



Bat Emergence Survey

Braydells – Condition 5

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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 Planning Edge to undertake an emergence survey to discharge condition 5 at Braydells, Hurstwood Lane, Haywards Heath, hereafter referred to as the 'site' (Figure 1). The site was subject to a Preliminary Ecological Appraisal in January 2020, which determined that the outbuilding, which is to be demolished as part of the proposed development, has 'Low' suitability for roosting bats and therefore requires a single emergence survey on the building to determine if roosting bats are present.

Condition 5

The development shall proceed in accordance with the recommendations and enhancement measures identified within the Preliminary Ecological Appraisal (Ecology Partnership December 2020), including the Dusk Emergence Survey (to be submitted to and approved in writing by the local planning authority prior to commencement of development) and any subsequently required mitigation measures shall be incorporated into the development.



Figure 1: Outbuilding subject to a single bat emergence survey.

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

- 2.1 The dusk emergence survey was carried out on 21st 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). Two surveyors supported by cameras were positioned to cover all aspects of the building and areas of interest (Figure 2). An Infra-Red (IR) camera (Canon XA20) with IR lamps and a thermal camera (Pixfra PFI-A613) equipped with Echo Meter Touch 2 Pro were utilised during the survey. Following the emergence survey, video footage from all cameras was reviewed.



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

3.0 RESULTS

21st May 2025

- 3.1 Sunset was at 20:52 and the weather was dry with 50% cloud cover, a light breeze and a starting temperature of 13 °C, dropping to 11 °C at the end of the survey. The first bat recorded during the survey was a single *Myotis* sp. recorded at 21:22 and was recorded behind the southern surveyor position. During the survey, three common pipistrelles *Pipistrellus pipistrellus* and one serotine *Eptesicus serotinus* were recorded commuting within the wider area.
- 3.2 No bats were seen emerging or re-entering the building during the survey period by the surveyors. Following the emergence survey, video footage was reviewed and no further evidence of bat emergence was observed.
- 3.3 As part of the emergence survey, the building was checked internally for any evidence of roosting bats, and no evidence was recorded.

4.0 DISCUSSION

4.1 No bats were recorded emerging during the dusk emergence survey. Therefore, the outbuilding is not considered to support roosting bats and can be removed without further consideration for the species.

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 4). 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 4).



Figure 4: Vivara Pro WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

5.0 CONCLUSIONS

- 5.1 Following a Preliminary Ecological Appraisal conducted by The Ecology Partnership in January 2020, the outbuilding was considered to support '**Low**' suitability for roosting bats. As such, a subsequent emergence survey was recommended to take place over the building prior to works, as to establish the level of roosting bat activity within the building.
- 5.2 The dusk emergence survey was conducted on the 21st May 2025 and found no evidence of roosting bats using the building in question. As such, the building is considered not to support roosting bats and therefore can be removed without further consideration for this species.
- 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

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Date: 10/06/2024