

Mowbray

Employment Land ~

Bat Survey Report

January 2026



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Report Ref: DFA250695

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1 INTRODUCTION

1.1 Background

- 1.1.1 Derek Finnie Associates was commissioned by Legal & General (Strategic Land North Horsham) Limited (L&G) to undertake an ecological assessment in relation to an area of land within their wider Mowbray Development, known as the Employment Land, Horsham, herein referred to as the 'Site' (Figure 1).
- 1.1.2 The Site previously had planning permission for the construction of a business park, which implies the principle of any impact on ecology has been deemed acceptable. The previous permission, however, has subsequently expired and L&G are now seeking outline planning permission (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e)) and commercial leisure.
- 1.1.3 To inform the application, a series of ecological surveys were undertaken to ensure that the findings and conclusions of the previous Environmental Statement, in as far as they relate to ecology, are still true and valid. The following report, therefore, presents the methodology and results of a series of bat surveys undertaken in 2025. The survey area (Figure 1) covers land associated with both the Employment Land application and the Employment Land Road application.

2 METHODOLOGY

2.1 Desk Study

- 2.1.1 The Site sits within L&G's wider landholdings at their North Horsham (Mowbray) site, which has been subject to numerous ecological surveys since 2010; all of which have been considered in the context of the current assessment.

Bat Survey

Night Time Walkover Surveys (NTWS)

- 2.1.2 The methodology for the activity surveys was based on that outlined within the Bat Conservation Trust guidelines (BCT 2023), modified to meet the specific site requirements. The aim of the survey was to provide an indication of the level of bat activity within the study area, the species present and their distribution.
- 2.1.3 Four NTWS have been undertaken across the Site on the dates shown in Table 1. The surveys commenced approximately 15 minutes prior to sunset and concluded one and half hours after sunset. On each survey event, the surveyor was positioned at the junction of the two central hedgerows. Forty-five minutes after sunset, when commuting appeared to have ceased, the surveyor walked a continuous transect along a predetermined route (Figure 1), noting bat activity enroute. The surveyor was equipped with an 'Echo Meter Touch Pro 2' bat detector and a pair of 'Hikmicro Habrok 4K HE25L' infra-red and thermal imaging binoculars. The Echo Meter Touch Pro 2 allows bat calls to be recorded in both full spectrum and heterodyne; any bat calls can then be analysed using specific software where necessary.

Table 1. Bat Activity Survey Dates

Date	Sunset	Start time	Temperature	Weather
04/05/25	20:27	20:15	13°C	2/8 cloud, light breeze
14/07/25	21:14	20:55	18°C	3/8 cloud, light wind
21/08/25	20.10	19:35	14°C	No cloud, light wind
17/09/25	19:10	18:50	13°C	No cloud, light wind

Static Surveys

- 2.1.4 In addition to the activity surveys, three Anabat Swift static detectors were placed within the branches of suitable trees (See Figure 1), on six occasions as summarised in Table 2.

Table 2. Static Detector Deployment Dates and Weather

Dates	Min/Max overnight temp	Other comments
17/04 – 21/04/25	10°C /13°C	Rain on night of 17/04
04/05 – 09/05/25	13°C /15°C	Light precipitation on evening of 04/05
11/06 – 16/06/25	8°C /14°C	Light precipitation on evening of 15/06
14/07 – 18/07/25	12°C /17°C	
09/08 – 13/08/25	12°C /16°C	
10/09 – 15/09/25	10°C /12°C	Light precipitation overnight on 11/09



- 2.1.5 A 2m microphone extension lead was used to ensure the microphone was located within the optimum presumed flight path of any foraging bats.
- 2.1.6 The data from the detectors were analysed using Anabat Insight with *BatClassify UK AutoID*, with the ID Tag Certainty Threshold set at 80%. For the commoner species (common pipistrelle and soprano pipistrelle) one in every ten recordings was checked manually, with recordings being compared to those presented by Russ (2012); for the more uncommon species, every recording was checked manually.
- 2.1.7 Given the size of the Site and the habitats present, combined with the fact this is repeat survey, the level of bat survey was deemed sufficient.

Preliminary Bat Roost Assessment

- 2.1.8 There are no buildings within the Study Area.
- 2.1.9 The trees that have been identified for removal to facilitate the development were subject to a ground inspection.
- 2.1.10 The potential of the trees to support bats was assessed against the criteria in Table 3 (after BCT 2023).

Table 3. Assessment criteria for bat roost evaluation.

Suitability	Description
None	No features that could be exploited by bats
Negligible	Negligible features likely to be used by roosting bats
Low	A structure or feature with one or more potential roosts sites that could be used by individual bats opportunistically
Moderate	A structure with one or more potential roost sites that could be used by bats due its size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure with one or more potential roost sites that are obviously suitable for use by a large number of bats on a more regular basis.

2.2 Survey Constraints

- 2.2.1 The survey was undertaken in line with the latest sectoral guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) and BS 42020: 2013 *Biodiversity – Code of Practice for Planning and Development*.
- 2.2.2 All survey work was undertaken by Derek Finnie MSc DipCons CEnv MEnvSc MCIEEM, Director of Derek Finnie Associates who has over 30 years as a practicing ecologist.



3 SITE DESCRIPTION

3.1 Desk Study

- 3.1.1 A moderate bat assemblage was noted within the Site during previous surveys, with up to six species recorded.

3.2 Field Survey

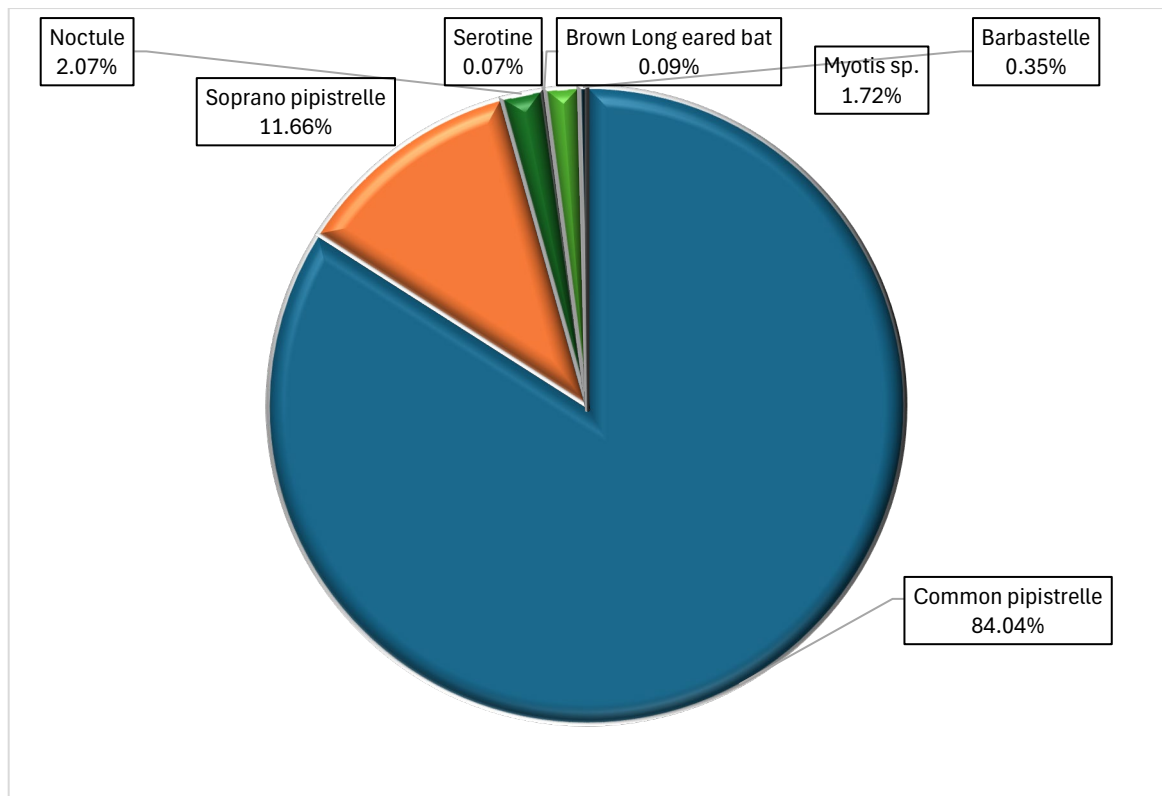
NTWS

- 3.2.1 Throughout the transect surveys, the Site has been shown to provide foraging and commuting habitat for up to six species of bats. Common pipistrelle, *Pipistrellus pipistrellus* was the most frequently encountered species, followed by soprano pipistrelle *P. pygmaeus*; this is typical for most sites.
- 3.2.2 Noctule, serotine, brown long-eared bat, and *Myotis* species were also noted.
- 3.2.3 The majority of the bat registration were associated with the central hedgerow that runs east west through the Site, connecting Channells Brook with the woodland block to the east. More *Myotis* species were noted around the woodland block, which is not unexpected as *Myotis* are generally considered to be woodland species.
- 3.2.4 Noctule were also associated with the woodland block, although there were also noted foraging high over the open grassland areas just before and after dusk; again this is typical of this species.

Static Surveys

- 3.2.5 The static survey mirrored the NTWS results in terms of species noted, although Barbastelle was also recorded on all three detectors, with most recording originating from Detector 1 at the west of the Site. Whilst Barbastelle's bat is still considered rare, the number of detections seems to be increasing during static surveys, with the occasional bat being recorded during most static surveys in the south east of England. This may be a real increase in the population or an improvement in the static detectors and associated microphones.
- 3.2.6 Figure 1 presents a summary of all the registration recorded throughout the year from all three detectors.
- 3.2.7 Detector 3 recorded significantly more bat registrations compared to Detector 1 and 2, with a total of 10631 registration for all species, compared to 2421 for Detector 1 and 1980 for Detector 2.
- 3.2.8 Brown long eared were only recorded for Detector 1 at the west of the Site, suggesting there may be a roost nearby.

Figure 2. Summary of total bat registrations.



Bat tree Assessment

- 3.2.9 No trees have been identified as requiring removal for the Employment Land itself, with only a limited number of immature trees identified as requiring removal to facilitate the construction of the Employment Land Road. Of these, only one, an oak, T365 (see AIA for location), was considered to be of sufficient size to offer the potential to contain Possible Roost Features (PRFs). However, no PRFs were noted during the ground inspection. The tree does, however, support a moderate ivy growth so as a precaution, it has been assessed as having Low potential to support roosting bats and should be inspected again and dismantled, with any major limbs left in place for 24 hours.

4 SUMMARY

- 4.1.1 The field surveys confirm the bat population within the Site is similar to that identified during surveys to inform the original Environmental statement. Overall, the bat assemblage is assessed to be of District value only.

REFERENCES

BCT. 2023 Bat Surveys for Professional Ecologists: Good Practice Guidelines. Fourth Edition. Bat Conservation Trust, London.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.* Chartered Institute of Ecology and Environmental Management, Ampfield.

Russ, J. 2012. British Bat Call: A Guide to Species Identification. Pelagic Publishing.

Wray, S., Wells, D., Long, E. & Mitchell-Jones, T. 2010. Valuing Bats in Ecological Impact Assessment. In Practice 70: 23 – 25.



Legend

2

Detector Locations

Transect route

Drawing Number:

Figure 1

Title:

Bat Survey Locations

Date:

December 2025

Project:

Employment Land

Client:

L & G



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