



Bat Emergence Survey

Land at Grove Farm, Ashurst Wood

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

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

1.0 INTRODUCTION

- 1.1 The Ecology Partnership was commissioned by Nicolas Pople to undertake an emergence survey at Land at Grove Farm, Cansiron Lane, Ashurst Wood, RH19 3SG, hereafter referred to as the 'site' (Figure 1). The site was subject to a Preliminary Ecological Appraisal in October 2024, which determined that building B1 to be renovated as part of the proposed development has 'Low' suitability for roosting bats and therefore requires a single emergence survey to determine if roosting bats are present. The remaining building B2 within the site will not be impacted as part of the development and therefore does not require further surveys.



Figure 1: Site red line boundary.

Legislation

- 1.2 All UK bat species and their roosts are protected by law within The Wildlife and Countryside Act 1981 and the Habitats Directive Annex IV. This means it is a criminal offence to:
- Deliberately capture, injure or kill a bat;
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time;
 - Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
 - Intentionally or recklessly obstruct access to a bat roost.

2.0 METHODOLOGY

Dusk Emergence Survey

- 2.1 Building B1 has 'Low' suitability for roosting bats due to limited potential roosting features and was subject to one emergence survey.
- 2.2 The dusk emergence survey was carried out on 7th May 2025. The survey started 15 minutes before sunset and was completed one and a half hours after sunset. The survey followed Bat Conservation Trust guidelines (Collins 2023). Surveyors were positioned to cover all aspects of the building and areas of interest (Figure 2). Infra-Red (IR) cameras (SiOnyx Aurora CDV-100C) with IR lamps were also utilised during the surveys to help support surveyors. Following the emergence survey, video footage from all cameras was reviewed. All surveyors were equipped with Echo Meter Touch 2 Pro, and surveyors included Joe Hopkins MBiol (Hons) and Hayley Gale BSc (Hons).

7th May 2025 – Surveyor Positions



Figure 2: Surveyor positions (orange stars) and IR camera positions (yellow stars).

3.0 RESULTS

7th May 2025

- 3.1 Sunset was at 20:32 and there was a gentle breeze with 100% cloud cover. The starting temperature was 10 °C, dropping to 9 °C at the end of the survey. No bats were recorded emerging from the building during the survey, and the first bat recorded was at 20:34 for a common pipistrelle *Pipistrellus pipistrellus* commuting from north to south. A *Myotis* sp. bat was observed commuting from north to south at 21:15, a common pipistrelle was observed commuting from west to east to the south of the building at 21:21, and another common pipistrelle was recorded commuting from east to west to the north of the building at 22:00. During the survey, other limited bat activity was recorded around building B1 with occasional registrations from common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula*, Leisler's bat *Nyctalus leisleri*, and serotine *Eptesicus serotinus*.
- 3.2 Following the emergence survey, video footage was reviewed, and no further evidence of bat emergence was observed.

4.0 DISCUSSION

4.1 No bats were recorded emerging during the dusk emergence survey. Therefore, building B1 does not support roosting bats and can be removed without further consideration for bats.

4.2 It is recommended that the proposed lighting scheme as part of the development considers bats in the surrounding area, as well as on site. All bat species are nocturnal, resting in dark conditions during the day and emerging at night to feed. Bats are known to be affected by light levels which can affect both their roosting behaviour as well as their foraging behaviour. Recommendations include:

- Installing lighting only if there is a significant need;
- Using LED luminaries due to their lower intensity, sharp cut-off and good colour rendition – any lights with UV elements or metal halide lights should not be used;
- Lights with peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012);
- Lights with an upward light ratio of 0% and good optical control;
- Careful consideration of column height to avoid light spill;
- Any external security lights should use motion sensors and short (1-minute) timers;
- Accessories such as baffles and hoods should be used as a last resort to reduce light spill and direct light only to where needed;
- Avoid putting lighting near trees or hedgerows and angling light away from these linear features which are used by commuting and foraging bats.

4.3 To enhance the local bat population and provide additional roosting opportunities within the site, tree-mounted bat boxes can also be installed in suitable retained trees onsite. Recommended boxes include:

- Vivara Pro WoodStone Bat Box – A general purpose bat box that supports a range of species (Figure 3). These can be hung on trees in a variety of heights and aspects in order to provide a variety of micro-climates.
- Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles, noctules and brown long-eared bats. These should be hung on mature trees around the site (Figure 3).



Figure 3: Vivara Pro WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

5.0 CONCLUSIONS

- 5.1 Based on the limited PRFs, building B1 was determined to have '**Low**' suitability for roosting bats and therefore requires a dusk single emergence survey.
- 5.2 The dusk emergence survey was conducted in May 2025, and no roosting bats were recorded. As such, the building can be removed without further surveys or a licence.
- 5.3 Further consideration for supporting bat activity in the surrounding area and on site could include the implementation of bat boxes as well as sensitive lighting schemes.

6.0 REFERENCES

Collins, J. (ed.), (2023), *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). Bat Conservation Trust, London.

Institution of Lighting Professionals., (ILP - 2018), *Guidance Note 08/18 – Bats and artificial lighting in the UK*. ILP, Rugby.

Lintott, P., & Mathews, F. (2018). *Reviewing the evidence on mitigation strategies for bats in buildings informing best-practice for policy makers and practitioners*.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Wightman, I., (2021). *Design, access and heritage statement for The Malt House*. Ian Wightman Historic Building Consultants, Petersfield.

Stone, E. L., Jones, G. and Harris, S. (2012), *Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats*. *Global Change Biology*, 18: 2458-2465.

Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

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