LIZARD
Landscape Design and Ecology

# BAT EMERGENCE SURVEY REPORT

## Q Leisure, The Old Sand Pit, London Road, Albourne

On behalf of: The Padel Club Ltd

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|---|---|---|---|---|
| **Client:** | The Padel Club Ltd | | | |
| **Project:** | Q Leisure, The Old Sand Pit, London Road, Albourne | | | |
| **Reference:** | LLD3538-ECO-REP-001-00-BES | | | |
| **Revision:** | **Date:** | **Author** | **Proof** | **Approved** |
| 00 | 06/08/2025 | William Brand BSc | Richard Emerson BSc (Hons) | Will Mills ACIEEM MSci (Hons) |

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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



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## SUMMARY

Lizard Landscape Design and Ecology has been commissioned to undertake a bat emergence survey of Q Leisure, The Old Sand Pit, London Road, Albourne (*Grid Reference: TQ 2691 1540 – hereafter referred to as 'the site'*).

The existing buildings on site were categorised as offering 'low' bat roost suitability during the Preliminary Roost Assessment undertaken on the 14th of May 2025. Two dusk bat surveys of the building were completed on the 19th and 26th of June 2025; to ascertain the presence / likely absence of a roost within the building.

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

Bat activity was **Low** during the surveys, with a number of species observed, primarily foraging and commuting. During the first survey, species observed were; common and soprano pipistrelle and noctule sp. During the second survey no bats were observed but were heard. These included common and soprano pipistrelle and myotis sp.

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 and 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 Q Leisure, The Old Sand Pit, London Road, Albourne (*Grid Reference: TQ 2691 1540– hereafter referred to as 'the site'*).

1.2 The existing buildings on site were categorised as offering 'low' bat roost suitability during the Preliminary Roost Assessment undertaken on the 14th of May 2025. 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 4th edition, 2023.

***Site Information***

1.4 The site covers an area of c. 0.23 ha and consists of a roughly rectangular shaped plot. It is comprised of predominately hardstanding, including a gravel path, 2no. buildings and an astroturf court, with surrounding grassland. Adjacent habitats include scrub, grassland and trees.

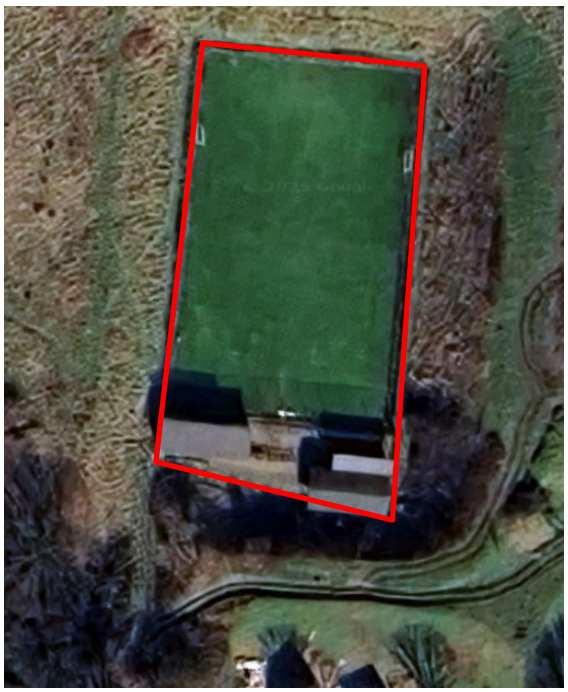

***Figure No. 01 – Site Location***

***Surrounding Landscape***

1.5 The site is located within a rural setting c. 3.65km east of Hassocks, c. 12km southwest of Haywards Heath and c. 15km from Brighton and Hove. There is good connection to surrounding towns and villages via the A23. The overall surrounds are predominately arable pasture, small patches of woodland, and scattered patches of urban infrastructure.

1.6 The surrounding landscape is relatively open, providing suitable foraging habitat for generalist species such as common pipistrelle *Pipistrellus pipistrellus* and aerial hawkers such as noctule *Nyctalus noctula*.

***Development Proposals***

1.7 It is understood that the proposals are to build six paddle courts and renovate two existing buildings on site; providing guest facilities.

## 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), two bat emergence surveys were completed on the 19th and 26th of June 2025 to ascertain the presence / likely absence of a roost within the buildings.

3.1.2 2-3 no. bat surveyors were assigned a point to adequately cover all potential roost features of each building. 4no. infrared cameras with additional illuminators were also used to aid the survey and post-survey review of infrared (IR) footage was undertaken to support detection and identification of bat activity. (*Refer to Figure No. 02 – Location of Survey Points*).

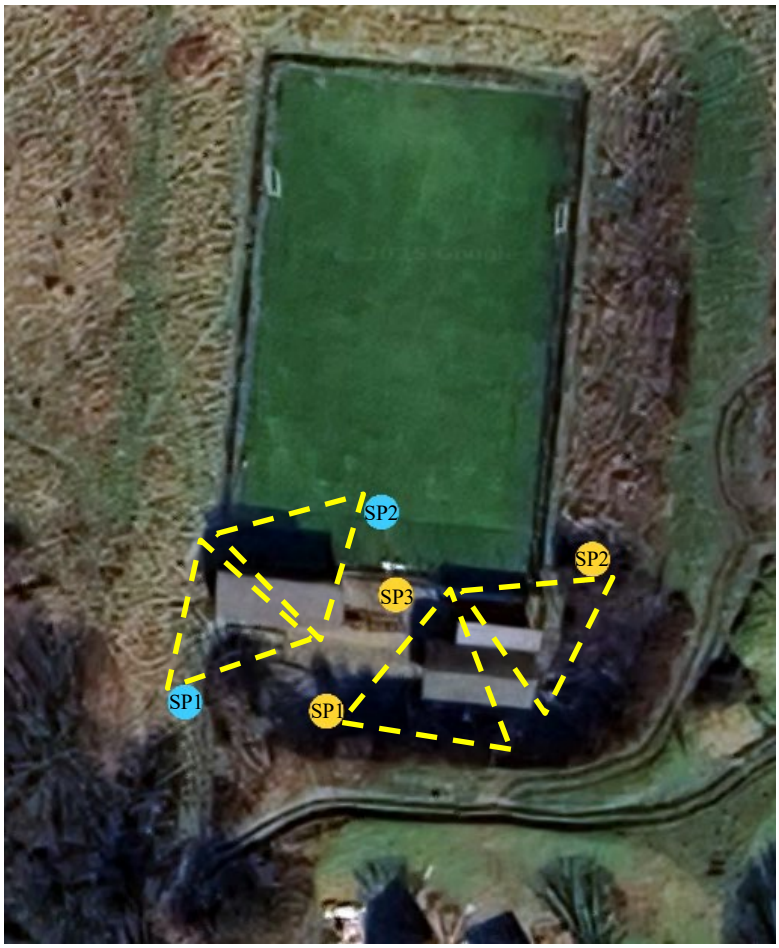


***Figure No. 02 - Location of Survey Points (SP) and IR camera views illustrated with a yellow dotted line. Blue points represent B1 positions, yellow points represent B2***

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** | 19/06/25 | 26/06/25 |
| **Survey Type** | Dusk | Dusk |
| **Surveyors** | CO, OB | SH, AB |
| **Weather** | 22°C, WF0, 10% cloud, dry | 18°C, WF2, 25% cloud, dry |
| **Sunset** | 21:18 | 21:20 |
| **Start** | 21:03 | 21:05 |
| **Finish** | 22:48 | 22:50 |

*Data Analysis*

3.1.4 Bats were identified using Echo Meter Touch Pro 2 and Peersonic RPA3 full spectrum bat detectors. Sonogram data was analysed using Kaleidoscope software, to aid in species identification and activity interpretation.

*Surveyor Details*

3.1.5 The survey was led by licenced surveyor, assisted by an experienced field ecologist. The following surveyors were used during these surveys:

- Catherine O'Reilly
- Owen Beesley
- Sam Hall
- Anthony Brown

## 3.2 Limitation and Constraints

3.2.1 No limitations to the emergence / re-entry survey were encountered. The surveys were undertaken at the optimal time of year and in suitable weather conditions for bats to be active.

## 4.0 RESULTS

### 4.1 Desk Study

4.1.1 Records of 9 no. species of bat were returned. Large numbers of serotine *Eptesicus serotinus*, natterers *Myotis nattereri*, daubentons *Myotis daubentonii* and brown long eared *Plecotus auritus* and low numbers of common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus*, barbastelle *Barbastella barbastellus,* noctule and Nathusius's Pipistrelle *Pipistrellus nathusii* were found within a 2.0 km search radius.

### 4.2 Preliminary Roost Assessment

4.2.1 The initial survey completed in May 2025 assessed all buildings within the site. B1 is an unfurnished, wooden storage shed; not in use at the time of survey. It had a flat roof with frequent gaps between wooden planks that allow for ingress. An internal inspection found scattered droppings; consistent with the size and shape of rodent; likely rat *Rattus spp.*.

4.2.2 B2 is a small cabin style building, comprised of wooden planks and a pitched bitumen lined roof. An exterior porch overhangs on the northern aspect with areas containing small gaps between planks to allow ingress. The interior is partially furnished, containing items such as a workbench, sink and lockers; in use for go-kart related storage. The buildings were categorised as offering 'low' suitability for roosting bats. For full details of the PRA refer to the Preliminary Ecological Appraisal (*LLD3538 PEA 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 Bat activity was low during the first survey, with only a few bats recorded foraging by B1; common, soprano pipistrelle and noctule.

4.3.3 During the first survey, surveyor 1 observed soprano pipistrelle and a noctule

species (likely a Noctule as surveyor 2 recorded them at the same time as noctule) foraging between 22:01-22:22. A common pipistrellus was also heard, not seen. Surveyor 2 observed soprano and common pipistrelle foraging and commuting between 22:01-22:18 and a single noctule foraging/commuting at 22:17. Only a common pipistrelle and an unidentified noctule species were heard after 22:22 at 22:27 and 22:31 respectively.
No bats were observed during the second survey. No bats were recorded on review of two additional IR cams.

4.3.4 During the second survey a low levels were also recorded, with no bats seen, only heard; common, soprano pipistrelle and a myotis species.

4.3.5 During the second survey, no bats were observed only heard. Surveyor one recorded a few counts of common and soprano pipistrelle between 22:00-22:29. Surveyor two; stationed at B2, recorded 3 incidents of common pipistrelle between 22:02-22:29 and a myotis species, likely a natterers, at 22:34. Surveyor 3 did not record or observe any bat activity. No bats were recorded on review of an additional IR cam.

## 5.0 EVALUATION AND CONCLUSION

5.1 The results of the survey strongly suggest the likely absence of a bat roost within the dwelling on site.

5.2 All bats appeared on site well after the expected emergence times for the species and were seen entering the site from multiple directions, rather than emerging from the building.

5.3 Given the results, no further survey visits or any mitigation measures are required. The scheme is considered highly unlikely to contravene the protection afforded to 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 to the southern aspect of new building and incorporation of pale and night species plant species within the soft landscape scheme.

## 6.0 REFERENCES

*BCT & ILP. (2023). Guidance Note 08/23. Bats and artificial lighting at Night. Bats and the Built Environment series*

*CIEEM. (2017). Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.*

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*Collins J (ed): Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed.) The Bat Conservation Trust (2023);*

*Ministry of Housing, Communities & Local Government. (2021). National Planning Policy Framework. Fry Building, 2 Marsham Street, London. This publication is available [online] at www.gov.uk/government/publications*

*Multi-Agency Geographic Information for the Countryside (MAGIC). (2013). Interactive Map. [online]. Available at http://www.magic.gov.uk/Magicmap.aspx*

*Mitchell-Jones and McLeish: Bat Workers Manual; JNCC, 3rd Edition (2004).*

**Appendix A – Full Survey Results**

| | |
|---|---|
| **Date** | 19/06/25 |
| **Survey Type** | Dusk |
| **Sunrise / Sunset** | 21:18 |
| **Start Time** | 21:03 |
| **End Time** | 22:48 |
| **Start Temp** | 22 ºC |
| **End Temp** | 19 |
| **Wind (Beaufort)** | 0 |
| **Cloud Cover** | 1/8 |
| **Rain** | None |

| | | |
|---|---|---|
| **Surveyor** | CO | |
| **Point** | NE | |
| **Time** | **Species** | **Notes** |
| 22:01 | SPIP | Foraging in SW corner of pitch |
| 22:14 | SPIP | Foraging in SW corner, likely same bat |
| 22:16-22:18 | CPIP | HNS |
| 22:17 | NYC SP. | Flew low over site W to E foraging |
| 22:20 | SPIP | HNS |
| 22:22 | NYC SP. | Foraging to S of site |

| | | |
|---|---|---|
| **Surveyor** | OB | |
| **Point** | SW | |
| **Time** | **Species** | **Notes** |
| 22:01 | SPIP | Flying NE from W of building |
| 22:14 | SPIP | Foraging S to N |
| 22:15 - 22:18 | CPIP | Foraging N to S from behind building |
| 22:17 | NOCT | Commuting W to E over shed |
| 22:22 | NOCT | HNS |
| 22:27 | CPIP | HNS |
| 22:31 | NYC SP. | HNS |

| | |
|---|---|
| **Date** | 26/06/25 |
| **Survey Type** | Dusk |
| **Sunrise / Sunset** | 21:20 |
| **Start Time** | 21:05 |
| **End Time** | 22:50 |
| **Start Temp** | 18 ºC |
| **End Temp** | 16 ºC |
| **Wind (Beaufort)** | 2 |

| | |
|---|---|
| **Cloud Cover** | 2/8 |
| **Rain** | None |

| | | |
|---|---|---|
| **Surveyor** | SH | |
| **Point** | NE | |
| **Time** | **Species** | **Notes** |
| 22:00 | CPIP | HNS |
| 22:08 | CPIP | HNS |
| 22:10 | SPIP | HNS |
| 22:29 | CPIP | HNS |

| | | |
|---|---|---|
| **Surveyor** | AB | |
| **Point** | B2 | |
| **Time** | **Species** | **Notes** |
| 22.02 | CPIP | HNS, faint |
| 22.28 | CPIP | HNS |
| 22.29 | CPIP | HNS |
| 22.34 | NATT | HNS |