



L I Z A R D

Landscape Design and Ecology

BAT EMERGENCE SURVEY REPORT

Bramblewood, Newhouse Lane, Storrington

On behalf of: Folkes Architects

Client:	Folkes Architects			
Project:	Bramblewood, Newhouse Lane, Storrington			
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00	23/06/2026	Jen Gibbons BSc (Hons)	Eve Hills MRes, BSc (Hons)	Eve Hills MRes, BSc (Hons)

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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 Bramblewood, Newhouse Lane, Storrington (*Grid Reference: TQ 07951 01607 – hereafter referred to as ‘the site’*).

The existing buildings on site were categorised as offering ‘low’ and ‘negligible’ bat roost suitability during the Preliminary Roost Assessment undertaken on the 9th of October 2025. A dusk bat survey of building B01 was completed on the 11th of May 2026 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 only a possible pipistrelle *Pipistrellus sp.* pass recorded to the northern section of the site. A small number of passes by brown long eared bat *Plecotus auritus* were recorded within the southern section of the site, passing across the garden area, as well as a common pipistrelle *Pipistrellus pipistrellus* and leisers bat *Nyctalus leisleri* recorded but not seen.

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 Bramblewood, Newhouse Lane, Storrington (*Grid Reference: TQ 07951 01607*– hereafter referred to as ‘the site’).
- 1.2 The existing buildings B01, B02 and B03 were categorised as offering ‘low’, ‘negligible’ and ‘negligible’ bat roost suitability during the Preliminary Roost Assessment undertaken on the 9th of October 2025. 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 site covers an area of c. 0.17 Hectares (ha) and consists of a rectangular shaped plot. The site comprises a residential dwelling and associated garden with a number of individual trees, introduced shrubs, and associated access. The site is bound by Newhouse Lane to the north and by residential buildings and associated gardens, to the south, east and west.



Figure No. 01 – Site plan

Surrounding Landscape

- 1.5 The site is located within a semi-rural setting, to the northeastern extents of the village of Storrington. The town of Worthing is located c.12.0km southeast and the town of Horsham lies c.16.0km northeast of the site. The overall surrounds are predominantly residential buildings and associated gardens, with arable fields and areas of woodland in the wider area. The site is bound by a ditch which runs alongside Newhouse Lane. The soil composition is freely draining slightly acid loamy soils.
- 1.6 The site and immediate surrounding landscape provides suitable foraging habitat for the majority of UK bat species. Woodland is located to the west and south within the wider landscape and could provide potentially suitable habitat for Annex II species such as barbastelle (*Barbastella barbastellus*).

Development Proposals

- 1.7 It is understood that the proposals involve the demolition and rebuilding of the eastern aspect of the main residential building B1, and the demolition and rebuild of the garage/outbuilding B2, for residential use. Within the current proposals all habitats are scheduled to be retained, however, 2no. common birch trees may need to be removed.

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), a single bat emergence survey of was completed on the 11th of May 2026 to ascertain the presence / likely absence of a roost within the buildings.

- 3.1.2 4no. bat surveyors were assigned a point each to adequately cover all potential roost features of each building. 4no. infra-red cameras with additional illuminators were also used to aid the survey (*Refer to Figure No. 02 – Location of Survey Points and IR camera view*).

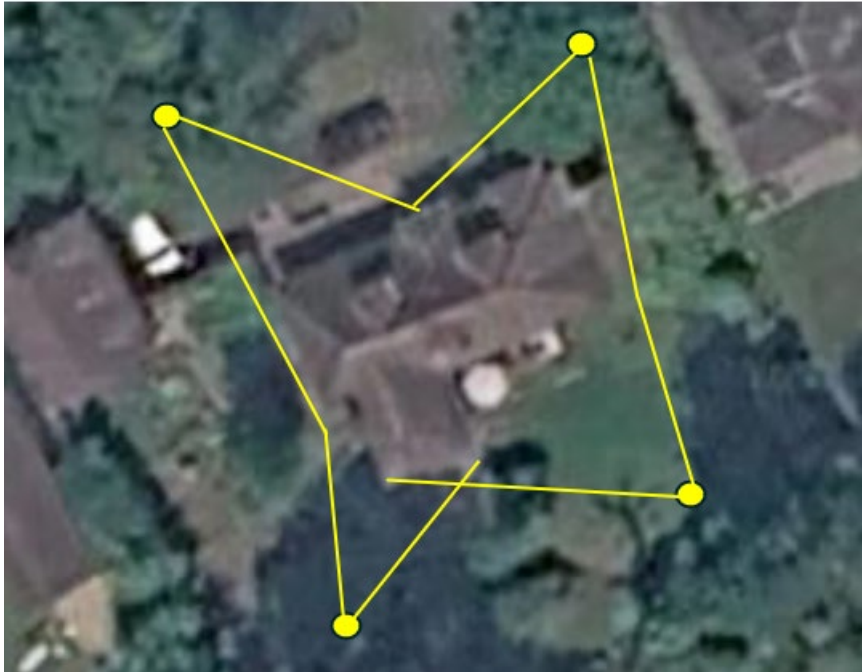


Figure No. 02 - Location of Survey Points and IR camera view.

- 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	11/05/2026
Survey Type	Dusk
Surveyors	RE, BL, TR, HW
Weather	10°C, WF0, 12% cloud, dry
Sunset	20:38
Start	20:23
Finish	22:08

Data Analysis

- 3.1.4 Bats were identified using Echo Meter Touch 2 Pro detectors. 4no. Nightfox Whisker infra-red cameras were also used to aid the surveys (see *Figure No. 2 - Location of Survey Points and IR camera view*) in accordance with best practice guidance (Collins, 2023).

Surveyor Details

- 3.1.5 The survey was led by an experienced surveyor, assisted by an experienced field ecologist. The following surveyors were used during these surveys:

- Richard Emerson – consultant ecologist, 3 years survey experience.
- Tom Rayfield – assistant ecologist, 1 year survey experience.
- Ben Lapham - assistant ecologist, 2 years survey experience.
- Heidi Wheatley – seasonal ecologist, 1 year survey experience.

3.2 Limitation and Constraints

- 3.2.1 No limitations to the emergence / re-entry 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 The desk study returned a number of records for 10no. species of bat, including records for common pipistrelle *Pipistrellus pipistrellus*, serotine *Eptesicus serotinus*, Daubenton's *Myotis daubentonii* and brown long-eared bats *Plecotus pygmaeus*. Records were also returned for whiskered *Myotis mystacinus* and barbastelle *Barbastella barbastellus*, from within the search area. This included records for roost sites and observations of bats in the field. The closest records were centred c.1.km northeast of the site and was for western barbastelle, the record was submitted in 2015.

4.2 Preliminary Roost Assessment

- 4.2.1 The initial survey completed in October 2025 assessed all buildings within the site. B01 is a two-storey residential dwelling, brick built with clay roof tiles and hanging tiles to both dormers. A number of roof tiles are either slipped, or uneven, creating crevice and ingress opportunities for bats. A number of gaps around the skylight windows, dormers and soffits were identified, which would provide roosting opportunities to crevice dwelling roosting bat species. The building was categorised as offering 'low' bat roosting suitability. B02 is a two-storey brick-built garage building, well-sealed with a couple of lifted tiles, creating crevice and ingress opportunities for bats. B03 is a brick built lean-to shed with timber and corrugated roofing. The building is in poor state of repair with numerous gaps in building frame, creating crevice and ingress opportunities for bats. Buildings B02 and B03 were assessed as offering 'negligible' bat roosting suitability. For full details of the PRA refer to the Preliminary Ecological Appraisal (Lizard Landscape Design & Ecology, November 2025).

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 Bat activity was low during the survey, with a possible pipistrelle pass to the north of the building at 21:20.
- 4.3.3 At brown long eared bat was observed at 21:20 and 21:23 passing across the garden to the south of B01, on both occasions passing from west to east.
- 4.3.3 A common pipistrelle as heard not seen at 21:03, and a leislers bat heard not seen at 21:25, both to the south of the site.

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 Although bats were recorded around the typical emergence times for the species, they were not seen close to the building, and were observed commuting from outside of the site, rather than emerging from the building.
- 5.3 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).
- 5.4 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.
- 5.5 Proposals should be mindful of the potential for bats to occur in the area by ensuring that trees and tree lines are protected from inappropriate nocturnal lighting, and by limiting the need for nocturnal lighting in the first instance. Any external lighting designs should comply with best practice standards in regard to external lighting and bats (BCT & ILP, 2023).

6.0 REFERENCES

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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>

Mitchell-Jones and McLeish: Bat Workers Manual; JNCC, 3rd Edition (2004).

Appendix A – Full Survey Results

Date	11.05.2026
Survey Type	Dusk
Sunrise / Sunset	20:38
Start Time	20:23
End Time	22:08
Start Temp	10 °C
End Temp	8 °C
Wind (Beaufort)	0
Cloud Cover	1/8
Rain	None

Surveyor	RE	
Point	NE	
Time	Species	Notes
21.2	PIP SP.	

Surveyor	BL	
Point	NW	
Time	Species	Notes
n/a	n/a	No bats recorded

Surveyor	TR - Green	
Point	SW corner looking at S roof	
Time	Species	Notes
21:03	CPIP	HNS
21:20	BLE	Passed over garden from LHS to RHS, over fence
21:21	BLE	Faint BLE
21:23	BLE	Passed over garden, by tree and overhead, from LHS to RHS, over fence
21:25	LEISL	Faint pass

Surveyor	Heidi	
Point		
Time	Species	Notes
21.14		unknown bat, no call, flying north
21.27		same as above, flying south