



BAT EMERGENCE SURVEY REPORT

**St. Augustine's C of E Primary School,
Haywards Heath**

On behalf of: AtkinsRéalis

Client:	AtkinsRéalis			
Project:	St. Augustine's C of E Primary School, Haywards Heath			
Reference:	LLD3470-ECO-REP-003-00-BES			
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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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Contents

	Page No.
SUMMARY	01
1.0 Introduction	02
2.0 Scope of the Survey	03
3.0 Methodology	04
4.0 Results	06
5.0 Evaluation and Conclusion	07
6.0 References	08

FIGURES

Figure No. 01 – Site Plan

Figure No. 02 – Location of Survey Points



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SUMMARY

Lizard Landscape Design and Ecology has been commissioned to undertake a bat emergence survey of St. Augustine's C of E Primary School, Haywards Heath (*Grid Reference: TQ 36812 23404 – hereafter referred to as 'the site'*).

The existing buildings on site were categorised as offering 'low', 'negligible' and 'low' bat roost suitability respectively for B01, B02 and B03 during the Preliminary Roost Assessment undertaken on the 27th February 2025. 1 dusk bat emergence survey covering B01 and B03 was completed on 21st May 2026 to ascertain the presence / likely absence of a roost within the buildings.

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

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 St. Augustine's C of E Primary School, Haywards Heath (*Grid Reference: TQ 36812 23404— hereafter referred to as 'the site'*).
- 1.2 The buildings B01 and B03 were categorised as offering 'low' bat roost suitability during the Preliminary Roost Assessment undertaken on the 27th February 2025. One emergence survey was subsequently completed on the 21st 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 site covers an area of c. 0.4ha and consists of a square shaped plot utilised as a school, with hardstanding, buildings, areas of woodland, vegetated garden and a pond.

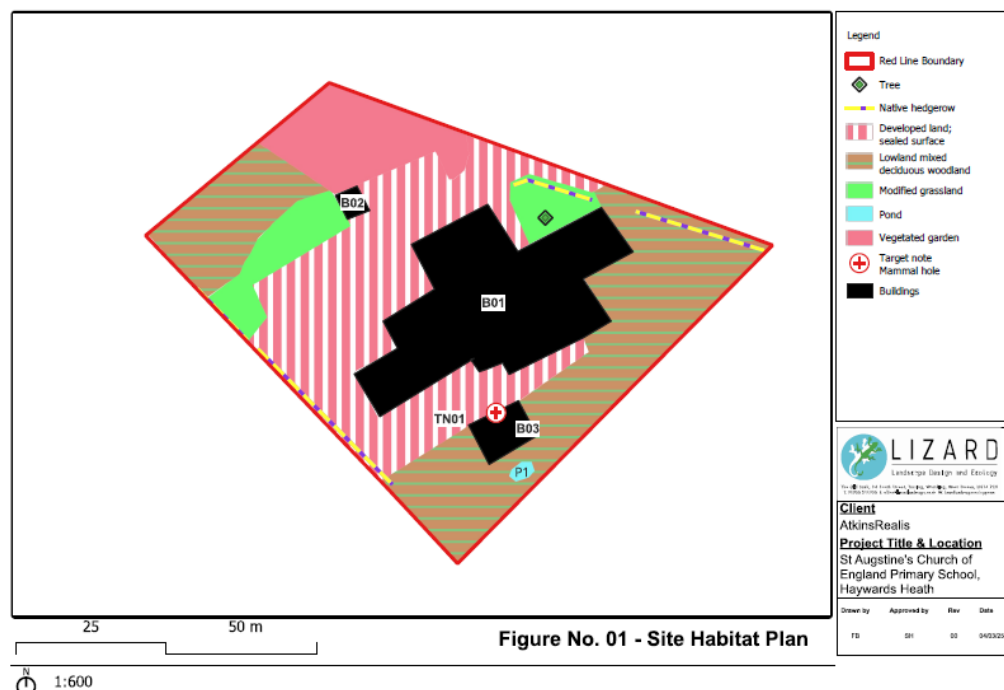


Figure No. 01 – Site plan

Surrounding Landscape

- 1.5 The site is located within a suburban setting, within Scaynes Hill. The site is surrounded by woodland to the north, a recreational ground to the east and south and residential buildings to the east. Arable farmland extends into the wider environment in the east, west, and south.
- 1.6 The site and immediate surrounding landscape is suitable for generalist species such as common pipistrelle (*Pipistrellus pipistrellus*) and aerial hawkers such as noctule (*Nyctalus noctula*). Woodland is prominent within the surrounding 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 are for the demolition of the Portakabin building on-site and the partial demolition and extension of the main building on-site. All existing habitats are to be retained.

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), one bat emergence survey was completed on the 21st of May 2026 to ascertain the presence / likely absence of a roost within the buildings.
- 3.1.2 6 no. bat surveyors were assigned a point each to adequately cover all potential roost features of B01. 2 no. bat surveyors were assigned a point each to adequately cover all potential roost features of B03. 8 no. infra-red cameras with additional illuminators were also used to aid the survey (*Refer to Figure No. 02 – Location of Survey Points*).

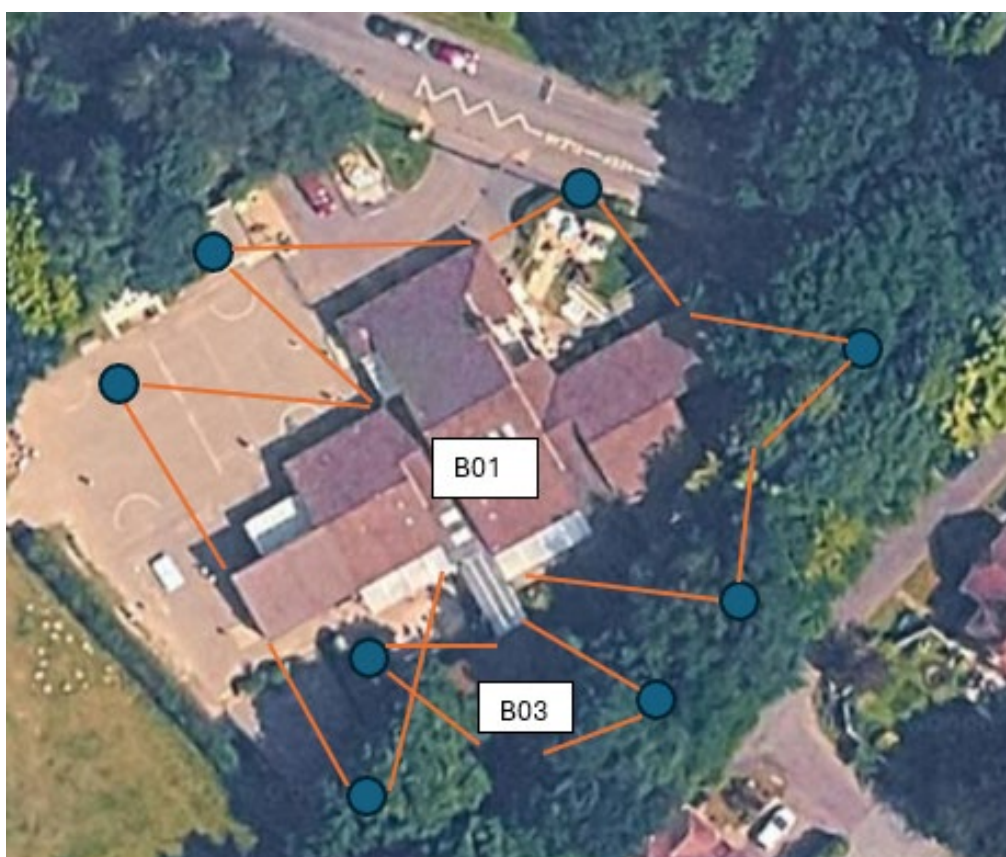


Figure No. 02 - Location of Survey Points (blue dots) and IR camera views illustrated with an orange line.

- 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	21/05/2026
Survey Type	Dusk
Surveyors	OB, TR, LC, JT, ER, JB, BL, LH
Weather	15°C, WF 1, 20% cloud, dry
Sunset	20:52:00
Start	20:37:00
Finish	22:22:00

Data Analysis

- 3.1.4 Bats were identified using Echo Meter Touch 2 Pro detectors. 8no. Nightfox Whisker infra-red cameras were also used to aid the surveys (see *Figure No. 02 - Bat Survey Plan*) in accordance with best practice guidance (Collins, 2023).

Surveyor Details

- 3.1.5 The survey was led by an experienced surveyor (Owen Beesley, accredited agent under level 2 survey licence), assisted by experienced field ecologists.

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.
- 3.2.2 Surveyor in northern position had a fault with the bat detector, therefore no bat calls were recorded during the survey from this position; however calls were still audible and sonograms visible during the survey period hence this is not considered a constraint to the survey.

4.0 RESULTS

4.1 Desk Study

- 4.1.1 Records for common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared *Plecotus auritus* and alcahloe *Myotis alcahloe* bats, were all returned from within the search area.

4.2 Preliminary Roost Assessment

- 4.2.1 The initial survey completed in February 2025 assessed all buildings within the site.
- 4.2.2 B01 is a medium sized, two storey building made of red brick, the roof formed of interlocking concrete tiles in good condition. Small areas of metal flashing have gaps beneath, providing roosting opportunities for crevice dwelling species. The internal roof space of the northern portion of the building was closed off and not possible to access. The southern section of the building to be demolished had a wooden timber frame and felt roof lining in good condition with no obvious tears. There were circular openings allowing a lot of light through, although not possible to determine if fully covered, these may allow ingress into the building. No evidence of roosting bats was identified. The building is actively used as a school, likely to deter bat use.
- 4.2.3 B02 is a small garage with a corrugated metal roof. No ingress opportunities noted, nor were there any cavities in any aspects of the building. Internal access was not possible at the time of survey.
- 4.2.4 B03 A one-storey portakabin style building, with a flat felt roof. There was a small ridge around the roof which may provide roosting opportunities. This building was connected to B01 by a plexiglass and timber frame veranda. Internal inspection was not possible at the time of survey.
- 4.2.5 The building B01 and B03 were categorised as offering 'low' roost suitability while B02 was of negligible suitability. For full details of the PRA refer to the Preliminary Ecological Appraisal (Lizard Landscape Design & Ecology, February 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 Frequent foraging activity from serotine was observed particularly between 21:30 to 21:48 and 21:58 to 22:18 along the woodland area to the south on B01 and B03, as well as occasional foraging and passes from common and soprano pipistrelles. A noctule was first seen at 21:58 flying north, then seen and heard foraging and making multiple passes from 22:04 onwards. A myotis sp. was seen foraging in the woodland at 21:56. A Leisler's bat was also recorded as heard not seen (HNS) at 22:10

5.0 EVALUATION AND CONCLUSION

- 5.1 The result of the survey strongly suggests the likely absence of a bat roost within the building on site.
- 5.2 Although bats were recorded on site within the typical emergence time, they were seen foraging in the areas surrounding the buildings and did not emerge from the structure. All other bats appeared on site well after the expected emergence times for the species and were seen entering the site from various directions 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 and incorporation of pale and night species plant species within the soft landscape scheme.

6.0 REFERENCES

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