

Bat Emergence Survey Report

Office Unit

Land at Jandola

New Hall Lane

Small Dole

West Sussex, BN5 9YH

NGR: TQ 21103 13409



6th July 2026

Sylvatica Ecology Ltd

Company Registration Number: 07705793

<https://se-planning.com>

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Limitations and Liabilities

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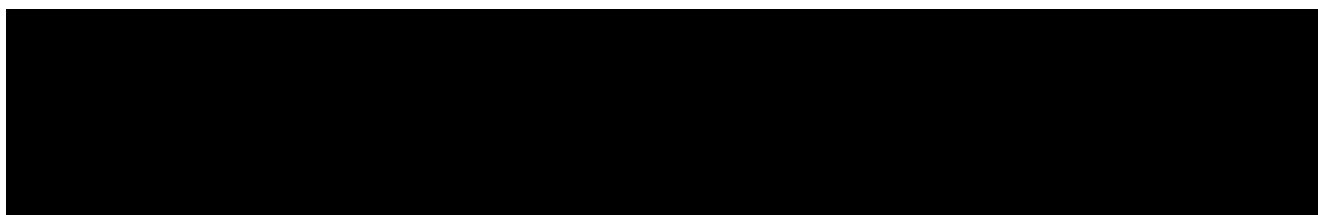
It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that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



1.0 SUMMARY

Purpose

- 1.1 A single bat emergence survey was carried out ahead of proposed refurbishment works on the office building. A previous bat roost potential survey had classed the building as low potential due to gaps in the cladding; the emergence survey was undertaken to confirm presence or likely absence of a roost.

Survey Details

- 1.2 Date: 30 June 2026, 20:55–22:55 (sunset 21:18). Conditions: 18°C, no rain, wind SW (Beaufort 2). Carried out by Richard Law (Sylvatica Ecology Ltd) in accordance with BCT Good Practice Guidelines (2023) using Echometer Pro 2 / Bat Box Duet detectors and Sionyx Aurora IR night-vision cameras.

Key Findings

- 1.3 No bats were observed emerging from the building. Three species were recorded active around the site: Noctule, Common Pipistrelle and Soprano Pipistrelle. Common Pipistrelle dominated activity, with regular foraging passes and social calling along the eastern elevation between 22:02 and 22:24. Single passes of Noctule (21:41) and Soprano Pipistrelle (22:32, heard only) were also recorded. Overall activity was low to moderate, consistent with occasional commuting and foraging use rather than roosting.

Recommendations

- 1.4 No further bat surveys or protected species licensing are required, and the building's low roost potential classification is confirmed. Any new external lighting should follow BCT (2023b) guidance (warm white, below 2700K, no UV, sharp cut-off, motion-sensored) to limit disturbance to foraging bats. Two bat boxes or bricks suited to crevice-dwelling species, such as Schwegler 1FF or integrated bat bricks, should be installed 3–5 m high on a south, south-east or south-west facing aspect with a clear flight line. If a bat is found during works, work should stop immediately and the Bat Conservation Trust National Bat Helpline (0345 1300 228) should be contacted.

Conclusion

- 1.5 No evidence of a bat roost was found and no further survey work is recommended. Sensitive lighting and provision of bat boxes/bricks are recommended as ecological enhancement measures.

2.0 INTRODUCTION

Aims and Objectives of this Study

- 2.1 This report presents the findings of a single bat emergence survey of the office unit located at Jandola, New Hall Lane, Small Dole, West Sussex, BN5 9YH, NGR: TQ 21103 13409. A planning application is to be submitted to carry out refurbishment works on this building. A previous bat roost potential survey report classified this building as having a low potential to support roosting bats due to the presence of some gaps between the cladding. Therefore, a single emergence survey was carried out to ascertain presence/ likely absence of roosting bats.

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 During Emergence Surveys

3.3 Echometer Pro 2 bat detector with iPad processor unit and Bat Box Duet detectors were used to detect bat echolocation. Night vision equipment was also used. These were Sionyx Aurora IR camera using IR lamps to provide additional illumination. 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 Sionyx Aurora IR camera provide a wide angled view which is also recorded and fixed throughout the survey.

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.

4.0 RESULTS

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

Survey Meta Data

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

<i>Date</i>	<i>Sunset</i>	<i>Survey Start and End</i>	<i>Temp</i>	<i>Rain</i>	<i>Wind Speed (Beaufort Scale) and Direction</i>
30 th June 2026	21:18	20:55 – 22:55	18°C	None	SW (2)

- 4.3 The bat survey was carried out during suitable weather conditions and at a time of year where bat roosting is more likely to be observed, where present.

Bat Survey Results

- 4.4 **Table 2: 30th June 2026 – Bat Emergence Survey**

<i>Time</i>	<i>Species</i>	<i>Passes</i>	<i>Activity and Location</i>
21:41	Noc	2	Flying overhead from southwest turning northwards.
21:56	C.pip	1	Brief pass to the north. Heard not seen.
22:02 – 22:24	C.pip	Multiple	Regular passes of between 2 – 3 bats along the eastern side of the building. Foraging activity with social calling.
22:32	S.pip	1	Brief pass to the south of the building. Heard not seen.

Noc = Noctule (*Nyctalus noctula*)

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

S.pip = Soprano Pipistrelle (*Pipistrellus pygmaeus*)

- 4.5 Three bat species were recorded during the survey: Noctule, common pipistrelle and soprano pipistrelle. Activity was dominated by common pipistrelle, with regular foraging passes (2–3 bats) and social calling recorded along the eastern elevation of the building between 22:02 and 22:24. A single noctule pass was recorded overhead at 21:41, and single, brief passes of common Pipistrelle and Soprano Pipistrelle were recorded (heard only) to the north and south of the building respectively. Overall, activity levels were low to moderate, indicating occasional commuting and localised foraging use of the site by these species. No bat emergence was observed.

5.0 DISCUSSION AND RECOMMENDATION

- 5.1 A single bat emergence survey was carried out in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines. Activity was limited to common pipistrelle foraging to the east of the building, a single pass of soprano pipistrelle and noctule respectively. No bats were observed emerging from the building.
- 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 It is recommended that two bat boxes are installed within the property. Boxes should 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, or purpose-built bat bricks integrated into the fabric of the new structure. Integrated bat bricks are the preferred option where installation is within a new-build element, as they are more durable and discreet than externally mounted boxes. Bat boxes and bricks should be installed in accordance with the following guidance:

- *Boxes should be positioned at a minimum height of 3–5 m above ground level to reduce disturbance and predation risk.*
- *South-, south-east-, or south-west-facing aspects are preferred, providing warmth during the day; avoid north-facing positions.*
- *Boxes should be placed in locations with an unobstructed flight line of at least 0.5 m in front of the entrance.*
- *Avoid positioning immediately adjacent to bright artificial lighting, which can deter roost use by some bat species.*
- *Where possible, install boxes in clusters of two or three on different aspects of the same wall to provide roosting options across varying temperature conditions.*

Conclusion

- 5.5 No bats were observed emerging from the building. As the building was classified as having a low bat roost potential, no further surveys are recommended. Recommendation has been given regarding ecological enhancement and for any lighting to be installed that is less likely to affect the bat foraging activity recorded locally.

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) Bat Roost Potential Survey Report. Office Building at Jandola. New Hall Lane, Small Dole, West Sussex, BN5 9YH

7.0 CAMERA VIEWS

Plate 1: Thermal 1 (Surveyor 1)

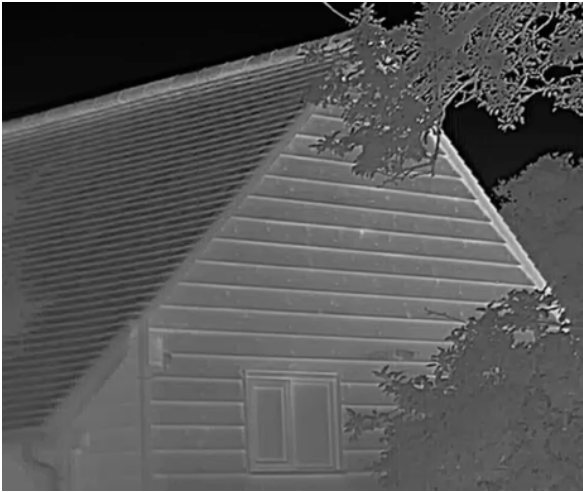


Plate 2: Thermal 2 (Surveyor 2)

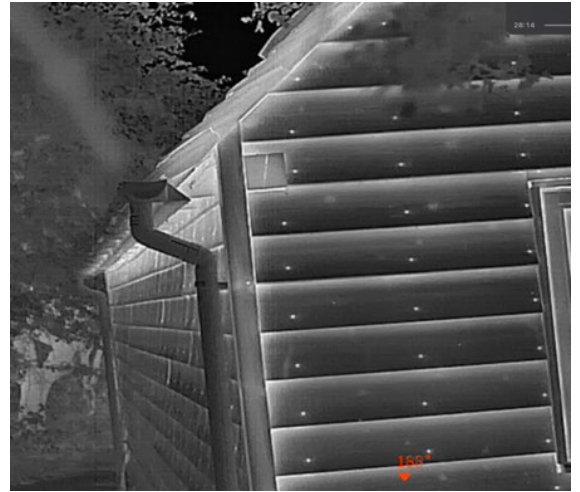


Plate 3: Thermal 2 View



8.0 SUMMARY MAP OF BAT ACTIVITY

