



**BAT ACTIVITY AND EMERGENCE
SURVEY REPORT**

MR VLAD

60 SEA WAY
MIDDLETON-ON-SEA
WEST SUSSEX

02ND JULY 2025

REF: 24041

CONTENTS

PAGE NO

Executive Summary	1
1. Introduction	2
2. Methodology	4
3. Results	6
4. Conclusions, Evaluation and Impact Assessment	9
5. Recommendations	10
6. References	12

Appendix A - Survey Maps

Appendix B - Legislation

Revision	Date	Author	Reviewer
0	02/07/2025	Carly Teague BSc (Hons) MSc MCIEEM	Jack Kellett BSc (Hons) MCIEEM

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from CT Ecology Limited.

All work has been carried out within the terms of the brief using all reasonable skill, care and diligence.

No liability is accepted by CT Ecology Limited for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

EXECUTIVE SUMMARY

A series of bat emergence and activity surveys were carried out at 60 Sea Way, in Middleton, West Sussex in May and June 2025. The assessment was required based on the results of the preliminary roost assessment (PRA) undertaken in September 2024 (CT Ecology 2024). At this time the residential building (B1) was assessed as having moderate potential to support roosting bats and the detached garage (B2) was assessed as having low potential to support roosting bats. In accordance with current guidelines, a single bat emergence survey was recommended in relation to the garage and two emergence surveys were recommended in relation to the residential building. These surveys were required in order to confirm the presence/ likely absence of bats and to enable an assessment regarding likely impacts of the proposal upon bats and any associated roost sites. The current proposal includes demolition of the two buildings following construction of a replacement dwelling in the rear garden.

The main findings of the surveys are as follows:

- * The site is in a coastal location, within the southern extent of Middleton-On-Sea; comprising a residential dwelling and garage with associated front and rear gardens. 60 Sea Way is bounded in all directions by residential properties. Middleton-On-Sea beach is approximately 100m to the south. In the wider surrounds, the residential areas of Middleton and Felpham dominate the landscape. Overall the site provided reduced potential for foraging bats due to the exposed coastal location together with limited habitat connectivity immediately adjacent to the site.
- * Although the site is within a coastal and urban setting which experiences high light levels and strong onshore wind and rain, both structures supported a small number of potential roosting features. B1 supported discrete gaps under the tiles situated directly above the eaves along the western roof pitch as well as a small number of raised tiles on the eastern roof pitch. Discrete areas of missing mortar were also observed at the eaves on the western elevation and areas of raised timber cladding were on the southern gable end, providing ingress opportunities for crevice dwelling bats at this location. Features associated with B2 which included a small number of gaps under roof tiles on the southern roof pitch, providing potential ingress opportunities for crevice dwelling bats.
- * No bats emerged from either building during the emergence and activity surveys and therefore the likely absence of any bat roosts is confirmed. Owing to the likely absence of roosting bats, the demolition works are not anticipated to impact upon any bat roosts and a protected species mitigation licence (PSML) is not currently necessary in order to proceed with the works. However, owing to the potential roosting features identified at the buildings and the high mobility of bats, there remains some potential for a transient bat to utilise the buildings in the future. In turn, precautionary measures are detailed in Section 5 in order to safeguard and prevent any detrimental impacts to bats or their roosts.
- * Proposals should aim to achieve a gain in biodiversity, in accordance with local and national planning policy and recommendations are made in Section 5 of this document.

1. INTRODUCTION

Background

1.1 CT Ecology Limited was commissioned by Mr Vlad to undertake a series of bat emergence and activity surveys in relation to the residential building and garage located at 60 Sea Way, in Middleton, West Sussex (hereafter referred to as “the site”). The assessment was required based on the results of a preliminary roost assessment (PRA) undertaken in September 2024 (CT Ecology 2024). At this time the building (building 1) was assessed as having moderate potential to support roosting bats and the detached garage was assessed as having low potential to support roosting bats. In accordance with current guidelines, a single bat emergence survey was recommended in relation to the garage and two emergence surveys were recommended in relation to the residential building in order to confirm the presence/ likely absence of bats and to enable an assessment regarding likely impacts of the proposal upon bats and any associated roost sites.

1.2 A summary of the results of the PRA in relation to the on-site buildings are provided below.

‘B1 includes a small number of potential bat ingress points and potential bat roosting features, including:

- * Gaps/crevices under roof tiles provide direct roosting opportunities with any areas of missing mortar allowing access between the tiles and underlying materials as well as potentially enabling access into the roof void of the building; and*
- * Gaps behind timber cladding on the southern elevation, allowing access between the cladding and underlying materials as well as potentially enabling access into the roof void of the building.*

B2 includes a small number of potential bat ingress points and potential bat roosting features, including:

- * Gaps under roof tiles on the southern elevation which provide direct roosting opportunities, allowing access between the tiles and underlying materials.’*

1.3 The emergence survey was led by Carly Teague, a suitably qualified ecologist with over 17 years’ experience as an ecological consultant. Carly has extensive experience in undertaking bat surveys and implementing mitigation measures in relation to this species group.

- 1.4 This report provides an assessment of the status of bats, providing information on their presence/ likely absence and distribution. Potential impacts of the proposed development are identified and measures to mitigate the effects of the development on this species group is discussed in outline.
- 1.5 This report has been compiled in accordance with current guidelines (British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013; CIEEM, 2013 & 2016; Collins, 2023; Mitchell-Jones and McLeish, 2004).

Site Description

- 1.6 60 Sea Way comprises a residential property and garage, within a coastal location in the village of Middleton-On-Sea in the Arun District of West Sussex at British National Grid Reference SZ968 998. 60 Sea Way is accessed from the east, with residential buildings and associated gardens extending in all directions. Middleton-On-Sea beach is approximately 100m to the south.
- 1.7 In the wider area, residential buildings dominate the landscape. Associated gardens and boundary habitats provide a network of habitats and habitat features of some value to commuting and foraging bats in an otherwise urbanised and coastal landscape. The residential areas of Middleton and Felpham dominate the landscape. The nearest town is Bognor Regis, the centre of which is approximately 3km to the west.

Development Proposals

- 1.8 Proposals are for the demolition of the existing residential house and garage. A new dwelling was under construction in the rear garden of the property at the time of the assessment. Boundary features will be retained as part of the proposals.

2. METHODOLOGY

Bat Activity/Emergence Surveys

Building 1

- 2.1 A total of two surveyors using an Echo Meter Touch 2 Pro, Anabat Scout and three night vision aids (infra-red video cameras) were used to identify the presence of possible roosts associated with the building and to record general bat activity in proximity to the building.
- 2.2 The survey focussed on the single building. The first surveyor was located to the south-east of the building with a view of the southern and eastern elevations. The second surveyor was located to the west of the building with a view of the western elevation.
- 2.3 Cameras were situated to the south-east, south-west and north-east with a view of the southern, western and eastern elevations. All cameras were checked throughout the survey by the surveyors to ensure they were functioning correctly.
- 2.4 All potential roosting features identified during the PRA were covered by the surveyors and cameras.
- 2.5 The evening survey commenced 20 minutes before sunset and lasted for at least one and a half hours after sunset. The time of any bat pass, the species, and information regarding behaviour and flight direction, were recorded.

Building 2

- 2.6 A single surveyor using an Echo Meter Touch 2 Pro and one night vision aid (infra-red video camera) was used to identify the presence of possible roosts associated with the building and to record general bat activity in proximity to the building.
- 2.7 The survey focussed on the single building. The surveyor was located to the south-west of the building with a view of the southern and western elevations. The camera was situated to the south-west with a view of the southern and western elevations. The camera was checked throughout the survey by the surveyor to ensure it was functioning correctly.
- 2.8 All potential roosting features identified during the PRA were covered by the surveyor and camera.

- 2.9 The evening survey commenced 20 minutes before sunset and lasted for at least one and a half hours after sunset. The time of any bat pass, the species, and information regarding behaviour and flight direction, were recorded.

Constraints

Bat Survey

- 2.10 Bats are mobile animals and can move roost sites throughout the year however the surveys were undertaken within the optimal survey period with optimum conditions observed at the time of the survey including a light wind, and an abundance of night-flying insects. It is considered that the surveys provide an accurate representation of bats utilising the site at that time in the year.

3. RESULTS

Dusk Emergence and Activity Surveys

Building 1 and Building 2

Survey 1: 14/05/2025

- 3.1 Sunset was at 20:45hrs and the temperature at the start of the survey was 13.9°C, falling to 12.7°C at the end of the survey. The sky was relatively overcast with a slight breeze and no precipitation. Humidity ranged between 70.1% and 64%.
- 3.2 A very low level of bat activity was recorded at the site with two species detected during the survey; common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). The highest level of activity was from common pipistrelle. No bat roosts were associated with either building at the time of the survey.
- 3.3 The first bat pass was recorded to the south of the B1 at 21:17hrs which was a brief pass from a soprano pipistrelle. This bat was observed by the surveyor to the south-east of B1 foraging along the boundary vegetation to the south of the building. A second pass by a soprano pipistrelle was then recorded by all three surveyors at 21:32hrs. This bat was not seen and was suspected to be foraging along the southern boundary and within the rear garden of the property. A small number of brief passes from common pipistrelle were then picked up by the surveyors to the south and west of B1 between 21:39hrs and 22:14hrs. These passes were heard and not seen but suspected to be from bats passing along the southern site boundary. The pass at 22:14hrs was the final pass of the survey. The survey ceased at 22:25hrs.



B1: A view of the southern and eastern elevations.



B1: A view of the eastern elevation.



B1: A view of the western elevations.



B2: A view of the western and southern elevations.

Building 1

Survey 2: 10/06/2025

- 3.4 Sunset was at 21:18hrs and the temperature at the start of the survey was 19.5°C, falling to 17.8°C at the end of the survey. The sky was relatively clear with no breeze and no precipitation. Humidity ranged between 61.3% and 63%.
- 3.5 The level of bat activity recorded was similar to that recorded during the first survey; a very low level of bat activity was recorded at the site with a single species detected during the survey; common pipistrelle. No bat roosts were associated with the building at the time of the survey.
- 3.6 The first bat pass was recorded to the south of the B1 at 21:42hrs. The pass was brief, recorded by both surveyors although the bat was heard and not seen. A second faint pass by a common pipistrelle was recorded by the surveyor to the south-east of the building at 22:12hrs. This bat was heard and not seen and this was the final pass of the survey. The survey ceased at 22:55hrs.



B1: A view of the southern and eastern elevations. B1: A view of the eastern elevation.



B1: A view of the western elevations.

4. CONCLUSIONS, EVALUATION AND IMPACT ASSESSMENT

- 4.1 A series of bat emergence and activity surveys have been carried out at 60 Sea Way in order to confirm the presence/likely absence of roosting bats. No bats emerged from either building and so the likely absence of any high conservation value roosts such as maternity roosts are confirmed.
- 4.2 Owing to the previously identified potential roosting features, there remains some potential for an occasional or transient bat to roost at the buildings and in turn precautionary measures are required in order to safeguard roosting bats.

Impact Assessment

- 4.3 Both buildings (B1 and B2) will be demolished in order to facilitate construction of a replacement dwelling at the site. No bat roosts have been located at either building and the likely absence of bat roosts is confirmed. In turn the proposed works are not anticipated to impact upon any bat roosts and a protected species mitigation licence (PSML) is not necessary in order to proceed with the demolition works. The proposed works are not anticipated to cause any negative impacts upon the local bat population.
- 4.4 Owing to the potential roosting features identified at the buildings and the high mobility of bats, there remains some, albeit limited, potential for a transient bat to utilise the buildings in the future. In turn, precautionary measures are detailed in section 5 in order to safeguard and prevent any detrimental impacts to bats or their roosts.

5. RECOMMENDATIONS

- 5.1 Recommendations are detailed below. A summary of relevant legislation is provided in Appendix B.

Bats

- 5.2 No further survey work is currently deemed necessary at 60 Sea Way in relation to the current proposal for the building demolition and the proposed works may proceed without the need for a PSML.
- 5.3 Owing to the presence of features associated with the buildings and the high mobility of bats, a precautionary approach must be implemented to ensure that there are no detrimental impacts to bats. This approach must include:
- * Roof tiles on the western and eastern roof pitches (B1) and the southern roof pitch (B2) and any associated underlying materials including felt must be removed by hand by appropriate contractors. The reverse of all materials must be checked for any bats and roof tiles removed individually, avoiding scraping the tiles over/together. Felt must be rolled back to view the reverse of the felt as well as any overlaps.
 - * Timber cladding on the southern gable end (B1) and associated underlying materials including felt must be removed by hand by appropriate contractors. The reverse of all materials must be checked for any bats and roof tiles removed individually, avoiding scraping the tiles over/together. Felt must be rolled back to view the reverse of the felt as well as any overlaps.
 - * The removal of roof tiles and cladding must avoid the peak winter hibernation period and in turn these works must only proceed between April and November inclusive.
 - * If a bat is unexpectedly discovered during the removal of materials:
 - All works must immediately stop and any machinery at the site switched off;
 - A licensed bat ecologist be contacted as soon as possible;
 - The bat/s must be left in-situ, if they have been uncovered, carefully replace the original covering ensuring the bat/s are not crushed. If this is not possible, the bat/s should be covered with a soft cloth or loose covering.
- 5.4 If bats are found during the demolition works, further activities relating to the building would need to be delayed whilst the ecologist carries out further surveys as required and an appropriate licence obtained from Natural England. Appropriate compensatory measures would potentially need to be created/incorporated at the site and there would be time constraints associated with delays and licence conditions.

- 5.5 If the proposed demolition works to the buildings have not commenced within 18 months of the completed surveys, the buildings must be re-surveyed in order to identify whether the status of bat roosts has changed.

Biodiversity Enhancement Measures

Bat Boxes

- 5.6 A total of two bat boxes should be installed at the site; these could be fixed to the new buildings or on suitable trees in the wider garden. Greenwoods single crevice bat boxes are recommended but there are also other good quality beech or pressure treated soft wood boxes on the market. The bat boxes should be oriented south-west to south-east and located at least 3m above ground level and ideally directly below the eaves if located on a building.

6. REFERENCES

- * British Standards Institute (2013). 24040:2013. *Biodiversity-Code of Practice for Planning and Development*. Standards Policy & Strategy Committee. Milton Keynes: BSI.
- * Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 3rd edn. The Bat Conservation Trust, London
- * Hill, D. Fasham, M. Tucker, G. Shewry, M. Shaw, P (2005). *Handbook of Biodiversity Methods – Survey, Evaluation and Monitoring*. Cambridge: Cambridge University Press.
- * Mitchell-Jones, T. & McLeish, A.P (2004). *The Bat Workers' Manual* (3rd Ed). Joint Nature Conservation Committee, Peterborough, UK.
- * CT Ecology (2024). *Preliminary Roost Assessment*. 60 Sea Way, Middleton, West Sussex. Unpublished report for Mr Vlad. West Sussex: CT Ecology.
- * Natural England (2015). *Standing advice for local planning authorities to assess impacts of development on bats: Survey and Mitigation for development projects*. [on-line]. Available from <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects> [Accessed on 25/06/2025].
- * The British Standards Institution. (2013). *Biodiversity – Code of practice for planning and development BS42020:2013*. BSI Standards Limited

Appendix A

Survey Maps



Figure 1: 60 Sea Way Bat Emergence and Activity Map Survey 1 (May 2025)

Drawn by: CT
Date: 02/07/2025
Scale: See Map



Figure 2: 60 Sea Way Bat Emergence and Activity Map Survey 2 (June 2025)

Drawn by: CT
Date: 02/07/2025
Scale: See Map

Appendix B

Legislation

LEGISLATIVE FRAMEWORK

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive¹ is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include

- * Countryside and Rights of Way (CRoW) Act 2000
- * Deer Act 1991
- * Natural Environment & Rural Communities (NERC) Act 2006
- * Protection of Badgers Act 1992
- * Wild Mammals (Protection) Act 1996

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

- * intentional or reckless disturbance (at any level);

¹ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

- * intentional or reckless obstruction of access to any place of shelter or protection; and
- * selling, offering or exposing for sale, possession or transporting for purpose of sale

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- * deliberate killing, injuring or capturing of Schedule 2 species (all bats);
- * deliberate disturbance of bat species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- * deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- * damage or destruction of a breeding site or resting place; and
- * keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A Protected Species Mitigation Licence (PSML) issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.