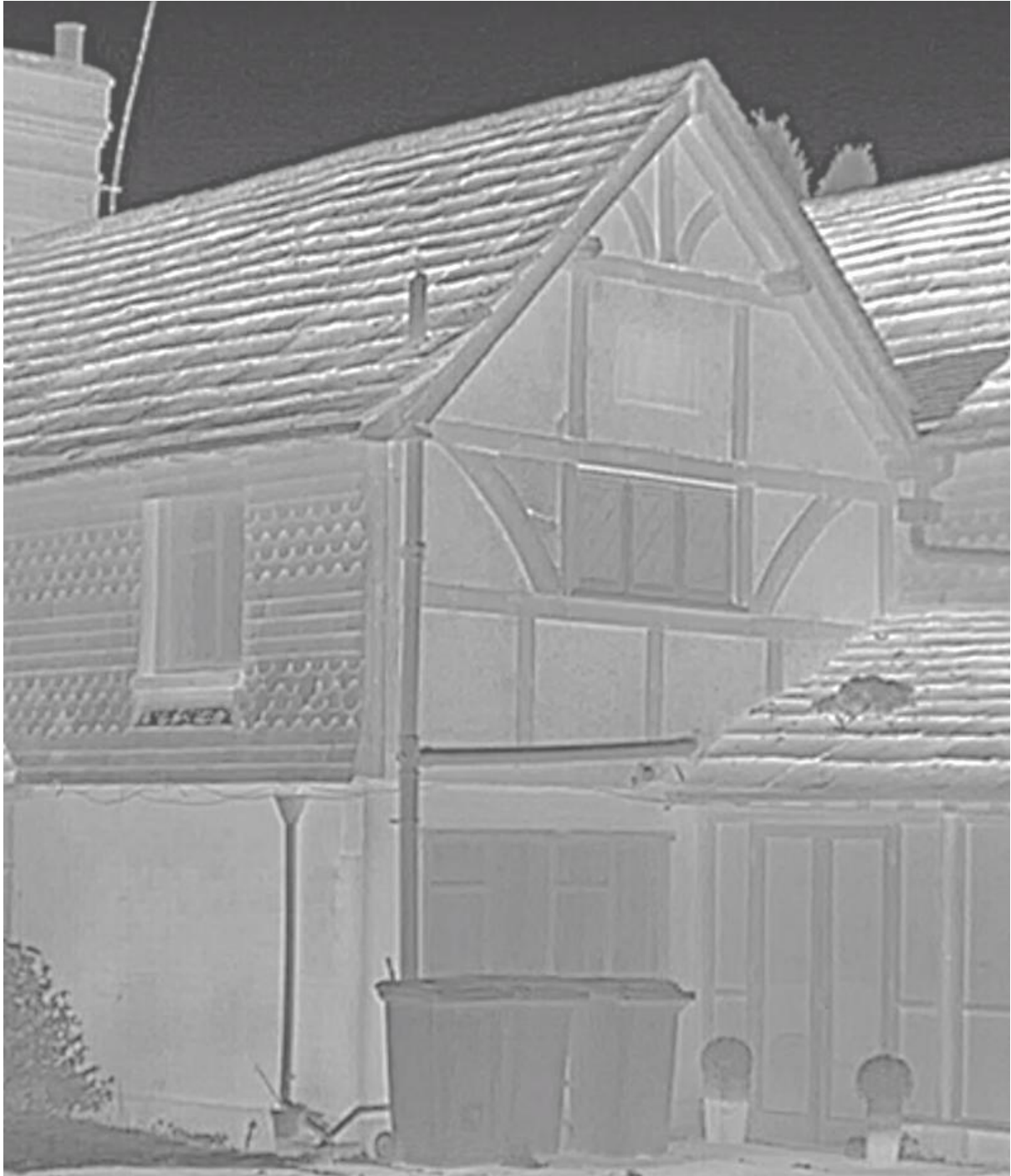


Dusk Bat Emergence Survey

Warnham Court Farmhouse, Warnham

June 2026



Executive Summary

Warnham Court Farmhouse was subject to three dusk emergence surveys for bats on 9 September 2025, 1 May 2026 and 24 May 2026 following recommendations from a preliminary bat roost assessment completed during the 2025 bat active season. A Class 2 bat licence holder (CL15, CL18, CL47) and 'BCT Competency Level 4' ecologist led the dusk emergence survey in line with best practice.

The following bat emergence events were observed during the dusk surveys:

- 9 September 2025 - A single common pipistrelle bat was observed emerging from the property approximately 13 minutes after sunset from beneath a hanging tile on the property's southwest aspect.
- 1 May 2026 – A single common pipistrelle emerged from the southeast gable end from beneath exposed timber beam detail at approximately 22 minutes after sunset.
- 24 May 2026 - A single common pipistrelle emerged from the southeast gable end from beneath exposed timber beam detail at approximately 34 minutes after sunset.

No further bats were observed exiting or entering the property. Multiple commuting and foraging bats were recorded during each survey in near vicinity of the property, with most activity occurring along the property's northern boundary. Four bat species were recorded during the survey identified through post survey sonogram analysis.

A European protected species licence will be required to disturb or remove the identified common pipistrelle day roost sites following planning approval.

Recommendations include:

- installation of integrated bat features around the property to maintain current bat roosting opportunities including boxes and tiles. Measures have been incorporated into submission plans.

Introduction

Background and Purpose

Ptera Ecology was commissioned to complete a dusk emergence survey for bats at Warnham Court Farm House, Church Street, Warnham, West Sussex, RH12 3DZ ('the property'). The dusk emergence surveys were commissioned following recommendations from a preliminary bat roost assessment (PRA) survey (Leith, 2025¹) of the property completed on 30 August 2025 which identified the property as holding high bat roost suitability.

This report details the findings of three discrete dusk emergence surveys required to demonstrate the presence or absence of bats roosting within the property. Further details regarding planning policy and legislation; desk study; the property's suitability to support roosting bats; and further survey recommendations can be found with Leith, 2025¹.

Proposed development

The property is to be subject to extensive renovations including a two-storey extension, new and refurbished windows and doors, recladding etc. further details and drawings are provided within Leith, 2025¹.

¹ Leith Ecology Consulting (2025) *Preliminary Bat Roost Assessment – Warnham Court Farmhouse, Warnham*.

Methodology

Emergence survey

Three dusk emergence survey visits were completed at the property in line with current best practice². The surveys were completed on 9 September 2025, 1 May 2026 and 24 May 2026 under suitable weather conditions.

Each survey commenced approximately 15 minutes before and concluded 90 minutes after sunset. Surveys were undertaken by two competent surveyors aided by full spectrum bat detectors and four thermal imaging night vision aids (NVAs) deployed to ensure full coverage of the property and potential bat entry/exit features. Survey and equipment details are provided at Appendix 1 and 2.

The emergence survey was led by a suitably competent bat ecologist (Level 4 'Authoritative') with 20 years of bat survey experience. The lead bat ecologist holds the following Natural England Class Licenses:

- CL18 Bat Survey licence (17 years);
- CL15 Volunteer Bat Roost Visitor licence (17 years); and
- CL47 Bat Earned Recognition licence (4 years).

Post survey analysis

NVA footage was reviewed in full following the survey to identify bats emerging from or entering the property which may not have been observed by surveyors during the dusk emergence survey.

Sonograms analysed, where necessary, using BatExplorer software (Version 2.2.6.0 (2.2.8725.27501)).

Quality Assurance

All bat survey work and data analysis were subject to robust internal quality assurance procedures, including review by a senior ecologist experienced in bat ecology. The methodology for bat surveys was developed in accordance with or exceeding the standards set by CIEEM, the latest UK Bat Mitigation Guidelines (2025)³, DEFRA, Natural England standing advice, and Horsham District Council's planning requirements for protected species surveys. Surveys were designed and executed using recognised bat survey protocols, ensuring compliance with current legislation and best professional practice, and supporting reliable assessment outcomes for planning decisions.

Limitations

Bats and their use of buildings, structures and trees change throughout the year. Bats may use various roost sites during the active season; thus, emergence survey only provide a snap-shot of the building at the time of the survey, however, best efforts were made to ensure robust conclusions could be made.

Various limitations are associated with bat emergence surveys including limitations of human eyesight, ultrasonic detectability of bats (related to species, time of emergence etc.) and speed of emergence. Best efforts have been made to ensure results are as accurate as possible through the careful deployment of surveyors and equipment baring these limitations in mind.

² Collins J (ed)(2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London; and Damant (2026) *Bat Emergence Surveys with Night Vision Aids – A technical guide for professional ecologists*. The Bat Conservation Trust, London.

³ Reason & Wray (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield.

Results

Dusk emergence survey

The following section details observations during each emergence survey. Surveyors and NVAs covered all potential bat entry/exit points, a surveyor and NVA deployment plan is provided at Appendix 1. Vantage point views for each NVA are provided at Appendix 3 captured at the end of the survey.

9 September 2025

A single bat was seen by Surveyor 1 exiting the southwest aspect of the property from a hanging tile located to the right of the bay window (see Figure 1) approximately 13 minutes after sunset flying west into adjacent tree cover. Post survey sonogram processing concluded this was a common pipistrelle *Pipistrellus pipistrellus* bat (see Figure 2).

No further bats were seen emerging or entering the property during the survey or during post-survey NVA analysis.



Figure 1: Property's southwest aspect – red ellipse indicated approximate location of bat emergence.

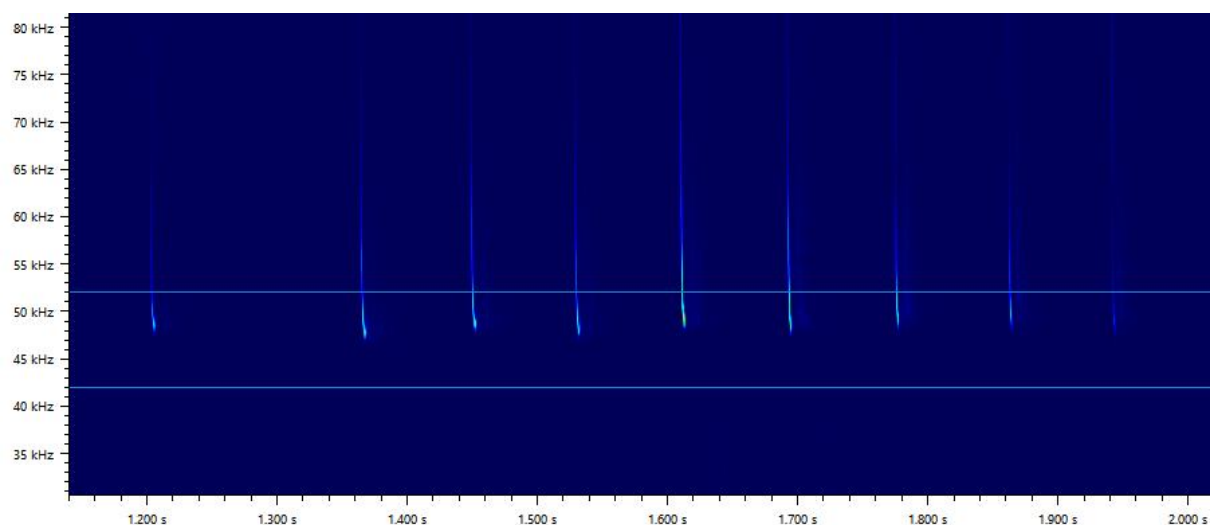


Figure 2: Sonogram of common pipistrelle bat emerging from the building during survey

1 May 2026

A single bat was seen by Surveyor 1 exiting the southeast aspect of the property from the intersection of exposed timber beams on the original property's gable end (see Figure 3) approximately 22 minutes after sunset heading west into adjacent tree cover. Post survey sonogram processing concluded this was a common pipistrelle bat.

No further bats were seen emerging or entering the property during the survey or during post-survey NVA analysis.

24 May 2026

A single bat was seen by Surveyor 1 exiting the southeast aspect of the property from the intersection of exposed timber beams on the original property's gable end (see Figure 3) approximately 34 minutes after sunset heading west into adjacent tree cover. Post survey sonogram processing concluded this was a common pipistrelle bat.

No further bats were seen emerging or entering the property during the survey or during post-survey NVA analysis.



Figure 3: Property's southeast aspect – red ellipse indicated approximate location of bat emergence.

Bat activity during survey

Sonogram analysis was completed for all bat activity recorded by one surveyor during the dusk emergence surveys; results are provided within Tables 1 to 3. Manual analysis was completed by a competent technician. The results are provided with a high level of confidence regarding species assignments.

Bat activity was relatively low given the semi-rural location of the property. Sonogram analysis typically indicated common pipistrelle commuting and foraging with call shapes consistent with open habitats (consistent with Surveyor 1's vantage point) with occasional social calls recorded. Occasional soprano pipistrelle *Pipistrellus pygmaeus* passes were recorded during two of the surveys, with single noctule *Nyctalus noctula* and serotine *Cnephaeus serotinus* passes recorded presumably commuting in proximity to the property.

Bat species	Survey 1		% of calls per species / genera	First call – time elapsed after sunset (19:28)
	Number of ten sec. sequences	Number of calls		
Common pipistrelle	24	120	88	13 minutes
Soprano pipistrelle	1	10	7	40 minutes
Noctule	1	6	5	35 minutes

Table 1: Bat activity recorded during survey 1

Bat species	Survey 2		% of calls per species / genera	First call – time elapsed after sunset (20:23)
	Number of ten sec. sequences	Number of calls		
Common pipistrelle	4	54	64	22 minutes
Serotine	1	25	29	65 minutes
Noctule	1	6	7	65 minutes

Table 2: Bat activity recorded during survey 2

Bat species	Survey 3		% of calls per species / genera	First call – time elapsed after sunset (20:57)
	Number of ten sec. sequences	Number of calls		
Common pipistrelle	42	477	86	32 minutes
Soprano pipistrelle	4	64	12	49 minutes
Serotine	1	13	2	67 minutes

Table 3: Bat activity recorded during survey 3

Summary and assessment

The property is situated within a semi-rural location with plentiful commuting corridors, foraging habitat and roosting opportunities for bats. The property itself has numerous potential bat entry and exit points and suitable underlying roosting locations including hanging tiles, Horsham roof stones, exposed timbers etc. The property was found to support two common pipistrelle day roosts with bats emerging from hanging tiles the southwest aspect and a gap in exposed timber beams on the southeast gable end. Given the property's situation, activity was relatively low and concentrated to the beech hedgerow to the north adjacent to the road (Church Street). Low levels of bat activity and species assemblage may be in part due to artificial light intrusion into the rear garden from street lighting.

Protected species licensing

The property supports confirmed common pipistrelle day roosts at two discrete locations, both of which would be directly lost through the proposed development, specifically the building of the two-storey extension on the property's southeast elevation and retiling of the first storey southwest elevation.

It is likely that the other occasional day roosting sites may be present and utilised throughout the bat active season.

The proposed development would require a European protected species licence from Natural England (NE) for the loss of the identified roost sites.

The roost type falls within NE class licence WML-CL47 - bat earned recognition class licence, Annex A group 1 species: lower risk, a consultant holding such as licence is referred to as the 'ER Consultant'.

Once planning or other relevant permission has been granted, the ER Consultant registers the site at least three weeks in advance of the intended start date, but no more than 12 weeks in advance. Works are only permitted to commence at a site following receipt of an email from NE confirming the site is registered and that works can proceed.

This licensing approach would require the production of a method statement by the ER Consultant, with all persons to be directly involved with these activities understand:

- where and when bats are potentially present;
- the legislation relating to bats;
- the methodology and activities that will be undertaken to safeguard bats;
- contingencies to be followed if bats are found, particularly if unexpectedly; and
- that all activities relating to bats and bat roosts are restricted to the terms and conditions of this licence, and that bats and bat roosts are otherwise protected by law.

The ER Consultant will detail the above, including key points where their attendance would be required.

Recommendations

The following summary recommendations should be reviewed and managed in conjunction between a bat ecologist and architect where necessary:

- Provision of integrated bat boxes within suitable locations around the property and on nearby trees where practicable. Example products include products supplied by Habibat and Ibstock⁴, further exit/entry points could be simply installed within finished hanging tiles and roof stone and lead flashing – **it is noted that integrated bat features have been incorporated on proposal plans included within the planning submission;**
- Where it is necessary to install a roof membrane and this has the potential to be exposed to bats, Bitumen type 1F felt with a hessian matrix, or a non-bitumen coated roofing membrane (NBCRM) with a test certificate approved by Natural England, must be used;
- Removal of suitable bat roosting features and exit/entry points should be completed under licence and timed to minimise harm to bats, ideally in September to mid-October or April i.e. when bats are active, but not within their most vulnerable periods (specifically hibernation and maternity). The property offers suitable bird nesting habitat, to manage time delays, works would ideally be programmed for the autumn period to avoid the peak nesting bird period. The following active nest sites were identified during the 24 May 2026 survey: bluetit nest on the southeast gable end; starling nest beneath the southeast soffit; and a robin nest beneath the canopy within a nest box on the northeast aspect.

Survey validity

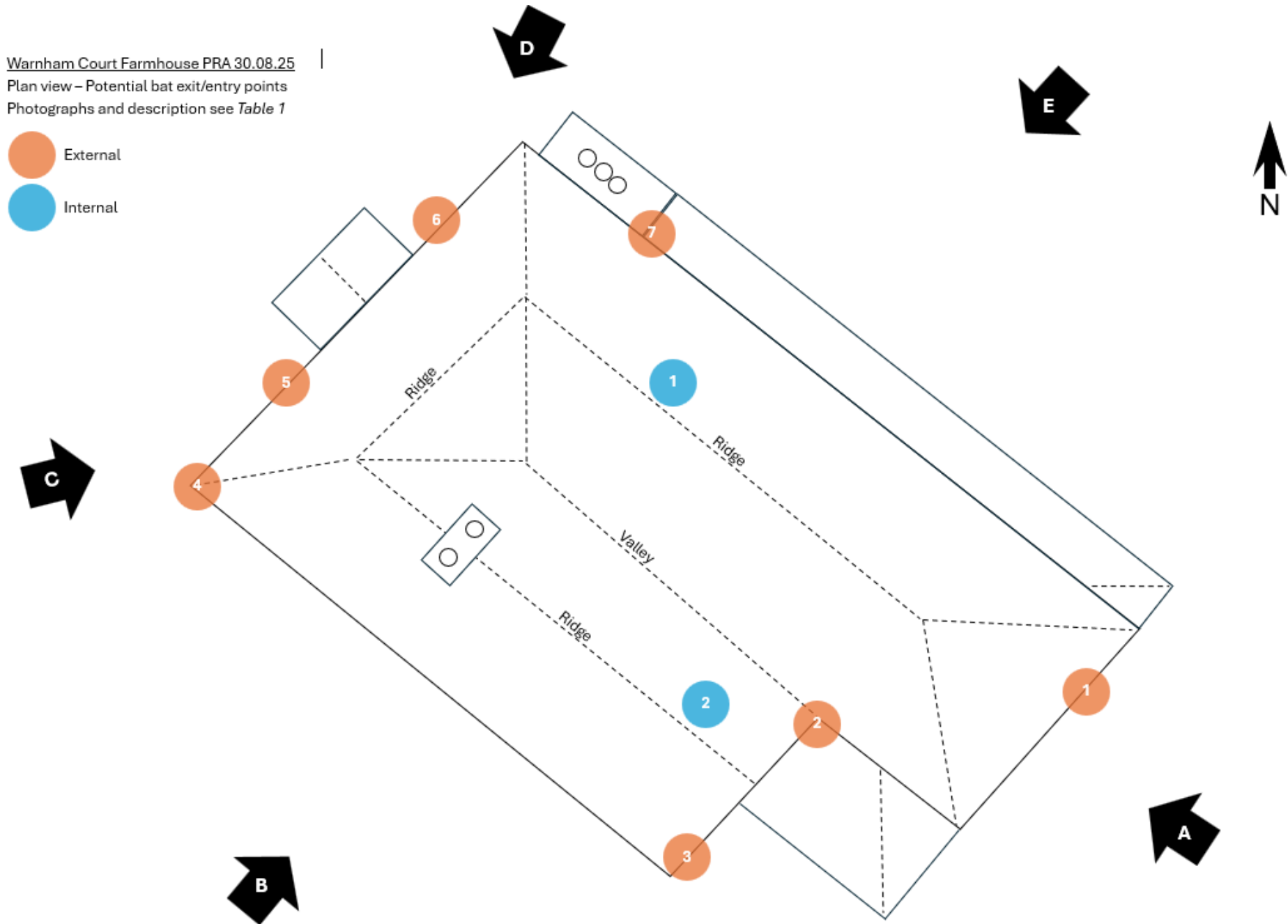
This survey is valid for 12 months.

With regard to the proposed WML-CL47 - bat earned recognition class licence, a site visit must have been undertaken within three months prior to submission of the site registration form to verify that conditions have not changed since the most recent survey was undertaken and that the species, roost type and impacts remain in scope of this licence.

⁴ <https://www.habibat.co.uk/bat-boxes>; and <https://www.ibstock.co.uk/product/ecohabitats/bat-box>

Appendix 1: Plan view of the property (adapted from Leith, 2025¹)

Vantage point	Surveyor / equipment	NVA
A	SM Mini Bat	Guide TrackIR Pro 19 thermal Imaging camera
B	Surveyor 1 Batlogger M2	
C		Pixfra Arc A613 thermal Imaging camera
D		Pixfra Arc A613 thermal Imaging camera
E	Surveyor 2 Batlogger M2	Guide TrackIR Pro 19 thermal Imaging camera

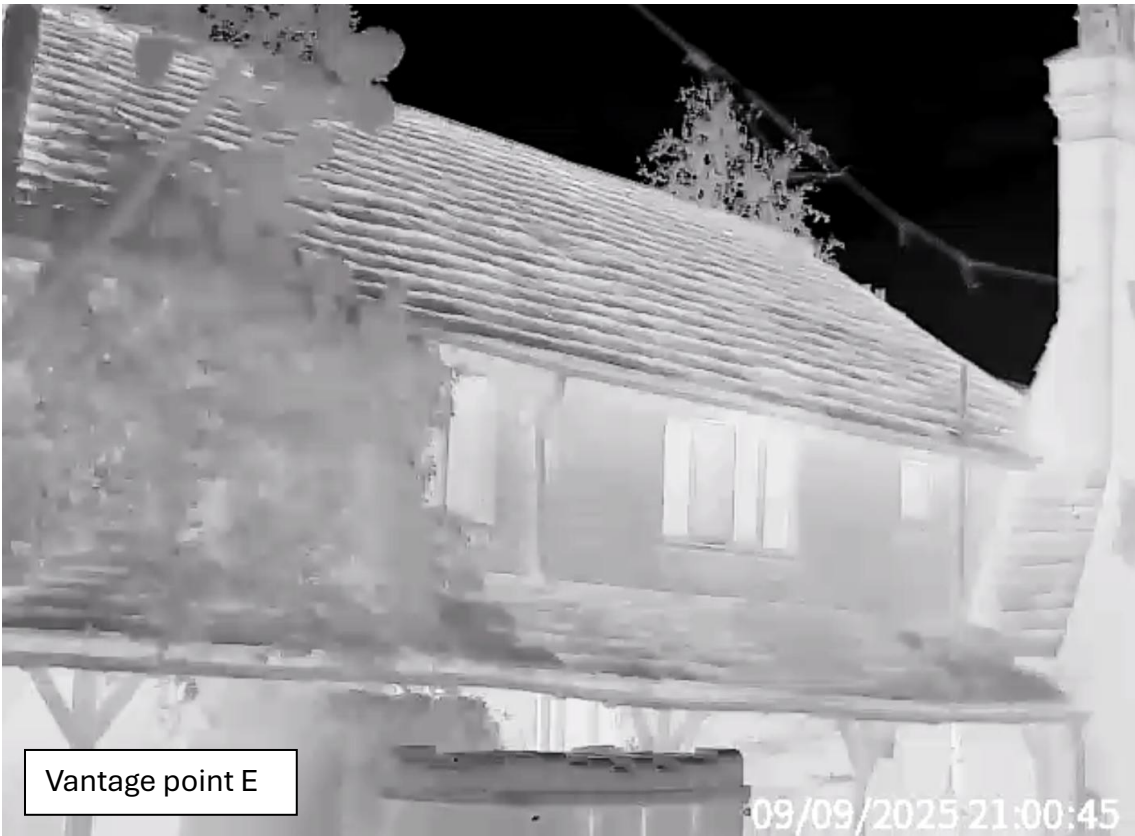


Appendix 2: Survey details

	Survey 1 09.09.26	Survey 2	Survey 3
Start time Sunset in parenthesis	19:13hrs (19:28hrs)	20:08hrs (20:23hrs)	20:42hrs (20:57hrs)
End time	21:00hrs	21:53hrs	22:27hrs
Temperature (°C) Start – End	17.2 - 14.7	15.0 – 13.0	22.9 – 17.6
Relative humidity (%)	70.6 – 82.5	70.0 – 84.0	67.3 – 85.1
Wind	Calm	4mph SW	Calm
Cloud (%)	80	60	0
Rain	None	None	None

Appendix 3: NVA vantage point views at survey end

Survey 1



Survey 2



Survey 3

