



Bat Activity Survey Report 2025

Land at West Hoathly Road

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on a site at a later date.

The views and opinions 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

Background

- 1.1 The Ecology Partnership were commissioned by Devine Homes to undertake bat activity surveys on the land at West Hoathly Road, East Grinstead, RH19 4RQ, hereafter referred to as 'the site'. The red line boundary of the site is shown in Figure 1.



Figure 1: Approximate red line boundary of the site and immediate surroundings.

- 1.2 An initial preliminary ecological appraisal was undertaken by The Ecology Partnership in August 2025. This report identified woodland, hedgerow and treeline habitat suitable for commuting and foraging bats. Furthermore, the site is connected to other highly suitable bat habitats such as ancient woodland.
- 1.3 This report presents the initial results of The Ecology Partnership's activity and static monitoring surveys in and around the site, which aims specifically to assess how bats are using the site over the course of the 2025 survey season.

Site Context and Status

- 1.4 The site is located east of West Hoathly Road in the town of East Grinstead, East Sussex (TQ 39244 36695). The site covers approximately 1.6ha and comprises woodland, sheep-grazed grassland and boundary hedgerows and treelines. The southern boundary is adjacent to further deciduous woodland. The surrounding area consists of grazed fields to the east and a playing field to the north.

Description of proposed development

- 1.5 The proposals comprise the erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works. Access will be from West Hoathly Road to the northwest, involving the loss of a small sections of native hedgerow.

Legislation

- 1.6 Under the NERC Act (2006) it is now the duty of every Government department in carrying out its functions *“to have regard, so far as it is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention”*.
- 1.7 Bats are covered by the following relevant legislation: The Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).
- 1.8 Under the WCA 1981 it is an offence to:
- intentionally, recklessly or deliberately disturb a roosting or hibernating bat i.e. disturbing it whilst it is occupying a structure or place used for shelter or protection)
 - intentionally or recklessly obstruct access to a roost (i.e. a structure or place used for shelter or protection).
- 1.9 Under the CHSR 2010 it is an offence to:
- deliberately capture (or take), injure or kill a bat

- intentionally, recklessly or deliberately disturb a bat, in particular (i) any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young; (ii) any disturbance which is likely to impair their ability in the case of hibernating or migratory species, to hibernate or migrate; or (iii) any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place (roost) of a bat.

2.0 Methodology

Activity surveys and static monitoring

- 2.1 The surveys followed BCT guidelines (Collins, 2023) following the night-time bat walkover (NBW) methodology. This involved reviewing potential roost sources and flight lines followed by a transect survey. Surveyors were equipped with one of the following recording devices: Echo Meter Touch 2, Anabat Walkabout and/ or Bat logger.
- 2.2 The predetermined transect route was designed for a static watch of habitats that could contain potential roosting features followed by a circuit of the site following linear features such as woodland edges which bats are known to use as commuting corridors. These habitats also provide the most suitable habitat on site for foraging. Figure 2 displays the layout of the transect route and static Song Meter locations.



Figure 2: Location of the transect route (dashed yellow line) and Song Meter locations (yellow dots)

- 2.3 The surveys started at sunset and observations were maintained for 2 hours. Bats usually emerge about twenty minutes after sunset depending on the species, light level, weather conditions and time of year. Peak activity will normally last for about two hours after sunset, during times of peak insect activity.
- 2.4 Two Song Meter acoustic detectors were deployed for at least five consecutive nights during September and October. These were placed within boundary features considered most suitable for foraging and commuting bats, to gauge activity levels and species diversity on site and within the immediate vicinity. Their locations are shown in Figure 2. The subsequent recordings were analysed using Kaleidoscope Pro Analysis Software.

Limitations

- 2.5 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment.
- 2.6 Due to the late acquisition of this project, only summer and autumn transect data was collected, and static data was limited to September and October. In the absence of spring, and most summer data, a precautionary approach to mitigation has been made. Data from nearby sites has also been utilised in this report to supplement data collected during this survey.

3.0 Results

Historic surveys at nearby sites

Land at Coombe Hill Road, located c.45m north west of the site, DM/22/0981

- 3.1 Transect surveys were undertaken by The Ecology Partnership on 17th May and 6th June 2022. Activity was low and dominated by common pipistrelles. Soprano pipistrelles were also present in low numbers as well as two serotine passes during the June survey. No other bats were recorded during the survey. One moderate potential tree was surveyed and no bats emerged.

2025 activity surveys

- 3.2 Bat activity surveys were carried out in August and September 2025. The following section summarises the results from these surveys.
- 3.3 Two bat surveyors followed the predetermined route illustrated in Figure 2. Activity levels, foraging and commuting behaviour were recorded, and species were identified using bat detectors. Surveyors began the survey at sunset and continued until 2 hours after sunset.
- 3.4 The date, time and weather conditions during these surveys are shown in Table 1.

Table 1. Summary of the date, time and weather conditions during May, July and September activity surveys.

Survey date	Time of sunset	Weather conditions
26 th August 2025	19:58	Conditions were dry with clear skies and a temperature of 19°C dropping to 17°C by the end of the survey.
24 th September 2025	18:53	Conditions were dry with 10% cloud cover, 9mph wind and temperatures starting at 12°C and dropping to 10°C at the end of the survey.

26th August 2025

- 3.5 The first bat recorded was a soprano pipistrelle, which was heard but not seen by the surveyors at 20:04 in the western corner of the site. The survey was dominated by common and soprano pipistrelles which foraged and commuted along the south western treeline and the southern woodland edge. Noctules were heard along the south western treeline at 20:13 and 20:35. A serotine was seen circling trees in the east at 20:42, heard but not seen in the west at 21:09 and heard but not seen in the south at 21:21. A single Leisler's bat was heard but not seen commuting along the southern woodland edge at 21:24. The final bat call of the night was a myotis sp. which was heard but not seen in the eastern corner of the site at 21:29. No other bats were recorded during the survey.

24th September 2025

- 3.6 The first bat was a soprano pipistrelle recorded at 18:53, which was heard not seen commuting along the northwestern hedgerow. Similarly to the August survey, the September survey was dominated by common and soprano pipistrelles, largely utilising the northern and southern tree lines as well as the southern woodland edge for foraging and commuting. A Brandt's myotis was heard but not seen in the northern corner of the site at 19:31. A noctule was also heard in the northern corner of the site at 19:36 and a brown long-eared, in the same location, was heard at 20:36. The final bat call of the evening was a common pipistrelle commuting over the western corner of the site at 20:43. No other bats were recorded during the survey.

Remote Recording – Song Meter Analysis

- 3.7 Song Meter acoustic detectors were deployed on site at locations shown previously in Figure 2. They were positioned in the northern and southern boundaries of the site and were deployed for 5 nights each on the 24th September and 23rd October 2025. The summary of results is shown in Appendix 1.

September

- 3.8 In September, a total of seven species were recorded by the two Song Meters over five nights. The species recorded included common pipistrelle, soprano pipistrelle, noctule, myotis sp., Leisler's, brown long-eared and Nathusius' pipistrelle. Myotis species have similar echolocation calls, and cannot always be confidently identified to specific species and have therefore been grouped together for the purposes of this report. However, the calls recorded during September are indicative of Daubenton's and whiskered bats, with low numbers of passes from Natterer's and Brandt's.
- 3.9 The north location was dominated by common pipistrelles, with 550 registrations (78.5%). Other species present include soprano pipistrelle with 40 calls (5.7%), myotis sp. with 38 (5.4%), brown long-eared with 37 (5.3%), noctule with 32 (4.6%) and Nathusius's pipistrelle with 4 (0.6%).
- 3.10 The southern songmeter location was also dominated by common pipistrelles with 603 calls (80.2%), followed by soprano pipistrelles with 69 calls (9.2%). Other species present include brown long-eared with 37 calls (4.6%), myotis sp. with 33 calls (4.4%), noctules

with 7 calls (0.93%) and 2 calls from Leisler's (0.27%).

October

- 3.11 In October, a total of five species were recorded by the two Song Meters. The species recorded included common pipistrelle, Nathusius' pipistrelle, soprano pipistrelle, myotis species and brown long-eared bat. The myotis species recorded during October were largely indicative of whiskered bats, with low numbers of passes from Daubenton's, Brandt's and Natterer's.
- 3.12 The northern location was dominated by common pipistrelles with 1274 calls (93.3%), followed by soprano pipistrelles with 74 calls (5.4%), brown long-eared with 7 calls (0.51%) and myotis sp. with 6 calls (0.44%).
- 3.13 Similarly the southern location was also dominated by common pipistrelles with 2634 calls (65.2%), followed by soprano pipistrelles with 1314 calls (32.5%), myotis sp. with 80 calls (2.0%), brown long-eared with 8 calls (0.20%) and Nathusius' pipistrelle with 3 calls (0.074%).
- 3.14 No other bats were recorded during the static activity surveys.

Results Summary

- 3.15 The following tables summarise the data collected on site during these surveys.

Table 2: Total bat passes recorded by species

Bat species	Total number of recordings	Percentage of total
Common Pipistrelle	5061	73.9
Soprano Pipistrelle	1497	21.8
Myotis sp.	157	2.3
Brown long-eared bat	89	1.3
Noctule	39	0.6
Nathusius pipistrelle	7	0.1
Leisler's bat	2	0.03
Total	6852	

3.16 As shown in Table 2, activity was dominated by common and soprano pipistrelles. Other species recorded onsite were present in low numbers.

3.17 Table 3 shows the total number of passes recorded at each Song Meter location within each month.

Table 3: Total bat passes recorded each month by location.

Song Meter Location	Total number of passes per month		
	September	October	Total
North	701	1361	2062
South	751	4039	4790
Total	1452	5400	6852

3.18 It can be seen from Table 3 that activity levels were highest in the south of the site, comprising 69.9% of the total recordings. October recorded the most total passes/ calls, comprising 78.8% of the total. The highest number of recorded passes were in the southern location in October, and lowest number of recorded passes were in the northern location in September.

3.19 Table 4 shows the total number of passes made per species at each Song Meter location. The table also shows the average number of passes per night per species at each Song Meter location across the five nights.

Table 4: Number of passes made by each species and average pass per species per night

	North location		South location	
	Number of passes	Average passes per night	Number of passes	Average passes per night
Common Pipistrelle	1824	182.4	3237	323.7
Soprano Pipistrelle	114	11.4	1383	138.3
Myotis sp.	44	4.4	113	11.3
Brown long-eared	44	3.4	45	4.5
Noctule	32	3.2	7	0.7
Nathusius pipistrelle	4	0.4	3	0.3
Leisler's bat	-	-	2	0.2
Total	2062		4790	

4.0 Discussion

Bat Species and Activity

- 4.1 The walked transect activity surveys recorded consistent common and soprano pipistrelle calls across both surveys. The activity levels were the highest in the south of the site, along the woodland edge, though all boundary features were utilised by commuting and foraging bats. Several noctules were heard in August, as well as single pass in September. Low numbers of brown long-eared, Leisler's, myotis sp. and serotine were heard during the transect surveys.
- 4.2 Remote recording devices were placed in two separate locations and were left out for five consecutive nights in September and October. The surveys identified that the month of October had the highest number of bat registrations. The southern songmeter location recorded the highest number of passes, comprising 69.9% of the total number of passes.
- 4.3 At least seven species of bats were recorded across the site, including common pipistrelle, soprano pipistrelle, myotis sp., brown long-eared, noctule, Nathusius' and Leisler's bat. Myotis calls were grouped together, however sonogram analysis suggests that these calls largely belonged to whiskered and Daubenton's bats, with low numbers of Natterer's, and Brandt's.
- 4.4 Activity was dominated by common and widespread species, largely common pipistrelle bats.

Song Meter Data

- 4.5 Higher levels of bat activity were recorded across the site on the song meter detectors in comparison with the walked transect surveys, with the highest levels of activity overall being recorded in October. However, it must be noted that remote recording does not distinguish between a single individual making numerous passes whilst foraging around a particular feature, and more numerous individual bats commuting across the landscape. As such, walked transects provide a good understanding of how a particular feature is being used.
- 4.6 The majority of bat passes recorded on site during both the walked transects and remote

- recording surveys, were from common and soprano pipistrelles. During the walked transect in both the August and September surveys, common and soprano pipistrelles were recorded frequently across the site and throughout the survey. These species are both common and widespread across the UK, with population estimates of 3,040,000 and 4,670,000 respectively (Mathews *et al.*, 2018). Foraging bats likely produce repeated passes within a small area whilst hunting for invertebrates and this was confirmed during the transects when individuals were found to produce numerous passes by simply foraging up and down the same feature. Therefore, the high number of passes by these species recorded on the remote recording on site are therefore considered likely to result from a significantly lower number of individuals than the number of calls.
- 4.7 Myotis species were recorded across the site. Sonogram analysis suggests that these calls largely belonged to whiskered and Daubenton's bats, with low numbers of Natterer's, and Brandt's. For the purposes of this report they have been grouped together as 'myotis sp.', which in total accounts for 2.3% of calls. The numbers recorded on site were not considered to be significant, particularly as a number of the calls were grouped together on the song meters and are therefore likely to have been produced by a small number of foraging individuals only.
- 4.8 Brown long-eared (BLE) bats formed approximately 1.3% of the total passes on site onsite with the highest average being 4.4 passes per night by the southern song meter. This species is relatively abundant and widespread, and in England, their population size is estimated to be 934,000 (Mathews *et al.*, 2018). Only low levels of BLE activity was recorded on site and the site was not considered to support any significant numbers.
- 4.9 Noctules formed approximately 0.6% of the total passes onsite with the highest average being 3.2 passes per night by the northern song meter. During the walked transects, a low number of noctules were observed commuting on-site. Therefore, the site was not considered to support any significant numbers of noctules.
- 4.10 Nathusius' pipistrelle bats were recorded on site in low numbers, forming only a small percentage of the total passes (0.1%) with the highest average being 0.4 passes per night by the northern song meter. It is therefore considered likely that the habitats on site are used on an occasional basis only by this species and that the site do not form part of

their core habitat.

- 4.11 Leisler's bat made up 0.03% of calls recorded across the site, with only 2 calls total across the 10 nights and 2 songmeter locations. Call registrations were very low across the survey and therefore the site is not considered to support a significant population this species.
- 4.12 As a whole, the boundary features on site are considered of local importance to foraging and commuting common and soprano pipistrelle and of site value for other species.

Historic bat surveys in the surrounding area

- 4.13 A nearby site, c.45m north west, was subject to bat activity surveys in May and June 2022 by The Ecology Partnership. Activity was low and dominated by common and soprano pipistrelles, with two serotine passes in June. No other bats were recorded during the surveys.

Implications for development

- 4.14 The definitions of avoidance, mitigation and compensation are shown below in Table 5.

Table 5: Definitions of avoidance, mitigation and compensation measures in relation to bats.

Measure	Definition
Avoidance	This normally means redesigning the scheme to avoid all direct and indirect impacts
Mitigation	This normally involves measures that reduce and/or minimise impacts such as altering the timing of works or using a different technique
Compensation	This generally involves the creation of new habitat, either on or off site and should only be considered as a last resort.

- 4.15 Using these definitions, it is considered that the proposals are already avoiding most impacts on commuting, foraging and roosting bats, by retaining the majority of boundary features onsite, which are considered to be used by common and widespread species.
- 4.16 The scheme has been designed to retain the majority of existing boundary features

- onsite, therefore minimising impacts through the loss or severance of flightlines. The exception to this is the loss of two small sections of the northwestern hedgerow to facilitate access to the site. These sections, measuring 10m and 2m in length are considered to be small enough that most bats will not be deterred from flying over the gap, other bats will be able to utilise other retained and enhanced boundary features to maintain commuting routes across the landscape. The northwestern hedgerow saw low activity levels from common and widespread species during the walked transects and, as such, minimal impacts are anticipated from the loss of two small sections of this hedgerow.
- 4.17 Furthermore, the buffering of the southern woodland and south-western tree line and long-term management of these features for biodiversity, including new tree and scrub planting, creating a naturalised edge, will also provide significant enhancement of foraging habitats.
- 4.18 Where development occurs, species-poor grassland will be removed. However, the creation of flowering lawns, species rich hedgerows, scrub, native trees and a SUDS basin, have been designed to maximise biodiversity within the development area.
- 4.19 All construction works should be completed in the daytime when the bats are not active and potential sources of noise/vibration will be positioned away from these features, therefore impacts relating to noise/vibration are considered highly unlikely.
- 4.20 The development retains the key landscape features within the site boundaries and provides enhancements (see below) for bats within the scheme. As such, if a sensitive lighting strategy is followed (see below) impacts to bat species can be reduced to a level which would not be considered significant to the conservation status of their local populations.

Recommendations and Enhancements

- 4.21 The development will primarily occur on the central grassland, with the boundary vegetation largely retained and buffered as part of the development which will retain the sites function for foraging and commuting bats. New flowering lawns, species rich hedgerows, scrub, native trees and a SuDS basin is proposed within the development

which will also enhance the site for foraging bat species.

Boundaries

- 4.22 Small sections of the northwestern hedgerow will be lost to provide access to the site, though this is considered to be minimal. The maintenance and enhancement of other boundary features, specifically those along the southern and eastern boundary will ensure that bats can still commute across the site.

SUDS Basin

- 4.23 The development includes the creation of a SUDS basin on-site which would encourage new habitat for invertebrates and therefore potential for new foraging opportunities for bats.
- 4.24 The vegetation surrounding ponds should be managed with consideration for bats. Trees around the edges of waterbodies provide shelter from wind and rain as well as increasing invertebrate activity, trees in proximity to waterbodies are also particularly attractive to bats as roosts. It is also recommended some areas are left free from vegetation to provide an approach route for larger bats, excessively shaded banks can also reduce the abundance of invertebrates such as Diptera.
- 4.25 The SUDS will be planted with a grass and wildflower mixture which can survive becoming seasonally wet. This habitat will create new foraging opportunities for bats, in particular the Daubenton's and Brandt's bats which like to forage over wet meadows. A pond edge mix is proposed for use along the main water retention areas and should contain wildflowers and grasses suitable for sowing at the margins of pond, streams and ditches. The mixture proposed includes:
- Sneezewort (*Achillea ptarmica*)
 - Wild Angelica (*Angelica sylvestris*)
 - Marsh Marigold (*Caltha palustris*)
 - Hemp Agrimony (*Eupatorium cannabinum*)
 - Meadowsweet (*Filipendula ulmaria*)
 - Square-stalked St John's Wort (*Hypericum tetrapterum*)
 - Yellow Iris (*Iris pseudacorus*)
 - Greater Birdsfoot Trefoil (*Lotus pedunculatus*)

- Gypsywort (*Lycopus europaeus*)
- Purple Loosestrife (*Lythrum salicaria*)
- Meadow Buttercup (*Ranunculus acris*)
- Water Figwort (*Scrophularia auriculata*)
- Ragged Robin *Silene flos-cuculi* - (*Lychnis flos-cuculi*)
- Devil's-bit Scabious (*Succisa pratensis*)
- Common Meadow-rue (*Thalictrum flavum*)
- Tufted Vetch (*Vicia cracca*)
- Meadow foxtail (*Alopecurus pratensis*)
- Sweet vernal-grass (*Anthoxanthum odoratum*)
- Crested dogstail (*Cynosurus cristatus*)
- Tufted hair grass (*Deschampsia cespitosa*)
- Common bent (*Agrostis capillaris*).

Lighting recommendations

- 4.26 As it has been identified that a number of bat species use of the boundary features on site, it is recommended that light should be directed away from these features, maintaining these as 'dark corridors' where possible. The south-western tree line and south-eastern woodland edge in particular are key areas for bats where dark corridors as essential, as these areas have been shown to be utilised as foraging and commuting routes by light sensitive bat species such as myotis and BLE.
- 4.27 Additionally, the northwestern hedgerow should not be subject to a significant increase in light levels, to encourage bats to continue to utilise the feature for foraging and commuting, despite the two small gaps being created.
- 4.28 Where lighting is required on site, a sensitive lighting scheme must be implemented. Collaboration between a lighting professional and an ecologist may be required in order to design this scheme, but measures should include:
- The use of Light Emitting Diodes (LEDs) instead of mercury, fluorescent or metal halide lamps, where glass glazing is preferred due to their sharp cut-off, lower intensity and their dimming capability.
 - Lighting should be directed to where it is needed and light spillage avoided.

- This can be achieved by design of the luminaire and by using accessories such as hoods, cowls, louvres and shields to direct the light to the intended area only.
- Soft landscape planting should also be used as a barrier or manmade features such as walls or fencing with planted climbers where required within the build can be positioned so as to form a barrier between any development and the linear features used by bats.

Roost enhancements – boxes

4.29 Bat boxes should be erected on the retained mature trees or proposed buildings. This will enhance the local bat population and provide roosting opportunities. Recommended boxes include:

- Elisa 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: Elisa Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

4.30 Incorporating specially designed bat boxes into the design can enhance the habitat on site for bats. Suitable bat boxes include a variety of wooden bat boxes, such as an improved cavity box, a double chamber bat box and other wood-based varieties.

- 4.31 The development can incorporate bat tubes into the new buildings on site. It is recommended that either Schwegler 2FR Bat Tubes (Figure 4) or Habibat Bat Box 001 are used. They are unobtrusive and can fit flush into masonry of a wall during the construction phase. It is recommended that these be placed on the walls of houses close to the eastern or southern boundary line, preferably on unlit south facing walls.

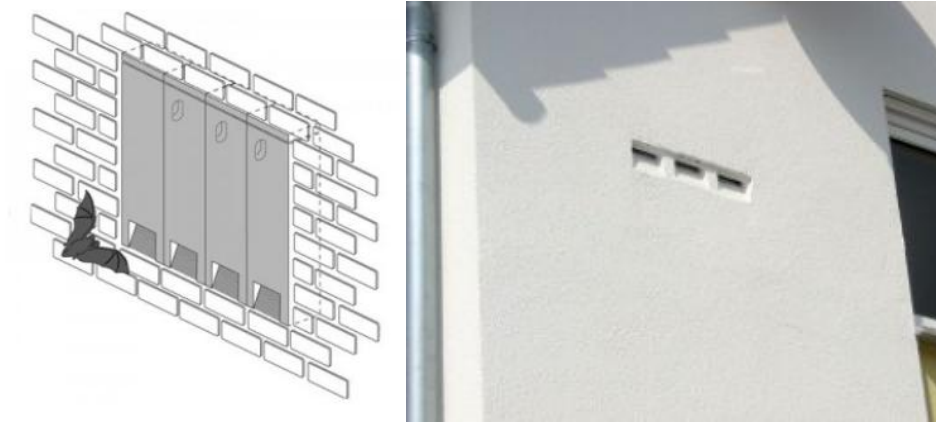


Figure 4: Schwegler 2FR Bat Tubes

Additional planting schemes

- 4.32 Trees provide foraging opportunities for bats through provision of insect prey, as such it is recommended a number of native tree species are planted across the site post-development adjacent to new roads, or within garden habitats. This will help to improve wildlife corridors around the site for species such as badgers, amphibians, small mammals and birds. The following species are recommended to be used in the creation of new hedgerows and individual standing trees across the site:

- Oak (*Quercus robur*)
- Rowan (*Sorbus aucuparia*)
- Elder (*Sambucus nigra*)
- Goat willow (*Salix caprea*)
- Hazel (*Corylus avellana*)
- Hornbeam (*Carpinus betulus*)
- Common alder (*Alnus glutinosa*)
- Hawthorn (*Crataegus monogyna*)
- Blackthorn (*Prunus spinosa*)
- Field maple (*Acer campestre*)

- Dog rose (*Rosa canina*)

4.33 Green spaces in developed areas can provide suitable foraging habitat for bats, in particular for pipistrelle species. It is recommended that post development flowering grasslands are seeded and managed in a way that is favourable for foraging bats. Of particular benefit to bats are night-flowering species that attract night-flying invertebrate prey. The following native species are considered suitable:

- Nottingham catchfly (*Silene nutans*)
- Night-flowering catchfly (*Silene noctiflora*)
- Bladder campion (*Silene vulgaris*)
- Soapwort (*Saponaria officinalis*)
- Wild marjoram (*Origanum vulgare*)
- Borage (*Borago officinalis*)
- Yarrow (*Achillea millefolium*)
- Primrose (*Primula vulgaris*)
- Corn marigold (*Glebionis segetum*)
- Perforate St John's-wort (*Hypericum perforatum*)
- Wood forget-me-not (*Myosotis sylvatica*)
- Ox-eye daisy (*Leucanthemum vulgare*)
- Corncockle (*Agrostemma githago*)
- Cornflower (*Centaurea cyanus*)

4.34 It is also recommended that an information leaflet be produced for all future residents on how to live with neighbouring wildlife. This will help to inform the residents of the nature conservation value of the site and the measures taken to avoid impacts on the surrounding habitats and associated species. The leaflet should include measures such as keeping cats in at night to reduce predation on wildlife and what they can do should they wish to create more wildlife-friendly gardens.

5.0 Conclusions

- 5.1 The site supports boundary hedgerows, treeline and woodland which provide suitable foraging and commuting habitats for bats.
- 5.2 Walked transects were undertaken in August and September. Transects recorded consistent activity from common and soprano pipistrelles across the site for the entire duration of the survey. Occasional noctule activity was also recorded, with very low numbers of brown long-eared, serotine, Leisler's and myotis species recorded.
- 5.3 Two Song Meter detectors were placed on site for five consecutive nights in September and October. In total, at least seven different species were identified using the site during the survey period. The dominant species recorded was common pipistrelles, with soprano pipistrelles being the next most commonly recorded species. Low level use of the site by other species, including noctule, brown long-eared, myotis sp., Nathusius' pipistrelle and Leisler's was also recorded. Bat activity was highest in the south of the site, along the woodland edge.
- 5.4 The results of all surveys suggest the site is largely used by common bat species. The main areas for foraging and commuting were the boundary features across the site, particularly the southern woodland edge. A 15m buffer will be enforced around the ancient woodland and it will be planted with new scrub and grassland to create a naturalised edge, enhancing the feature for foraging bats.
- 5.5 The other boundary features will be largely retained as part of the development to ensure bats can move with ease across the landscape, with the exception of two small section of the northwestern hedgerow. A sensitive lighting scheme should also be conditioned to further minimise the potential for impacts to commuting and foraging bats.
- 5.6 If these recommendations are adhered to, it is considered that the favourable conservation status of all bat species using the site will be maintained post-development.

References

Bat Conservation Trust (2018). *Bats and artificial lighting in the UK – Bats and the built environment series, (Guidance Note 08/18)*. Bat Conservation Trust, London.

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The Ecology Partnership (2025). *Preliminary Ecological Appraisal, Land at West Hoathly Road*.

Appendix 1: Raw Bat Data

September

North

	BLE	Noc	Pip45	Pip55	NatPip	Myotis sp.	Total
24/09/2025	13	4	73	9	0	5	104
25/09/2025	14	1	199	12	1	8	235
26/09/2025	3	16	144	9	3	11	186
27/09/2025	6	5	22	4	0	9	46
28/09/2025	1	6	112	6	0	5	130
Total	37	32	550	40	4	38	701

South

	BLE	Noc	Leisler	Pip45	Pip55	Myotis sp.	Total
24/09/2025	8	2	0	29	8	1	48
25/09/2025	6	2	0	97	7	2	114
26/09/2025	7	3	1	223	30	19	283
27/09/2025	12	0	0	97	9	5	123
28/09/2025	4	0	1	157	15	6	183
	37	7	2	603	69	33	751

October**North**

	BLE	Pip45	Pip55	Myotis sp.	Total
23/10/2025	0	1	2	0	3
24/10/2025	1	61	10	2	74
25/10/2025	1	10	2	0	13
26/10/2025	0	646	19	1	666
27/10/2025	5	556	41	3	605
Total	7	1274	74	6	1361

South

	BLE	Pip45	Pip55	NatPip	Myotis sp.	Total
23/10/2025	0	13	17	0	0	30
24/10/2025	1	1039	114	2	25	1181
25/10/2025	0	62	8	0	8	78
26/10/2025	2	662	1048	1	1	1714
27/10/2025	5	858	127	0	46	1036
Total	8	2634	1314	3	80	4039

Appendix 2: Photos

Photograph 1:
Grassland and
northwestern
hedgerow.



Photograph 2:
Southern lowland
mixed deciduous
woodland.



Photograph 3: Northeastern on site tree line	
Photograph 4: Grassland and southern deciduous woodland	

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