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Daedalus Park
Daedalus Drive
Lee on the Solent
PO13 9FX
23rd June, 2025

Technical Note (Bats): Glebe Farm, Steyning

This letter report serves the purpose of supporting a planning application to Horsham District Council for the erection of up to 265 dwellings, demolition of 37 Kings Barn Lane, and creation of associated infrastructure and landscaping at the site known as 'Glebe Farm' in Steyning (Fig 1). Ecosupport Ltd. were commissioned by Vistry to undertake an updated walkover of the site and prepare several condition reports (namely a Biodiversity Enhancement Strategy, Landscape and Ecological Management Plan, and a Construction Environmental Management Plan: Biodiversity). The walkover identified that No. 37 Kings Barn Lane held moderate potential for roosting bats and that several trees supported Potential Roosting Features (PRFs). This letter details the results of the emergence surveys and PRF Inspection Surveys and outlines the necessary mitigation measures required to avoid adverse impacts to roosting bats.

Figure 1. Redline boundary of the site (Google Satellite, 2025).



Methodology

Emergence Surveys

Two dusk emergence surveys were undertaken at 37 Kings Barn Lane. These were conducted on the 20th May and 12th June 2025 by Louise Davies, Maggie Byas, Laura Chidlow, Rod Vatter and Mike Gilbert, all experienced bat surveyors with Ecosupport Ltd. An Elekon Batlogger and Batscanners were utilised for identifying species calls / analysis of calls via sonogram (where required), with Nightfox Whisker Night Vision Binoculars used to record each surveyor's field of view for the duration of the survey and to assist in identifying bat activity. The dusk emergence surveys began approximately 15 minutes prior to sunset and continued until approximately 1.5 hours after.

Survey sheets were used to record the following information:

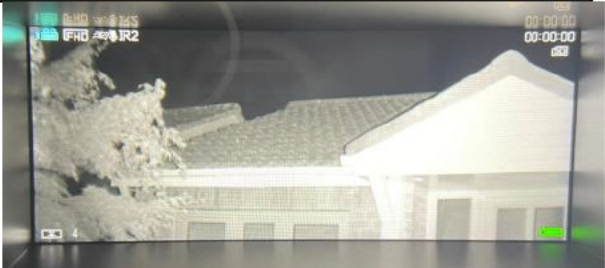
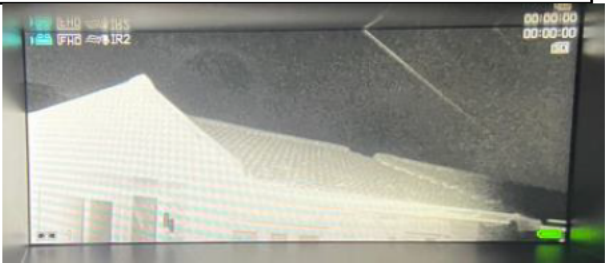
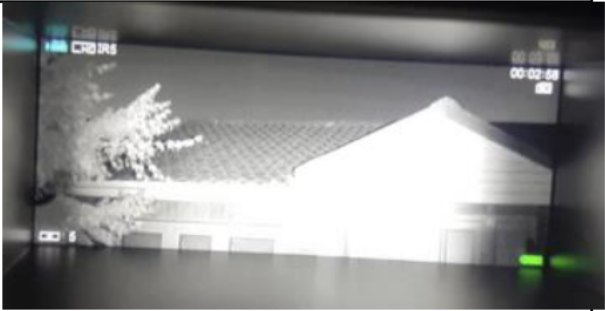
- Time of call registration
- Species (if possible to identify using heterodyne detector)
- Location / activity
- Direction of flight (if seen)

The surveyor locations and fields of view are shown in Fig 2 and Table 1 below.

Figure 2. Location of the surveyors (orange diamonds) and NVAs (yellow circles) positioned around 37 Kings Barn Lane during the emergence surveys. **NB. Due to the small size of the rear garden, visibility of the rear elevation was somewhat restricted. To improve coverage of the building, an additional NVA was utilised on the second survey.**



Table 1. Field of view of the NVAs, relating to the locations shown in Fig 2.

NVA / Date	Field of view (start of survey)	Field of view (end of survey) with infrared setting
1 – 20 th May 2025		
2 – 20 th May 2025		
3 – 20 th May 2025		
1 – 12 th June 2025		
2 – 12 th June 2025		



PRF Inspection Surveys

A PRF Inspection Survey of all PRFs present on T8, T28, and the two Willow trees within G8 was undertaken by Adam Jessop and Louise Davies on the 29th May 2025 under class level 2 survey licence number (2015-13366-CLS-CLS). This followed BCT (Collins (ed) 2023) best practice survey guidelines which includes searching for evidence of roosting bats.

Results

Emergence Surveys

Two dusk emergence surveys were undertaken at 37 Kings Barn Lane on the 20th May and 12th June 2025. The results of this are provided in **Tables 2 & 3** below. **No bats were recorded to emerge from the building and therefore no further survey work / mitigation will be required.**

Table 2. Relevant information on survey conditions recorded during the emergence surveys at 37 Kings Barn Lane.

Date	Temp (°C)	Cloud Cover (%)	Wind (Beaufort scale)	Sunset Time	Start Time	Finish Time
20/05/25	15	90	2	20:52	20:37	22:22
12/06/25	17	20	0	21:15	21:00	22:45

Table 3. Results from the emergence surveys of 37 Kings Barn Lane (HNS = Heard Not Seen).

Survey Date	Recorded Bat Roost(s)	Bat Activity on Site		
		Species	First Pass	Last Pass
20 th May 2025	No emergences	Common Pipistrelle	21:23 (HNS)	22:13 (HNS)

		Soprano Pipistrelle	21:28 (HNS)	21:44
		Noctule	22:04 (HNS)	22:04 (HNS)
		<u>Summary:</u> Activity during this survey was considered to be low with individual bats noted briefly foraging and commuting. Species diversity was considered to be low with a total of 3 species recorded throughout the survey. The first registration was from a Common Pipistrelle (<i>Pipistrellus pipistrellus</i>), which was recorded as HNS at 21:23. Two further Common Pipistrelles were then recorded briefly foraging nearby with the final recording of this species at 22:13 as HNS. The second species recorded was a Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), which was recorded as HNS at 21:28. One further Soprano Pipistrelle was then recorded as commuting from west to east across the site with this being the final recording of this species. The third and final species recorded was a Noctule (<i>Nyctalus noctula</i>) which was recorded once at 22:04 as HNS. The NVAs were reviewed on the 21st May 2025 and no emergences or additional bats were identified.		
12 th June 2025	No emergences	Species	First Pass	Last Pass
		Noctule	21:28	22:02 (HNS)
		Soprano Pipistrelle	21:42	22:23 (HNS)
		Common Pipistrelle	21:53	22:19 (HNS)
		Activity during this survey was considered to be low with individual bats noted briefly commuting. Species diversity was considered to be low with a total of 3 species recorded throughout the survey. The first registration was from a Noctule (<i>Nyctalus noctula</i>), which was recorded as commuting in a southerly direction at 21:28. A further three passes were then noted with the final recording of this species at 22:03 as HNS. The second species recorded was a Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), which was recorded as commuting in a westerly direction at 21:42. A further two passes were then noted with the final recording of this species at 22:23 as HNS. The third and final species recorded was a Common Pipistrelle (<i>Pipistrellus pipistrellus</i>), which was recorded as commuting in an easterly direction at 21:53. One further pass was noted with the final recording of this species at 22:19 as HNS. The NVAs were reviewed on the 13th June 2025 and no emergences or additional bats were identified.		

T8, T28, and the two Willow trees within G8 were subject to a Potential Roosting Feature Inspection Survey on the 29th May 2025. The results of the survey are outlined below:

- **T8** – Upon closer inspection, the suspected features on the limbs and stem did not provide any crevices or cavities considered to be suitable for roosting bats. Therefore, **this tree is not considered to support any PRFs.**
- **T28** – A single tear out was present (Fig 3) which had created two potential roosting features. The upper feature formed a small crevice suitable only for small numbers of bats – the substrate was damp and a significant number of woodlice were present. The lower feature formed a small cavity suitable only for a small number of bats. **Both features were considered to be PRF-Is with no evidence of roosting bats identified.**
- **G8** – Upon closer inspection, the branch fork noted on the first Willow tree did not provide any crevice or cavity considered to be suitable for roosting bats. Therefore, **the first Willow tree is not considered to support any PRFs.** Upon closer inspection, the broken limb on the second Willow tree and the majority of the small rot holes did not provide any roosting features. However, a single rot hole with multiple entrances lower down the trunk (Fig 4) did open into a small cavity albeit this was damp and only suitable for a small number of bats. Therefore, **the second Willow tree was considered to support a single PRF-I with no evidence of roosting bats identified.**

Figure 3. View of the tear out present on T28 with 2 PRF-Is identified (taken May 2025).



Figure 4. View of the rot hole present on the second Willow tree in G8 (taken May 2025).



Recommendations

Precautionary Working Method Statement

T28 and a single Willow tree within G8 were found to support PRF-Is with no evidence of roosting bats identified. Therefore, the following Precautionary Working Method Statement (PWMS) will be adhered to during any works to these trees.

- All PRFs will be inspected using an endoscope under the supervision of a suitably qualified ecologist immediately prior to tree felling/works.
- These works will be conducted between March and October (dependent on suitable weather conditions).
- If all features have been fully inspected and no evidence of bats is identified, the tree must be immediately felled.
- If any features cannot be fully inspected, the tree must be soft-felled (however it is expected that it will be possible to fully inspect all features given the small size of the tree).
- If evidence of bats is identified, further survey work will be required. In particular, if bats are found to be present, roost characterisation surveys will be carried out to inform a European Protected Species Licence and a full mitigation strategy will be required.

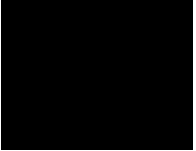
The above PWMS must also be implemented for those trees within G8 that are shrouded in Ivy (as described in the BES / LEMP report). Ivy must be carefully pulled back under the supervision of a suitably qualified ecologist with any PRFs inspected using an endoscope prior to tree felling / works.

Conclusion

This letter outlines the results of the emergence surveys at 37 Kings Barn Lane and the PRF inspection surveys carried out on T8, T28 and G8 which are due to be removed as part of the development. No bats were recorded to emerge from 37 Kings Barn Lane and therefore no mitigation is required. No evidence of roosting bats was identified throughout the trees that were inspected with PRF-Is noted in T28 and a single Willow trees within G8. Consequently, a Precautionary Working Method Statement will need to be adhered to during any works to the above noted trees as well as any trees within G8 that are shrouded with Ivy as detailed within this letter.

Kind regards,

Louise Davies BSc (Hons)



Project Ecologist