



Bat Emergence Surveys
Steyping Cricket Club, Steyping

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

- 1.1 The Ecology Partnership was commissioned by Steypning Cricket Club to undertake a bat emergence survey at Steypning Cricket Club, Charlton Street, Steypning, hereafter referred to as 'site'.
- 1.2 This follows a preliminary ecological appraisal (PEA) completed in February 2025 identifying two buildings onsite considered to have 'low' roosting bat potential.
- 1.3 This report presents the results of The Ecology Partnership's surveys in and around the site, which aims specifically to assess how bats are using the site.

Site Context and Status

- 1.4 The site is characterised by buildings and hardstanding, including the current main clubhouse and changing rooms for the Steypning Cricket Club. Small sections of the associated cricket ground are also included within the red line boundary, the site totals c. 0.23ha. The site is situated to the west of Steypning (central grid reference: TQ 17512 11183). The immediate surrounding area consists of business use and residential properties, Steypning Police station lies to the south-east, residential dwellings and Charlton Street to the east, and the associated fields for the Cricket Club and Steypning Bowling Club to the west.
- 1.5 The red line boundary of the site and immediate surroundings are displayed in Figure 1 below.



*Figure 1: The red line boundary and immediate surroundings.
Captured on Google Satellite May 2026.*

Proposed development

- 1.6 The current proposals for the site are to demolish the existing pavilion and replace it with a new and improved facility that meets the current requirements of both the social and sports provisions of Steyping Cricket Club. To optimise the facility, all buildings and storage structures are to be demolished to allow a better integration of spaces within the new building programme.

Legislation

- 1.7 Under the Natural Environment and Rural Communities (NERC) Act 2006, it is now the duty of every Government department in carrying out its functions “to have regard, so far as it is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention”. Seven species of bat (Barbastelle, Bechstein’s, Noctule, Soprano pipistrelle, Brown long-eared, Greater horseshoe and Lesser horseshoe) are listed as Species of Principal Importance in England under Section 41 of the NERC Act.
- 1.8 All bats are covered by the following relevant legislation: the Wildlife and Countryside Act (WCA) 1981 (as amended); the Countryside and Rights of Way Act 2000; the Natural

Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (CHSR) 2010.

Under the WCA 1981 it is an offence to:

- intentionally, recklessly or deliberately disturb a roosting or hibernating bat i.e. disturbing it whilst it is occupying a structure or place used for shelter or protection)
- intentionally or recklessly obstruct access to a roost (i.e. a structure or place used for shelter or protection).

Under the CHSR 2010 it is an offence to:

- deliberately capture (or take), injure or kill a bat
- intentionally, recklessly or deliberately disturb a bat, in particular (i) any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young; (ii) any disturbance which is likely to impair their ability in the case of hibernating or migratory species, to hibernate or migrate; or (iii) any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place (roost) of a bat.

2.0 Methodology

2.1 During the PEA conducted in February 2025, two buildings were considered to have ‘low’ bat roosting potential. The location of these buildings is displayed in Figure 2 below.

2.2 The main clubhouse (B1) was flat roofed with tight felting with no room for an internal loft void, however, there were a number of holes located in the PVC panelling on the facings of the building. Additionally, there was a small gap visible beneath a barge board to the northern aspect. The changing rooms (B2) consisted of wooden soffits and an internal loft void of wooden beams. The majority of the internal loft void was sealed with grates underneath the soffits, however, the corners of the roof contained small gaps where grates weren’t present.



Figure 2: Buildings located within the red line boundary including the main clubhouse (B1) and changing rooms (B2)

- 2.3 Following the Bat Conservation Trust guidelines (Collins 2023) one dusk emergence survey was carried out on the 7th May 2025 by Cameron Allaway BSc (Hons), Alistair McNaughton BSc (Hons), and Susy Dixon-Jones. All surveyors were supported by infrared cameras and accompanying infrared lamps. One surveyor and one IR camera was present at each location during the survey (Figure 3). The surveys commenced at least 15 minutes before sunset until up to 1.5 hours after sunset, during which time, bats were identified and recorded. Bat surveys were undertaken during suitable weather conditions, when conditions were relatively dry and mild with little/no wind.



Figure 3: Locations of surveyors and IR cameras during the bat emergence surveys

Limitations

- 2.4 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment.

3.0 Results

- 3.1 An emergence survey was completed on 6th May 2025, sunset was at 20:31, with the survey commencing at 20:16 and finishing at 22:01. Conditions were dry, cloudy (60% cloud cover), with a slight breeze (Beaufort 2), and temperatures of 12°C dropping to 11°C by the end of the survey.
- 3.2 The first bat was a common pipistrelle recorded at 21:03 heard but not seen by the south-western surveyor. This was followed by another common pipistrelle at 21:09, also heard

- but not seen. The most activity observed during this survey was common pipistrelle foraging activity along an offsite boundary treeline at 21:14, making multiple passes.
- 3.3 The northern and south-eastern surveyors did not record any notable bat activity on or around the site.
- 3.4 No bats were seen to emerge from either B1 or B2 during the survey.

4.0 Discussion

- 4.1 The buildings onsite were considered to have 'low' roosting bat potential therefore a single emergence survey was conducted on the 6th May 2025. The only activity recorded during this survey was by common pipistrelle; the most common and widespread bat species in Britain.
- 4.2 The emergence survey on buildings B1 and B2 did not find either to be in use by roosting bats. Furthermore, bat activity recorded during the emergence surveys found that low levels of bat activity were recorded in the south-west of the site along an offsite treeline. As such, a roost is confirmed likely absent from both buildings and no further surveys are required.

Recommendations and Enhancements

- 4.3 It was considered that the hardstanding habitats onsite offered negligible potential for foraging and commuting bats. However, they may utilise the treeline features off site around the edge of the cricket pitch. As such, if the proposed development implements a sensitive lighting scheme, it is considered that the development of the site would not impact the ecological functionality of the local landscape.
- 4.4 All bat species are nocturnal, resting in dark conditions in the day and emerging at night to feed. Bats are known to be affected by light levels which can affect both their roosting behaviour as well as their foraging behaviour. This needs to be taken into account, with a sympathetic lighting scheme for the development. Recommendations include:
- Lighting should only be installed if there is a significant need;

- Lighting should be avoided along all linear features such as treelines and hedgerows, which bats use to commute across the landscape to forage;
- Lights should have focussed luminance on their target area, preventing light spill and pollution into other areas of the site and local area.
- Dark buffer zones can be used as a good way to separate habitats or features from lighting by forming a dark perimeter around them. Buffer zones rely on ensuring light levels within a certain distance of a feature do not exceed certain defined limits; and
- Light levels should be kept low. All luminaires should lack UV elements when manufactured and metal halide, fluorescent sources should not be used. LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.

4.5 Integrated bat boxes can be installed within the building to provide additional roosting opportunities post-development. These can be designed to match the building external, or built into the soffits, and require little/no maintenance. Examples of what integrated bat boxes might look like are shown in Figure 4 below.



Figure 4: Examples of integrated bat boxes - a Habibat integrated bat box (left), a Wildcare soffit bat box and diagram to show its installation specifications (centre and right).

4.6 Integrated bat boxes should be installed as high as possible from the ground surface (usually beneath the roof apex) and positioned on a south or west facing aspect of the building. Soffit bat box installation guidance is shown in the diagram in Figure 4 above.

5.0 Conclusions

- 5.1 Due to two buildings onsite having 'low' roosting bat potential, one emergence survey was conducted on 6th May 2025.
- 5.2 No bats were observed emerging from either B1 or B2, and as such, a bat roost was confirmed likely absent from both buildings and no further surveys are required.
- 5.3 Additionally, the habitats on site were considered to have limited suitability for foraging and commuting bats, with the majority of the potential located along the linear treelines offsite.
- 5.2 The only bat species recorded on or around site during the emergence survey was common pipistrelle, recorded foraging along offsite treelines.
- 5.3 Recommendations and enhancements have been outlined within this report, aimed at maintaining, protecting, and enhancing the most ecological valuable features of the site post-development.
- 5.4 If the above recommendations are adhered to, it is considered that the development would not impact upon the favourable conservation status of bats in the local area.

6.0 References

Bat Conservation Trust & Institution of Lighting Professionals (2023) *Guidance Note GN08/23 Bats and Artificial Lighting At Night*. Institution of Lighting Professionals, Regent House, Warwickshire.

CIRIA C567 (2005) *Working with wildlife – site guide*. CIRIA, London.

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

English Nature (1994) *Species Conservation Handbook*. English Nature, Peterborough.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Internet resources:

Magic Interactive Map: www.magic.gov.uk

Google Maps: www.google.co.uk/maps

Appendix 1 – IR camera footage



Figure 5: North-eastern IR camera end of survey screenshot



Figure 6: South-eastern IR camera end of survey screenshot



Figure 7: North-eastern IR camera end of survey screenshot

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Date: 08/05/2025

Amended: 28/05/2026