

# Bat Surveys Report

Halsnead Farm

Version One. 24.08.2025

Prepared for: Starship Grp/Onward Homes  
Version 1

Prepared by:  
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# 1. Introduction

## 1.1 Site description, location, and context

The site is located on the southern boundary of the M62 and north of Symmetry Park. The survey area consisted of modified grassland (g4), urban introduced shrub (u-1160), urban buildings and sealed surfaces (u1b), other woodland (mixed) and urban trees.

## 1.2 Purpose, aims and objectives of this report

The Bat Roost Assessment indicates in section 5.0:

*“Evidence of bat (segmented droppings, feeding remains and possible urine staining on the battens) was found in the farmhouse. The Farmhouse is therefore a confirmed bat roost.*

*B1 is a low potential building, a single emergence survey required. B2 is a moderate potential due to the number of PRF that were found during survey”.*

The purpose of this report is therefore to establish use of the building for bats by means of survey(s). This survey shall be carried out at the identified points of potential entry or shelter for bat species identified in the BRA. We shall aim to establish absence or presence on the development site in reference to the use of the building by bats. The objective of the report is to be able to assess the bat use in the building, the impact of construction and any applicable mitigation measures in relation to the extent and use of the site by bats.

# 2. Methods

## 2.1 Summary of survey methods

The BCT September 2023 good practice survey guidelines (Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good practice Guideline (4th Edn) are used to design and inform the survey effort.

All surveys are compliant to The BCT September 2023 good practice survey guidelines in particular reference to section 7.2 determining presence / absence.

Ecologists attend the site at dusk to listen and record (using a full-spectrum bat detector and a night vision aid (NVA) and observe the structure/s or tree/s to watch for bats exiting from them. Information is recorded regarding the bat species encountered, their numbers, access/exit points, roosting locations and flight-paths. Surveyors and recording equipment are stationed appropriately around the structure/s or tree/s in order to observe all the potential roost features on a site, and to ensure that equipment is operational throughout the survey and to adjust infra-red levels, as necessary.

Surveys commence 30 minutes before sunset and continue until 1.5hrs – 2hrs after sunset (depending on survey results, e.g. likelihood of late-emerging species).

Surveyors minimise noise and lighting disturbance whilst setting up and taking down equipment, particularly where ambient noise and light levels are low in accordance with section 7.2.7 of the 2023 BCT guidelines.

The survey is recorded using an NVA (infra-red cameras are utilised to enable a clearer view of the allocated structure/tree) in accordance with section 7.2.8 of the guidelines and the surveyors are also equipped with infra-red night vision scopes to enable them to clearly see the potential roost features on the structure/tree once it is dark. Standalone infra-red light sources are also utilised to give a clearer view of the study area. This is particularly important as bats can often emerge after it is too dark to see them without an NVA. Surveyors are appropriately trained in the use of the equipment. Still-shots of each position at the darkest point of the survey are retained and utilised in reporting as described in 7.2.10.

Where cameras are left operational and are unattended, a bat detector soundtrack is also taken from that position and retained to aid accurate recording.

Footage is reviewed the day following the survey to ensure all information regarding bat activity on the site is fresh in the minds of the surveyors in attendance.

If bats are observed emerging, this does not necessarily mean they are roosting in the same location as the exit point, it may be necessary to identify roosting locations separately, for example, by having someone stationed internally.

Survey design has been iterative; each survey being informed by the previous visit for example the addition of a third survey following the first survey visit.

## 2.2 Pre Survey data search

The closest granted European Protected Species (EPS) license application by Natural England was for bat species (C-PIP;S-PIP;BLE;NATT) approximately 1390m from site. No granted European Protected Species are within a 1km radius of site.

## 2.3 Surveyor information

Simon Brain (Managing Director) has attained a Post Graduate Certificate in Biological Recording and has attended FSC Field Courses for Land mammals, Songbird identification, Barn Owls (CIEEM) and Advanced Bird Survey Techniques (Level M). He has fourteen years experience in bat and avian work. He has accumulated over 450 hours of bat contact time and holds an NE Class 2 license (70619:OTH:CSAB:2016). He has attended courses for trees and bats, bat survey techniques, mitigation and handling and attended seven european workshops. Dawn Good fellow is an experienced senior ecologist with a number of years of bat experience and an accredited agent on the above license number. Remaining surveyors have a number of years of bat surveying experience.

# 3. Emergence Survey - Results

## 3.1 Dusk emergence results

### Summary and analysis

No bats emerged from B1 or B2.

Farmhouse. 24.07.2025 (Visit 2 from 3). A single Soprano pipistrelle bat was observed to emerge at wall-top height near the Security Camera on the Eastern face of the House.

Detailed survey records

|                                 |                 |                                    |               |             |
|---------------------------------|-----------------|------------------------------------|---------------|-------------|
| <b>Site:</b>                    | Halsnead Farm   |                                    | <b>Start:</b> | <b>End:</b> |
| <b>Building/Structure/Tree:</b> | Building 1      | <b>Precipitation:</b>              | 0%            | 0%          |
| <b>Visit No.:</b>               | V1/1            | <b>Temperature:</b>                | 17°C          | 15°C        |
| <b>Date:</b>                    | 03/07/25        | <b>Wind Speed Beaufort (0-12):</b> | 3             | 3           |
| <b>Lead Surveyor:</b>           | Dawn Goodfellow | <b>Cloud Cover (0-8):</b>          | 1             | 3           |
| <b>Start Time:</b>              | 21:12hrs        |                                    |               |             |
| <b>Sunset:</b>                  | 21:42hrs        |                                    |               |             |
| <b>End Time:</b>                | 23:12hrs        |                                    |               |             |



- = Surveyor positions  
 ▲ = Camera positions

|                   |                                                            |                                                                                                                                                                 |
|-------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Tracey Minogue                                             |                                                                                                                                                                 |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                                                                                                                 |
| <b>Position:</b>  | NW Corner                                                  |                                                                                                                                                                 |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                                                                                                                  |
| 22:24             | C. Pip                                                     | Bat/s heard and at least 2 x bats observed entered and exiting the building but considered too late for emergence and numbers consistent with bats entering B1. |
| 22:57             | S. Pip                                                     | Bat heard but no visual.                                                                                                                                        |

|                   |                                                            |                                                                                                  |
|-------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Janette Short                                              |                                                                                                  |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                                                  |
| <b>Position:</b>  | NE Corner                                                  |                                                                                                  |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                                                   |
| 22:41             | C. Pip                                                     | Bat heard and observed flying above barn before entering the barn and flying out a moment later. |

|                   |                                                            |                                                                                                                             |
|-------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Graham Short                                               |                                                                                                                             |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                                                                             |
| <b>Position:</b>  | SE Corner                                                  |                                                                                                                             |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                                                                              |
| 22:23             | C. Pip                                                     | Bat/s heard and observed over B1, the same bats were then seen to enter B1 via side windows and front doors multiple times. |
| 22:32             | S. Pip                                                     | Bat heard and observed flying over B1.                                                                                      |
| 22:38             | C. Pip & S. Pip                                            | Bats heard and observed every minute or so over the adjacent field for several minutes.                                     |

|                   |                                                            |                                                                                                                     |
|-------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Sarah Lea                                                  |                                                                                                                     |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                                                                     |
| <b>Position:</b>  | SW Corner                                                  |                                                                                                                     |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                                                                      |
| 22:17             | C. Pip                                                     | Bats heard (feeding) and observed foraging over the building and over the adjacent field but no emergence recorded. |

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**No bats were seen to emerge from the Building (B1) observed.**

|                                 |                 |                                    |               |             |
|---------------------------------|-----------------|------------------------------------|---------------|-------------|
| <b>Site:</b>                    | Halsnead Farm   |                                    | <b>Start:</b> | <b>End:</b> |
| <b>Building/Structure/Tree:</b> | Building 2      | <b>Precipitation:</b>              | 0%            | 0%          |
| <b>Visit No.:</b>               | V1/3            | <b>Temperature:</b>                | 17°C          | 15°C        |
| <b>Date:</b>                    | 03/07/25        | <b>Wind Speed Beaufort (0-12):</b> | 3             | 3           |
| <b>Lead Surveyor:</b>           | Dawn Goodfellow | <b>Cloud Cover (0-8):</b>          | 1             | 3           |
| <b>Start Time:</b>              | 21:12hrs        |                                    |               |             |
| <b>Sunset:</b>                  | 21:42hrs        |                                    |               |             |
| <b>End Time:</b>                | 23:12hrs        |                                    |               |             |



- = Surveyor positions  
 ▲ = Camera positions

|                   |                                                            |                            |
|-------------------|------------------------------------------------------------|----------------------------|
| <b>Surveyor:</b>  | Phil Scurfield                                             |                            |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                            |
| <b>Position:</b>  | NW Corner                                                  |                            |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>             |
|                   |                                                            | No bats heard or observed. |

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| <b>Surveyor:</b>  | Jean Bagan                                                 |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |

|                   |                |                                                                            |
|-------------------|----------------|----------------------------------------------------------------------------|
| <b>Position:</b>  | NE Corner      |                                                                            |
| <b>Time (hrs)</b> | <b>Species</b> | <b>Comment</b>                                                             |
| 22:25             | C. Pip         | Bat heard and observed flying into B2, then coming out and flying into B1. |
| 22:56             | S. Pip         | Bat heard but no visual.                                                   |

|                   |                                                            |                                                                                   |
|-------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Alex Whitmarsh                                             |                                                                                   |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                                   |
| <b>Position:</b>  | SE Corner                                                  |                                                                                   |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                                    |
| 22:17 – 22:20     | C. Pip                                                     | Bat heard continuously for several minutes but no visual.                         |
| 22:24             | C. Pip                                                     | Bat heard and observed flying westwards near B2.                                  |
| 22:37             | C. Pip                                                     | Bat heard and observed flying high overhead.                                      |
| 22:52             | C. Pip                                                     | Bat heard and observed flying westwards near B2.                                  |
| 22:57             | C. Pip                                                     | Bat heard continuously for several minutes and observed flying eastwards near B2. |

|                   |                                                            |                            |
|-------------------|------------------------------------------------------------|----------------------------|
| <b>Surveyor:</b>  | Robert Moss-Rathbone                                       |                            |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                            |
| <b>Position:</b>  | SW Corner                                                  |                            |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>             |
|                   |                                                            | No bats heard or observed. |

No bats were seen to emerge from the Building (B2) observed.

|                                 |                 |                                    |               |             |
|---------------------------------|-----------------|------------------------------------|---------------|-------------|
| <b>Site:</b>                    | Halsnead Farm   |                                    | <b>Start:</b> | <b>End:</b> |
| <b>Building/Structure/Tree:</b> | Building 2      | <b>Precipitation:</b>              | 0%            | 0%          |
| <b>Visit No.:</b>               | V2/3            | <b>Temperature:</b>                | 17°C          | 14°C        |
| <b>Date:</b>                    | 24/07/25        | <b>Wind Speed Beaufort (0-12):</b> | 2             | 2           |
| <b>Lead Surveyor:</b>           | Dawn Goodfellow | <b>Cloud Cover (0-8):</b>          | 3             | 2           |
| <b>Start Time:</b>              | 20:49hrs        |                                    |               |             |
| <b>Sunset:</b>                  | 21:19hrs        |                                    |               |             |
| <b>End Time:</b>                | 22:49hrs        |                                    |               |             |



● = Surveyor positions

▲ = Camera positions

|                   |                                                            |                                                                  |
|-------------------|------------------------------------------------------------|------------------------------------------------------------------|
| <b>Surveyor:</b>  | Phil Scurfield                                             |                                                                  |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                  |
| <b>Position:</b>  | NW Corner                                                  |                                                                  |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                   |
| 22:12             | C. Pip                                                     | Bat heard and observed flying along the treeline, from NE to SW. |

|                   |                                                            |                                         |
|-------------------|------------------------------------------------------------|-----------------------------------------|
| <b>Surveyor:</b>  | Graham Short                                               |                                         |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                         |
| <b>Position:</b>  | NE Corner                                                  |                                         |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                          |
| 22:03             | C. Pip                                                     | Bat heard and observed flying overhead. |
| 22:08             | S. Pip                                                     | Bat heard but no visual.                |

|                   |                                                            |                                                                                                        |
|-------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Surveyor:</b>  | John Turner                                                |                                                                                                        |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                                                        |
| <b>Position:</b>  | SE Corner                                                  |                                                                                                        |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                                                         |
| 21:38             | Unknown                                                    | Bat not heard but observed flying around inside the barn on 2 different occasions, no emergence noted. |
| 22:00             | Noctule                                                    | Bat heard but no visual.                                                                               |
| 22:13             | C. Pip                                                     | Bat heard but no visual.                                                                               |
| 22:21             | S. Pip                                                     | Bat heard but no visual.                                                                               |

|                   |                                                            |                            |
|-------------------|------------------------------------------------------------|----------------------------|
| <b>Surveyor:</b>  | Robert Moss-Rathbone                                       |                            |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                            |
| <b>Position:</b>  | SW Corner                                                  |                            |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>             |
|                   |                                                            | No bats heard or observed. |

No bats were seen to emerge from the Building (B2) observed.

|                                 |                 |                                    |               |             |
|---------------------------------|-----------------|------------------------------------|---------------|-------------|
| <b>Site:</b>                    | Halsnead Farm   |                                    | <b>Start:</b> | <b>End:</b> |
| <b>Building/Structure/Tree:</b> | Building 2      | <b>Precipitation:</b>              | 0%            | 0%          |
| <b>Visit No.:</b>               | V3/3            | <b>Temperature:</b>                | 19°C          | 17°C        |
| <b>Date:</b>                    | 15/08/25        | <b>Wind Speed Beaufort (0-12):</b> | 2             | 1           |
| <b>Lead Surveyor:</b>           | Dawn Goodfellow | <b>Cloud Cover (0-8):</b>          | 2             | 2           |
| <b>Start Time:</b>              | 20:08hrs        |                                    |               |             |
| <b>Sunset:</b>                  | 20:38hrs        |                                    |               |             |
| <b>End Time:</b>                | 22:08hrs        |                                    |               |             |



- = Surveyor positions
- ▲ = Camera positions

|                   |                                                            |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Dawn Goodfellow                                            |                                                                                                                                                                  |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                                                                                                                  |
| <b>Position:</b>  | Inside B2 at SE corner                                     |                                                                                                                                                                  |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                                                                                                                   |
| 20:50             | Myotis sp. (Wh)                                            | Bat heard (faintly) but no visual inside the barn.                                                                                                               |
| 20:55 – 20:58     | C. Pip                                                     | Bat heard and appeared to fly into the barn via window gap at Western end of barn, foraged inside and then flew out at SE corner.                                |
| 21:01             | Myotis sp. (Wh)                                            | Bat heard faintly then increasingly louder and then observed flying around the perimeter of the barn and out via the SE corner, then returned back inside again. |
| 21:03             | Noctule                                                    | Bat heard but no visual.                                                                                                                                         |
| 21:04             | Myotis sp. (Wh)                                            | Bat heard but no visual.                                                                                                                                         |
| 21:08             | Noctule                                                    | Bat heard but no visual.                                                                                                                                         |
| 21:13             | C. Pip                                                     | Bat heard and observed coming into the barn from the gap at the SE corner, flew around the perimeter then flew out again via the same gap.                       |
| 21:22             | C. Pip                                                     | Bat heard and observed briefly flying inside the barn.                                                                                                           |
| 21:28             | S. Pip                                                     | Bat heard but no visual.                                                                                                                                         |
| 21:51             | C. Pip                                                     | Bat heard but no visual.                                                                                                                                         |
| 22:04             | C. Pip                                                     | Bat heard and observed coming into the barn from the gap at the SE corner, flew around the perimeter then flew out again via the same gap.                       |

**No bats were considered to have emerged from Building (B2) observed**

|                                 |                 |                                    |               |             |
|---------------------------------|-----------------|------------------------------------|---------------|-------------|
| <b>Site:</b>                    | Halsnead Farm   |                                    | <b>Start:</b> | <b>End:</b> |
| <b>Building/Structure/Tree:</b> | House           | <b>Precipitation:</b>              | 0%            | 0%          |
| <b>Visit No.:</b>               | V1/3            | <b>Temperature:</b>                | 17°C          | 15°C        |
| <b>Date:</b>                    | 03/07/25        | <b>Wind Speed Beaufort (0-12):</b> | 3             | 3           |
| <b>Lead Surveyor:</b>           | Dawn Goodfellow | <b>Cloud Cover (0-8):</b>          | 1             | 3           |
| <b>Start Time:</b>              | 21:12hrs        |                                    |               |             |
| <b>Sunset:</b>                  | 21:42hrs        |                                    |               |             |
| <b>End Time:</b>                | 23:12hrs        |                                    |               |             |



- = Surveyor positions  
▲ = Camera positions

|                   |                                                            |                          |
|-------------------|------------------------------------------------------------|--------------------------|
| <b>Surveyor:</b>  | Gina Kenny                                                 |                          |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                          |
| <b>Position:</b>  | North face of House                                        |                          |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>           |
| 22:40             | BLE                                                        | Bat heard but no visual. |
| 22:58             | BLE                                                        | Bat heard but no visual. |

|                   |                                                            |                                                                        |
|-------------------|------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Dawn Goodfellow                                            |                                                                        |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                        |
| <b>Position:</b>  | East face of House                                         |                                                                        |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                         |
| 22:05             | S. Pip                                                     | Bat heard and observed flying North to South along East face of House. |
| 22:27             | S. Pip                                                     | Bat heard but no visual.                                               |
| 22:31             | C. Pip                                                     | Bat heard but no visual.                                               |
| 22:38             | S. Pip                                                     | Bat heard and observed flying North to South along East face of House. |
| 22:39             | C. Pip                                                     | Bat heard and observed flying North to South along East face of House. |
| 22:49             | Noctule                                                    | Bat heard but no visual.                                               |

|                   |                                                            |                                                             |
|-------------------|------------------------------------------------------------|-------------------------------------------------------------|
| <b>Surveyor:</b>  | Mike Bazley                                                |                                                             |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                             |
| <b>Position:</b>  | South face of House                                        |                                                             |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                              |
| 22:37             | C. Pip                                                     | Bat heard and observed flying westwards near this position. |
| 22:46             | S. Pip                                                     | Bat heard but no visual.                                    |

|                   |                                                            |                                                                          |
|-------------------|------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Lucy Short                                                 |                                                                          |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                          |
| <b>Position:</b>  | West face of House                                         |                                                                          |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                           |
| 22:33             | C. Pip                                                     | Bat heard and observed circling around the rear garden at the West face. |
| 22:42             | C. Pip                                                     | Bat heard and observed circling the rear garden.                         |
| 22:49             | Noctule                                                    | Bat heard but no visual.                                                 |
| 22:58             | C. Pip                                                     | Bat heard but no visual.                                                 |
| 23:03             | C. Pip                                                     | Bat heard but no visual.                                                 |

**No bats were seen to emerge from the House observed.**

|                                 |                 |                                    |               |             |
|---------------------------------|-----------------|------------------------------------|---------------|-------------|
| <b>Site:</b>                    | Halsnead Farm   |                                    | <b>Start:</b> | <b>End:</b> |
| <b>Building/Structure/Tree:</b> | House           | <b>Precipitation:</b>              | 0%            | 0%          |
| <b>Visit No.:</b>               | V2/3            | <b>Temperature:</b>                | 17°C          | 14°C        |
| <b>Date:</b>                    | 24/07/25        | <b>Wind Speed Beaufort (0-12):</b> | 2             | 2           |
| <b>Lead Surveyor:</b>           | Dawn Goodfellow | <b>Cloud Cover (0-8):</b>          | 3             | 2           |
| <b>Start Time:</b>              | 20:49hrs        |                                    |               |             |
| <b>Sunset:</b>                  | 21:19hrs        |                                    |               |             |
| <b>End Time:</b>                | 22:49hrs        |                                    |               |             |



- = Surveyor positions
- ▲ = Camera positions

|                   |                                                            |                                    |
|-------------------|------------------------------------------------------------|------------------------------------|
| <b>Surveyor:</b>  | Dawn Goodfellow                                            |                                    |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                    |
| <b>Position:</b>  | North face of House                                        |                                    |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                     |
| 22:01             | Noctule                                                    | Bat heard (faintly) but no visual. |
| 22:12             | Noctule                                                    | Bat heard but no visual.           |
| 22:14             | C. Pip                                                     | Bat heard but no visual.           |

|                   |                                                            |                                                                                             |
|-------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Jack Mallinder                                             |                                                                                             |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                                             |
| <b>Position:</b>  | East face of House                                         |                                                                                             |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                                              |
| 21:41             | S. Pip                                                     | Bat heard and observed emerging from East face of the House, very close to Security Camera. |
| 22:00             | S. Pip                                                     | Bat heard and observed flying westwards from Fox's Bank Road, towards the House.            |
| 22:01             | Noctule                                                    | Bat heard and observed flying in adjacent field, single pass.                               |

|                   |                                                            |                                       |
|-------------------|------------------------------------------------------------|---------------------------------------|
| <b>Surveyor:</b>  | Mike Bazley                                                |                                       |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                       |
| <b>Position:</b>  | South face of House                                        |                                       |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                        |
| 22:01             | Myotis sp. (D)                                             | Bat heard but no visual (brief pass). |
| 22:12             | S. Pip                                                     | Bat heard but no visual (brief pass). |
| 22:21             | C. Pip                                                     | Bat heard but no visual (brief pass). |

|                   |                                                            |                                                      |
|-------------------|------------------------------------------------------------|------------------------------------------------------|
| <b>Surveyor:</b>  | Emily Traynor                                              |                                                      |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                      |
| <b>Position:</b>  | West face of House                                         |                                                      |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                       |
| 22:01             | Noctule                                                    | Bat heard but no visual (brief pass).                |
| 22:20             | C. Pip                                                     | Bat heard but no visual (brief pass).                |
| 22:21             | S. Pip                                                     | Bat heard and observed flying past, from West to SE. |
| 22:24             | C. Pip                                                     | Bat heard but no visual (brief pass).                |
| 22:38             | C. Pip                                                     | Bat heard but no visual (brief pass).                |

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**A single Soprano pipistrelle bat was observed to emerge at wall-top height near the Security Camera on the Eastern face of the House.**

|                                 |                 |                                    |               |             |
|---------------------------------|-----------------|------------------------------------|---------------|-------------|
| <b>Site:</b>                    | Halsnead Farm   |                                    | <b>Start:</b> | <b>End:</b> |
| <b>Building/Structure/Tree:</b> | House           | <b>Precipitation:</b>              | 0%            | 0%          |
| <b>Visit No.:</b>               | V3/3            | <b>Temperature:</b>                | 19°C          | 17°C        |
| <b>Date:</b>                    | 15/08/25        | <b>Wind Speed Beaufort (0-12):</b> | 2             | 1           |
| <b>Lead Surveyor:</b>           | Dawn Goodfellow | <b>Cloud Cover (0-8):</b>          | 2             | 2           |
| <b>Start Time:</b>              | 20:08hrs        |                                    |               |             |
| <b>Sunset:</b>                  | 20:38hrs        |                                    |               |             |
| <b>End Time:</b>                | 22:08hrs        |                                    |               |             |



- = Surveyor positions  
 ▲ = Camera positions

|                   |                                                            |                                                          |
|-------------------|------------------------------------------------------------|----------------------------------------------------------|
| <b>Surveyor:</b>  | Alex Whitmarsh                                             |                                                          |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                          |
| <b>Position:</b>  | North face of House                                        |                                                          |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                           |
| 21:27             | S. Pip                                                     | Bat heard and observed flying high, from North to South. |
| 21:38             | C. Pip                                                     | Bat heard (faintly) but no visual.                       |

|                   |                                                            |                                                                   |
|-------------------|------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Surveyor:</b>  | Mike Bazley                                                |                                                                   |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                   |
| <b>Position:</b>  | East face of House                                         |                                                                   |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                    |
| 20:54             | Noctule                                                    | Bat heard and observed flying high above the driveway.            |
| 21:08             | S. Pip                                                     | Bat heard and observed on south side of garage, but no emergence. |
| 21:37             | S. Pip                                                     | Bat heard but no visual.                                          |
| 21:47             | C. Pip                                                     | Bat heard (social call) but no visual.                            |

|                   |                                                            |                                                                 |
|-------------------|------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Surveyor:</b>  | Lucy Bazley                                                |                                                                 |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                 |
| <b>Position:</b>  | South face of House                                        |                                                                 |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                  |
| 21:08             | Unknown                                                    | Bat not heard/detected but observed flying from North to South. |
| 21:37             | Unknown                                                    | Bat not heard/detected but observed flying from North to South. |

|                   |                                                            |                                                                         |
|-------------------|------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>Surveyor:</b>  | Phil Scurfield                                             |                                                                         |
| <b>Equipment:</b> | Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light |                                                                         |
| <b>Position:</b>  | West face of House                                         |                                                                         |
| <b>Time (hrs)</b> | <b>Species</b>                                             | <b>Comment</b>                                                          |
| 20:54             | Noctule                                                    | Bat heard and observed circling overhead this position, flew Eastwards. |
| 21:28             | S. Pip                                                     | Bat heard but no visual.                                                |
| 21:37             | C. Pip                                                     | Bat heard but no visual.                                                |

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**No bats were seen to emerge from the House observed.**

## **4. Constraints and legislation**

### **4.1 Constraints on survey information or equipment**

It was considered that no constraints were applicable.

### **4.2 Potential impacts of development**

All UK bat species and their roosts (occupied or unoccupied) are legally protected and demolition of a roost site is a criminal offence.

### **4.3 Legislation and Policy guidance**

All bats are European Protected Species as defined by Bern and Bonn Conventions, Conservation of Habitats and Species regulations 2010, Habitats Directive Annex 4, some are also Annex 2.

All bats are protected by domestic legislation including Schedule 5 of the Wildlife and Countryside Act 1981 as amended, CROW and NERC Act 2006.

## **5. Recommendations and mitigation, compensation and enhancement measures**

### **5.1 Further survey effort**

In relation to the existing Farmhouse building and in accordance with the BCT good practice guidelines 2023 presence of bats has been established by means of the bat survey which are sufficient to obtain a Natural England site bat license and therefore further surveys are not required for the current annual bat survey season to support the planning application. Natural England accept license applications only with the current years data and therefore should the 2026 survey season open in May (2026) and planned works have not been implemented under a site bat license, then repeat surveys will be needed for works to proceed lawfully for either a planning application to be valid or a NE license application to be made.

## 5.2 Mitigation, compensation and enhancement measures

Bats were recorded in one building (Farmhouse) and therefore measures are required to mitigate the effects of development on bats in this instance and to compensate for their presence. Bat roosts were identified during the survey and therefore an EPS license is required for development to commence.

### Enhancement measures

There is loss of roost on the site as roosts were discovered on survey and roost mitigation is needed. The site is being used for commuting and feeding. Specific mitigation for loss of foraging and commuting routes is not required. Under the National Planning Policy Framework and the NERC Act 2006 there is a requirement to improve existing environment through enhancement.

The development proposals can maintain the ecological connection between the site and the locality. Where new planting is to be introduced native tree and shrub planting plan is preferred. Species of local provenance are recommended in preference to non-native, ornamental species. Planting of tree and shrub species that support a high insect biomass and provide a potential food source for bats throughout the bat activity period (spring to autumn) such as rowan, silver birch, alder buckthorn, dogwood, crab apple and wild plum are recommended..

Research has found that lighting can cause considerable disturbances to bats and may interfere with bat navigation during nocturnal commuting flights to suitable feeding sites. It is recommended by the Bat Conservation Trust and Institute of Lighting Engineers that lighting at ground level should be below 3 Lux (BCT & ILE 2008). The site was found to be largely unaffected by lighting and the redevelopment will seek to ensure that lighting will be appropriately designed to ensure minimal light spill, particularly on the vegetated boundary of the site. This could be achieved by:

- Ensuring lights are only erected where they are needed, illuminated only during the time period that they will be used, and at levels that enhance visibility.
- Using narrow spectrum bulbs, to lower the range of species affected by lighting, and avoiding the use of light sources that emit ultraviolet.
- Ensuring that there are no bare bulbs or lights that point upwards.

- Ensuring that the spread of light is kept near to or below the horizontal plane.
- Reducing the height of the lighting columns since light at a low level reduces ecological impact.
- Ensuring only low level lighting that is as directional as possible is provided and that light emitted from these fixtures is below 3 lux at ground level.
- LED lighting, ideally amber LED (bat-lamps) that have a negligible UV component may be a preferred option since these show a low insect attractiveness comparable to low pressure sodium lamps and they are more directional, thus reducing light spill
- Where possible, external lights should comprise sensor activated lamps) so that lights are only operational when they are needed.
- Avoiding the illumination of habitat features used by bats, notably the boundary tree and linear hedgerows.

### 5.3 Mitigation licenses

In relation to the building there are requirements for mitigation licensing as there is a requirement for anyone to carry out activity prohibited under wildlife legislation.

## 6. Summary

- 6.1 Low numbers (1no.) of common species of bat (C.Pip) were found to be roosting in the external roost features of the Farmhouse building. As a result, measures are required to mitigate the effects of development on bats to determine a planning application and there is a requirement for an EPS license (derogation or low impact) from Natural England in this instance.

Appendix 1 – Still shots

B1 - V1





B2 - V1



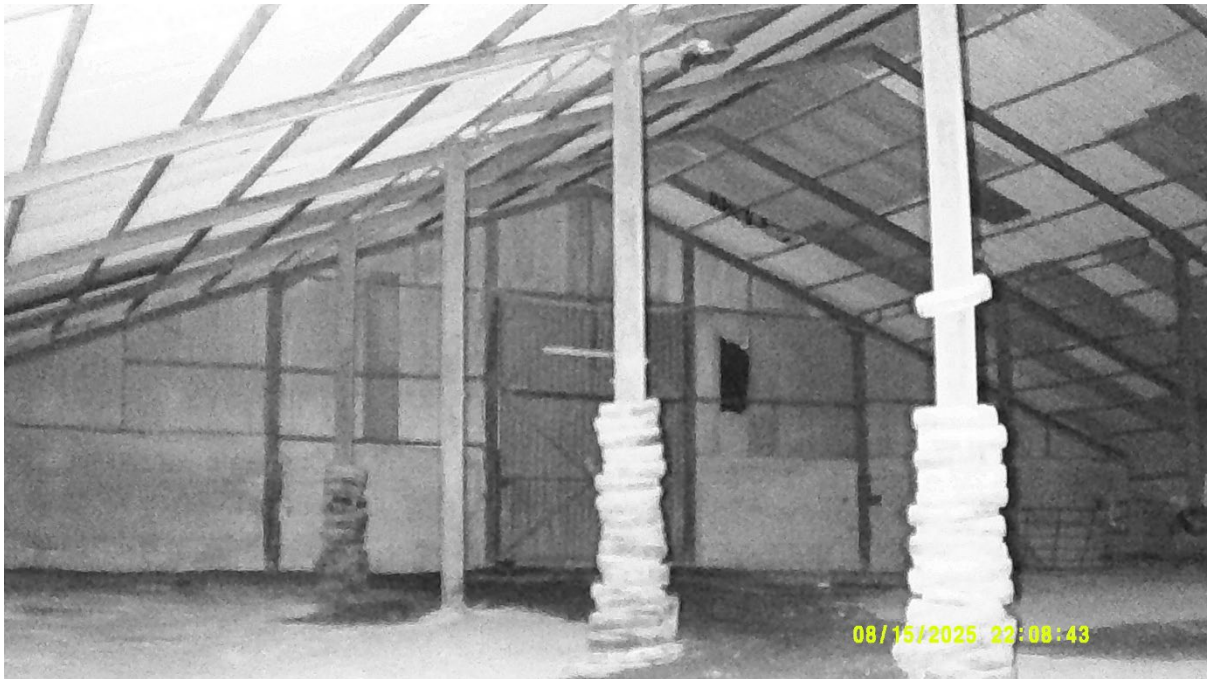


B2 - V2





B2 - V3



House - V1



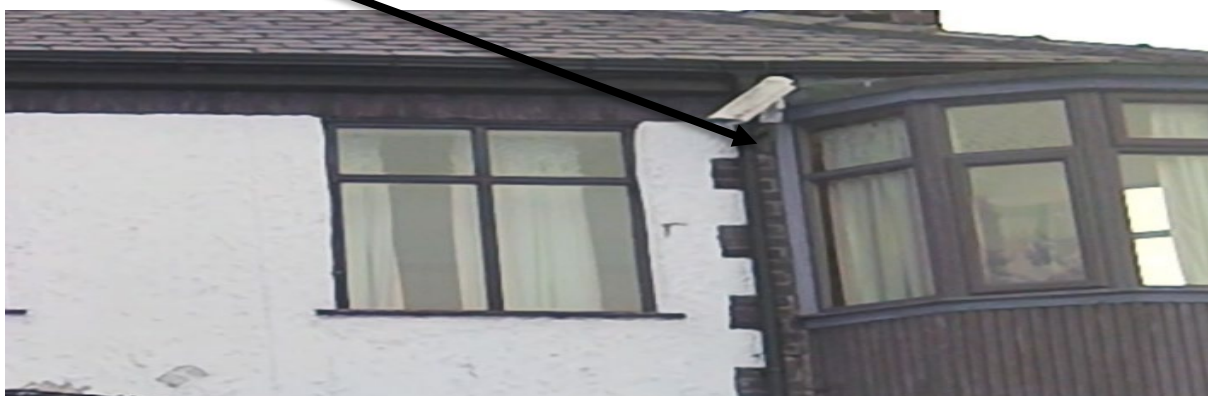


House - V2





Emergence position





House - V3



