Bat Emergence Report

Land at New Salts Farm Barns, Shoreham

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Contents

1.0 INTRODUCTION 3
PROPOSED DEVELOPMENT 4
LEGISLATION 4
2.0 METHODOLOGY 5
BAT INTERNAL AND EXTERNAL SURVEY 5
LIMITATIONS 7
DUSK EMERGENCE/ ACTIVITY SURVEY 7
3.0 RESULTS 8
4.0 DISCUSSION 9
IMPLICATIONS FOR DEVELOPMENT 9
5.0 CONCLUSIONS 12
6.0 REFERENCES 13
APPENDIX 1 – END OF SURVEY PHOTOGRAPHS 14

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 NSF Barns Ltd to undertake bat emergence surveys at the land at New Salts Farm Barns, Shoreham, BN43 5FE, hereafter referred to as the 'site' (Figure 1).

1.2 The Ecology Partnership completed a Preliminary Ecological Appraisal in September 2025 in which the buildings onsite was subject to an internal/ external bat assessment. Both buildings were open with no enclosed voids or other Potential Roosting Features (PRFs) which bats could exploit and, as such, were determined to have 'negligible' potential to support roosting bats. However, this survey was undertaken on a precautionary basis to understand how bats are utilising the site and alleviate local resident's concerns.

1.3 The site (TQ 20361 04682) is located in Shoreham-by-sea, south of New Salts Farm Road. It covers an area of approximately 0.57ha and consists of hardstanding and buildings with areas of grassland and scrub. The surrounding area features agricultural fields to the north, south and west, as well as some residential properties to the east. The red line boundary is shown in Figure 1.



Figure 1: Approximate location of site red line boundary.

Proposed Development

1.4 The application is for a residential development of up to 10 dwellings with associated access, parking, gardens and landscaping. Access will be from the north via New Salts Farm Road.

Legislation

1.5 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*".

1.6 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).

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).

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

Bat Internal and External Survey

2.1 The buildings onsite were assessed for their suitability for roosting bats. The survey was undertaken on 4th September 2025 by principal ecologist Matt Pendry BSc (Hons) MCIEEM, working under the authority of Natural England bat licence holder Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS.

2.2 The surveyor assessed the building visually and searched for evidence such as:

- Staining beneath or around a hole caused by natural oils in bat fur.
- Bat droppings beneath a hole, roost or resting area.
- Bat droppings and/or insect remains beneath a feeding area.
- Audible squeaking from within a hole.
- Insects (especially flies) around a hole.
- Dead bats.

2.3 Buildings which are considered to have a higher potential to support roosting bats would include the following:

- Agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed beams;
- Buildings with weatherboarding and/or hanging tiles that are within 200m of woodland and/or water;
- Pre-1960s detached buildings and structures within 200m of woodland and/or water;
- Pre-1914 buildings within 400m of woodland and/or water;
- Pre-1914 buildings with gable ends or slate roofs regardless of location;
- Buildings which are located within or immediately adjacent to woodland and/or immediately adjacent to water;
- Dutch barns or livestock buildings with a single skin roof and board and gap or Yorkshire boarding if, following a preliminary roost assessment the site appears to be particularly suited to bats.

Table 1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Table 4.1 within the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed), 2023'.

Potential Suitability	Description of Roosting Habitats in structures	Potential flight paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground / underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade / protection for flight-lines, or generate / shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of bats as flight paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only such as maternity and hibernation – the categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, stream, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

*Potential roost features

Limitations

2.4 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.

Dusk Emergence/ activity Survey

2.5 The PEA did not identify any PRFs on either building, so the surveyor/ camera positions for this survey were chosen based on the materials more likely to support roosting bats, in this case the breeze blocks, as opposed to the corrugated metal.

2.6 The dusk emergence survey was carried out on the 25th August 2026. The survey started 15 minutes before sunset and were completed 90 minutes after sunset. The surveys followed Bat Conservation Trust guidelines (Collins 2023 & Interim Guidance Note 2022). Surveyors were positioned to cover all areas of interest (Figure 2). An Infra-Red (IR) camera (Sony) with IR lamps (Nightfox) were utilised during the surveys to support surveyors. A thermal camera (PixFra) was used in the space of a surveyor before being careful reviewed the following day.

2.7 Additionally, one surveyor conducted a walked activity survey, following a predetermined transect route (Figure 2), equipped with an EchoTouch Pro, to gauge general levels of bat activity around the site.

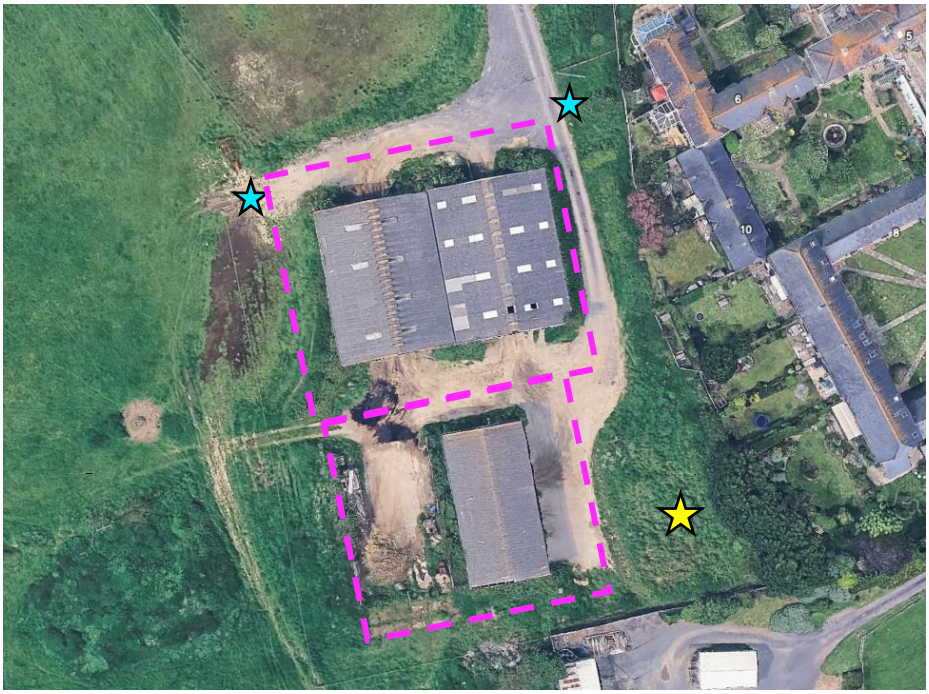


Figure 2: Surveyor positions (yellow star= surveyor position, blue stars= IR/ thermal camera locations) and walked transect route (pink dashed line).

3.0 Results

25th August 2026

3.1 Sunset was at 20:04 and the weather was dry, with 10% cloud cover, 11mph wind and a temperature of 23°C dropping to 21°C at the end of the survey.

3.2 The first recording of the survey was a Common Pipistrelle, which was heard but not seen in the north east corner of the site to 20:38. Common Pipistrelles dominated the activity on site throughout the evening, with several passes along the eastern site boundary, particularly the treeline in the southeast. A single Noctule was heard passing high overhead at 20:48 in the south of the site. Additionally, a single Soprano Pipistrelle pass was heard by the southeastern surveyor at 21:27. The final call of the evening was a Common Pipistrelle pass, also in the south west. Overall, activity was deemed to be relatively low, with the majority of activity along the eastern site boundary and adjacent gardens.

3.3 No bats emerged from the southern barn. After careful review of the thermal/ IR video footage, it was also confirmed that no bats emerged from the northern building. No other bat activity was recorded during this survey.

Bird Activity

3.4 While this was not a comprehensive bird survey, some notable dusk bird activity was recorded.

3.5 Just before the survey started, a Barn Owl flew out of the southern barn and flew south over the fields. It did not return during the survey.

4.0 Discussion

4.1 After review of the surveyor results and IR/ thermal footage, no evidence of bats emerging from the buildings was recorded.

4.2 Low bat activity was recorded across the survey, with a maximum of three common bat species detected, Common Pipistrelle, Soprano Pipistrelle and Noctule. Low numbers of Common Pipistrelle were observed foraging along the eastern site boundary, along treelines and over the adjacent properties/ gardens. These are considered to have arrived from a roosting location offsite, potentially heading towards higher quality foraging habitat to the north east.

Implications for Development

4.3 No emergences were recorded from either building during the survey, as such the buildings are considered unlikely to support roosting bats and can be removed without further consideration for the species.

4.4 The eastern boundary was utilised by foraging and commuting bats, albeit very low numbers of common species. While it was not practical to survey the wider landscape to understand where the bats are coming from/ to, it can be reasonably presumed that the eastern boundary of the site is used infrequently as a commuting route between roosting and foraging sites. As such, the site should incorporate a sensitive lighting strategy which preserves a dark corridor along this feature. Additional measures could include:

- Avoiding illumination unless absolutely necessary;
- Using warmer temperature lights (<2700K) to minimise blue-spectrum light that disrupts invertebrate and bat activity;
- Shielding light downward through the use of hoods to restrict light spill directly to target areas; and
- Using lower column or bollards where appropriate restrict light spread close to the ground.

Birds

4.5 As stated in the PEA, the building demolition and scrub clearance should occur outside of nesting bird season or immediately following a nesting bird check by an ecologist, in order to prevent harm to birds that may be nesting/ roosting on site, including Barn Owls. Additional, recommendations regarding barn owls are provided in the accompanying barn owl assessment.

Enhancements

4.6 The development has the potential to enhance the sites value to bats, through the provision of new roosting opportunities and foraging habitat.

4.7 As recommended in the PEA (The Ecology Partnership, 2026), bat boxes should be attached or incorporated into the buildings to provide roosting opportunities. Example boxes are shown in Figure 3 below, with the Beaumaris Woodstone bat box selected for its durable material, and the integrated Vivara Pro Build-in Woodstone Bat Box designed to be built into the brickwork and lay flush. The boxes should ideally be positioned on a southwest or east aspect at least 3m above the ground. No maintenance of boxes is required as they are designed so that droppings fall out the bottom.



Figure 3: Example bat boxes: Beaumaris Woodstone Bat Box (left) and Vivara Pro Build-in Bat Box (right)

4.8 The most recent landscape design shows that the scheme will incorporate new wildflower grassland, mixed scrub, street trees and a SUDS basin, which will attracted invertebrates and provide new foraging opportunities for bats on site. It is recommended that the grassland seed mix includes night-scented or pale flowers, such as evening primrose, red campion and greater knapweed, which attract nocturnal insects. The new scrub should include insect-dense woody species such as gorse, hawthorn and elder and the street trees should include native species such as oak, silver birch and rowan which support a wide variety of flying insects.

5.0 Conclusions

5.1 Despite the buildings on site being considered to support 'negligible' potential to support roosting bats, one precautionary emergence and activity survey was undertaken to better understand how bats are utilising the site.

5.2 No bats emerged from the building. As such, the buildings can be removed without any further consideration for roosting bats.

5.3 Activity across the site was low, with infrequent passes and foraging from three common species, Common Pipistrelle, Soprano Pipistrelle and Noctule. Most of this activity was along the eastern site boundary which is presumed to be an infrequent commuting route between roosting and foraging habitats.

5.4 Recommendations for a sensitive lighting strategy, new bat boxes and bat-friendly planting have been included which, if implemented, would improve the value of the site for bats post development.

5.5 A barn owl was seen flying out of the southern barn just before the start of the survey, and several robins were observed calling from the scrub growing up the walls of the northern barn. Swallows and Starlings were flying overhead but were not considered to be nesting/ roosting within the barns. The demolition of that barns should be undertaken outside of nesting bird season or after a nesting bird check, as recommended in the PEA.

6.0 References

Bat Conservation Trust., (2022). *Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys*

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

The Ecology Partnership (2026). *Preliminary Ecological Appraisal, Land at New Salts Farm Barns, Shoreham*

Internet resources:

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

Magic Interactive Map: www.magic.gov.uk

APPENDIX 1 – END OF SURVEY PHOTOGRAPHS

Photograph 1: Northwestern position, Sony IR camera.	
Photograph 2: Northeast position, Pixfra thermal camera.	

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Date: 03/09/2026