is affected by weather conditions and breeding activity. Typically, they are active in warm dry weather and are less active during heavy rain, high winds or in temperatures much below 10°C at dusk.
- 2.2.3 Mating occurs prior to hibernation with the young being born the following year. Female bats congregate in maternity roosts often numbering several hundred individuals and will give birth around June or July. Once the young are weaned the females will leave the roost to find mates prior to hibernation.

2.3 Status, Legislation and Policy

- 2.3.1 In the UK, the general trend is that bat populations have declined over the last century. In an attempt to halt this decline, all species of bat receive the greatest protection afforded by both European and UK wildlife legislation.

¹ A breeding colony of greater horseshoe was identified in West Sussex in 2019.

- 2.3.2 National legislation (Wildlife and Countryside Act 1981 (as amended)) gives full protection to the species and their habitats and this is further strengthened by European-derived legislation (Conservation of Habitats and Species Regulations 2017 (as amended)) which provides protection from disturbance and disturbing activities. Under this legislation it is an offence to:
- ▶ Intentionally kill, injure or capture/take a bat.
 - ▶ Intentionally or recklessly damage, destroy, or obstruct access to any structure or place of shelter or protection. This is taken to mean all bat roosts whether or not bats are present.
 - ▶ Intentionally or recklessly disturb a bat while it occupies such a structure or place that it uses for shelter or protection.
 - ▶ Sell, offer or expose for sale, or possess, or transport for the purpose of sale, any live or dead bat, any part of a bat, or anything derived from a bat.
- 2.3.3 Under the Habitats Regulations disturbance includes any activity which is likely to:
- ▶ Impair the ability of a bat to survive, breed, reproduce, or rear/nurture its young.
 - ▶ Impair the ability of a bat to migrate or hibernate.
 - ▶ Significantly affect the local distribution or abundance of the species.
- 2.3.4 Local Planning Authorities are obliged to have regard to conserving biodiversity when undertaking their functions. Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC) places a duty on public bodies to have regard to biodiversity conservation when carrying out their functions. Section 102 of the Environment Act 2021 expands this duty to include biodiversity enhancement as well as conservation. NERC Section 41 requires the Secretary of State to maintain a list of Habitats and Species of Principal Importance in England; the list includes several species of bat.

2.4 Guidance and Best Practice

- 2.4.1 The methodology for the bat surveys was based on the latest *Good Practice Guidelines* from the Bat Conservation Trust (Collins (ed.), 2023) as well as [Natural England Standing Advice on bats](#). The following documents were used for reference:
- ▶ *Acoustic Ecology of European Bats: Species Identification, Study of their Habitats and Foraging Behaviour* (Barataud, 2015);
 - ▶ Bat Conservation Trust websites; www.bats.org.uk and <http://roost.bats.org.uk/>;
 - ▶ UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats (Reason, P.F. and Wray, S., 2023);
 - ▶ *Bat Workers Manual* (Joint Nature Conservation Committee, 2004; 3rd edition);
 - ▶ *Bats of Britain and Europe* (Dietz & Kiefer, 2016); and
 - ▶ *Bat Calls of Britain and Europe: A Guide to Species Identification* (Russ, 2021).

3 Methods

3.1 Desk Study

3.1.1 A desktop study was undertaken to examine published information and biological records from within the survey area and the Sussex Biodiversity Records Centre (SxBRC) was consulted for records of bat species within a 2km search radius. Additionally, the Multi-Agency Geographic Information for the Countryside (MAGIC) website was consulted for granted EPS mitigation licenses for bats within a 2km radius, and for citations of Sites of Special Scientific Interest (SSSI) or Special Areas of Conservation (SAC) which are notified for important populations of bats within 10km of the survey area.

3.2 Presence / Absence Surveys

- 3.2.1 Where a structure is found to contain evidence of roosting bats, or judged to be potentially suitable as a roost, then further surveys are required prior to undertaking works in order to confirm whether bats are currently present or are likely to be absent. These surveys typically take the form of emergence surveys (carried out as the bats leave the roost at dusk) and can be carried out between May and September (May to August being the optimal period).
- 3.2.2 Current guidelines (Collins (ed.), 2023) recommend the minimum levels of presence / absence survey effort for structures, based on their overall suitability for roosting bats; see Table 3.2. The PEA (UEEC, 2024) concluded that the main building (B1) was of moderate suitability and the garage (OB2) was of low suitability for roosting bats. Two presence / absence survey were undertaken in 2024, one survey using a three-person team for the main building (B1) and garage (OB2), and one survey using a two-person team for the main building (B1) only. An updated presence / absence survey was undertaken in May 2026, using a two-person team for the main building (B1) and an unmanned camera for the garage building (OB2). Appendix I presents a map of surveyor positions.

Table 3.1: Recommended minimum survey effort for presence / absence surveys

Low roost suitability	Moderate roost suitability	High roost suitability
One dusk emergence survey.	Two dusk emergence surveys.	Three dusk emergence surveys.

- 3.2.3 The emergence surveys commenced at 15 minutes before dusk and continued for 1 hour 30 minutes after sunset. The objective was to establish the presence or likely absence of bats within each feature, determine the assemblage and relative abundance of bat species using the features, and identify the type(s) of roost (e.g. day roost or maternity roost).
- 3.2.4 Detection equipment included Wildlife Acoustics Echo Meter Touch 2 Pro full spectrum bat detectors and each surveyor was paired with a Canon XA11/XA60 infrared camera, illuminated by infrared flood lighting. The approach to survey was hybrid i.e. surveys were undertaken by eye

until light levels became untenable and then switched to live review of the camera footage using Lilliput 4K external camera monitors. Recordings of bat calls were analysed using Kaleidoscope Pro (v5.6.8) software.

- 3.2.5 The camera footage was reviewed manually, where necessary, by a suitably qualified ecologist, at a maximum of 2x speed, using BORIS (Behavioural Observation Research Interactive Software; v8.17.1) which allows the user to set the playback speed and does not skip frames. A screen shot from the camera at the darkest point of the survey is provided at Appendix II to demonstrate the field of view and level of illumination.
- 3.2.6 Survey covariates were noted (minimum / maximum air temperatures, wind speed / direction, precipitation and cloud cover). Table 3.2 shows the date and weather conditions for the survey visits.

Table 3.2: Roosting bats survey dates and weather conditions

Date	Sunset time	Start and stop time	Weather conditions
30 July 2024	20:50	20:35 – 22:30	22°C-21°C, 5% cloud cover, light air, no rain
28 August 2024	19:54	19:39 – 21:24	20°C-19°C, 90% cloud cover, light air, no rain
21 May 2026	20:53	20:38 – 22:38	21°C, 0% cloud cover, light air, no rain

3.3 Evaluation

- 3.3.1 The importance of bat roosts is classified as Site, Local, District, County or Regional with reference to Table 3.2 in the *Bat Mitigation Guidelines* (Reason, P.F. and Wray, S. (2023). However, these are relative terms which require an interpretation of the rarity of different species and regional variations therein. The terms are hence applicable within the survey area only and are intended to indicate which features of the survey area may be of importance to the conservation status of local bat populations. Evaluation of the potential impacts on bats was undertaken with reference to Reason, P.F. and Wray, S. (2023) and Natural England Standing Advice, with predicted impacts to each Important Ecological Feature noted as of Site, Local, District, County or Regional significance.

3.4 Limitations

- 3.4.1 The presence / absence surveys reported herein were carried out in July and August 2024 and May 2026. The surveys were hence undertaken in accordance with the BCT's recommended timings for presence / absence surveys (Collins (ed.), 2023) and during the maternity period of May to August.
- 3.4.2 There were no difficulties in gaining access to the site to carry out the presence / absence survey. Weather conditions were within acceptable parameters and there were no equipment malfunctions or other limitations of relevance to the methods applied.
- 3.4.3 Details of this report are considered to remain valid for one bat survey season (until May 2027), subject to no significant changes in the development proposals (CIEEM, 2019). Beyond this

period, if works have not yet been undertaken, the development proposals change or red line boundary changes, it is recommended that a review of the ecological conditions is undertaken.

3.4.4 See Appendix III for Legal and Technical Limitations which apply to this document.

3.5 Personnel

3.5.1 The personnel deployed on the surveys are listed in Table 3.3.

Table 3.3: Survey personnel and qualifications

Feature / Task	Personnel
Presence / absence survey 1	Becci Bond (lead), Tim Lees, Emma Mitchell
Personnel	Qualifications
Becci Bond BSc (Hons) MCIEEM	Principal Ecologist with fourteen years' professional consultancy experience. Licenses to survey for bats (WML-CL17), great crested newt and hazel dormouse (WML-CL10a).
Tim Lees BA (Hons) MSc MCIEEM	Associate Director of Ecology with twelve years' professional consultancy experience. Licenses to survey for bats (WML-CL18) and great crested newt (WML-CL08).
Emma Mitchell BSc (Hons) MSc	Graduate GIS Consultant with one years' part time bat survey experience.

Feature / Task	Personnel
Presence / absence survey 2	Richard Emerson (lead), Zoe Benefer
Personnel	Qualifications
Richard Emerson BSc (Hons) Qualifying CIEEM	Assistant Ecologist with three years' survey experience.
Zoe Benefer BSc (Hons) MSc Qualifying CIEEM	Assistant with two years' professional consultancy experience.

Feature / Task	Personnel
Presence / absence survey 3	Ed Peters (lead), Dan Maude
Personnel	Qualifications
Ed Peters BSc (Hons) MSc Qualifying CIEEM	Project Ecologist with four years' survey experience.
Dan Maude BSc (Hons) MRes ACIEEM	Senior Ecologist with five years' professional consultancy experience.

4 Results

4.1 Desk Study

- 4.1.1 SxBRC returned 187 records of eleven species of bat from within 2km of the survey area, during a date range of 1980 to 2020, barbastelle *Barbastella barbastellus*, serotine *Eptesicus serotinus*, Daubenton's *Myotis daubentonii*, whiskered *M. mystacinus*, Natterer's *M. nattereri*, Leisler's *Nyctalus leisleri*, noctule *N. noctula*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, Nathusius' pipistrelle *Pipistrellus nathusii* and brown long-eared *Plecotus auratus* bats. The majority of these records were of bats in flight but included 53 roost sites.
- 4.1.2 The closest European Protected Species Licence for bats to the survey area is located c.810m south-west in 2013 (species: whiskered bat, Daubenton's bat and Natterer's bat). Additionally, three records of granted European Protected Species mitigation licences for bats were found within a 2km radius. There are 15 SSSI and one SAC within 10km of the survey area. Bat populations do not feature among the notified features of any of these sites.

4.2 Presence / Absence Surveys

- 4.2.1 Three dusk emergence surveys were carried out on 30 July 2024, 28 August 2024 and 21 May 2026. The field of view of the infrared camera are provided at Appendix II. No bats were recorded emerging or returning to roost. Low levels of foraging activity were recorded the 2024 surveys and moderate-high levels of foraging activity was recorded on the update 2026 survey.
- 4.2.2 During the 30 July survey the first bat recorded was a *Myotis* sp., at 21:11, but was not seen. A common pipistrelle was seen at 21:20 foraging for a short period in the back garden, followed by a serotine pass at 21:23. At 21:34 a soprano pipistrelle pass was heard but not seen. A few passing bats were recorded during the second survey on 28 August including common pipistrelle, soprano pipistrelle, serotine, noctule and brown long-eared bats. There was a low level of bat activity throughout both surveys.
- 4.2.3 During the 21 May update survey the first bat recorded was a soprano pipistrelle at 21:20, which was seen commuting north-west over building B1. A common pipistrelle was seen at 21:22 commuting south across the site towards the back garden, and intermittent common and soprano pipistrelle foraging was recorded consistently until survey end. Sustained serotine foraging activity was observed from 21:26 – 22:20 around building B1 and the woodland facing B1's southern aspect. The occasional passing noctule and brown long-eared were also recorded. Moderate – high levels of foraging activity were recorded during the survey.

5 Evaluation

5.1 Presence or Absence of Bats

- 5.1.1 The survey results provide a good level of confidence that bats were absent from the buildings within the survey area during the 2024 and 2026 breeding seasons.
- 5.1.2 The surveys were carried out at an appropriate time of year and weather conditions were within acceptable parameters. The results are therefore considered to provide an accurate account of the bat roost status of the buildings.

5.2 Species Assemblage

- 5.2.1 Species diversity recorded during the presence / absence surveys included five species. Their local and national conservation status is listed in Table 5.1 (Mathews *et al.*, 2018; Russ, 2021; Sussex Bat Group²).

Table 5.1: Conservation status of recorded bat species (abundance and distribution)

Species	Sussex abundance/distribution	UK abundance/distribution	UK status
Serotine	Uncommon, widespread	Uncommon, widespread, southern England	Vulnerable
Brown long-eared	Fairly abundant, widespread	Fairly abundant	Least concern
Noctule	Uncommon, widespread	Uncommon, widespread, absent in Scotland	Least concern
Common pipistrelle	Abundant, widespread	Widespread, abundant	Least concern
Soprano pipistrelle	Fairly common, widespread	Fairly common, widespread	Least concern

5.3 Impact Assessment

Designated sites

- 5.3.1 No designated sites notified for their bat populations will be affected by the proposals for the site.

Roosts

- 5.3.2 No bat roosts in the buildings will be affected by the proposals for the site.

² Sussex Bat Group website: Bats in Sussex. Accessed online [05/10/21] at: <http://www.sussexbatgroup.org.uk/batsinsussex>

Foraging and commuting habitats

- 5.3.3 The intensively mown modified grassland habitat which dominates the development area is unlikely to host an abundant invertebrate fauna due to the lack of diversity in forb and flowering plant species and is considered to be of low suitability as foraging habitat for bats. The boundary hedgerows to the east and west may serve as navigation routes or foraging features for bats and are of moderate suitability but it is anticipated that these will be retained and protected during the works. The woodland within the survey area also offers roosting and foraging habitat, but it is anticipated that the woodlands will be largely unaffected by the development. However, it is possible that the boundary hedgerows and woodland will experience an increase in artificial lighting following development, which may render them less suitable for foraging/commuting in future. Given the scale of Proposed Development, the small area of woodland to be directly affected (c.13.28 m² / c.26.91m² / none – depending on which proposal), and the Proposed Development's position away from potential commuting features, significant impacts to foraging/commuting bats are unlikely. Further bat activity surveys are not required.

6 Recommendations and Conclusions

6.1 Recommendations for Avoidance, Mitigation and Compensation of Impacts

- 6.1.1 No specific avoidance, mitigation or compensation measures for bats are required to be implemented as part of the currently proposed scheme because no roosting bats were recorded. However, precautionary measures are nevertheless advised and are listed in Table 6.1.

Table 6.1: Recommended precautionary measures

#	Recommended precautionary measures
R1	The current report is based on two presence / absence surveys during the 2024 active season, and one survey during the 2026 season, which is proportionate to the buildings' suitability for roosting bats. If commencement of the works is significantly delayed, updated active season surveys will need to be undertaken to record any changes in roosting status.
R2	The survey results indicate that bats are likely to be absent from the buildings within the survey area. In the unlikely event that bats are encountered during the works, site operatives will be advised to cease activity in the vicinity while advice from an ecologist is sought. The ecologist will then assess the most appropriate course of action before works continue.
R3	The use of external lighting will be avoided or reduced to the minimum required for its intended purpose, during the refurbishment. This will be of benefit to nocturnal species e.g. bats. Where external lighting is to be provided, it will be low-level, directional lighting with minimal spill and glare, and consideration will be given to reduced hours of operation and/or a movement responsive system of control. Use narrow-spectrum bulbs and light sources that emit minimal UV light, avoiding white and blue wavelengths of the spectrum. Use glass lantern covers instead of plastic to filter UV light.
R4	Refer to the PEA report (UEEC, 2024) for recommendations regarding trees with suitability for bats on site. Current proposals suggest they will be unaffected by the development works.

6.2 Conclusions

- 6.2.1 The Proposed Development is unlikely to result in negative impacts to roosting bats. Proportionate measures are recommended to manage residual risks associated with the site's ongoing suitability for these species.

References and Bibliography

Barataud M. (2015): *Acoustic Ecology of European Bats: Species Identification, Study of their Habitats and Foraging Behaviour*. Museum national d'Histoire naturelle.

BORIS (2023): *Behavioral Observation Research Interactive Software v8.17.1*. Department of Life Sciences and Systems Biology, University of Torino, Italy.

Bat Conservation Trust websites: www.bats.org.uk and <http://roost.bats.org.uk/>

Chartered Institute of Ecology and Environmental Management (CIEEM; 2017): *Guidelines for Ecological Report Writing*. 2nd Edition, CIEEM, Winchester.

CIEEM (2019): *Advice Note on the Lifespan of Ecological Reports & Surveys*. Available online at: <https://cieem.net/resource/advice-note-on-the-lifespan-of-ecological-reports-and-surveys/>.

Collins, J. (ed.) (2023): *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th Edition, Bat Conservation Trust, London.

Dietz, D. & Kiefer, A. (2016): *Bats of Britain and Europe*. Bloomsbury Publishing, London.

Ecology Partnership (2024): *Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment & Bat Mitigation Strategy – DRAFT* Rest Harrow, Ringmer.

Joint Nature Conservation Committee (2004): *Bat Workers Manual*. 3rd edition, Peterborough.

Mathews F, Kubasiewicz LM, Gurnell J, Harrower CA, McDonald RA, Shore RF (2018): *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough.

Multi-agency Geographic Information for the Countryside (MAGIC) website: www.magic.gov.uk

Natural England: [Standing Advice](#) on bats.

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

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

Urban Edge Environmental Consulting (UEEC) (2024): *Little Fairseat, Georges Lane, Storrington, West Sussex: Preliminary Ecological Appraisal Report*.

Appendix I: Surveyor Positions

Georges Lane, Storrington, West Sussex

-  Survey area
-  Surveyor



© Crown copyright and database rights 2024
Ordnance Survey 0100031673

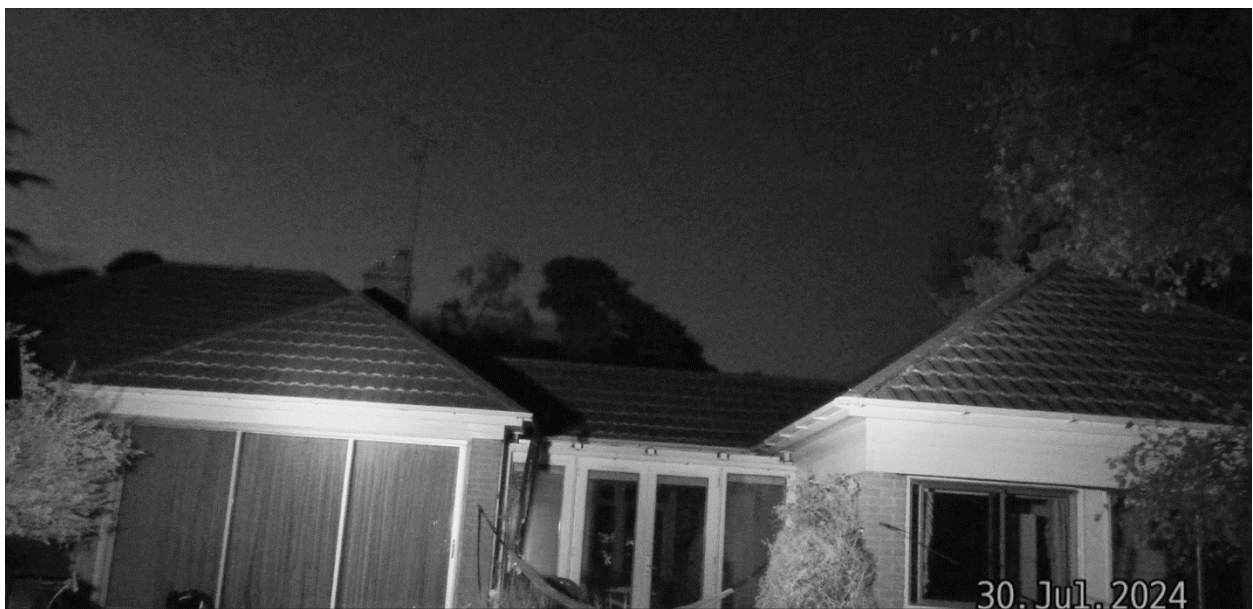
Scale (at A4): 1:400 Created by: MT
Date: Oct 2024 Reviewed by: NP
Drawing number:
UE0690ECO-GeorgesLaneStorrington:Bats



Appendix II: Infrared Camera Field of View



View from Canon XA11 infrared camera at survey position 1.



View from Canon XA11 infrared camera at survey position 2.



View from Canon XA11 infrared camera at survey position 3.

Appendix III: Legal and Technical Limitations

- This report has been prepared by Urban Edge Environmental Consulting Ltd (UEEC Ltd) with all reasonable skill, care and diligence within the terms of the contract made with the Client to undertake this work, and taking into account the information made available by the Client. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us.
- UEEC Ltd disclaims any responsibility to the Client and others in respect of any matters outside the scope of this contract. This report is confidential to the Client and is not to be disclosed to third parties. If disclosed to third parties, UEEC Ltd accepts no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any third party relies upon the contents of this report at their own risk and the report is not to be relied upon by any party, other than the Client without the prior and express written agreement of UEEC Ltd.
- The advice provided in this report does not constitute legal advice. As such, the services of lawyers may also be considered to be warranted.
- Unless otherwise stated in this report, the assessments made assume that the sites and facilities that have been considered in this report will continue to be used for their current planned purpose without significant change.
- All work carried out in preparing this report has utilised and is based upon UEEC Ltd's current professional knowledge and understanding of current relevant UK standards and codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and may cause any conclusions to become inappropriate or incorrect. UEEC Ltd does not accept responsibility for advising the Client or other interested parties of the facts or implications of any such changes;
- Where this report presents or relies upon the findings of ecological field surveys (including habitat, botanical or protected/notable species surveys), its conclusions should not be relied upon for longer than a maximum period of two years from the date of the original field surveys. Ecological change (e.g. colonisation of a site by a protected species) can occur rapidly and this limitation is not intended to imply that a likely absence of, for instance, a protected species will persist for any period of time;
- This report has been prepared using factual information contained in maps and documents prepared by others. No responsibility can be accepted by UEEC Ltd for the accuracy of such information;
- Every effort has been made to accurately represent the location of mapped features, however, the precise locations of features should not be relied upon;
- Populations of animals and plants are often transient in nature and a single survey visit can only provide a general indication of species present on site. Time of year when the survey was carried out, weather conditions and other variables will influence the results of an ecological survey (e.g. it is possible that some flowering plant species which flower at other times of the year were not observed). Every effort has been made to accurately note indicators of presence of protected, rare and notable species within and adjacent to the site but the possibility nonetheless exists for other species to be present which were not recorded or otherwise indicated by the survey;
- Any works undertaken as a consequence of the recommendations provided within this report should be subjected to the necessary health & safety checks and full risk assessments.

This page is intentionally blank.

Urban Edge Environmental Consulting Ltd

Donkey Row Barn | Brighton Road | Hassocks | BN6 9BS

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  LinkedIn | 

© Urban Edge Environmental Consulting Ltd 2026



Urban Edge Environmental Consulting Ltd

Donkey Row Barn | Brighton Road | Hassocks | BN6 9BS

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk | 

© Urban Edge Environmental Consulting Ltd 2026

 URBAN EDGE
ENVIRONMENTAL
CONSULTING

NATURAL PROGRESSION

