



AEWC^{Ltd}

Animal Ecology & Wildlife Consultants

Bat Survey Report

Wiltshire's Farm

**Pickhurst Lane
Codmore Hill
Pulborough
RH20 1DA**

Ivana Murphy

25-105
August 2026

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Report and Version Number	25-105-BS-V1
Survey Dates	26 th January, 5 th June and 25 th July 2026

Summary

- AEWCLtd were commissioned by Batcheller Monkhouse on behalf of their client to undertake a Detailed Bat Survey at Wiltshire's Farm, Pickhurst Lane, Codmore Hill, Pulborough, RH20 1DA at central grid reference TQ 05321 20722 to help inform the proposed development of the site.
- This report details the results of the survey, which was carried between the 5th June and 25th July 2026 by Ivana Murphy, a Natural England licensed bat ecologist.
- The buildings subject to preliminary survey were an agricultural building, an outbuilding and a shed. Only the agricultural building was assessed as holding potential for bats and therefore required to have further surveys.
- A daytime bat assessment was carried out on the 26th January 2026 which identified moderate potential for roosting bats within the agricultural building which may be impacted by the proposed works, further emergence surveys were therefore required.
- The outbuilding and shed were considered to have negligible potential to support roosting bats and, as such, **there are no known constraints regarding these species, and the proposed works to these buildings.**
- The agricultural building was considered to have moderate potential to support roosting bats due to the presence of several lifted timber claddings and two missing tiles on the entrance canopy. However, the emergence surveys did not reveal any roosting bats and, as such, **there are no known constraints regarding these species and the proposed demolition of this building.**
- Lighting can have notable negative impacts on foraging and commuting bats. There is potential for lighting during and post-development to cause indirect disturbance. Additional external lighting should be avoided or kept to the minimum necessary, and preferably downlit and on a motion sensor to reduce lighting time. **No lighting should be positioned so as to illuminate the hedgerow along the eastern boundary of the site. Lighting should be designed in accordance with the Institute of Lighting Professionals Guidance note 8: 'Bats and Artificial lighting in the UK' which can be downloaded for free from the ILP website.**

This report has been prepared by AEWCLimited, with all reasonable skill, care and diligence within the terms of the Contract with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client, and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the Professional Guidance and 'Code of Professional Conduct' issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). We confirm that the opinions expressed are our true and professional bona fide opinions.

1 Introduction

- 1.1 AEWCLtd were commissioned by Batcheller Monkhouse on behalf of their client to undertake a Detailed Bat Survey at Wiltshire's Farm, Pulborough to help inform the proposed development of the site.
- 1.2 The bat surveys and report writing have been carried out in accordance with Bat Surveys: Good Practice Guidelines (Bat Conservation Trust, 2023).
- 1.3 No bat surveys are known to have been carried out for the site previously. A bat assessment was therefore required to ascertain whether a bat roost, or potential for roosting, was present and represents a constraint to the proposed development.
- 1.4 A daytime bat assessment was carried out on the 26th January 2026 which identified moderate potential for bats within the agricultural building.
- 1.5 Emergence surveys were therefore required for the buildings assessed as holding moderate potential to ascertain whether bats are present or increase confidence in a result of likely absence of bat roosts to determine whether bats represent a constraint to the proposed development and identify any mitigation, compensation, and licensing requirements for the development.
- 1.6 This report details the results of the detailed bat survey and outlines recommendations in relation to bats and the proposed development.

Aims and Objectives

- 1.7 The aims and objectives of the survey were to:
 - Identify the potential of the buildings on-site to support roosting bats;
 - Identify whether bats are present using the buildings on-site;
 - Determine the potential impacts on any bat roost from the proposals; and
 - Provide information for use in the design and development of mitigation, compensation, and enhancement measures where appropriate.

Site Location and Description

- 1.8 The proposed development site is located at Wiltshire's Farm, Pickhurst Lane, Codmore Hill, Pulborough, RH20 1DA at central grid reference TQ 05321 20722. The site is situated in a rural area, approximately 1.5km north of the village of Pulborough. The surrounding landscape predominantly comprises pasture, agricultural land, and blocks of deciduous and ancient woodland. See Figure 1.
- 1.9 A preliminary survey for bats was carried out on an agricultural building, an outbuilding and a shed, however, a detailed bat survey was only required for the agricultural building. See Figure 2.

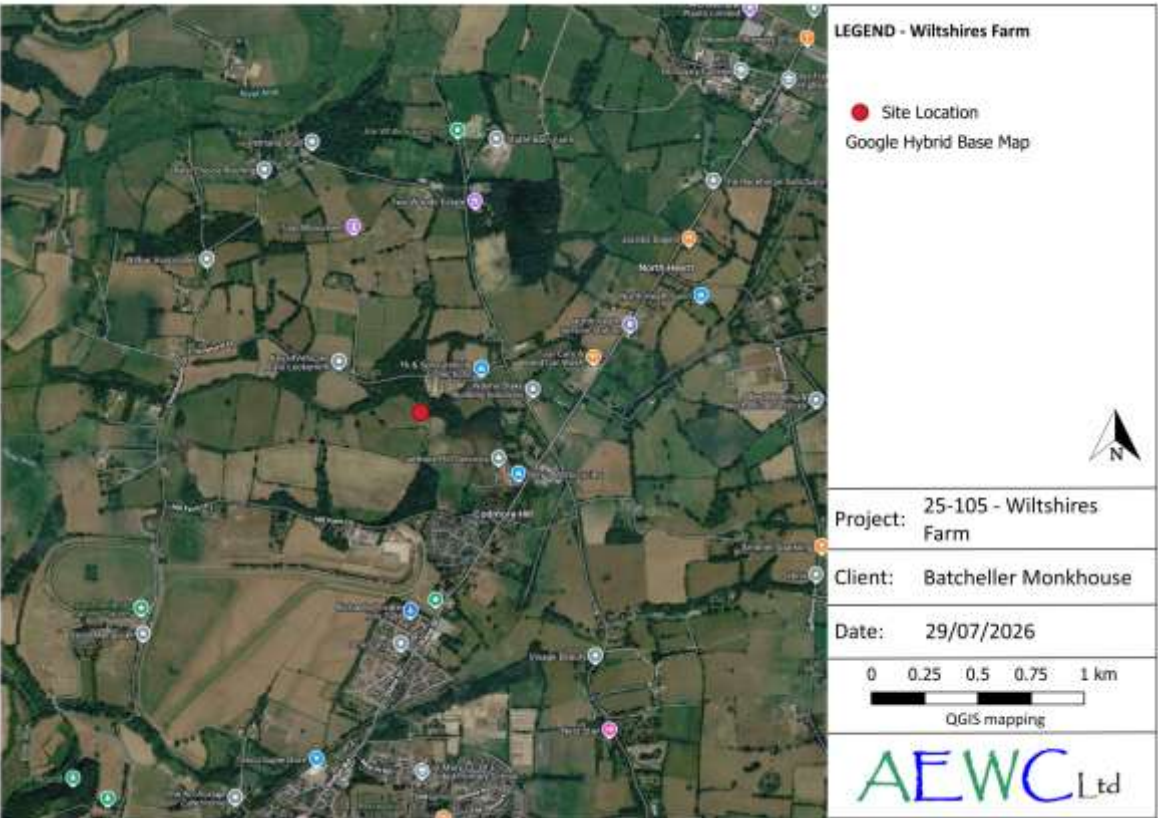


FIGURE 1: SHOWING THE LOCATION OF THE SITE



FIGURE 2: SHOWING THE BUILDINGS SUBJECT TO SURVEY

Development Proposals

- 1.10 The proposed development plan involves the demolition of the agricultural building and construction of a residential property and driveway with associated landscaping as a replacement for the previous permitted scheme. This will involve the removal of an area of grassland and ruderal vegetation. The majority of the habitat area on site is unlikely to be negatively affected by these proposals. See Figure 3.

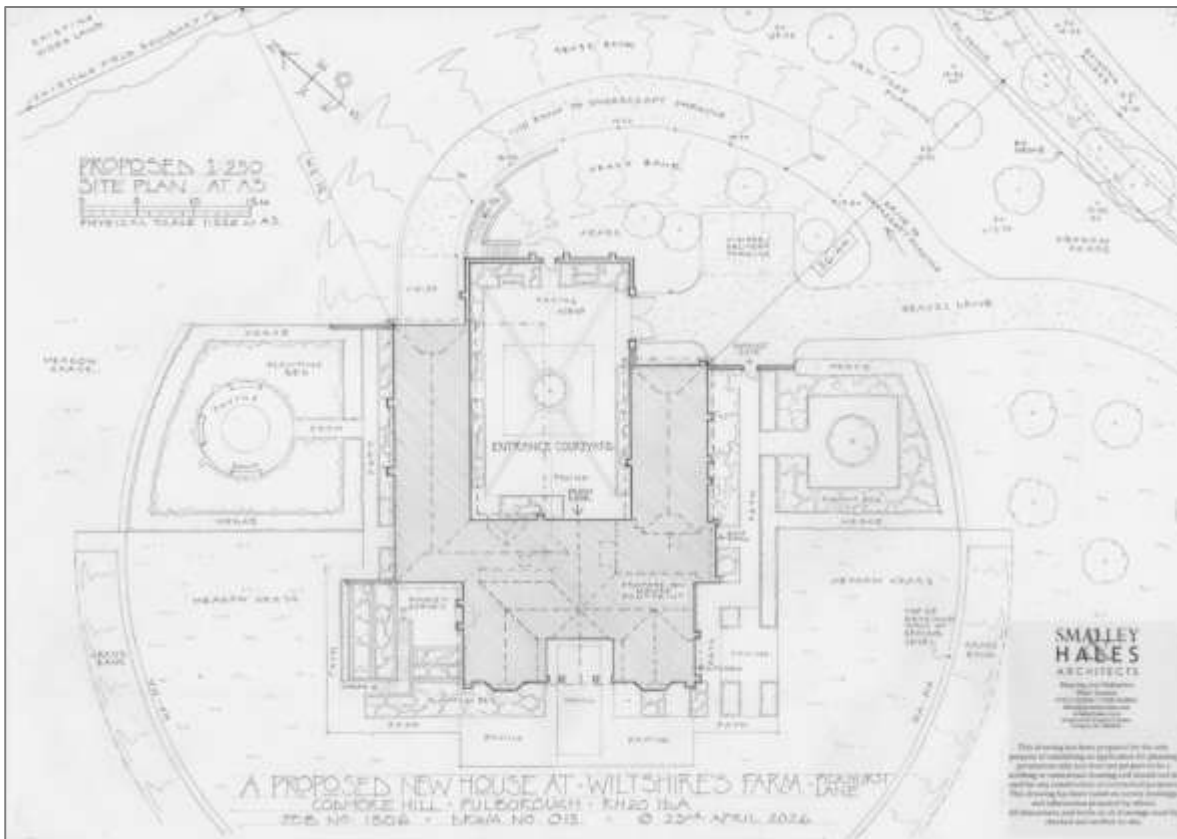


FIGURE 3: SHOWING THE PROPOSED PLANS

Legislation

- 1.11 All species of bats are listed on *Schedule 5* of the *Wildlife and Countryside Act 1981 (as amended)* which affords them protection under *Section 9*, as amended. They are also protected under the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. In combination, this makes it an offence to:
- intentionally kill, injure or take (capture etc.);
 - possess;
 - intentionally or recklessly damage, destroy, obstruct access to any structure or place used by a scheduled animal for shelter or protection, or disturb any animal occupying such a structure or place; and
 - sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

- 1.12 A roost is defined as “any structure or place which a bat uses for shelter or protection”. As bats tend to reuse the same roosts, legal opinion is that a roost is protected whether or not bats are present.
- 1.13 Any disturbance of a bat occupying a roost can lead to prosecution. Disturbance can be caused by noise, vibration, and artificial lighting. Penalties for breaking the law can include fines of £5,000 per bat, imprisonment, and the seizure of equipment.
- 1.14 Seven bat species (barbastelle, Bechstein’s, noctule, soprano pipistrelle, brown long-eared, lesser horseshoe, and greater horseshoe) are also Species of Principal Importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.
- 1.15 Four bat species (greater horseshoe, lesser horseshoe, barbastelle, and Bechstein’s) are also listed on Annex II of the Habitats Directive (92/43/EEC). Special Areas of Conservation (SACs) are designated for Annex II bat species to provide site-level protection.

2 Methods

Desk Study

- 2.1 The Multi Agency Geographic Information for the Countryside (MAGIC) website provided by the Department for Environment, Food and Rural Affairs (Defra) was consulted to obtain information about any international or European level designated nature conservation sites within 2km of the site boundary, afforded protection either directly by the Conservation of Habitat and Species (Amendment)(EU Exit) Regulations 2019 or to the same level of protection through planning policy (the National Planning Policy Framework and Local Development Framework). Information regarding statutory designated sites, such as Sites of Special Scientific Interest (SSSI), within a 2km radius of the site were also obtained from MAGIC.
- 2.2 MAGIC was also used to assess the habitats surrounding the site and obtain records of granted European Protected Species (EPS) licences within 2km of the site, to infer species likely to be present and better assess in-combination impacts of the proposed works.

Daytime Assessment

- 2.3 A detailed bat building inspection was undertaken on the 26th January 2026 by Ivana Murphy, a Natural England licensed bat ecologist and assisted by Monika Cuskova.
- 2.4 A systematic internal inspection of the buildings was conducted using a high-powered torch to illuminate all areas thought to be suitable for roosting bats. Additionally, an external search around the perimeter of the buildings was conducted and any possible

access points, such as gaps and crevices, were noted and inspected with a high-powered torch and ladder as appropriate.

- 2.5 The buildings' suitability for bat roosting was assessed by examining structural features that may influence the suitability of a building to support roosting bats. These include the presence of a roof void, the presence of access points into void or crevice spaces (including gaps beneath bargeboards, weatherboarding, soffits and fascias, under lead flashing, within masonry, under loose tiles, between tenon and mortise joints), the complexity and size of any roof void, and daytime light levels in the roof void.
- 2.6 The buildings' suitability for roosting bats was also assessed by examining the surrounding habitat. Important habitat features surrounding the structure which may influence roost potential include whether the structure is in a semi-rural or parkland location, its proximity to significant linear habitat features, such as a watercourse, mature hedgerow, or wooded lanes, and its proximity to high quality habitat such as semi-natural woodland.
- 2.7 All surfaces were also surveyed for signs of bat presence, such as:
 - bat droppings that are dry and do not putrefy, but can crumble away to dust;
 - staining of access points used by bats to enter the structure; and
 - feeding remains such as moth and butterfly wings.
- 2.8 Taking account of these architectural features, habitat features, and any signs of presence, the buildings were then assigned a level of roost suitability based the criteria given in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (Collins, 2023) and professional judgement. The primary objective of this exercise was to identify the need for further detailed bat surveys, or alternatively to obtain sufficient information that would dismiss the need for further assessment.

Emergence Surveys

- 2.9 The evening emergence surveys were conducted on the 5th June and 25th July 2026. These spanned a time of year when bats are regularly active, and maternity colonies should be present. Conditions were good for all emergence surveys, with warm, dry, and calm weather, and any roosting bats present were likely to be active. The emergence surveys began a minimum of 15 minutes before sunset and finished a minimum of 90 minutes after sunset.
- 2.10 Batlogger M bat detectors were used for taking time-expanded recordings of any bats that may emerge from the buildings and bats recorded foraging or commuting around the site. These recordings were analysed on Elekon bat analysis software that facilitates species identification.
- 2.11 Professional Canon XA night vision video cameras were used as night vision aids (NVAs) alongside surveyors to film areas of the buildings with the assistance of

external infra-red lamps to ensure suitable lighting to accurately identify whether bats emerge from the buildings. Cameras were deployed on tripod stands to view areas with bat roosting potential. Footage was reviewed at an appropriate speed on a computer after the survey using VLC player software which does not skip frames at any review speed, to ensure any bat emergences were recorded. Where necessary footage was slowed down to ensure the exact emerge point could be identified.

- 2.12 One surveyor and two professional night vision cameras were used for the first emergence survey (Figure 6). The surveyors and cameras were positioned to get a good all-round view of the building with a particular focus on the areas of impact and where potential roost features were identified present.

3 Constraints/Limitations

- 3.1 Bats are difficult to locate in large structures, with so many potential roosting areas and likely inaccessible areas. Finding the exact roosting site, particularly during a daytime assessment, can be difficult, especially male/single bat roosting sites. It should be noted that it is not always possible to identify bat presence by examining externally around buildings as poor weather conditions may have washed away droppings deposited on exposed surfaces.
- 3.2 Bats can have seasonal use of buildings and being so mobile may arrive and start using a site after it has been surveyed, or roost somewhere else during the period it was surveyed. For this reason, bats may potentially be present but remain undetected, particularly during daytime assessment.

4 Results

Desk Study

Statutory Designated Sites

- 4.1 There are two statutory designated sites located within 2km of the proposed development site. The site borders the South Downs National Park to the north and the Upper Arun Site of Special Scientific Interest is located 1.5km to the northwest of the site. See Figure 4.

Granted EPS Bat Licences

- 4.2 There are no granted EPS licences for bats within 2km of the site. There are some in the wider area shown in Figure 4.



FIGURE 4: SHOWING STATUTORY DESIGNATED SITES AND GRANTED EPS LICENCES WITHIN 2KM OF THE SITE. BAT LICENCES SHOWN IN BLUE WITH GCN LICENCES IN GREEN.

Habitats of Principal Importance

- 4.3 Habitats data available via MAGIC was reviewed for the presence of Habitats of Principal Importance (HPI). There are HPI mapped within and immediately adjacent to the site. The entire site is shown as containing good quality semi-improved grassland, a non-priority habitat. Deciduous and ancient woodland and broadleaved forest are located adjacent to the north and east. See Figure 5.



FIGURE 5: SHOWING HABITATS OF PRINCIPAL IMPORTANCE IN PROXIMITY TO THE SITE.

Daytime Assessment

Agricultural Building

- 4.4 The building is a timber structure with a pitched roof clad in corrugated concrete roofing sheets, with two open-sided extensions on the northern and western elevations. The external walls are clad in timber weatherboarding affixed to an underlying lining and boarding. A small entrance canopy with a pitched clay-tiled roof is present over the doorway on the eastern elevation.
- 4.5 Internally, no roof void is present, and no ridge beams, rafters, or other features capable of supporting roosting bats were identified. No bats or evidence of bats, such as droppings, were recorded internally.
- 4.6 Externally, sections of timber cladding were lifted in several locations on the southern and eastern elevations, creating several gaps suitable for crevice roosting bats. Two missing clay tiles were recorded on the pitched roof of the entrance canopy, creating gaps that could allow access into the batten space of the canopy roof. A narrow crevice was also noted between the underside of the canopy and the timber cladding above the doorway, forming a further potential roosting feature for crevice dwelling bat. No bats or evidence of bats were identified externally.
- 4.7 The two open-sided extensions were assessed as lacking any suitable roosting features for bats.
- 4.8 Overall, the agricultural building is considered to have moderate potential to support roosting bats, due to the presence of several crevice features associated with lifted timber cladding and roof tiles.



Photograph 13: Southern and eastern elevations of the agricultural building.



Photograph 14: Open sided extension on the northern elevation.



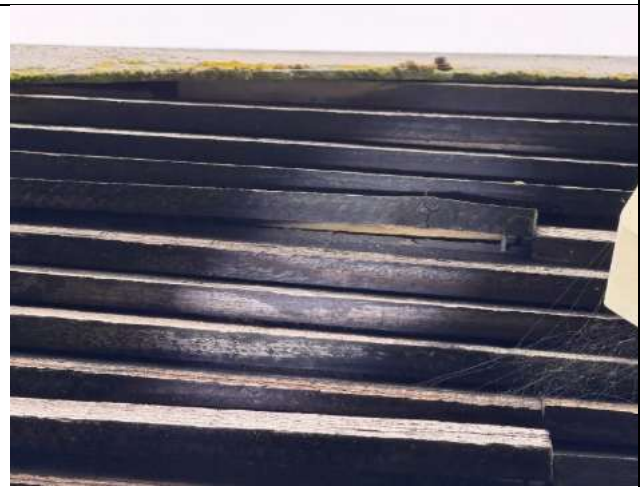
Photograph 15: Open sided extension on the western elevation.



Photograph 16: Interior of the agricultural building.



Photograph 17: Gaps underneath the timber cladding on the southern elevation.



Photograph 18: Gaps underneath the timber cladding on the southern elevation.



Photograph 19: Missing tiles on the porch canopy.



Photograph 20: A gap between the porch canopy and timber boarding.

Outbuilding and shed

- 4.9 A dilapidated outbuilding is located on the southern boundary of the site, with a small, attached timber shed on its western elevation. Both structures are of single-skin timber

construction with pitched roofs clad in corrugated sheeting, and no internal roof voids present. Part of the roof covering of the outbuilding is damaged, resulting in bright and draughty internal conditions. The door to the attached shed is open also resulting in bright internal conditions. The external timber cladding was noted to be tight fitting with no gaps identified. No features suitable for roosting bats were identified, and no bats or evidence of bats, such as droppings was recorded.

4.10 Overall, the outbuilding and shed are considered to have negligible potential to support roosting bats, due to the complete lack of suitable roosting features.



Photograph 21: Outbuilding and shed viewed from the northwest.



Photograph 22: Showing the single skin structure.



Photograph 23: Showing bright internal conditions.



Photograph 24: Interior of the shed.

Emergence Surveys

4.11 **5th June 2026** – Weather conditions were good for the survey (14°C and still with some scattered clouds) and any bats present were likely to be active. The survey recorded no emergences with the first activity being recorded 30 minutes after sunset by briefly foraging common pipistrelles (*Pipistrellus pipistrellus*). Throughout the rest of the survey, there was only intermittent commuting passes from more common pipistrelles,

soprano pipistrelles (*Pipistrellus pygmaeus*), myotis bats (*Myotis spp.*), noctules (*Nyctalus noctula*) and a single long-eared bat (*Plecotus spp.*).

4.12 **25th July 2026** – Weather conditions were good for the survey (22°C and clear with a moderate breeze) and any bats present were likely to be active. The survey recorded no emergences and the first activity being recorded 30 minutes after sunset, consistent with the first survey, by a commuting common pipistrelle. It was noted that common and soprano pipistrelles were using the hedgerow along the eastern boundary of the site for commuting throughout the survey alongside light intermittent foraging. Single passes from a myotis species and late serotine (*Cnephaeus serotinus*) were also recorded.

4.13 A diagram showing the locations of the surveyor and night vision cameras during the emergence surveys can be seen in Figure 6 below.



FIGURE 6: SHOWING POSITIONS OF SURVEYOR AND NIGHT VISION CAMERAS DURING THE 2026 EMERGENCE SURVEYS.

5 Evaluation, Conclusions & Recommendations

5.1 Initial observations consider the local area to be suitable for bats. Extensive woodland and pasture in close proximity to the site with a network of connective tree and hedge

lines provide excellent foraging and commuting habitat for a range of bat species. Buildings and trees within the local area additionally offer potential roosting opportunities.

- 5.2 The outbuilding and shed were considered to have negligible potential to support roosting bats and, as such, there are no known constraints regarding these species, and the proposed works to these buildings.
- 5.3 The agricultural building was considered to have moderate potential to support roosting bats due to the presence of several lifted timber claddings and two missing tiles on the entrance canopy. However, the emergence surveys did not reveal any roosting bats and, as such, there are no known constraints regarding these species and the proposed demolition of this building.
- 5.4 Bats are highly mobile species and therefore may turn up on sites at any time. Should bats, or evidence of bats, be identified during the works the procedure in Section 6 of this report must be followed.
- 5.5 Lighting can have notable negative impacts on foraging and commuting bats. There is potential for lighting during and post-development to cause indirect disturbance. Additional external lighting should be avoided or kept to the minimum necessary, and preferably downlit and on a motion sensor to reduce lighting time. No lighting should be positioned so as to illuminate the hedgerow along the eastern boundary of the site. **Lighting should be designed in accordance with the Institute of Lighting Professionals Guidance note 8: '*Bats and Artificial lighting in the UK*' which can be downloaded for free from the ILP website.**
- 5.6 Additional work lighting which may be required must be positioned to ensure that it shines onto the area of works with minimal spread into the wider area.

6 Procedure to follow in the event a bat is found on site.

- 6.1 Bats are present within the vicinity of the site and may be found at any location on, in or around the buildings. Bats are protected species, and these procedures must be followed to avoid committing an offence.
- 6.2 If a bat is found at any location on the site, DO NOT TOUCH unless necessary for the safety of the bat.
- 6.3 If the bat was uncovered in a roosting location, carefully replace covering ensuring the bat is not crushed or harmed. If this is not possible, cover the animal with a loose covering.
- 6.4 Stop all work in that area and the immediate vicinity. Work may continue in other areas around the site.

- 6.5 Call the AEWC Ltd bat licensed project ecologist Ivana Murphy 07492 0577720, call the office on 08452 505585, or licensed ecologists Brigitte de Coriolis 07545 130203 or Daniel Whitby 07764 813002.

7 References

BCT (2022) *Interim Guidance Note: Use of Night Vision Aids for Bat Emergence Surveys and Further Comment on Dawn Surveys*. Bat Conservation Trust, London.

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