



BAT EMERGENCE SURVEY REPORT

5 Ivy Cottages, Billingshurst

On behalf of: Jilana and Terry Fallows

Client:	Jilana and Terry Fallows			
Project:	5 Ivy Cottages, Billingshurst			
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



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SUMMARY

Lizard Landscape Design and Ecology has been commissioned to undertake a bat emergence survey of 5 Ivy Cottages, Billingshurst (*Grid Reference: TQ 08760 30535* – *hereafter referred to as 'the site'*).

The existing building on site was categorised as offering 'moderate' bat roost suitability during the Preliminary Roost Assessment undertaken on the 19th of May 2026. Emergence surveys of the building were completed on the 18th of June and 9th of July to ascertain the presence / likely absence of a roost within the building.

No bats were seen to emerge from the building at any time during the survey period.

Bat activity was low during the survey, with low level foraging activity by mostly common pipistrelle and 2 instances of soprano pipistrelle during the 2nd survey, and a few instances of noctule bats. They appeared to be mostly using the treelines and the driveway for foraging.

The results of the survey strongly suggest the likely absence of a bat roost within the site. No further survey visits or any mitigation measures are required; the scheme is considered highly unlikely to contravene the protection afforded bats under The Conservation of Habitats and Species Regulations 2017 (as amended).

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to undertake a bat emergence survey of 5 Ivy Cottages, Billingshurst (*Grid Reference: TQ 08760 30535 – hereafter referred to as ‘the site’*).
- 1.2 The existing building on site was categorised as offering ‘moderate’ bat roost suitability during the Preliminary Roost Assessment undertaken on the 19th of May 2026. The purpose of the survey and this report is to establish the presence or absence of a bat roost within the buildings and allow the full impact of the proposed development to be established.
- 1.3 This report has been compiled in accordance with current guidelines, including British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and Bat Conservation Trust Best Practise Guidelines 2016.

Site Information

- 1.4 The survey area covered a c. 120 metre square building (B01) with clay roof tiles and hanging tile surrounding part of the dwelling. There was a parking area to the eastern elevation of the site, and grassland and trees surrounded the northern, southern and western elevations.



Figure No. 01 – Site Location

Surrounding Landscape

- 1.5 The surrounding landscape is rural and includes areas of grassland, woodland, hedgerows and tree lines; it is considered to be suitable for a range of UK bat species.

Development Proposals

- 1.6 It is understood that the proposals are for an extension along the western elevation, which will impact the roof.

2.0 SCOPE OF THE SURVEY

- 2.1 The aim of the survey has been:
- To assess the buildings for signs of current use by bats;
 - To establish the location of any roosts if present;
 - To establish the numbers and species of bats present;
 - To identify access points and flight lines to and from the building;
 - To provide suitable mitigation measures if required.

3.0 METHODOLOGY

3.1 Bat Emergence / Re-entry Surveys

3.1.1 In accordance with current best practise guidelines (BCT, 2023), 2no. bat emergence surveys of the building was completed on the 18th of June and 9th of July 2026 to ascertain the presence / likely absence of a roost within the buildings.

3.1.2 3 no. bat surveyors were assigned a point each to adequately cover all potential roost features of each building. 3no. infra-red cameras with additional illuminators were also used to aid the survey (*Refer to Figure No. 02 – Location of Survey Points*).



Figure No. 02 – Location of Survey Points (red circles) and IR camera (orange star)

3.1.3 The survey started 15 minutes before sunset and terminated approximately 1.5 hours after sunset. Data including species, behaviour and general patterns of activity were recorded throughout the survey. Details of the survey visits can be found in *Table No. 01*.

Table No. 01 – Bat Emergence Survey Details

Date	18/06/2026	09/07/2026
Survey Type	Dusk	Dusk
Sunrise / Sunset	21:19	21:16
Start Time	21:04	21:01
End Time	22:49	22:46
Start Temperature	18 °C	25 °C
Wind (Beauforts)	1	1
Cloud Cover	1/8	3/8

Data Analysis

- 3.1.4 Bats were identified using Echo Meter Touch Pro 2 full spectrum bat detectors. Sonogram analysis was undertaken using the Kaleidoscope programme.

Surveyor Details

- 3.1.5 The survey was designed by a licenced surveyor, assisted by experienced ecologists. The following surveyors were used during these surveys:

- Hayley Swann – Consultant ecologist with 4 years survey experience.
- Owen Beesley – Assistant ecologist with 2 years survey experience
- Luke Davenport – Assistant ecologist with 2 years survey experience
- Heidi Wheatley – Subcontractor ecologist.

3.2 Limitation and Constraints

- 3.2.1 No limitations to the emergence survey were encountered, the survey was undertaken at the optimal time of year and in suitable weather conditions for bats to be active.

4.0 RESULTS

4.1 Desk Study

- 4.1.1 Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Natterer's *Myotis nattereri* and brown long-eared *Plecotus auritus* bats have been recorded within 2.0km of the site area. No mitigation licenses in relation to bats were issued within 1.0km of the site.

4.2 Preliminary Roost Assessment

- 4.2.1 The initial survey completed on the 19th of May 2026 assessed the building. There was no internal loft space accessible. The building has a clay tiled roof, and hanging tiles were noted on some of the north-western elevation. Some missing pieces of tile and gaps in the flashing were found, the building was therefore assessed to have **moderate** bat roosting potential, and it was recommended to conduct 2no. bat emergence surveys.

4.3 Bat Emergence / Re-entry Surveys

- 4.3.1 No bats were seen to emerge from the building at any time during the survey period.
- 4.3.2 Survey 1 – 18th of June 2026
Bat activity was low during this survey, with some low-level foraging of common pipistrelle recorded, some seen using the treeline by the driveway. Noctules were also heard but not seen, likely commuting high overhead. Many of the calls were noted to be quite faint suggesting they were not close by. No emergences were recorded.
- 4.3.3 Survey 2 – 9th of July 2026
Bat activity was also low during this survey, with low level foraging of common pipistrelles and soprano pipistrelles. A single noctule was recorded as heard but not seen at 22:08. Most observances of bat activity noted foraging habits along the nearby treelines and around the driveway of the house. No emergences were recorded.

5.0 EVALUATION AND CONCLUSION

- 5.1 The results of the survey strongly suggest the likely absence of a bat roost within the dwelling on site.
- 5.2 Given the results of the survey, no further survey visits or any mitigation measures are required. The scheme is considered highly unlikely to contravene the protection afforded bats under The Conservation of Habitats and Species Regulations 2017 (as amended).
- 5.3 The scheme should provide ecological enhancements for the benefit of biodiversity, including enhancements for bats. Measures should include the installation of bat boxes to the southern aspect of new building and incorporation of pale and night species plant species within the soft landscape scheme.

6.0 REFERENCES

BCT & ILP. (2023). Guidance Note 08/23. Bats and artificial lighting at Night. Bats and the Built Environment series

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Multi-Agency Geographic Information for the Countryside (MAGIC). (2013). Interactive Map. [online]. Available at <http://www.magic.gov.uk/Magicmap.aspx>

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Appendix A – Full Survey Results

Date	18/06/2026	
Survey Type	Dusk	
Sunrise / Sunset	21:19	
Start Time	21:04	
End Time	22:49	
Start Temperature	18 °C	
Wind (Beauforts)	1	
Cloud Cover	1/8	
Rain	None	
Surveyor	BL	
Survey Point	east of house	
Time	Species	Notes
21:57	CPIP	brief feeding overhead
22:01	CPIP	faint hns
22:03	CPIP	brief hns
22:06	CPIP	foraging along treeline by driveway
22:11	CPIP	foraging along treeline
22:25	CPIP	as above
22:36	CPIP	as above
Surveyor	HS	
Survey Point	SW	
Time	Species	Notes
21:49	NOCT	HNS
22:29	CPIP	HNS
22:38	CPIP	HNS
Surveyor	HW	
Survey Point	NW	
Time	Species	Notes
21:34	NOCT	HNS
21:49	NOCT	HNS
22:02	NOCT	HNS
22:17	NOCT	HNS
22:30	CPIP	(stated CPIP however this may be incorrect as sound picked up was very weak)
22:36	CPIP	(stated CPIP however this may be incorrect as sound picked up was very weak)
22:32	CPIP	(stated CPIP however this may be incorrect as sound picked up was very weak)
22:39	CPIP	(stated CPIP however this may be incorrect as sound picked up was very weak)

Date	09/07/2026	
Survey Type	Dusk	
Sunrise / Sunset	21:16:00	
Start Time	21:01:00	
End Time	22:46:00	
Start Temperature	25 °C	
Wind (Beauforts)	1	
Cloud Cover	3/8	
Rain	None	
Surveyor	HS	
Survey Point	SW	
Time	Species	Notes
22:08	NOCT	HNS
22:12	CPIP	HNS
22:13	CPIP	foraging over SP within garden area
22:16	CPIP	flew from NW to SW towards tree line
22:23	SPIP	HNS
22:26	CPIP	HNS
22:33	CPIP	Faint HNS
22:37	SPIP	HNS foraging
Surveyor	OB	
Survey Point	NW aspect	
Time	Species	Notes
2142	cpip	Commuting along treeling east of house north to south
2208	NOCT	hns
2212	cpip	flew over house and over SP from treeline east of house
2216-19	CPIP	hns
2226	CPIP	hns
2227	SPIP	hns
2237-42	CPIP	hns
2240	SPIP	hns
Surveyor	LD	
Survey Point	SE, looking at SE gable & Eastern aspect	
Time	Species	Notes
21:42	CPIP	flying from northeast towards SP, check NF around NE corner for poss emergence
21:56-21:57	CPIP	1x foraging around driveway E of building, from driveway entrance towards SP
22:03	CPIP	commuting from SE to NE along treeline
22:04	CPIP	hns, brief
22:08-22:09	CPIP	2x cpip, foraging in driveway
22:10-22:16	CPIP	3-4x cpip, foraging around driveway & SP, SE direction to NE along treeline

22:17-22:18	CPIP	intermittent foraging along eastern treeline & driveway
22:26	CPIP	flying E to W above northern building
22:34	CPIP	hns
22:37	CPIP	hns
22:38-22:43	CPIP	intermittent foraging and commuting along eastern treeline