



**Brindle
&Green**

Bat Presence and Absence Surveys

Steyning Grammar School

Report Number: BG24.266

Client Reference: SRP1121-BRG-XX-ZZ-T-O-0753

October 2025



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Steyping Grammar School

Shooting Field

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Grid reference: TQ 17593 11759

W3W: [uses.recording.burns](https://www.what3words.com/uses/recording/burns)

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1 Summary

- 1.1.1 Brindle and Green Ltd were commissioned by Arcadis LLP to undertake a bat dusk emergence survey on Buildings B4, B5, B7 and B11 of Steyning Grammar School, Shooting field, Steyning. The surveys were undertaken on two dates in August 2025.
- 1.1.2 A Preliminary Roost Assessment was undertaken on 11th January 2023 by Geosphere Environmental LTD (7128,EC,PEA,AS,TA,AC,24-01-2023,V1), which concluded that Buildings B4, B5, B7, and B11 offered potential roosting features with a low suitability whilst the remaining Buildings onsite (B1, B2, B3, B6, B8, B9, B10, B12) offered 'Negligible' suitability to support roosting bats. See Appendix 5 for Potential Roosting Features Plan, Report (7128,EC,PEA,AS,TA,AC,24-01-2023,V1) should be reviewed in conjunction with this report.
- 1.1.3 The site is the subject of a planning application for the demolition of existing teaching buildings, outdoor play spaces and car parking facilities at Steyning Grammar School to facilitate the development of three new purpose-built classroom blocks and relocation of an improved outdoor play and sports facilities. Design proposals for the site are presented in Appendix 4 of this report.
- 1.1.4 Buildings B4, B5, B7 and B11 were subject to a single dusk emergence survey during August 2025. Bat activity within the application site was low, with the majority of activity limited to several HNS calls from Noctule (*Nyctalus noctule*), Common Pipistrelle (*Pipistrellus pipistrellus*) and Soprano pipistrelle (*Pipistrellus pygmaeus*), with only two visual recordings of commuting soprano pipistrelle and noctule.
- 1.1.5 The survey did not reveal any evidence of bats roosting within the building. As a result, this report does not set out recommendations relating to mitigation or the need for an EPS development licence prior to the buildings redevelopment.
- 1.1.6 The following recommendations are provided to ensure the client works within the law and that any impacts to protected species are minimised.
- 1.1.7 Bats are highly mobile and can change roost sites throughout the year and from season to season. If the development does not begin within twelve months of this initial survey it will be necessary to conduct a re-survey to determine if bats are roosting within the buildings on site.

- 1.1.8 Should any evidence of roosting bats be uncovered during construction works then works should cease and the advice of an ecologist sought.
- 1.1.9 Post construction enhancements should include an integrated bat box as described within Chapter 7.

2 Introduction

- 2.1.1 Brindle & Green were commissioned by Arcadis LLP to undertake a bat dusk emergence survey on Buildings B4, B5, B7 and B11 of Steyning Grammar School, Shooting field, Steyning (Grid Ref: TQ 17593 11759).
- 2.1.2 The purpose of this survey was to establish whether bats were roosting within the potential features identified during the Preliminary Ecological Appraisal undertaken by Geosphere Environmental LTD (Report No. 7128,EC,PEA,AS,TA,AC,24-01-2023,V1) in January 2023, and to provide details on solutions for mitigation if required.
- 2.1.3 The application site is approximately 8.17ha and is situated on the northern outskirts of the town of Steyning, West Sussex. The site comprises a school site dominated by buildings and hardstanding with a series of amenity grassland verges, urban scattered trees, mixed woodland to the southern corners and an amenity grassland playing field to the north. The site is bound by residential development associated with Steyning town to the East and South whilst to the north and west the landscape is rural, comprising of agricultural fields and areas of woodland.
- 2.1.4 The site is the subject of a full planning application for demolition and replacement of the majority of the existing teaching buildings, outdoor play spaces and car parking facilities at Steyning Grammar School to facilitate the development of three new purpose-built classroom blocks and relocation of improved outdoor play and sports facilities. Design plans are presented within Appendix 4.
- 2.1.5 The legislation relevant to bats within the United Kingdom is summarised within Appendix 2 and Appendix 3.
- 2.1.6 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of our survey of the site. This report pertains to this information only.

3 Methodology

- 3.1.1 Buildings B4, B5 and B11 were subjected to a single bat dusk emergence survey undertaken on the 12/08/2025, whilst building B7 was surveyed on the 19/08/2025, to confidently assess presence or likely absence of bats within the roosting features identified by Geosphere Environmental LTD in January 2023.
- 3.1.2 Bat surveys were conducted according to methodologies outlined within Natural England's Bat Mitigation Guidelines (Reason, P.F. and Wray, S. (2025)) and the Bat Conservation Trust Good Practice Guidelines (Colins, 2023). The dusk survey began 15 minutes before sunset and lasted for two hours following sunset. Where methodology has deviated from good practice, it has been recorded and justified within the limitations section of the report.
- 3.1.3 On the survey, surveyors operated an Echo Meter Touch detector connected to an iPad/iPhone. Where possible, species were identified using information from visual and audio cues, all sonograms were recorded on to the iPad and were analysed using Analook software to confirm species identification. Night Vision Aids (NVA's) were also used to support the surveyors in capturing bat activity during the survey. NVA's were positioned to focus on the potential roosting features identified and record for the duration of the survey.
- 3.1.4 All bat passes, including time and species, were recorded on to field maps, noting direction of flight and emergence. Where possible, the number of individuals observed and behaviour of the bat was also recorded, including foraging, commuting and social calling behaviours. Findings were then confirmed based on analysis NVA footage to provide a comprehensive conclusion of bat activity during the survey.

3.2 Surveyors

- 3.2.1 The survey was overseen by Lucinda Sweet PhD, MCIEEM, Natural England Bat Licence Class 2 (2019-39122-CLS-CLS), Great Crested Newt licence (2016-22852-CLS-CLS), Director, and carried out by Harry Huddart BSc (Hons), Natural England Great Crested Newt Licence (2022-10607-CL08-GCN), Senior Ecologist, Lucy Talbot BSc (Hons), Consultant Ecologist, Billie-Jo Payne BSc (Hons), Assistant Ecologist, Dave Judson BSc (Hons), MSc, Consultant Ecologist, Joshua Spargo BSc (Hons), Seasonal Ecologist and Laura Bennet, Seasonal Ecologist.

3.3 Survey Conditions

- 3.3.1 The surveys were undertaken in weather conditions considered conducive to bat activity. The weather conditions for each survey are summarised within Section 5: Results.

3.4 Limitations

- 3.4.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The protected and notable species assessment provides a preliminary view of the likelihood of these species occurring on site, based upon the suitability of the habitats and known distribution of the species in the local area.

3.5 Report Lifespan

- 3.5.1 Given the transient nature of the subject, we would consider the survey results contained to be accurate for 12 months.

4 Site Context

4.1 Site Description

- 4.1.1 The application site can be found at TQ 17593 11759, located to the north of Steyning Town in West Sussex. The redline boundary comprises a school site dominated by buildings and hardstanding interspersed with urban scattered trees, amenity grassland verges and mixed woodland whilst to the north of the site lies a large amenity grassland sports playing field and associated sports pitches. Residential development associated with Steyning binds the site to the south and east with vegetation present within the residential gardens offering some limited connectivity to the site. With the exception of Horsham Road to the immediate west of the site and the A283 approx. 208m north of the site, the landscape is predominantly rural with good connectivity to areas of mixed woodland and mature hedgerows which extend to the wider environment.



Figure 1: Google Satellite map of the project site and surrounding area, the redline depicts the application site with the buildings subject to bat emergence surveys labelled in black (Imagery Map data ©2025)

- 4.1.2 The site featured 12 buildings in total which were assessed, described and categorised on their potential to support roosting bats by Geosphere Environmental. The majority of buildings onsite were single storey, brick built with flat roof structures utilised as teaching classrooms, with exception of a metal clad portacabin (B3), a wooden clad and brick classroom (B8) and an aluminium clad leisure centre (B12).
- 4.1.3 Buildings B4, B5, B7 and B11 were assessed to provide 'Low' suitability for roosting bats with features such as lifted flashing, gaps between the roof and brickwork, access points within wall tiles identified. The remainder of the buildings onsite failed to provide suitability for roosting bats. The potential roosting features plan comprised by Geosphere Environmental (extracted from SRP1121-GEL-XX-XX-T-O-0301-EcologicalPreliminarySurveyReport) is available in Appendix 5.

4.2 Zone of Influence

- 4.2.1 The zone of Influence is used to describe the geographic extent of potential impacts of a proposed development in relation to the target species, in this case bats. Due to the scale and nature of the proposals, it is not considered that the impacts of the proposed works would extend beyond the scheme footprint and its immediate surroundings.

5 Results

5.1.1 A summary of bat activity per survey is provided in the tables below. Raw data sheets are available upon request from the head office. A diagrammatic representation of the bat activity recorded during surveys can be seen within Figure 3. Due to the size of the buildings on site, survey effort was split over two survey nights with the first survey date (12/08/2025) focusing on buildings B4, B5 and B11, and the later (19/08/2025) solely on B7.

5.2 Bat Dusk Emergence Survey – 12/08/2025 (B4, B5, B11)

5.2.1 Survey effort was focused on determining the presence of bats within Buildings B4, B5 and B11, and establishing the location of access / egress points if bats were present. Assessments of how bats were using the area of vegetation and open space adjacent to the survey building were also undertaken.

Table 1: Weather conditions recorded during survey 12/08/2025.

Sunset Time: 20:28	Cloud Cover: 1/8	Wind Speed: BF1
Start Time: 20:15	Start Temp: 22°C	Start Humidity: 90%
Finish Time: 21:58	End Temp: 18°C	End Humidity: 93%

Table 2: Summary of Bat activity on dusk emergence survey 12/08/2025.

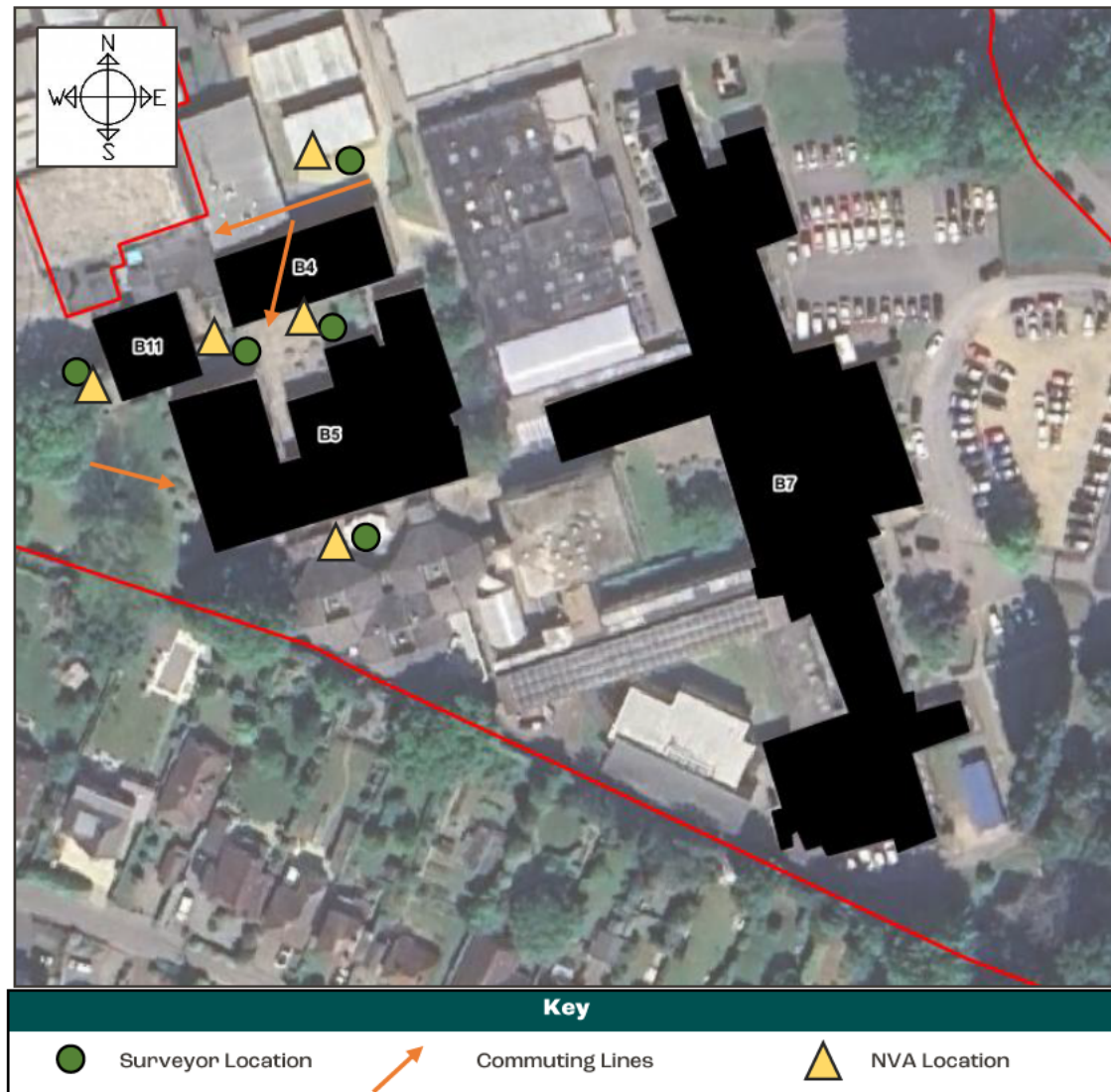
Time Period	Summary of bat activity recorded
20:15 – 20:28	No activity
20:28 -20:45	The first activity onsite was noted at 20:29 comprising three HNS passes of a LNOC within the central 'quad' area south of B4. A HNS call from Noc was detected at 20:36, followed by three repetitive calls at 20:38 and a visual sighting of the individual Noc commuting N to SW over B4. To the south of B4 a SP HNS call was recorded at 20:39, followed by a Noctule HNS call at 20:43
20:45 -21:15	At 20:50 a SP commuted W to E towards B5, along with a HNS pass of Noc. During this time 5 more HNS passes of Noc and two were recorded around B4.
21:15– 21:58	At 21:17 a SP was recorded commuting E to W north of B4. No more bats were visually sighted however several HNS calls from SP, CP and NOC were recorded regularly until the end of the survey.

Key: Noc – Common noctule, SP – Soprano Pipistrelle CP – Common Pipistrelle, HNS – Heard not Seen

5.2.2 No bats were recorded emerging or re-entering the building during the survey. The first bat onsite was recorded at 20:29 approximately one minute after sunset, which was a HNS commuting pass of Noctule. Observations of bats were limited, comprising two commuting passes of soprano pipistrelle and one commuting pass of common noctule. No foraging

behaviour was visually detected and HNS calls were relatively infrequent implying that bats were utilising the site and the local environment for irregular commuting.

Figure 2: Summary of Bat Activity during the survey undertaken 12/08/2025



5.3 Bat Dusk Emergence Survey – 19/08/2025 (B7)

5.3.1 Survey effort was focused on determining the presence of bats within Building B7 and establishing the location of access / egress points if bats were present. Assessments of how bats were using the area of vegetation and open space adjacent to the survey building were also undertaken.

Table 3: Weather conditions recorded during survey 19/08/2025.

Sunset Time: 20:13	Cloud Cover: 1/8	Wind Speed: BF1
Start Time: 19:58	Start Temp: 20°C	Start Humidity: 70%
Finish Time: 21:43	End Temp: 19°C	End Humidity: 76%

Table 4: Summary of Bat activity on dusk emergence survey 19/08/2025.

Time Period	Summary of bat activity recorded
19:58 – 20:30	Two bats were recorded during this time a HNS call of Noc detected at the north of B7 at 20:10, followed by a HNS call of CP at the southern elevation of B7 20:28.
20:30 – 21:15	At 20:38 two HNS CP calls were recorded at the south of B7. At both the northern and southern area of B7 few Noc HNS calls were recorded at 20:46, 20:56, 21:06, 21:07, and 21:15. CP and SP HNS calls were repeatedly detected at 21:08 until 21:15 at the south of B7.
21:15 – 21:43	No further activity was recorded at the northern area of B7. A total of 4 more HNS calls were detected for the remainder of the survey from CP, SP and Noc.

Key: Noc – Common noctule, SP – Soprano Pipistrelle CP – Common Pipistrelle, HNS – Heard not Seen

- 5.3.2 No bats were recorded emerging or re-entering the building during the survey. The first bat onsite was recorded at 20:10 approximately three minutes before sunset, which was a HNS call of Noc.
- 5.3.3 Across both surveys activity levels were low with only three bats sighted commuting through the project site. The survey undertaken on building B7 found no bats to be visually detected, however repeated HNS detections of common pipistrelle and soprano pipistrelle indicate that individuals were likely foraging to the south of B7. During the survey undertaken on the 12/08/2025 bats were sighted commuting over the project site around the vicinity of B4, B5 and B11. The majority of activity recorded from both surveys was related to HNS foraging and commuting of common bat species including Noctule, soprano pipistrelle and common pipistrelle. The results indicate that bat species are present within the local environment, and likely using the features onsite intermittently for foraging and commuting purposes.

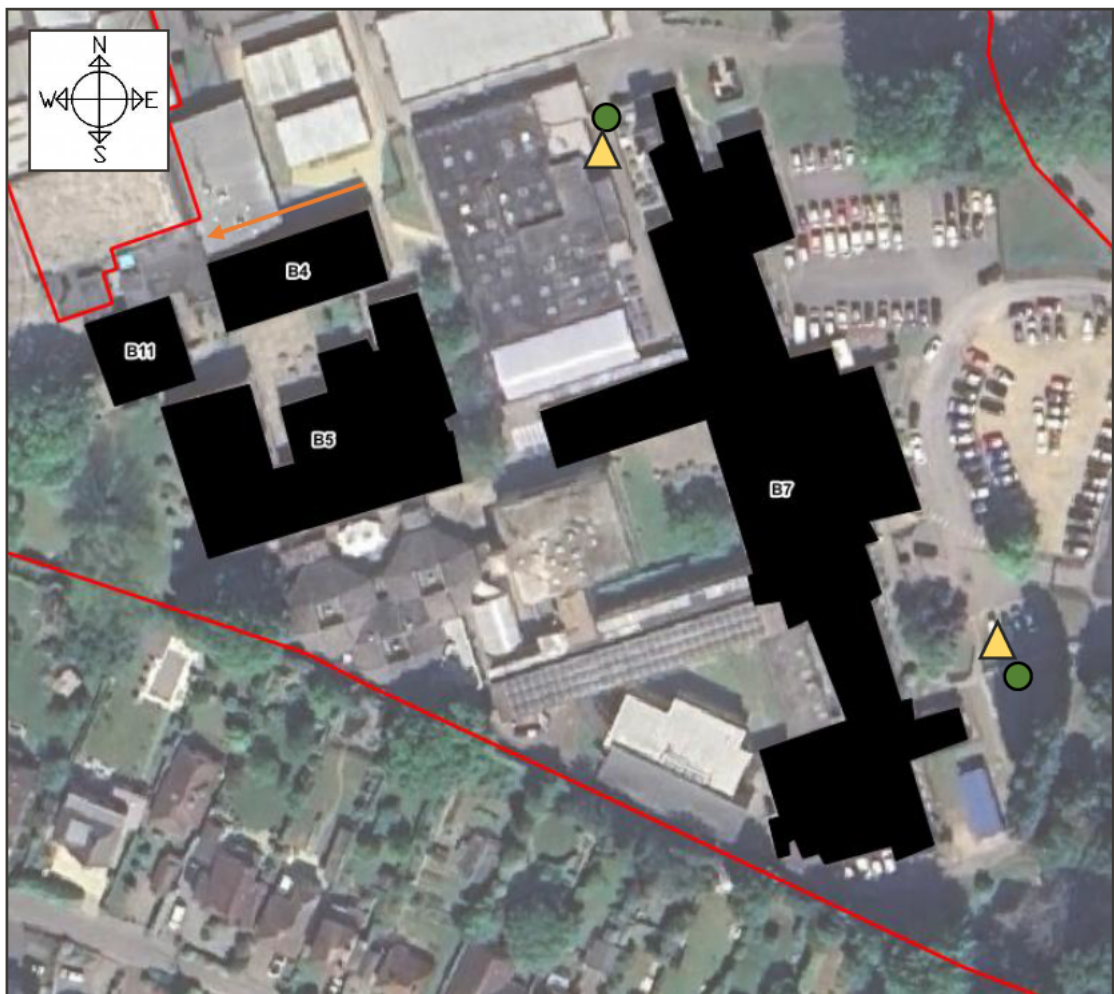


Figure 3: Summary of Bat Activity during the survey undertaken 19/09/2025.

Key		
	Surveyor Location	 Commuting Lines
		 NVA Location

6 Evaluation

- 6.1.1 The dusk emergence surveys did not reveal any evidence of bats roosting within Buildings, B4, B5, B7 and, B11 of Steyning Grammar School. As a result, this report does not set out recommendations relating to mitigation or the need for an EPS development licence prior to the onset of the proposed redevelopment works.
- 6.1.2 Bat activity was considered to be low pertaining to intermittent activity of four locally frequent species. Only three bats were sighted during the survey consisting of two commuting soprano pipistrelle and an individual noctule. The majority of activity was related to HNS calls of Noctule, Common Pipistrelle and Soprano Pipistrelle, indicating that these species may have been recorded outside of the application boundary or associated with the boundary vegetation, due to the lack of visual sightings. Due to the presence of bats in the area post construction lighting should be a consideration to prevent disturbance to existing commuting lines used by the local bat population.
- 6.1.3 Of the bat species recorded it is considered that, common noctule, common pipistrelle and soprano pipistrelle are common in the county. Buildings B4, B5, B7, and B11, have been assessed to hold 'Site' value for roosting bats as no individuals were found roosting, although suitable features were recorded on site.

7 Recommendations

- 7.1.1 The dusk emergence survey did not reveal any evidence of bats roosting within the building. A EPS development licence is not required in order to proceed with the development works. The following recommendations are set out to ensure the client works within the law and that any impacts to protected species are minimised:
- 7.1.2 Bats are highly mobile and can change roost sites throughout the year and from season to season. If bats are found on site after works have commenced all works must cease and the advice of a suitably qualified ecologist be sought.
- 7.1.3 If the development of the site does not begin within twelve months of this initial survey it will be necessary to conduct an additional survey to determine if bats are roosting within the buildings on site.
- 7.1.4 The following enhancement recommendations should also be considered:
- 7.1.5 During and post construction, a sensitive lighting scheme should be implemented to prevent disturbance to commuting and foraging bats in the local area. Lighting should be directed away from vegetative features such as proposed hedgerows and mature trees and grassland habitat to the north of the site surrounding the playing fields, as well as mature trees present to the south of the project site, light overspill of over 1lux should be avoided within these vegetated areas.
- 7.1.6 An integrated bat box such as a Habibat 001, or similar approved should be installed within the fabric of each building during construction. The boxes should be positioned on a southern, western or eastern elevation, over a height of 5 metres, ideally close to the eaves of the new build. The flight line to the box should be unobstructed by vegetation or other structures.

Appendix 1. General References

Bat Conservation Trust (2014) Artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact artificial lighting. Bat Conservation Trust, London.

Bell, S. McGillivray, D. (2006) Environmental Law. 6th ed. Oxford University Press.

Butterfly Conservation trust (2014) Nectar Plants, http://mothscount.org/text/64/nectar_plants.html

CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines, (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Geosphere Environmental LTD. (2023) Preliminary Ecological Appraisal, Report No. 7128,EC,PEA,AS,TA,AC,24-01-2023,V1)

Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield.

Mitchell-Jones A.J. McLeish, A.P. (2004) Bat Workers Manual (3rd Edition). Joint Nature Conservation Committee.

Wray S. Wells D. Long E. Mitchell-Jones T (2010) Valuing Bats in Ecological Impact Assessment. CIEEM In Practice December 2010.

Appendix 2. Legislation and Guidance Sources

Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to. The articles of legislation are:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Department for Communities and Local Government. National Planning Policy Framework. (2023)
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC



- The Natural Environment and Rural Communities Act 2006 (Including National and Local Biodiversity Action Plan (LBAP / HPI))
- Hedgerow Regulations 1997
- The Environment Act 2021

Appendix 3. Relevant Ecology and Legislation

(Please note that this is for information purposes only. Clients should seek further legal advice where necessary).

There are 17 species of bats that occur in Britain. Dramatic declines in population numbers initiated the introduction of European and UK legislative protection. British bats and their roosts are fully protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). Additional protection is offered under The Conservation of Habitats and Species Regulations 2017 (as amended). Buildings and structures which offer roosting potential to bats can be impacted by development and this can result in disturbance to potential roost sites. Bats occupy different roost sites during the year depending on species-specific summer roost and hibernation roost requirements. Bats usually re-use the same roosts, therefore the legal opinion is that the roost is protected whether or not the bats are present at the time.

In the case of development work, activities involving the capture, disturbance and/or relocation of bats are subject to a licence from Natural England. Such licences are only granted:

“For the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment, to allow people to carry out activities which would otherwise be illegal.”

Under The Conservation of Habitats and Species Regulations 2017 (as amended), licences can only be issued if Natural England are satisfied that:

- there is no satisfactory alternative; and
- the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

Undertaking work to a bat roost without following appropriate recommendations from Natural England and/or DEFRA could lead to prosecution resulting in imprisonment, fines and confiscation of vehicles/equipment used.

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Appendix 5. Potential Roosting Features Plan

