

Bat Emergence Survey Report

Buildings 1 & 2

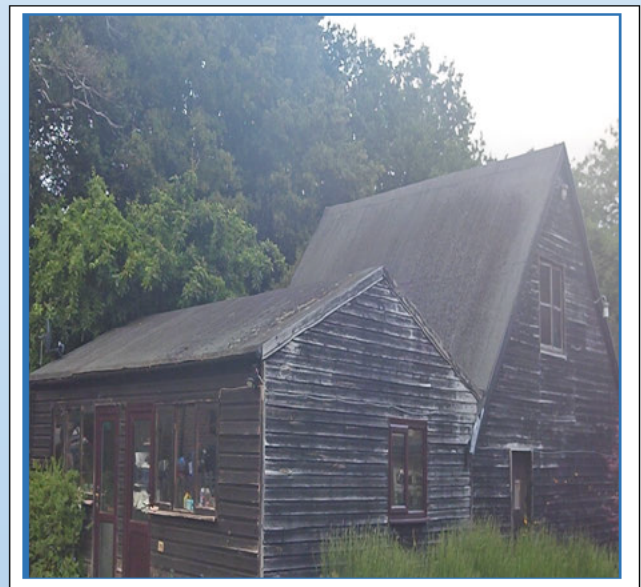
Ashfolds

Horsham Road

Rusper, West Sussex

RH12 4UZ

NGR: TQ 19829 36623



14th July 2025

Sylvatica Ecology Ltd

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<i>Limitations and Liabilities</i>	3
1.0 SUMMARY	4
2.0 INTRODUCTION	5
<i>Aims and Objectives of this Study</i>	5
<i>Legal Status of Bats</i>	5
3.0 METHODOLOGY	6
<i>Lead Surveyor</i>	6
<i>Equipment Used</i>	6
<i>Survey Type</i>	7
4.0 RESULTS	8
<i>Survey Meta Data</i>	8
<i>Bat Survey Results</i>	8
5.0 DISCUSSION AND RECOMMENDATION	11
<i>Bats and Lighting</i>	11
6.0 REFERENCES	12
7.0 CAMERA VIEWS AND PHOTOS OF BUILDING	13
8.0 SUMMARY MAP OF BAT ACTIVITY	14

Limitations and Liabilities

Sylvatica Ecology Ltd retains the copyright of this report and its contents are for the sole use of the client (s). Copy of this document may only be undertaken in relation to the development works on Buildings 1 & 2 at Ashfolds, Horsham Road, Rusper, West Sussex, RH12 4UZ, centred on NGR: TQ 19829 36623. and only once all outstanding fees pertaining to ecological works and consultation have been paid. Otherwise, reproduction of the whole, or any part of the document, without written consent from Sylvatica Ecology Ltd is forbidden. It is not permitted to share this report or any part of this report on any social media platform.

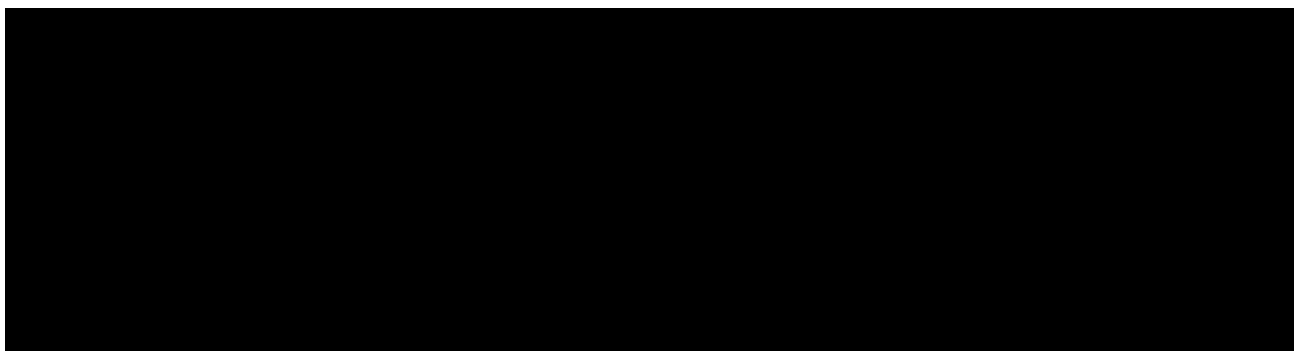
It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

In order to minimise the likelihood of adverse effects on protected animal species over time, it is accepted good practice, in accordance with Natural England (NE) (formerly English Nature) guidance for ecological surveys to be repeated should works be deferred for over 12 months from the date of initial survey.

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

The recommendations and information contained within this report are based on the information provided on the development works prior to the surveys being carried out. Should the development proposals change then the findings and recommendations contained within would potentially require revision.

The findings within this report do not constitute legal advice. Should this be required, then a suitably qualified professional practitioner should be contacted.



1.0 SUMMARY

- 1.1 Sylvatica Ecology Ltd conducted three evening bat emergence surveys at Buildings 1 and 2, Ashfolds, Rusper, in June and July 2025. These surveys followed a preliminary assessment that classified both buildings as having moderate roost potential. Proposed development includes the complete demolition of Building 1 and a ground floor extension to the western end of Building 2.
- 1.2 Surveys were conducted on 9th June, 2nd July, and 11th July 2025 in optimal weather conditions (dry, warm, and still). Surveys were undertaken using infrared and night vision equipment in line with *BCT Guidelines (2023)*.
- 1.3 No bat emergence was recorded from either building during any of the surveys. However, multiple bat species were present in the surrounding area. Common pipistrelles were regularly recorded foraging and commuting near both buildings, especially around trees and gardens to the north, south, and west of Building 2. The highest activity was observed on 11th July, with over ten passes recorded during multiple intervals, indicating concentrated foraging activity in localised habitats. Lower levels of activity were recorded for soprano pipistrelle, brown long-eared bat, and noctule, with occasional passes suggesting commuting or foraging through the wider landscape.
- 1.4 As no roosts were confirmed in either building, no further survey or licensing is required. However, it is recommended that, in the unlikely event a bat is encountered during works, activity should cease and an ecologist consulted. Enhancement measures include installing one Improved Crevice Bat Box on the building and two 2F Schwegler Bat Boxes on nearby trees. Any future lighting should comply with BCT guidance to avoid disturbance to foraging bats, including warm-spectrum LEDs, directional fittings, and motion sensors.
- 1.5 The proposed works are not expected to impact any bat roosts, and the recommended enhancements will contribute positively to local bat habitat provision.

2.0 INTRODUCTION

Aims and Objectives of this Study

- 2.1 This report presents the findings of two bat evening emergence surveys carried out Buildings 1 and 2 located at the property of Ashfolds, Horsham Road, Rusper, West Sussex, RH12 4UZ, centred on NGR: TQ 19829 36623. A previous preliminary ecological assessment (EHM 2025) was conducted at this location and conclude that these two buildings, had a moderate potential to support roosting bats. Building 1 is to be demolished entirely and Building 2 is to have the western end extended.

- 2.2 **Figure 1: Site Location in Wider Landscape (Red Line Area Surveyed)**



Legal Status of Bats

- 2.3 The potential presence of bat roosts within a proposed development site has to be considered as all eighteen of the UK's bat species are protected under Section 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended). The WCA states that '*a person is guilty of an offence if intentionally or recklessly they disturb [a bat] while it is occupying a structure or place which it uses for shelter or protection; or he obstructs access to any structure or place which [a bat] uses for shelter or protection*'.
- 2.4 Bats are also protected under the Conservation of Habitats and Species Regulations 2017. Bats are listed as European protected species under which it is an offence if;
- *a person deliberately captures, injures or kills any wild animal of a European protected species;*

- *deliberately disturbs wild animals of any such species;*
- *damages or destroys a breeding site or resting place of such an animal.*

2.5 Disturbances of animals include in particular any disturbance which is likely to impair their ability to;

- *survive, breed or reproduce, or to rear or nurture their young;*
- *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
- *to affect significantly the local distribution or abundance of the species to which they belong.*

3.0 METHODOLOGY

3.1 The survey work used the guidance detailed within Bat Surveys Guidelines for Professional Ecologists – Good Practice Guidelines (BCT 2023a) and the Interim Guidance Note on Surveys and Night Vision Equipment (BCT 2022) as the basis to the survey methodology.

Lead Surveyor

3.2 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 20 years on, a number, of differing locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576-CLS-CLS) and birds including barn owl (*Tyto alba*) (licence CL29/00236).

Equipment Used

3.3 Echometer Pro 2 bat detector with iPad processor unit and Bat Box Duet detectors were used to detect bat echolocation. A mixture of night vision equipment was used including: Sionyx Aurora IR cameras. Calls were analysed, when required, identifying species following Russ (2021).

3.4 The night vision observation equipment gave a view of the features of the building surveyed that was not possible with the naked eye, enabling effective observation to continue in the dark. The cameras were installed on tripods, which enabled the surveyor to work normally without having to hold the camera steady. The cameras enabled a live feed to be viewed and recorded directly through a suitable tablet, which in this incidence was an iPad Pro. The Sionyx Aurora IR camera provided a wide angled view which is also recorded and fixed throughout the survey, with the night vision enhanced using IR illuminating lamps.

Survey Type

- 3.5 Emergence survey is undertaken to observe bats emerging from roost. In addition to observation, night vision and thermal imaging equipment was used to ensure that features can be effectively viewed in the dark and that any footage can be reviewed following the survey.

3.6 ***Figure 2: Surveyor and Camera Positions***



- 3.7 Building 1 was covered by two surveyors with cameras and Building 2 with one surveyor and one camera. The western aspect of building 2 is the only part impacted by any proposed works with the extend and height limited to the ground floor.

4.0 RESULTS

4.1 This section provides an account of the results from the surveys carried out and from the records search. These findings will inform any further recommendations outlined within this report.

Survey Meta Data

4.2 **Table 1: Timings and Weather Conditions**

Date	Sunset/ Sunrise	Survey Start and End	Temp	Rain	Wind Speed (Beaufort Scale) and direction
9 th June 2025	21:21	20:55 to 22:55	21.0°C	None	Still and Clear
2 nd July 2025	21:21	20:55 to 22:55	19.0°C	None	Still and Clear
11 th July 2025	21:19	20:55 to 22:55	25°C	None	Still and Clear

4.3 Bat activity surveys were undertaken on 9th June, 2nd July, and 11th July 2025 in optimal weather conditions. All surveys began shortly before sunset and continued for two hours, with sunset times ranging from 21:19 to 21:21. Temperatures during the surveys were consistently warm, ranging from 19.0°C to 25.0°C. No rainfall was recorded before or during any of the survey periods. Conditions on each evening were still and clear, providing ideal circumstances for detecting bat activity.

Bat Survey Results

4.4 **Table 2: 9th June 2025. Bat Emergence Survey Building 1**

Time	Species	Passes	Activity and Location
21:57	Noc	1	Commuting pass. Heard not seen.
21:59	Noc	1	Commuting pass. Heard not seen.
22:06 – 22:24	C.pip	Multiple	Foraging passes to the south around surveyor
22:24	S.pip	2	Foraging pass to the north.
22:29	BLE	1	Brief pass. Heard not seen.
22:46	C.pip	1	Brief pass. Heard not seen.

C.pip = Common Pipistrelle (*Pipistrellus pipistrellus*)

S.pip= Soprano Pipistrelle (*Pipistrellus pygmaeus*)

BLE = Brown Long Eared Bat (*Plecotus auritus*)

Noc = Noctule (*Nyctalus noctula*)

- 4.5 The survey recorded moderate bat activity, with common pipistrelles showing the most frequent presence through sustained foraging to the south of the surveyor between 22:06 and 22:24, and an additional brief pass later in the survey. Two soprano pipistrelles were also observed foraging to the north, indicating use of the wider area. Two noctules were recorded commuting, both heard but not seen, suggesting high-altitude flight activity over the site. A single brown long-eared bat was detected as a brief auditory pass, indicating possible local presence.

4.6 **Table 3: 9th June 2025. Bat Emergence Survey Building 2**

Time	Species	Passes	Activity and Location
21:35	C.pip	1	Commuting from the east, over survey location.
21:40	BLE	1	Brief pass. Heard not seen.
21:46	C.pip	1	Brief pass. Heard not seen.
21:50	BLE	1	Seen commuting from the south, over surveyor, heading north.
21:54	C.pip	1	Commuting from the east, heading west.
21:56	C.pip	1	Brief pass. Heard not seen.
22:12	S.pip	1	Brief pass. Heard not seen.
22:32	Noc	1	Commuting pass. Heard not seen.

C.pip = Common Pipistrelle (*Pipistrellus pipistrellus*)

S.pip= Soprano Pipistrelle (*Pipistrellus pygmaeus*)

BLE = Brown Long Eared Bat (*Plecotus auritus*)

Noc = Noctule (*Nyctalus noctula*)

- 4.7 The survey recorded low to moderate levels of bat activity, with four common pipistrelle passes noted, primarily commuting from the east and briefly passing over the survey area. Two brown long-eared bat passes were also recorded—one heard only and one seen commuting overhead, suggesting possible local movement or roost proximity. A single soprano pipistrelle and one noctule were also detected, both as brief passes heard but not seen.

4.8 **Table 3: 2nd July 2025. Bat Emergence Survey Building 1**

Time	Species	Passes	Activity and Location
21:33	C.pip	1	Commuting pass from the east
21:45	C.pip	1	Brief pass. Heard not seen
21:49	C.pip	1	Brief pass. Heard not seen

C.pip = Common Pipistrelle (*Pipistrellus pipistrellus*)

- 4.9 The survey recorded low levels of bat activity, with only three passes by common pipistrelles noted. One individual was observed commuting from the east, while the remaining two passes were brief and heard only, with no visual confirmation.

4.10 **Table 3: 11th July 2025. Bat Emergence Survey Building 2**

Time	Species	Passes	Activity and Location
21:24	Noc	1	Commuting from the southeast high above.
21:27	C.pip	1	Commuting from the west.
21:34	C.pip	5	Flew in from the east. Foraging around the trees to the north.
21:39	C.pip	>10	Foraging around trees to the north.
21:42	C.pip	3	Brief foraging pass to the south.
21:44	C.pip	1	2 x bats commuting from the south, heading north.
21:46	C.pip	Multiple	2 x bats foraging to the west of the building, over gardens and trees
21:54	C.pip	3	Commuting/ foraging passes
21:56	C.pip	>10	Foraging around the garden area to the south.
22:00	C.pip	>10	Foraging around garden to the west of the building.
22:19	C.pip	1	Brief pass. Heard not seen.

C.pip = Common Pipistrelle (*Pipistrellus pipistrellus*)

Noc = Noctule (*Nyctalus noctula*)

- 4.11 The survey recorded high levels of common pipistrelle activity throughout the evening, with frequent foraging and commuting behaviour focused around the trees and gardens to the north, south, and west of the building. Repeated observations of more than ten passes at multiple time points indicated concentrated foraging use of the site. Activity was sustained for over half an hour, suggesting good local insect availability. Two bats were seen commuting from the south to the north, with additional foraging to the west and south. A noctule was recorded early in the survey, commuting high from the southeast.

5.0 DISCUSSION AND RECOMMENDATION

- 5.1 No bats were observed emerging from Buildings 1 and 2. Common pipistrelle activity was observed and recorded around the gardens and to the west of the survey area. Occasional foraging and commuting activity of soprano pipistrelle and brown long eared bat were also observed and recorded.
- 5.2 No further recommendation is made regarding further surveys or licencing. In the highly unlikely event that a bat is found during the development works, then works should cease, the bat left undisturbed *in situ* and consultation be made with a suitably qualified ecological consultant as to the most appropriate way to proceed. If the bat is injured, then contact should be made with the National Bat Helpline on 0345 1300 228.
- 5.3 It is recommended to install a bat box within the structure of the building, ideally facing the river and two bat boxes in adjacent trees. These would provide an enhancement in the form of roosting habitat within the local area. The type of boxes recommended to be installed are below;
- One Improved Crevice Bat Box – Attached to the building
 - Two 2F Schwegler General Purpose Bat Box – Attached to trees

Bats and Lighting

- 5.4 To account for the foraging activity of bat species within the local area, any lighting installed at the property will conform to the specifications which are outlined within BCT Guidance Note (2023b). This will reduce any light pollution would have on nocturnal activity of fauna, namely bat species, some of which are extremely sensitive to light pollution. Light spill into adjacent habitats will be reduced and avoided by the following:
- *All luminaries will lack UV elements; metal halide and fluorescent sources will be avoided,*
 - *A warm white light spectrum on external lighting will be adopted (<2700kelvin) to reduce the blue light component,*
 - *LED luminaries will be used where a sharp cut off is required to avoid light spill into adjacent habitat,*
 - *External luminaries will feature wavelengths higher than 550nm to avoid the component of light most disturbing to bats,*
 - *Column heights of external lighting will be limited,*
 - *Luminaries will be mounted on the horizontal plane, with no upwards tilt,*
 - *Security lighting will be set on motion sensors and on short timers (<1min).*

6.0 REFERENCES

BCT (2022) Interim Guidance: Use of night vision aids for bat emergence surveys and further comment on dawn surveys

BCT (2023a) Bat Survey Guidelines for Professional Ecologist 4th Edition – Good Practice Guidelines

BCT (2023b) Bats and Artificial Lighting in the UK – Bats and the Built Environment Series.

English Nature (2004) Bat Mitigation Guidelines IN13.6

HMSO (1981) The Wildlife and Countryside Act 1981 (as amended) HMSO, London.

HMSO (2017). The Conservation (Natural Habitats, &c). (As amended) Regulations 2017

Mitchell-Jones, T & McLeish, A.P (2004) Bat Workers Manual, Joint Nature Conservation Committee

Russ, J (2021) Bat Calls of Britain and Europe – A Guide to Species Identification. Pelagic Publishing

7.0 CAMERA VIEWS AND PHOTOS OF BUILDING

Plate 1: Building 1 Surveyor 1 Thermal Camera View

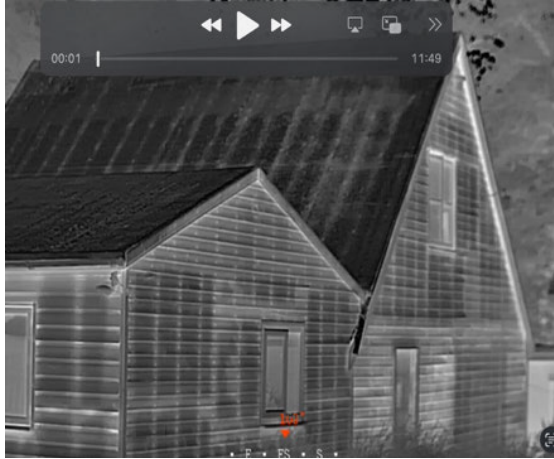


Plate 2: Building 1 Surveyor 2 Thermal Camera View

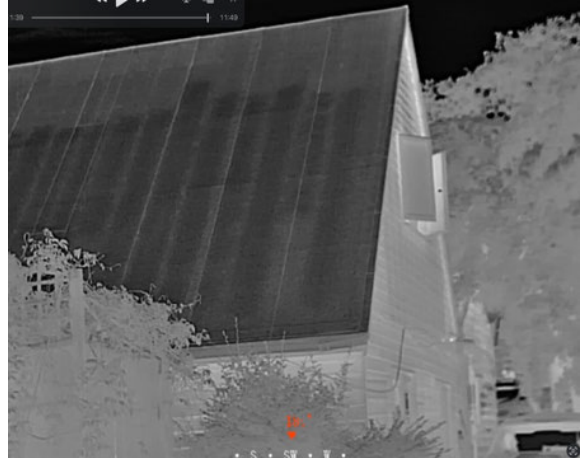


Plate 3: Building 2 IR Camera Start View



Plate 4: Building 2 IR Camera View End



Plate 5: Building 2 Thermal Camera View



8.0 SUMMARY MAP OF BAT ACTIVITY

