



Bat Emergence Report

24 Meadow Way, Westergate

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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 Barratt Redrow to undertake an update bat emergence survey at 24 Meadow Way, Westergate, Chichester.
- 1.2 The site was subject to an outline planning application (AL/178/22/OUT), which was granted on appeal (APP/C3810/W/23/3323858). The reserved matters application is to be submitted for the appearance, landscaping, layout and scale (pursuant to outline permission AL/178/22/OUT) for the construction of up to 89 residential dwellings and open space and associated works.
- 1.3 The original PEA conducted in 2021 assessed the property at 24 Meadow Way to have 'low' bat potential owing to a small number of lifted tiles on the western aspect of the building. A single bat emergence survey was undertaken on 4th May 2023, this did not identify any bats utilising the structure. An update walkover was undertaken on the 27th March 2026, the building was considered to have 'low' potential for roosting bats owing to the small gaps in hanging tile and cracks / gaps in the soffit. Therefore, one update bat emergence survey was recommended.

Site Context

- 1.4 The site is located on the edge of Westergate, within the Arun District of West Sussex (central grid reference SU 93616 04825). The site covers c. 3.8ha and consists of a large arable field that has been left fallow with boundary features present such as hedgerow and ditches. The site boundary also includes the residential property and associated garden at 24 Meadow Way. The site is bordered by a mixture of private gardens and arable land to the west and north with housing to all other aspects. The wider landscape consists agricultural land with the villages of Eastergate and Barnham to the east.
- 1.5 The red line boundary and building subject to survey is displayed in Figure 1 overleaf.

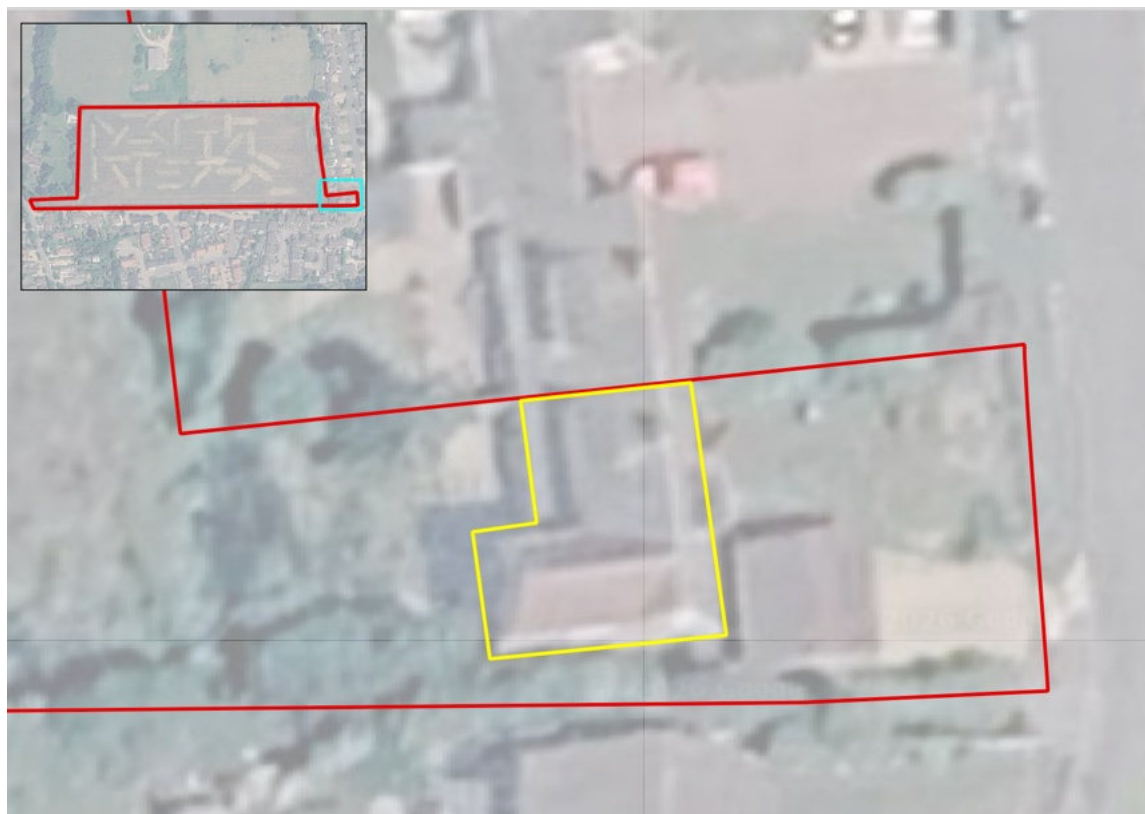


Figure 1: Red line boundary of the wider application site and building subject to emergence (yellow line)

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).

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 Previous Surveys

- 2.1 Following the 2021 PEA conducted by The Ecology Partnership, the property at 24 Meadow Way was assessed to have 'low' bat potential owing to a small number of lifted tiles on the western aspect of the building. The detached garage was considered to have 'negligible' potential. A single dusk emergence survey was conducted on the house on the 4th May 2023; this was conducted 15 minutes before sunset until 1.5 hours after sunset. The locations of the surveyors and infrared camera are displayed in Figure 2. The survey did not identify any bats emerging from the building.



Figure 2: Approximate location of the surveyors (blue stars) and IR camera (orange star) around the target building – The Ecology Partnership, 2023

3.0 Methodology

- 3.1 An update site walkover was undertaken on the 27th March 2026 by Chris Jennings BSc (Hons) MSc MCIEEM and Sophie Baker BSc (Hons) MSc. Since the previous surveys conducted from 2021, the property is now vacant and windows and doors have been boarded. Access was gained to the loft of the house and no evidence of roosting bats were identified. External features on the house including small gaps in hanging tile and cracks / gaps in soffit were considered to provide potential for individual roosting bats. As such, it was considered the house remained to have 'low' potential for roosting bats.
- 3.2 One dusk emergence survey was carried out on the 25th June 2026. The survey started 15 minutes before sunset and were completed 1.5 hours after sunset. The survey followed Bat Conservation Trust guidelines (Collins 2023). Surveyors were positioned to cover all areas of interest and were supported by infrared cameras and accompanying infrared lamps. PIXFRA thermal cameras were also used in place of surveyors. Surveyors included Chris Jennings BSc (Hons) MSc MCIEEM and Sophie Baker BSc (Hons) MSc. All surveyors and thermal cameras were equipped with an Echo Meter Touch 2 Pro.

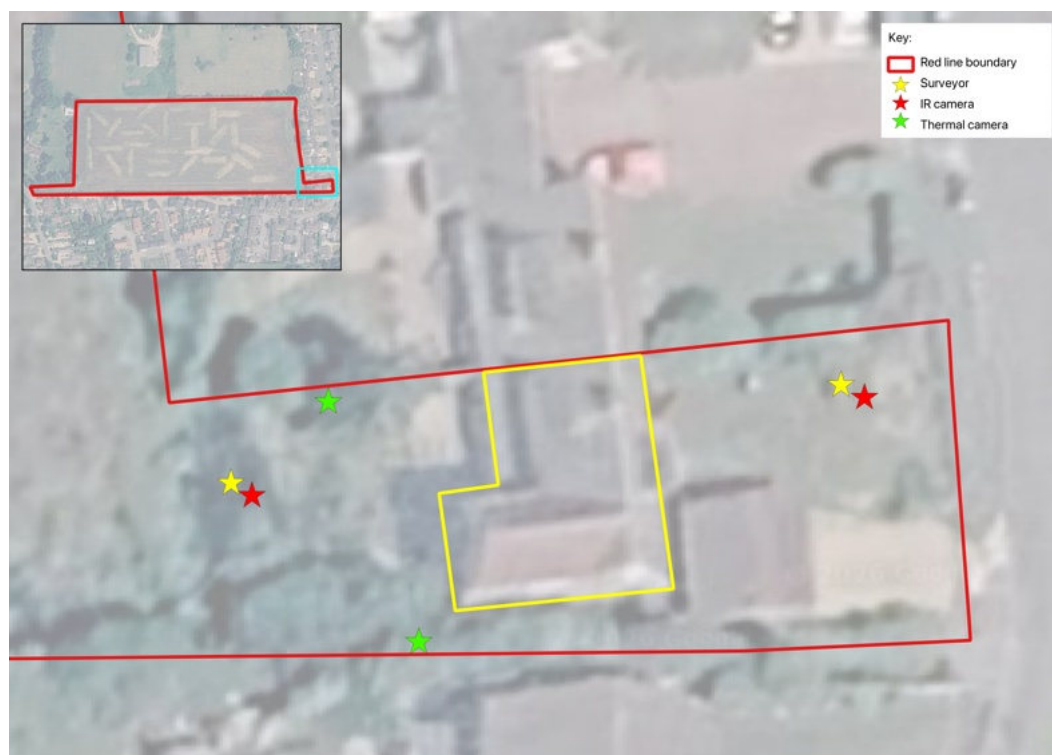


Figure 3: Surveyor positions, IR camera positions, and thermal camera positions

Limitations

- 3.3 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.

4.0 Results

25th June 2026

- 4.1 The survey started at 21:05, 15 minutes before sunset at 21:20. The weather was dry, clear (0% cloud cover), wind was 1 on the Beaufort Scale, and the temperature was 29°C, dropping to 28°C at the end of the survey.
- 4.2 The first bat recorded during this survey was at 22:00 and was a common pipistrelle *Pipistrellus pipistrellus* which was observed by the western surveyor foraging in the garden of the 24 Meadow Way property. Most activity recorded during this survey was common pipistrelle foraging activity within the rear garden making more than 80 foraging passes from 22:24 to 22:47.
- 4.3 Activity to the east of site by the front of the property was sparse with sporadic common pipistrelle passes recorded. The only bat species recorded were common pipistrelle, the most common and widespread bat. The last bat recorded was a common pipistrelle foraging within the garden at 22:47.
- 4.4 No bat emergences were recorded during this survey. Thermal footage was analysed and did not note any bat activity of interest.

5.0 Discussion

- 5.1 No bats were recorded emerging during the dusk emergence survey. Therefore, the building does not currently support roosting bats and works can commence without further consideration, as long as the work occurs before June 2027. After this date, it is recommended that the survey be updated.

Ecological Enhancements

- 5.2 Ecological enhancements are outlined within the Biodiversity Enhancement Strategy (The Ecology Partnership, 2026). This includes 20 integrated bat boxes within buildings and 2 bat boxes on trees (Appendix 2). Integral bat boxes should be built high up on the external wall of new buildings, a minimum of 4m from the ground. The boxes can be built to match brick types or can be rendered over in keeping with the rest of the building. Models by Bird Brick Houses are recommended although alternative long-lasting models may be used to best match the design of the new dwellings (Figure 4).



Figure 4: An example of a Bird Brick Houses bat box (Bird Brick Houses, 2024)

- 5.3 In addition two bat boxes will be installed on mature trees to the north and southwest of the site. It is recommended that a woodcrete box is used such as the Vivara Pro Low Profile WoodStone Bat Box (Figure 5), for a long-lasting maintenance free bat box. These will be cited a minimum of 4m from ground level with an orientation of southwest, south or southeast and should be exposed to the sun for at least a part of the day.



Figure 5: Vivara Pro Low Profile WoodStone Bat Box

6.0 Conclusions

- 6.1 Previously, the property at 24 Meadow Way was considered to have 'low' roosting bat potential during the 2021 PEA conducted by The Ecology Partnership. A single emergence survey was conducted on 4th May 2023, this did not identify any bats emerging from the building.
- 6.2 Following the initial survey, the property has become vacant and an update PEA conducted in March 2026 identified that the building was still considered to have 'low' roosting bat potential owing to external features. A single bat emergence survey was conducted on 25th June 2026, this did not identify any bats emerging from the building onsite. Therefore, a bat roost is considered likely absent from the building at 24 Meadow Way and no further survey is required.

7.0 References

Collins, J. (ed.), (2023), *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4thedn). 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.

The Ecology Partnership., (2023), *Bat Emergence Survey, Land to the rear of Meadow Way, Westergate*. The Ecology Partnership, Leatherhead.

The Ecology Partnership. (2026) *Update Preliminary Ecological Appraisal 2026, Land to the rear of Meadow Way, Westergate*. Leatherhead.

The Ecology Partnership. (2026) *Biodiversity Enhancement Strategy, Land at Hook Meadow, Westergate*. Leatherhead.

Internet resources:

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

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Photographs

Photograph 1: Screenshot of IR footage from the western surveyor position on 25th June 2026	
Photograph 2: Screenshot of IR footage from the eastern surveyor position on 25th June 2026	

Photograph 3: Screenshot of thermal camera footage in the north-west on 25th June 2026	 This is a thermal camera screenshot showing a two-story house with a gabled roof. The house is rendered in shades of white and grey, indicating different temperatures. A dark vertical pipe runs down the side of the house. The roofline is visible against a dark background. In the top left corner, there is a timestamp '01:49:14' with a small icon. In the bottom left corner, the 'PixFra' logo is visible. In the bottom right corner, the date and time '2026-06-25 22:56' are displayed.
Photograph 4: Screenshot of thermal camera footage in the south-west on 25th June 2026	 This is a thermal camera screenshot showing a different angle of a house. The house is rendered in shades of white and grey. A dark vertical pipe runs down the side of the house. The roofline is visible against a dark background. In the top left corner, there is a timestamp '01:51:21' with a small icon. In the bottom left corner, the 'PixFra' logo is visible. In the bottom right corner, the date and time '2026-06-25 22:56' are displayed.

Appendix 2: Enhancement Locations





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