



BAT EMERGENCE SURVEY REPORT

VESTA ARCHITECTS

LANE HOUSE
37 DENMANS LANE
LINDFIELD
HAYWARDS HEATH

19TH AUGUST 2026

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Revision	Date	Author	Reviewer
0	19/08/2026	Sally-Ann Hurry BSc (Hons) FdSc MCIEEM	Carly Teague BSc (Hons) MSc MCIEEM

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EXECUTIVE SUMMARY

An appropriate number of bat emergence surveys have been undertaken at Lane House, Lindfield between June and July 2026 in order to confirm the presence/absence of roosting bats. All survey work has been carried out in accordance with the latest bat survey guidelines (Collins, 2023).

The proposed project includes the demolition of Building 1 (house) and Building 2 (garage), with the construction of a replacement dwelling.

A brief summary of the findings and recommendations is provided below:

- * Bat activity was low across the survey period through June-July 2026, with foraging activity dominated by common pipistrelle bats along the site boundary features and across the surrounding garden.
- * No bats emerged/entered either building and so as a reasonable level of survey effort has been undertaken (in accordance with guidance) to provide confidence in a negative result, the likely absence of roosting bats is currently confirmed at B1 and B2.
- * No bat roosts have been identified at Building 1 or Building 2 and so the proposed demolition is not considered to pose a risk to bats and their resting places (roosts).
- * The proposal is not anticipated to impact upon any bat roosts and so a detailed bat mitigation or compensation strategy is not required. However, owing to the features present across both buildings and the presence of foraging bats within the immediate site area, precautionary working methods are advised in order to safeguard any possible opportunistic bats and their roost sites. Details of the appropriate work methods are provided in section 5.
- * Recommendations are also provided in section 5 in regard to any proposed external artificial lighting, serving to retain habitat connectivity and avoid any negative impacts upon the local bat population.
- * This report is valid for a maximum of 24-months post-survey, after this time a reassessment of the site would be necessary.

1. INTRODUCTION AND BACKGROUND

- 1.1 CT Ecology Limited, in association with Mountfield Ecology, were commissioned by Vesta Architects to carry out bat emergence surveys at Lane House, 37 Denmans Lane, Lindfield, West Sussex (hereafter referred to as the site). The surveys aimed to:

- * Confirm the presence/absence of roosting bats;
- * Confirm the impacts of the proposals upon bats and their resting places (roosts) and identify the need for any necessary bat avoidance or mitigation measures.

- 1.2 The survey area comprised Lane House (Building 1 or B1) a residential property and the associated Garage (Building 2 or B2). No additional site buildings were included within the survey extent.

Development Proposals

- 1.3 Proposals are to demolish the existing residential building and garage to facilitate construction of a replacement dwelling.

Previous Ecological Surveys - Overview

- 1.4 A preliminary bat roost assessment was carried out at the site in March 2026. This identified Building 1 as having Moderate potential to support roosting bats during the bat active period and Building 2 as having Low potential to support roosting bats.
- 1.5 In accordance, with current bat survey guidelines (Collins, 2023) two bat emergence surveys were recommended at Building 1 and one bat emergence survey at Building 2. The results of the further surveys are detailed within this report.

2. METHODOLOGY

Bat Emergence Surveys

- 2.1 Two bat emergence surveys were carried out at Building 1 (Lane House), and one bat emergence survey was carried out at Building 2 (garage) between June and July 2026. The surveys followed best practice and survey guidelines (Collins, 2023).
- 2.2 A total of four survey positions were associated with Building 1, and two survey positions at Building 2. This included both attended and unattended positions. Each survey position was appropriately equipped with a bat detector (Batlogger M's were used B1 and an Anabat Express FS and Anabat Scout were used at B2) and a night-vision aid (either a Canon XA infra-red video camera with external illuminators or a thermal monocular being either a Guide TK612 or Pixfra ARC A613 model). Bat detectors and NVA' were actively recording throughout the survey. Unattended survey positions were regularly checked by a surveyor to ensure all equipment was functioning as necessary.
- 2.3 Surveyors were equipped with two-way radios to inform each other of bat activity, and all observed activity was recorded. Attended survey positions live-viewed the NVA footage on an appropriate external screen once low light conditions were reached. The surveys began 15 minutes prior to sunset and finished 1.5 hours after sunset.
- 2.4 Post-survey analysis of all recordings was carried out by the experienced surveyors using BatExplorer (Elekon CH) and Analook Insight (Titley Scientific) software. Recordings were identified to species level using surveyor experience, a reference library of calls and recognised literature. Video footage was manually reviewed post-survey using appropriate software and at an appropriate speed.
- 2.5 Survey maps showing the survey positions and results can be found in Appendix A.

Surveyors

- 2.6 Sally-Ann Hurry (SAH) has over 18 years commercial bat survey experience and holds a personal class bat survey licence (levels 3 and 4), meeting the Bat Conservation Trust's level 5 (specialist) competency level. Sally-Ann has held, designed and overseen the implementation of numerous bat mitigation measures in accordance with Protected Species Mitigation Licences (PSML) and also holds a Bat Mitigation Class Licence (BMCL), Bats in Churches Class Licence (BiCCL) and Bat Earned Recognition Class Licence (to level 3). Sally-Ann undertakes monitoring of winter hibernation and summer maternity bat roosts as part of the National Bat Monitoring Scheme in England and has assisted in European and International bat research. Sally-Ann designed and led all emergence surveys at Building 1, carrying out the surveys at Building 1 and carrying out the final site data review to inform this report.

- 2.7 Carly Teague (CT) has over 18 years' experience of carrying out commercial bat surveys and has extensive experience of undertaking bat surveys as well as experience of devising mitigation measures in relation to bats. Carly also holds protected species licences in respect to great crested newt and hazel dormouse. Carly led and carried out the emergence survey at Building 2 and carried out the associated post-survey analysis.
- 2.8 Steve Songhurst (SS) has been interested in bats for more than 20 years and undertaken commercial surveys since 2012. In addition, Steve has managed an urban nature reserve for 16 years, held a Natural England hazel dormouse survey licence for over 10 years. Steve assisted with all emergence surveys at Building 1 and undertook the review of his survey data.
- 2.9 Peter Scrimshaw (PS) has over 15 years commercial bat survey experience and holds a personal class bat survey licence (level 2). Peter is an active member of his local bat group and takes part in the National Bat Monitoring schemes in England. Peter assisted with the second emergence survey at Building 1 and undertook the full review of his data.

Constraints

- 2.10 Bats are highly mobile animals and surveys can only provide a snapshot of bat presence/absence at the time of the survey. Therefore, surveys may not identify the presence of roosts which are utilised earlier or later than the time of year when the survey was carried out.
- 2.11 Small areas of Building 1 could not be viewed by surveyors or NVA' owing to immediate trees and shrubbery. In turn, any bat activity in those areas may not have been observed or recorded. However, the building was adequately viewed and bat activity was so low that each passing bat could be followed across the site between the survey positions, ensuring that the completed surveys provide confidence in any negative result.
- 2.12 The NVA positioned to the southwest of Building 2 experienced high levels of reflectance from the overhanging and surrounding vegetation, limiting visibility of the NVA. However, this survey position was attended, and the surveyor had a good view of the building owing to the natural contrast between the sky behind the building and the building itself. The NVA provided an adequate view to be able to confirm any emergence-re-entry activity in the darker period of the survey.
- 2.13 The identified constraints have been carefully considered and where the survey may have been impeded by the identified constraints, appropriate recommendations are provided to ensure the completed survey is sufficiently rigorous to assess the value of the site.

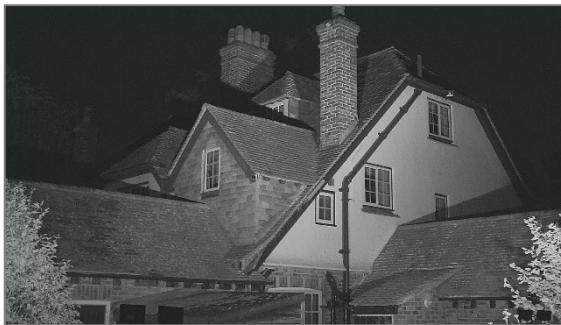
3. RESULTS

Bat Emergence Surveys

Building 1 – House

4th June 2026

- 3.1 The survey began at 20:53 and ended at 22:38, sunset was at 21:08. The weather conditions were optimal with no precipitation, the average wind speed was 0.8-1kt, and the temperature fell from 15.8 – 13.2°C.
- 3.2 General bat commuting and foraging activity of three bat species was recorded, including Common pipistrelle *Pipistrellus pipistrellus*, Soprano pipistrelle *P.pygmaeus*, and Serotine *Eptesicus serotinus*. No bats emerged or entered the building.
- 3.3 Common pipistrelle foraging activity first commenced at 21:20 to the northwest, with activity also extending over the garden area to the south, until 21:53. Bat activity was very low after this initial activity.
- 3.4 A single Soprano pipistrelle pass was recorded to the northeast at 22:04. At 21:35 a Serotine was observed foraging from the northeast, heading back east after flying around the building.





View of the NVA's at the end of the survey

27th July 2026

- 3.5 The survey began at 20:39 and ended at 22:24, sunset was at 20:54. The weather conditions were optimal with no precipitation, still air, and the temperature fell from 19.2 - 18.8°C.
- 3.6 Commuting and foraging activity of four bat species was recorded, including Common and Soprano pipistrelle, Long-eared *Plecotus sp.* and Serotine. No bats emerged or entered the building.
- 3.7 Bat activity was low, with the first recorded bat pass at 21:06, with a commuting common pipistrelle flying east to west. A second common pipistrelle took a similar flight path at 21:09. Brief common pipistrelle foraging passes were recorded across the site, with early and late activity associated with the trees to the northwest of the building and the driveway area. A small number of brief soprano pipistrelle passes were recorded across the site.
- 3.8 Two brief serotine passes were recorded over the site, the first at 21:18 to the northeast, and a second pass at 21:27 to the north.
- 3.9 Several long-eared passes were recorded, mainly associated with the driveway area to the east, and the garden area to the southeast. The first pass was recorded to the east at 22:17, this bat was not visible within the cameras field of view. Further passes were recorded to the east at 22:22-23, and to the southeast at 22:20, 22:22 and 22:23.



View of the NVA's at the end of the survey

Building 2 – Garage

27th July 2026

- 3.10 The survey began at 20:39 and ended at 22:24, sunset was at 20:54. The weather conditions were optimal, with no precipitation, still air, and the temperature fell from 19.6 - 18.5°C.
- 3.11 Commuting and foraging activity of a single bat species was recorded, the common pipistrelle. The first pass was recorded at 21:06, with infrequent passes between 21:09 and 21:54, including some foraging within the surrounding garden area and low numbers of passes across the building and along the driveway. The last pass was recorded at 22:24 with foraging activity over the garden.



NVA northwest of garage



NVA southwest of garage

4. DISCUSSION AND CONCLUSIONS

- 4.1 Bat emergence surveys have been undertaken at Lane House, Lindfield between June and July 2026. All survey work has been carried out in accordance with the latest bat survey guidelines (Collins, 2023).
- 4.2 An overview of the survey findings is provided below, along with overall site assessment and impact assessment.

Overview of Bat Emergence Surveys

Building 1 – Main House

- 4.3 Two bat emergence surveys were carried out between June and July 2026, coinciding with the peak bat active period. The surveys were carried out in accordance with current survey guidance and a reasonable level of survey effort has therefore been completed to provide confidence in any negative result.
- 4.4 No bats emerged or entered the building on either survey and wider bat activity was not closely associated with the building. Overall, low levels of bat commuting and foraging activity were recorded across the wider site area, with activity dominated by common pipistrelles foraging along the site's boundary hedge and tree lines, as well as the mature shrubbery alongside the entrance driveway.

Building 2 - Garage

- 4.5 One bat emergence survey was carried out in July 2026. The survey was carried out in accordance with current survey guidance, and a reasonable level of survey effort has therefore been completed to provide confidence in any negative result.
- 4.6 No bats emerged from the building, and no bat activity was closely associated with the structure.

Bat Presence/Absence

- 4.7 No bats emerged/entered either building and so as a reasonable level of survey effort has been undertaken (in accordance with guidance, Collins, 2023) to provide confidence in a negative result, the likely absence of roosting bats is currently confirmed at B1 and B2.

Impact Assessment and Project Constraints

- 4.8 The proposed project includes the demolition of B1 and B2, with the construction of a replacement dwelling.

- 4.9 The proposal is not anticipated to impact upon any bat roosts and so a detailed bat mitigation or compensation strategy is not required. However, owing to the features present across both buildings and the presence of foraging bats within the immediate site area, precautionary working methods are advised in order to safeguard any possible opportunistic bats and their roost sites. Details of the appropriate work methods are provided in section 5.
- 4.10 The garden area currently supports foraging activity by the local bat population, potentially falling within the core sustenance zone for nearby offsite roosts. The site's boundary hedge and treelines will be retained as part of the development proposals, ensuring roost and habitat connectivity across the local landscape. The majority of the garden will also be retained or enhanced. In turn, the landscaping proposals are not anticipated to negatively impact upon the local bat population. However, recommendations are provided within section 5 in regard to external artificial lighting, to ensure the value of the boundary habitat features is retained.

5. RECOMMENDATIONS

- 5.1 The recommendations provided below are specific to the current project proposals and the information available to CT Ecology at the time of report compilation. If the proposals alter from that detailed within this report, CT Ecology must be consulted for further advice.
- 5.2 No bat roosts have been identified at B1 or B2 and so the proposed demolition is not considered to pose a risk to bats and their resting places (roosts). In turn, a breach of legislation is not expected, and the proposed demolition of the buildings may proceed with minimal constraints.
- 5.3 Owing to the features associated with raised and lifted roof tiles and hanging tiles being suitable to support crevice dwelling bat species, and common pipistrelle have been recorded as actively foraging within the immediate site area, there remains some limited potential for an opportunistic bat to make use of available features. Therefore, in order to safeguard any opportunistic bats, some precautionary work methods are advised below.

Precautionary Working Methods

- 5.4 The removal of all roof tiles, hanging tiles, battens and felt (across both buildings) should be carried out by hand prior to any mechanical demolition. Tiles should be removed without sliding tiles down the roof slopes and without grinding tiles together. Any ridge and hip tile cavities should be visually checked for any bats. Underlying roofing felt/materials should be carefully lifted away from the roof rather than rolled.
- 5.5 If bats are unexpectedly discovered during the works:
- * All work must immediately stop and any machinery at the site be switched off;
 - * A licensed bat ecologist must be contacted immediately;
 - * The bat/s must be left in-situ, if they have been uncovered, carefully replace the original covering ensuring the bat/s are not crushed. If this is not possible, the bat/s should be covered with a soft cloth or loose covering.

External Artificial Lighting

- 5.6 In order to retain the value and connectivity of the site's boundary habitat features, any external artificial lighting associated with the proposal should follow guidance from the Institution of Lighting Professionals and Bat Conservation Trust (2023). Boundary habitat features should not be directly illuminated, nor experience any light spillage.

5.7 The following measures should be considered when designing any proposed external lighting:

- * Where external security and safety lighting is required, this should be set on passive infra-red motion sensors and short timers so that lights are only illuminated for a short time period as required. Motion sensors should be appropriately placed to avoid triggering by nearby vegetation;
- * All external lighting associated with the development should be positioned at low level and be downlighting to prevent upward and outward light spillage;
- * Warm white LED luminaires (2700Kelvin or lower) must be used to minimise ultra-violet output which affects local insect breeding cycles (and in turn bat foraging habitat and opportunities).

General

5.8 This report remains valid for a maximum of 24 months post-survey to support the site's associated planning application. If the proposed demolition of the buildings is not completed within this timeframe, a site walkover and an appropriate level of update survey would be necessary.

6. REFERENCES

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Appendix A

Bat Survey Plans



Site: Lane House, Lindfield

Title: Emergence survey 1 of 2 at B1

Surveyors: SAH/SS/PS
Date of Survey: 04/06/2026

Map produced and checked by:
SAH
Date of Map: 10/06/2026

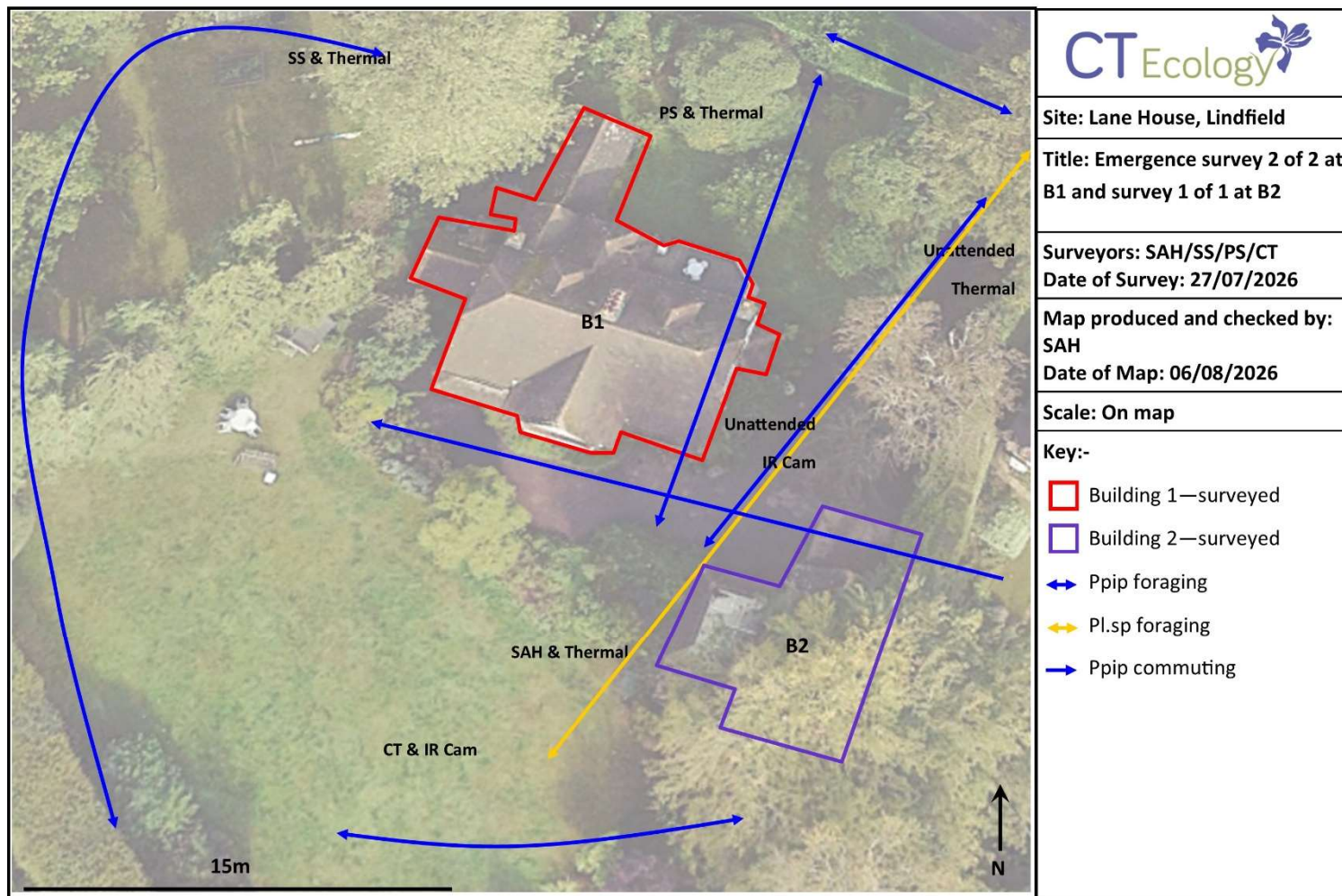
Scale: On map

Key:-

Building 1—surveyed

↔ Ppip foraging

↔ Eser foraging



Appendix B

Legislation and Further Information

Bats

Bats and Artificial Lighting

Bat vision has evolved to be most effective in dim light; many species of bat are particularly sensitive to artificial lighting (Limpens et al. (2012)). All bat species will avoid artificial lights and lit areas when commuting to their foraging grounds, however some species are particularly sensitive (such as the long-eared bat (*Plecotus* sp.) and natterer's (*Myotis nattereri*)). Artificial lighting is also known to delay the emergence of bats and this in turn reduces the available time period available to forage (Boldough et al. (2007)). This can be highly detrimental to the survival of individual bats and their young. Some species of bats are more tolerant of light levels, however bats seen foraging around lights which emit high levels of ultraviolet (UV) light and so attract insects, are merely taking advantage of a concentration of prey which is no longer available in the unlit surroundings. Lighting interrupts the breeding cycle of insects and so can reduce the populations of insects available within a local area for other wildlife to prey upon. Bats will choose to commute through dark areas where there is an alternative available. Research has shown that bat activity can reduce significantly once artificial lights are switched on (in a previously dark area), (Stone et al. (2009) and Kuijper et al. (2008)) and bats often take alternative routes to avoid them; this can result in bats foraging in less favourable feeding areas and force them away from more sheltered routes, therefore putting them at greater risk of predation.

Any development or conversion that will require external artificial lighting to be installed in areas that can be expected to be used by bats, or areas which bats are being encouraged to use, should ensure that such lighting is low level and low wattage, directed down to where it is needed and be on for as short a time as possible (i.e. controlled by PIR and timers). LED lighting is advantageous as it does not release UV rays, however bright white coloured lights should be avoided, preferably amber or warm white lighting should be used. Amber coloured lighting has been shown to have no impact upon bat activity (Limpens et al. (2012)).

Light spillage upon hedge and tree lines and areas of open water should be avoided in order to retain these important habitat features and provide dark commuting and foraging areas. In turn, light spillage from large, glazed areas should be considered and glass should be tinted or have window film installed in order to minimise the release of light onto such features.

Further information and guidance regarding bats and artificial lighting is available from the Institute of Lighting Professionals [here](#).

Bats and the Law

All species of bats and their roosts are legally protected in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and also Schedule 2 of The Conservation of Habitats and Species Regulations 2017. This lists all UK bat species as European protected species. The word 'roost' is not used in the legislation but is used here for simplicity. Anywhere used by bats for shelter and protection such as breeding sites and resting places are known as 'roosts'. Bat roosts are protected even when bats are not present.

All bats and their roosts are fully protected under The Conservation of Habitats and Species Regulations 2017 making it an offence to:

- Deliberately kill, injure or capture (take) bats;
- Deliberately disturb a bat;
- Damage or destroy bat roosts or resting places;
- Intentionally or recklessly obstruct access to a roost;
- Possess, transport, control, sell/exchange or offer for sale a bat or any part of a bat live or dead.

A Natural England European Protected Species Mitigation Licence (EPSML) would be required if an individual wishes to undertake work or activities that would cause one of the above offences to be committed.

Under Regulation 55 of The Conservation of Habitats and Species Regulations 2017, Natural England, under powers conferred by the Secretary of State, has authority to issue licences under certain circumstances, provided that the appropriate mitigation for the particular situation has been met. No offence is committed if work is done under and in accordance with such a licence, but Natural England must be satisfied that there is no satisfactory alternative to the proposed action (avoidance measures) and that it will not be detrimental to the maintenance of the bats at a favourable conservation status in their natural range.

Disclaimer

Whilst every effort has been made to discover roosting bats, it is possible that owing to their small size and their secretive nature when roosting / hibernating that some individuals may have been overlooked.

1. Our staff and our sub-consultants will endeavour to identify the presence of protected species wherever possible on site, where this falls within the agreed scope of works.
2. Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on site. We cannot take responsibility where Government, national bodies or industry subsequently modify standards.
3. The results of the survey and assessment undertaken by us are representative at the time of surveying.
4. We cannot accept responsibility for data collected from third parties and no liability is accepted for any delay or damage howsoever caused, including negligence or otherwise as a result of this report or any advice given.
5. Recommendations are provided following guidance from Natural England, other statutory bodies and from personal experience whilst considering the individual site and situation. No responsibility will be accepted by Mountfield Ecology if our recommendations are not requested to be carried out and a wildlife crime offence is committed.
6. This document has been prepared for the specific project proposal detailed within the report and so must not be relied upon for any other project without further consultation with the author to confirm its suitability in relation to any updated proposal. Mountfield Ecology do not accept any liability should this document be used for any other purpose than that which it was commissioned and intended for.

All contractors must be made aware of the advice contained in this report.

It is the responsibility of those commissioning or managing the work to ensure this advice is complied with.