

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Goatacre Farm, Goatacre, Wiltshire, SN11 9JA

Client:

Sarah Clayton

Report date:

3rd October 2025

Project:

This report is prepared to inform a planning application for the proposal described as:

The demolition of all existing buildings and the construction of nine new dwellings.

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Ecological Appraisal and Roost Assessment completed by Arbtech Consulting Limited (2025) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consents. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

Roosts Found:

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle	Day roost	Unknown location within the western section of B1	Destruction of the roost
2	Common pipistrelle	Transitional/occasional roost one bat (Droppings only – found in inspection)	Unknown location within the eastern section of B1	Destruction of the roost

Buildings B2 – B6 identified no bats emerging from the buildings, and therefore, bats are likely absent from these buildings.

A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

If the licence is not submitted by 18th December 2025 a Material Changes Check will be required.

If the licence is not submitted by 1st May 2026 updated dusk surveys will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife-related planning conditions that require sign-off from the council will need to be discharged prior to licence submission.

Background

PRA – Arbtech (2025), 29th July 2025, the site is comprised of 16 buildings of which 6 (B1-B6) are permanent structures and the other 10 (B7-B16) are temporary structures. All 16 buildings underwent internal and external inspections to identify evidence of bat presence, potential roosting features and access points. The site also contained 7 trees (T1 – T7) and one group of trees (G1) which underwent a ground-level tree assessment (GTLA) to identify potential roosting features. The habitat values of each building and tree are as follows:

B1: High roost suitability – B1 was assessed as a confirmed roost due to the presence of ~10 droppings (confirmed to be common pipistrelle from DNA analysis) found in the eastern section of the building, scattered on top of a dusty car.

B2 – B6: Moderate roost suitability

B7 – B16: Negligible roost suitability

T1 – T7: No roost suitability

G1: No roost suitability

Number of buildings on site – 16 buildings.

Number of buildings surveyed – 6 buildings.

Of the 16 buildings only B1-B6 were considered to have roosting potential with the rest designated as negligible roost suitability thus further surveys were not required.

Scope of works

The following buildings were subject to emergence/re-entry surveys:

B1: High value – 3 surveys (B1 was identified as a confirmed common pipistrelle roost through DNA found during the PRA)

B2 – B6: Moderate value – 2 surveys

B7 – B16: Negligible value – No surveys

Proposed development

Current use of building – Buildings B1 – B5 serve agricultural purposes and B6 serves a recreational purpose as a pavilion to the local cricket ground.

Proposed use of building – Demolition of the existing buildings and the creation of new residential dwellings.

Structural changes to the building – Demolition of all existing buildings.

Cosmetic/repair work – N.A.

Type of permission required – Full planning permission	
The site surveys were designed and managed by Laurence Wills ACIEEM BSc (Hons), Senior Ecologist, Class 2 bat licence (licence number available upon request).	
See surveyor locations in the BERS plan in Appendix 1a & 1b, Foraging Areas and Flight Paths in Appendix 2, Proposed Development in Appendix 3.	
<i>Limitations</i>	It should be noted that 1 out of the 3 surveys for building B1 and 1 out of 2 surveys for Buildings B2 – B6 were conducted outside of the optimal season on the 18th of September. The surveys were undertaken outside of the pipistrelle maternity season. However, due to the size and depth of the features (shallow), they are suitable for supporting low numbers of bats, and the buildings are unlikely to support maternity roosts. An external inspection was carried out on building B6. No internal inspection was carried out due to access limitations (the loft hatch within building B6 was swollen and could not be opened).

Field Survey					
Dusk Emergence Survey 1					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Sam Tofts	1 Year Experience	Level 2	Southwest elevations of B1
	2	Rhys Wareham	2 Years Experience	Level 1	north elevations of B1
	3	Francine Turpin	2 Years Experience	Level 1	Southwest elevations of B1
	4	Unmanned IR	N.A.	N.A.	Internal of B1’s west section
	5	Unmanned IR	N.A.	N.A.	Internal of B1’s Middle section
	6	Unmanned IR	N.A.	N.A.	Internal of B1’s east section
Weather (start/end)	Temperature (°C): 19.9 Relative humidity (%): 77 Cloud cover (%): 60 Wind (m/s): 2.3 Rain: None		Temperature (°C): 15.4 Relative humidity (%): 88.9 Cloud cover (%): 60 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	6	
	Additional Illumination	Nightfox	XB5 PRO	6	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	3	
	Two Way Radio	BAOFENG	FV-88E	3	
Results					

Date of survey				Sunset; Start - End		
07/08/2025				Sunset 20:44; 20:29 – 22:29		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations						
Surveyor 1		No emergences Flight paths: Frequent bat passes through the yard southeast of building B1 in a Southwest direction Foraging areas: Constant foraging in the yard south of building B1 Species: Common pipistrelle, noctule Summary of general activity: A common pipistrelle was observed foraging by the opening at the eastern elevation of B2 between 21:03 and 21:06 and again at 22:20 and 22:22. Between 21:16 and 22:49 up to two common pipistrelles were observed foraging in the yard area directly south of B1’s east section. Common pipistrelle activity was then heard and not seen until 22:15. At 21:08 a noctule was heard and not seen			<i>Full elevation photo showing surveyors view of B1’s south and west elevations</i> 	

<i>IR position 1</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences Summary of general activity: At 22:20 the two common pipistrelles foraging by the southern elevation of B1 can be seen briefly entering B1 via the barn door on the east where they forage until 22:22 and then exit and continue foraging activity outside.	Darkest point photo showing B1's south and west elevations  A night-time photograph of a large barn with a corrugated metal roof. A tractor is parked in front of the barn. The image is dark, with some light reflecting off the barn's surface. A timestamp in the bottom right corner reads '08/07/2025 22:29:23'.
<i>Surveyor 2</i>	No emergences Flight paths: N/A Foraging areas: N/A Species: Common pipistrelle Summary of general activity: A common pipistrelle was heard not seen at 21:15	Full elevation photo showing surveyors view of B1's north and east elevations  A daytime photograph of a large barn with a corrugated metal roof. In the foreground, there is a yellow skip filled with debris, some wooden planks, and some greenery. The barn is made of dark corrugated metal and has a gabled roof.
<i>IR position 2</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	Darkest point photo showing B1's north and east elevations

		
Surveyor 3	No emergences Flight paths: Directly south and west of the building Foraging areas: Directly south and west of the building Species: Common pipistrelle, serotine Summary of general activity: Common pipistrelles were frequently observed foraging in the areas west and south of B1's west wing between 20:57 and 21:24. At 21:58 a serotine was heard and not seen.	<i>Full elevation photo showing surveyors view of B1's south and west elevations</i> 
<i>IR position 3</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B1's south and west elevations</i>

		
<i>IR position 4</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences Summary of general activity: Between 20:54 – 21:23 a bat is seen foraging within the barn. Later between 22:18 – 22:32 at least two bats are seen not heard foraging within the barn these were identified later via calls as common pipistrelles	<i>Darkest point photo showing the inside of B1's west wing</i> 

<i>IR position 5</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing the inside of B1's middle section</i> 
<i>IR position 6</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences Summary of general activity: At 22:21 two common pipistrelles are observed foraging inside the building.	<i>Darkest point photo showing the inside of B1's east wing</i> 

Field Survey						
Dusk Emergence Survey 1						
Building B2						
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	7	Ellie Morgan	1 Year Experience		Level 2	northeast elevations of B2
	8	Tom Sollars	2 Years Experience		Level 1	Southwest elevations of B2
	9	Unmanned IR	N.A.		N.A.	Internal of B2
Weather (start/end)	Temperature (°C): 19.9 Relative humidity (%): 77 Cloud cover (%): 60 Wind (m/s): 2.3 Rain: None			Temperature (°C): 15.4 Relative humidity (%): 88.9 Cloud cover (%): 60 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		3	
	Additional Illumination	Nightfox	XB5 PRO		3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		3	
	Two Way Radio	BAOFENG	FV-88E		2	
Results						
Date of survey			Sunset; Start - End			
07/08/2025			Sunset 20:44; 20:29 – 22:29			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B2	N/A	N/A	N/A
Surveyor observations						

<i>Surveyor 7</i>	No emergences Flight paths: Area north of B2 and south of B1 in an east to west direction Foraging areas: In the yard area east of B2 outside the main entrance and outside of B1's east entrance Species: Common pipistrelle, serotine, noctule Summary of general activity: At 21:03 and 21:20 a common pipistrelle was seen foraging around the area outside B2's east elevation close to the entrance. At 21:06 a common pipistrelle was heard not seen and this activity was recorded constantly between 21:12-and 22:29. At 21:06 a common pipistrelle was recorded foraging in front of the northeast elevation of B1. At 21:18, a common pipistrelle was recorded foraging, circling in front of the eastern elevation and then flying off toward the northwest of the site along the northern elevation of B2. This activity was recorded consistently between 21:21 and 21:25. At 21:27 a serotine was recorded heard not seen and then again at 21:29, 21:56 and 22:10. At 21:35 a noctule was recorded as heard not seen.	<i>Full elevation photo showing surveyors view of B2's north and east elevations</i> 
<i>IR position 7</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences Summary of general activity: A common pipistrelle was seen foraging by the opening at the eastern elevation of B2 occasionally foraging inside the building via the barn door on the east elevation at 21:03 and 21:04 and again at 22:19 and 22:22. Common pipistrelle activity was recorded foraging north	<i>Darkest point photo showing B2's north and east elevation</i>

	to south and south to north along the eastern elevation four times between 22:03 and 22:20.	
Surveyor 8	No emergences Flight paths: Southwest to northeast past B2's southern elevation. Foraging areas: In the areas directly east and south of B2 Species: Common pipistrelle, noctule, serotine Summary of general activity At 21:04, 21:20 and 21:37 a noctule was heard and not seen. At 21:05, 21:14, 22:19 and 22:24 common pipistrelles were observed flying southwest to northeast past B2s south elevation. Between 21:23 and 21:27 there was continuous foraging activity along the B2s east and south elevations by at least two common pipistrelles. Common pipistrelles were heard not seen from 21:37 to 21:57. A serotine was observed commuting Southwest to northeast past the building's south elevation. Serotine calls were heard not seen from 21:33 to 22:16	<i>Full elevation photo showing surveyors view of B2's south and west elevations</i> 

<i>IR position 8</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B2's north and east elevation</i> 
<i>IR position 9</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences Summary of general activity: At 22:20 a bat is seen briefly foraging within the barn before flying east, this coincides with the common pipistrelle observed by Surveyor 7.	<i>Darkest point photo showing the inside of B2</i> 

Field Survey						
Dusk Emergence Survey 1						
Building B3						
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	10	Rory Sear	2 Years Experience		Level 2	Northwest elevations of B3
	11	Madeline Horner	2 Years Experience		Level 1	southeast elevations of B3
	12	Unmanned IR	N.A.		N.A.	Internal of B3
Weather (start/end)	Temperature (°C): 19.9 Relative humidity (%): 77 Cloud cover (%): 60 Wind (m/s): 2.3 Rain: None			Temperature (°C): 15.4 Relative humidity (%): 88.9 Cloud cover (%): 60 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		3	
	Additional Illumination	Nightfox	XB5 PRO		3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		3	
	Two Way Radio	BAOFENG	FV-88E		2	
Results						
Date of survey			Sunset; Start - End			
07/08/2025			Sunset 20:44; 20:29 – 22:29			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B3	N/A	N/A	N/A
Surveyor observations						

<i>Surveyor 10</i>	No emergences Flight paths: N/A Foraging areas: Along the hedgerow that borders B3's west elevation Species: Common pipistrelle, noctule Summary of general activity: At 20:59 and 21:06 a common pipistrelle was heard not seen A noctule was heard but not seen at 21:04, 21:20 and seen foraging above the site at 21:57. From 21:07 to 21:45 constant common pipistrelle foraging activity was observed in the area Northwest of B3 in which multiple bats foraged along the hedgerow west of B3	<i>Full elevation photo showing surveyors view of B3's north and west elevations</i> 
<i>IR position 10</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B3's north and west elevation</i> 
<i>Surveyor 11</i>	No emergences	<i>Full elevation photo showing surveyors view of B3's south and east elevations</i>

	Flight paths: East to west direction past the building's south elevation. north to south past B3s east elevation. Foraging areas: In the yard area between B2 and B3, directly east of B3 Species: Common pipistrelle, noctule, brown long-eared, serotine Summary of general activity: At 20:42 a serotine was heard not seen. At 21:04 a noctule was heard and not seen. At 21:05 a common pipistrelle was observed flying east to west past B3s south elevation. At 21:14 a common pipistrelle was observed flying north to south past B3's east elevation. Between 21:21 and 21:28 a common pipistrelle was observed foraging in the yard area directly east of B3. Common pipistrelles were heard not seen from 21:38 to 22:19 At 21:34 and 21:36 a brown long-eared bat was heard and not seen	
<i>IR position 11</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B3's south and east elevation</i>

		
<i>IR position 12</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing the inside of B3</i> 

Field Survey						
Dusk Emergence Survey 1						
Building B4						
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	13	Kiera Horman	1 Year Experience		Level 2	northeast elevations of B4
	14	Athena Allen	4 Years Experience		Level 1	Southwest elevations of B4
	15	Aron Marshal	1 Year Experience		Level 1	North elevation of B4
	16	Unmanned IR	N.A.		N.A.	Internal of B4
Weather (start/end)	Temperature (°C): 19.9 Relative humidity (%): 77 Cloud cover (%): 60 Wind (m/s): 2.3 Rain: None			Temperature (°C): 15.4 Relative humidity (%): 88.9 Cloud cover (%): 60 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		4	
	Additional Illumination	Nightfox	XB5 PRO		4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		4	
		Magenta Electronics	Magenta Bat4		3	
	Two Way Radio	BAOFENG	FV-88E		3	
Results						
Date of survey				Sunset; Start - End		
07/08/2025				Sunset 20:44; 20:29 – 22:29		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B4	N/A	N/A	N/A

Surveyor observations						
Surveyor 13		No emergences Flight paths: Travelling west from the sites southeast corner before heading north past B2's east elevation Foraging areas: The area west of B2. The area directly north of B4 Species: Common pipistrelle, serotine Summary of general activity: The first bat activity was a bat seen and not heard foraging above and in front of the southern elevation of B2 at 21:23. A common pipistrelle was seen foraging around the east elevation of B2 continuously from 21:27 to 21:30. Common pipistrelles were heard and not seen from 22:16 – 22:29. At 21:32 two serotines were seen commuting east to west from the site's east border before heading north in front of the eastern elevation of B2, towards B1. There were two occurrences of serotines heard and not seen between 21:36 and 22:13. The final bat seen and not heard commuting from east to west before foraging around the area north of B4 at 21:38.			Full elevation photo showing surveyors view of B4's north and east elevations 	
IR position 13 Nightfox Whisker x1 Nightfox XB5 Pro x1		No emergences observed Summary of general activity: At 21:28 a bat can be seen flying west before foraging in the area north of B4's northern elevation. Corresponding calls			Darkest point photo showing B4's north and east elevation	

	detected at this time suggest that this was a common pipistrelle. A bat can be seen commuting from west to east above the northern elevation of B4 at 22:16 with another commuting from east to west before briefly foraging inside B4s west side and then flying east at 22:17. This activity corresponds with common pipistrelle calls detected during the survey.	
Surveyor 14	No emergences Flight paths: North to south and south to north along the track running along B4s west elevation. Foraging areas: Next to B4's southwest corner Species: Common pipistrelle, noctule, brown long-eared bat Summary of general activity: At 21:04 and 21:38 a noctule was heard and not seen. From 21:09 to 22:25 a common pipistrelle was observed sporadically foraging northwards and then southwards along the track running past B4's east elevation. In this time another common pipistrelle was observed foraging south of B4s southern elevation. At 21:37 a brown long-eared bat was observed flying from north to south along the path running past the western elevation of B4.	<i>Full elevation photo showing surveyors view of B4's south and west elevations</i> 
IR position 14	No emergences	<i>Darkest point photo showing B4's south and west elevation</i>

<i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No additional observations	
<i>Surveyor 15</i>	No emergences Flight paths: Foraging areas: Species: Summary of general activity: Between 21:05 and 21:36 2-3 common pipistrelles were observed constantly foraging along B4s north elevation occasionally entering via the open wall to forage and then exiting to the yard area directly to the north. Common pipistrelles were then heard and not seen until 22:22. At 21:59 a serotine was heard and not seen.	<i>Full elevation photo showing surveyors view of B4's north and west elevations</i> 
<i>IR position 15</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B4's north and west elevation</i>

		
<i>IR position 16</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences Summary of general activity: Between 21:07 and 21:37 occasional foraging activity is observed inside, coinciding with common pipistrelle foraging activity observed by Surveyor 15.	<i>Darkest point photo inside B4</i> 

Field Survey						
Dusk Emergence Survey 1						
Building B5						
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	17	Maddy Morgan	2 Years Experience		Level 2	northeast elevations of B5
	18	Ennis Joyce	2 Years Experience		Level 1	Southwest elevations of B5
	19	Unmanned IR	N.A.		N.A.	Internal of B5
<i>Weather (start/end)</i>	Temperature (°C): 19.9 Relative humidity (%): 77 Cloud cover (%): 60 Wind (m/s): 2.3 Rain: None			Temperature (°C): 15.4 Relative humidity (%): 88.9 Cloud cover (%): 60 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		3	
	Additional Illumination	Nightfox	XB5 PRO		3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		3	
	Two Way Radio	BAOFENG	FV-88E		2	
Results						
Date of survey			Sunset; Start - End			
07/08/2025			Sunset 20:44; 20:29 – 22:29			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B5	N/A	N/A	N/A
Surveyor observations						

<i>Surveyor 17</i>	No emergences Flight paths: west to east along the apex of B5 Foraging areas: The track located east of B5 and west of B4 Species: Common pipistrelle, serotine, noctule Summary of general activity: Between 21:03 and 22:24 common pipistrelles were regularly heard not seen. Between 21:19 and 21:48 common pipistrelles were observed foraging on the track running north to south to the east of B5. On two occasions common pipistrelles were observed flying west to east directly over B5. At 21:04 and 21:57 Noctules were heard and not seen. At 22:12 a serotine was heard not seen.	<i>Full elevation photo showing surveyors view of B5's north and east elevations</i> 
<i>IR position 17</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B5's north and east elevation</i> 
<i>Surveyor 18</i>	No emergences Flight paths: N/A	<i>Full elevation photo showing surveyors view of B5's south and west elevations</i>

	Foraging areas: The hedgerow running along B5's west elevation. Species: Common pipistrelle Summary of general activity: Between 21:05 and 21:48 two common pipistrelles were regularly observed foraging along the hedgerow directly west of B5 occasionally and briefly foraging within the inside area of the barn. At 22:08 the last activity was of a common pipistrelle which was heard not seen.	
<i>IR position 18</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B5's south and west elevation</i> 
<i>IR position 19</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences Summary of general activity: A common pipistrelle is seen to fly in and out of B5 frequently between 21:01 and 21:08 and briefly foraging.	<i>Darkest point photo inside B5</i>

		
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Field Survey						
Dusk Emergence Survey 1						
Building B6						
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	20	Tom Drew	4 Years Experience		Level 1	southeast elevations of B6
	21	Oli Drew	3 Years Experience		Level 1	northeast elevations of B6
Weather (start/end)	Temperature (°C): 19.9 Relative humidity (%): 77 Cloud cover (%): 60 Wind (m/s): 2.3 Rain: None			Temperature (°C): 15.4 Relative humidity (%): 88.9 Cloud cover (%): 60 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		2	
	Additional Illumination	Nightfox	XB5 PRO		2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		2	
Two Way Radio	BAOFENG	FV-88E		2		
Results						
Date of survey			Sunset; Start - End			
07/08/2025			Sunset 20:44; 20:29 – 22:29			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B6	N/A	N/A	N/A
Surveyor observations						

<i>Surveyor 20</i>	No emergences Flight paths: In easterly and westerly directions on both the north and south sides of B6. From the treeline north of B6 in both east and west directions. Foraging areas: N/A Species: Common pipistrelle, noctule Summary of general activity: At 20:17 a common pipistrelle was observed commuting east to west past B6's north elevation. Another common pipistrelle was observed commuting from the tree line to B6s north and commuting west at 20:17, 20:25 and 20:42, at 20:56 a common pipistrelle was observed commuting from the same tree line and heading in a east direction. At 20:53 a common pipistrelle was observed commuting northeast to southwest past B6's west elevation. Common pipistrelle calls were then heard not seen until 21:19. Noctules were heard not at 19:58 and 20:24	<i>Full elevation photo showing surveyors view of B6's south and east elevations</i> 
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<i>IR position 20</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observation	<i>Darkest point photo showing B6's south and east elevations</i> 
<i>Surveyor 21</i>	No emergences Flight paths: In easterly and westerly directions on both the north and south sides of B6. From the treeline north of B6 in both east and west directions. From the south of B6 past the east elevation and then west Foraging areas: N/A Species: Common pipistrelle, noctule Summary of general activity: At 19:58 and 20:23 a noctule was heard and not seen. At 20:17 a common pipistrelle was observed commuting east to west past B6's north elevation. At 20:19 and 20:25 a common pipistrelle was observed commuting from the tree line to B4's north and commuting west. At 20:42 a common pipistrelle was observed commuting north past B6's east	<i>Full elevation photo showing surveyors view of B6's north and east elevations</i> 

	elevation and then flying west. Common pipistrelle calls were then consistently heard not seen until 21:20	
<i>IR position 21</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observation	<i>Darkest point photo showing B6's north and east elevations</i> 

Field Survey		
Building B1, B2, B3, B4, B5		
Building inspection prior to survey	Carried out by: Jade Lemm BSc (Hons) DipHE MRSB (Natural England Protected Species Licence Numbers: Bat Class 1 (2025-12750-CL17-BAT)) Structures inspected: Buildings B1, B2, B3, B4, and B5 underwent internal and external inspections, whereas only an external inspection was carried out on building B6 due to access limitations (the loft hatch within building B6 was swollen and could not be opened). Bat evidence found: Fresh bat droppings identified as common pipistrelle were found on top of a car located in the Eastern section of building B1 in the exact location as found previously in the Preliminary Roost Assessment carried out on 29/07/2025. One of the droppings was noted below a central beam, and the remainder were scattered around the car. Since the farm is still functional and all objects except the car are moved regularly, the droppings were likely deposited by a flying bat.	
	Photos	
	 B1 Internal: Car where bat droppings were found inside the Eastern section of B1	 B1 Internal: east section of B1, the car where droppings were found can be seen left of the trailer circled in red



B1 Internal: Middle section of B1



B1 Internal: Western section of B1



B1 internal: Western section of B1



B1 External: Northern elevation of B1



B1 External: south and Western elevation of B1



B2 Internal



B2 External: north and east elevations of B2



B3 Internal

		
	B4 Internal	B5 Internal
		
	B6 External: south and east elevations of B6	

Dusk Emergence Survey 2						
Building B1						
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	1 - Lead	Sam Tofts	1 Year Experience		Level 2	Southwest elevations of B1
	2	Rhys Wareham	2 Years Experience		Level 1	north elevations of B1
	3	Kiera Hormann	2 Years Experience		Level 2	Southwest elevations of B1
	4	Unmanned IR	N.A.		N.A.	Internal of B1's west section
	5	Unmanned IR	N.A.		N.A.	Internal of B1's Middle section
	6	Unmanned IR	N.A.		N.A.	Internal of B1's east section
Weather (start/end)	Temperature (°C): 16 Relative humidity (%): 74 Cloud cover (%): 100 Wind (m/s): 1.5 Rain: None			Temperature (°C): 14.8 Relative humidity (%): 82 Cloud cover (%): 100 Wind (m/s): 0.5 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		6	
	Additional Illumination	Nightfox	XB5 PRO		6	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		3	
		Magenta Electronics	Magenta Bat4		2	
	Two Way Radio	BAOFENG	FV-88E		3	
Results						
Date of survey				Sunset; Start - End		
28/08/2025				Sunset 20:01; 19:46 – 21:40		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	Common pipistrelle x 1	Day	B1 (west section)	Unknown location within the western section of B1	Open section of building on the southeast corner	N/A
Surveyor observations						

<i>Surveyor 1</i>	Foraging activity within B1 observed Flight paths: East to west along B1s southern elevation Foraging areas: Inside the eastern section of building B1 Species: Common pipistrelle, noctule Summary of general activity: At 20:50 a common pipistrelle was observed foraging by the southeastern section off B1 at 20:53 it was observed entering the building via the door (circled red), where it was observed foraging inside until 20:58 where it was observed exiting and flying west along B1s south elevation. Between 21:01 and 21:04 a common pipistrelle was observed foraging by the east elevation of B2. Common pipistrelle calls were heard not seen regularly from 21:06 to 21:36. At 20:22 a noctule was heard not seen.	<i>Full elevation photo showing surveyors view of B1's south and west elevations</i>  <i>Entrance and exit point of foraging common pipistrelle</i> 
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<i>IR position 1</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	Bat entrance and exit confirmed Summary of general activity: A bat can be seen foraging by the southeast section of B1 at 21:35 coinciding with common pipistrelle calls heard at the same time	<i>Darkest point photo showing B1's south and west elevations</i> 
<i>Surveyor 2</i>	No Emergences Summary of general activity: N.A. Flight paths: N.A. Foraging areas: N.A.	<i>Full elevation photo showing surveyors view of B1's north and east elevations</i> 
<i>IR position 2</i> <i>Nightfox Whisker x1</i>	No emergences	<i>Darkest point photo showing B1's north and east elevations</i>

<i>Nightfox XB5 Pro x1</i>	No additional observation	
<i>Surveyor 3</i>	No emergences Flight paths: N/A Foraging areas: In front of the southern elevation of B1. Species: Common pipistrelle, Non calling bat and noctule. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle heard and not seen at 20:29, followed by another at 20:34. At 20:35 a common pipistrelle was observed foraging in front of the southern corner and elevation of B1. A bat was seen and not heard foraging in front of the southern elevation at 20:37. Between 20:52 and 21:42 there were four occurrences of common pipistrelles heard and not seen. At 20:56 a noctule was heard and not seen.	<i>Full elevation photo showing surveyors view of B1's south and west elevations</i> 

<i>IR position 3</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	Emergences observed Emergence: Day roost (Roost one) Species: Common pipistrelle Number: 1 Time: 20:36 Location of access point: Large barn entrance at the southern end of the eastern elevation (Blue circle) Direction of travel on emergence: West in front of the southern elevation. Notes: The bat was observed foraging within the building before emerging on IR footage. The surveyor did not observe the emergence location. However, upon reviewing B1's IR footage and surveyor notes, no bat was seen entering the building from any direction at this time, confirming that there is a common pipistrelle day roost in the building. The roost location is currently unknown and is likely located between a gap between the corrugated sheeting and beams. Summary of additional observations: A bat was seen foraging within the barn at 20:36 and 20:39.	
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<i>IR position 4</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	Summary of additional observations: A bat can be seen foraging within the building at 20:32 and 20:34	<i>Darkest point photo showing the inside of B1's western section</i> 
<i>IR position 5</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergencies No additional observation	<i>Darkest point photo showing the inside of B1's middle section</i> 

<i>IR position 6</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	Bat foraging activity Summary of additional observations: A bat can be seen foraging within the barn at 20:56, 21:40 and 21:46. (confirmed as common pipistrelle by Surveyor 1)	<i>Darkest point photo showing the inside of B1's eastern section</i> 
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Field Survey						
Dusk Emergence Survey 2						
Building B2						
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	7 - Lead	Samuel Tofts	1 Year Experience		Level 2	northeast elevations of B2
	8	Phil Cutt	2 Years experience		Level 2	Southwest elevations of B2
	9	Unmanned IR	N.A.		N.A.	Internal of B2
<i>Weather (start/end)</i>	Temperature (°C): 18.1 Relative humidity (%): 81.8 Cloud cover (%): 20 Wind (m/s): 1.03 Rain: None			Temperature (°C): 14.2 Relative humidity (%): 83.2 Cloud cover (%): 20 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		3	
	Additional Illumination	Nightfox	XB5 PRO		3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		3	
	Two Way Radio	BAOFENG	FV-88E		2	
Results						
Date of survey			Sunset; Start - End			
02/09/2025			Sunset 19:50; 19:35 – 21:20			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B2	N/A	N/A	N/A
Surveyor observations						

<i>Surveyor 7</i>	No emergences Flight paths: Northeast past B2s east elevation Foraging areas: Yard area directly east of B2 Species: Noctule, common pipistrelle, brown long-eared bat Summary of general activity: At 19:58, 20:23 and 20:42 a noctule was seen not heard. At 20:16 a common pipistrelle was observed commuting southwest to northeast past B2s east elevation. At 20:41 and 20:52 a common pipistrelle was observed commuting in the yard area east of B2. Between 21:01 and 21:16 a brown long-eared bat was heard not seen.	<i>Full elevation photo showing surveyors view of B2's north and east elevations</i> 
<i>IR position 7</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B2's north and east elevations</i> 
<i>Surveyor 8</i>	No emergences Flight paths: Northwards past B2's west elevation Foraging areas: The area directly south of B2	<i>Full elevation photo showing surveyors view of B2's south and west elevations</i>

	Species: Common pipistrelle, serotine, soprano pipistrelle, noctule Summary of general activity: At 19:58 and 20:23 a noctule was heard not seen. Between 19:58 and 19:59 soprano pipistrelle calls were heard not seen three times. At 20:36 a common pipistrelle was observed commuting north past B2s west elevation. Common pipistrelles were regularly observed foraging in the area directly south of B2 and north of B4 from 20:38 to 21: 49. Common pipistrelle calls were then regularly heard not seen until the end of the survey. The final bat was a serotine heard but not seen at 21.17.	
<i>IR position 8</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences At 20:51 a bat can be seen foraging by B2s east elevation corresponding to common pipistrelle calls heard at the same time.	<i>Darkest point photo showing B2's south and west elevations</i> 
<i>IR position 9</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing internal of B2</i>

		
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Field Survey						
Dusk Emergence Survey 2						
Building B3						
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	10	Vicki Clarke	1 Year Experience		Level 2	Northwest elevations of B3
	11	Chantal Rice	1 Year Experience		Level 1	southeast elevations of B3
	12	Unmanned IR	N.A.		N.A.	Internal of B3
<i>Weather (start/end)</i>	Temperature (°C): 18.1 Relative humidity (%): 81.8 Cloud cover (%): 20 Wind (m/s): 1.03 Rain: None			Temperature (°C): 14.2 Relative humidity (%): 83.2 Cloud cover (%): 20 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		3	
	Additional Illumination	Nightfox	XB5 PRO		3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		3	
	Two Way Radio	BAOFENG	FV-88E		2	
Results						
Date of survey			Sunset; Start - End			
02/09/2025			Sunset 19:50; 19:35 – 21:20			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B3	N/A	N/A	N/A
Surveyor observations						

<i>Surveyor 10</i>	No emergences Flight paths: In a west direction from B3s northeast corner Foraging areas: The hedgerow running along B3s west elevation. Species: Noctule, soprano pipistrelle and common pipistrelle Summary of general activity: At 20:22 a noctule was seen passing west to south high above the site. A soprano pipistrelle was heard not seen at 20:18. Between 20:23 and 20:47 a common pipistrelle was heard not seen three times. A common pipistrelle was seen foraging northeast to southwest past B3s northwest corner at 20:24, 20:30, and 20:40. A common pipistrelle passed north to west past B3's northwest corner at 20:33 and 20:37.	<i>Full elevation photo showing surveyors view of B3's north and west elevations</i> 
<i>IR position 10</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observation	<i>Darkest point photo showing B3's north and west elevations</i> 
<i>Surveyor 11</i>	No emergences Flight paths: N/A Foraging areas: The area directly east and southeast of B3	<i>Full elevation photo showing surveyors view of B3's south and east elevations</i>

	Species: Common pipistrelle, serotine, noctule Summary of general activity: At 19:58, 20:23 and 20:42 a noctule was heard and not seen The first bat activity recorded was a noctule at 19.58, heard not seen and again at 20.23 and 20.42. Between 20:29 and 21:20 there was regular foraging activity of common pipistrelles in the area by the B3's east elevation by multiple bats. During this period common pipistrelles were observed foraging in the area southeast of B3 and north of B4. A serotine was heard not seen at 21.17.	
<i>IR position 11</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observation	<i>Darkest point photo showing B3's south and east elevations</i> 
<i>IR position 12</i>	No emergences	<i>Darkest point photo showing internal of B3</i>

<i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No additional observation	
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Field Survey							
Dusk Emergence Survey 2							
Building B4							
Surveyor and position	Surveyor Position	Name		BERS Experience / Bat Licence		BCT Competency	Elevation
	13	Kiera Hormann		1 Year Experience		Level 2	northeast elevations of B4
	14	Athena Allan		4 Years Experience		Level1	Southwest elevations of B4
	15	Gary Ritson		1 Year Experience		Level 1	north elevation of B4
	16	Unmanned IR		N.A.		N.A.	Internal of B4
Weather (start/end)	Temperature (°C): 18.1 Relative humidity (%): 81.8 Cloud cover (%): 20 Wind (m/s): 1.03 Rain: None			Temperature (°C): 14.2 Relative humidity (%): 83.2 Cloud cover (%): 20 Wind (m/s): 0 Rain: None			
Equipment used	Equipment		Make		Model		Count
	NVAs		Nightfox		Whisker		4
	Additional Illumination		Nightfox		XB5 PRO		4
	Bat Detector		Wildlife Acoustics		Echo Meter Touch 2		3
			Magenta Electronics		Magenta Bat4		3
	Two Way Radio		BAOFENG		FV-88E		3
Results							
Date of survey				Sunset; Start - End			
02/09/2025				Sunset 19:50; 19:35 – 21:20			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location		Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B4	N/A		N/A	N/A

Surveyor observations						
Surveyor 13		No emergencies observed Flight paths: Northeast above B4 and east to west between B4 and B2. Foraging activity: Throughout the site. Species observed: Noctule and common pipistrelle Summary of general activity: At 20:18 a noctule was observed commuting in a northeast direction high above B4 At 20:40 and 20:50 a common pipistrelle was observed commuting from east to west between B4 and B2. From 20:41 to the end of the survey there was continuous common pipistrelle foraging activity both seen and heard and not seen north of B4 south of B2.		Full elevation photo showing surveyors view of B4's north and east elevations 		
IR position 13 Nightfox Whisker x1 Nightfox XB5 Pro x1		Summary of additional observations: At 20:24 a bat can be seen foraging within B4 before exiting and flying west. A bat can be seen foraging within B4 before exiting and flying north at 20:41. At 20:45, 20:50 and 20:52 bats can be seen foraging above and in and out of B4. From 20:55 till the end of the survey bats can be seen continuously foraging above and in and out of B4. As well as commuting west to east above B4. These were confirmed as common pipistrelles by Surveyor 15		Darkest point photo showing B4's north and east elevations 		

<i>Surveyor 14</i>	No emergences Flight paths: N/A Foraging areas: In both north and south directions along the track running along B4s west elevation Species: Common pipistrelle, soprano pipistrelle, noctule Summary of general activity: At 19:58 and 20:23 a noctule was heard not seen. At 20:14, a common pipistrelle was heard and seen foraging at the corner of the south and east elevations of B4 and then north to south along the track that runs along B4s west elevation. Foraging by pipistrelle in this area continued until the end of the survey At 20:26 and 20:56, soprano pipistrelles were observed foraging above the track on B4s east elevation and the southwestern corner of B4.	<i>Full elevation photo showing surveyors view of B4's south and west elevations</i> 
<i>IR position 14</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences observed Summary of general activity: Constant pipistrelle activity from 20:15 onwards foraging up and down and track along B4s west elevation.	<i>Darkest point photo showing B4's south and west elevations</i> 

<i>Surveyor 15</i>	Internal foraging observed Flight paths: East to west past B4s north elevation. Foraging areas: The yard are north of B4 and the inside area Species: Common pipistrelle, noctule, serotine Summary of general activity: At 19:58 a noctule was observed foraging high above B4. At 20:12 a common pipistrelle was observed foraging in front of B4's north elevation. At 20:15 and 20:25 a common pipistrelle was observed commuting east to west along B4's north elevation. From 20:29 to end of survey there was occasional foraging activity of common pipistrelles in the area north of B4, occasionally entering the building to forage before exiting. A serotine was heard not seen at 21:17	<i>Full elevation photo showing surveyors view of B4's north elevation</i> 
<i>IR position 15</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	Foraging behaviour observed Summary of general activity: Frequent common pipistrelle foraging behaviour close to north elevation and occasionally inside B4 from 20:31 to 21:15	<i>Darkest point photo showing B4's north elevation</i> 
<i>IR position 16</i> <i>Nightfox Whisker x1</i>	Foraging behaviour observed	<i>Darkest point photo showing inside of B4</i>

<i>Nightfox XB5 Pro x1</i>	Summary of general activity: Frequent common pipistrelle foraging behaviour internally from 20:29 to 21:09	
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Field Survey						
Dusk Emergence Survey 2						
Building B5						
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	17	Luke Raper	3 Years Experience		Level 1	northeast elevations of B5
	18	Maddy Morgan	2 Years Experience		Level 2	Southwest elevations of B5
	19	Unmanned IR	N.A.		N.A.	Internal of B5
<i>Weather (start/end)</i>	Temperature (°C): 18.1 Relative humidity (%): 81.8 Cloud cover (%): 20 Wind (m/s): 1.03 Rain: None			Temperature (°C): 14.2 Relative humidity (%): 83.2 Cloud cover (%): 20 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		3	
	Additional Illumination	Nightfox	XB5 PRO		3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		2	
	Two Way Radio	BAOFENG	FV-88E		2	
Results						
Date of survey			Sunset; Start - End			
02/09/2025			Sunset 19:50; 19:35 – 21:20			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B5	N/A	N/A	N/A
Surveyor observations						

<i>Surveyor 17</i>	No emergences Flight paths: N/A Foraging areas: The track running along B4's west elevation and the area directly west of B5 Species: Soprano pipistrelle, noctule Summary of general activity: At 19:58 a noctule was heard and not seen.	<i>Full elevation photo showing surveyors view of B5's north and west elevations</i> 
<i>IR position 17</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B5's north and west elevations</i> 
<i>Surveyor 18</i>	No emergences Flight paths: West to east along B5s south elevation. Foraging areas: The area directly south of B5 Species: Common pipistrelle, serotine, noctule Summary of general activity: At 19:58 and 20:43 a noctule was heard and not seen.	<i>Full elevation photo showing surveyors view of B5's south and west elevations</i>

	At 20:14 a common pipistrelle was observed foraging in the area directly south of B5, joined by a second common pipistrelle at 20:16 that commuted from the south, foraging continued until 20:18. At 20:25 a common pipistrelle was observed commuting west to east just south of B5. Between 20:33 and 20:46 more foraging took place in the area just south of B5. Common pipistrelles were then heard not seen until 21:14 At 21:02 a serotine was heard and not seen.	
<i>IR position 18</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergencies Summary of general activity: Additional foraging to the south of B5 between 20:47 and 21:14 of common pipistrelles, coinciding with surveyor heard not seen observations.	<i>Darkest point photo showing B5's south and west elevations</i> 
<i>IR position 19</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergencies No additional observations	<i>Darkest point photo inside of B5</i>

		
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Field Survey						
Dusk Emergence Survey 2						
Building B6						
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	20	Tom Drew	4 Years Experience		Level 1	southeast elevations of B6
	21	Oli Drew	3 Years Experience		Level 1	northeast elevations of B6
Weather (start/end)	Temperature (°C): 18.1 Relative humidity (%): 81.8 Cloud cover (%): 20 Wind (m/s): 1.03 Rain: None			Temperature (°C): 14.2 Relative humidity (%): 83.2 Cloud cover (%): 20 Wind (m/s): 0 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		2	
	Additional Illumination	Nightfox	XB5 PRO		2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		2	
		Magenta Electronics	Magenta Bat4		2	
Two Way Radio	BAOFENG	FV-88E		2		
Results						
Date of survey			Sunset; Start - End			
02/09/2025			Sunset 19:50; 19:35 – 21:20			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B6	N/A	N/A	N/A
Surveyor observations						

<i>IR position 20</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observation	<i>Darkest point photo showing B6's south and east elevations</i> 
<i>Surveyor 21</i>	No emergences Flight paths: In easterly and westerly directions on both the north and south sides of B6. From the treeline north of B6 in both east and west directions. From the south of B6 past the east elevation and then west Foraging areas: N/A Species: Common pipistrelle, noctule Summary of general activity: At 19:58 and 20:23 a noctule was heard and not seen. At 20:17 a common pipistrelle was observed commuting east to west past B6's north elevation. At 20:19 and 20:25 a common pipistrelle was observed commuting from the tree line to B4's north and commuting west. At 20:42 a common pipistrelle was observed commuting north past B6's east	<i>Full elevation photo showing surveyors view of B6's north and east elevations</i> 

	elevation and then flying west. Common pipistrelle calls were then consistently heard not seen until 21:20	
<i>IR position 21</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observation	<i>Darkest point photo showing B6's north and east elevations</i>  A black and white thermal image of a wooden building at night. The building has a gabled roof and a small porch on the left. The image is oriented horizontally, showing the north and east elevations. A timestamp in the bottom right corner reads '09/02/2025 21:15:53'.
<i>IR position 20</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observation	<i>Darkest point photo showing B6's south and east elevations</i>  A black and white thermal image of a wooden building at night. The building has a gabled roof and a small porch on the left. The image is oriented horizontally, showing the south and east elevations. A timestamp in the bottom right corner reads '09/02/2025 21:21:30'.

Field Survey						
Dusk Emergence Survey 3						
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	1	Samuel Tofts	1 Year Experience		Level 2	Southwest elevations of B1
	2	Madeline Horner	2 Years experience		Level 2	northeast elevations of B1
	3	Phil Cutt	2 Years experience		Level 2	Southwest elevations of B1
	4	Unmanned IR	N.A.		N.A.	Internal of B1's west section
	5	Unmanned IR	N.A.		N.A.	Internal of B1's Middle section
	6	Unmanned IR	N.A.		N.A.	Internal of B1's east section
<i>Weather (start/end)</i>	Temperature (°C): 19.8 Relative humidity (%): 72.8 Cloud cover (%): 15 Wind (m/s): 2.3 Rain: None			Temperature (°C): 17.5 Relative humidity (%): 83.9 Cloud cover (%): 30 Wind (m/s): 2.1 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		6	
	Additional Illumination	Nightfox	XB5 PRO		6	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		3	
		Magenta Electronics	Magenta Bat4		2	
	Two Way Radio	BAOFENG	FV-88E		6	
Results						
Date of survey				Sunset; Start - End		
18/09/2025				Sunset 19:15; 19:00 – 20:45		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)

1	Common pipistrelle x 2	Day	B1 (west section)	Unknown location within the western section of B1	Barn door located on the southeast	N/A
Surveyor observations						
<i>Surveyor 1</i>		No emergences Flight paths: N/A Foraging areas: By B2's east elevation, by the south elevation of B1's middle section. Species: Common pipistrelle Summary of general activity: At 19:25 and 19:45 a noctule was heard and not seen. At 19:32 a common pipistrelle was observed foraging by B2's south elevation until 19:33. Between 19:34 and 19:45 a common pipistrelle was regularly seen foraging by the south elevation of B1's middle section. Common pipistrelle calls were regularly heard not seen until 20:44. At 20:10 a serotine was heard not seen.			<i>Full elevation photo showing surveyors view of B1's south and west elevations</i> 	
<i>IR position 1</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>		No emergences No additional observations			<i>Darkest point photo showing B1's south and west elevations</i> 	

<i>Surveyor 2</i>	No emergences Flight paths: N/A Foraging areas: N/A Species: Common pipistrelle, noctule, soprano pipistrelle Summary of general activity: At 19:13 a soprano pipistrelle was heard and not seen. At 19:18,19:42 and 20:13 a noctule was heard and not seen. At 19:45 and 20:13 a common pipistrelle was heard not seen.	<i>Full elevation photo showing surveyors view of B1's north and east elevations</i> 
<i>IR position 2</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing B2's north and east elevations</i> 
<i>Surveyor 3</i>	Emergences observed Emergence: Day roost (Roost one)	<i>Full elevation photo showing surveyors view of B1's south and west elevations</i>

	Species: Common pipistrelle Number: 2 Time: 19:31 and 19:32 Location of access point: Doorway at south-west corner of B1 (green circle) Direction of travel on emergence: East into the farmyard. Summary of general activity: From 19:10 to 19:45 a noctule was regularly heard and not seen. Flight paths: N/A Foraging areas: Inside of B1's west section Species: Common pipistrelle, noctule Summary of general activity: From 19:29 common pipistrelles were heard and soon observed foraging within B1's west section and then seen emerging via the barn door on B1's southwest corner (blue circle) at 19:31 and 19:32. Two common pipistrelles were seen foraging between 19.43 – 19.47 along B1's south elevation. Common pipistrelles were also heard and not seen between 20.05 and 20.12. Upon reviewing B1's IR footage and surveyor notes, no bats were seen entering the building from any direction at this time, confirming that there is a common pipistrelle day roost in the building. The roost location is currently unknown and is likely located between a gap between the corrugated sheeting and beams.	
<i>IR position 3</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	Emergences confirmed: Roost one Species: Common pipistrelle Number: 2 Time: 19:31 and 19:32 Location of access point: Doorway at south-west corner of B1	<i>Darkest point photo showing B2's south and west elevations</i>

	Direction of travel on emergence: East into the farmyard. Notes: Upon reviewing B1's IR footage and surveyor notes, no bats were seen entering the building from any direction at this time, confirming that there is a common pipistrelle day roost in the building. The roost location is currently unknown and is likely located between a gap between the corrugated sheeting and beams. No additional observations	
<i>IR position 4</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences Summary of general activity: At least two bats can be observed foraging within the inside area from 19:29 to 19:30, which coincides with common pipistrelle calls heard by Surveyor 3.	<i>Darkest point photo showing internals of B2s western section</i> 

<i>IR position 5</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing internals of B2s middle section</i> 
<i>IR position 6</i> <i>Nightfox Whisker x1</i> <i>Nightfox XB5 Pro x1</i>	No emergences No additional observations	<i>Darkest point photo showing internals of B2s eastern section</i> 

Conclusions, Impacts and Recommendations						
Survey Results Summary	The following roosts were confirmed within the buildings on site:					
	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
	1	Common pipistrelle	Day roost	2	Unknown location within the western section of B1	Destruction – Site Level: Building will be destroyed and the roost lost.
	2	Common pipistrelle	Transitional/occasional roost one bat (Droppings only – found in inspection)	1 (based on the number of droppings)	Unknown location within the eastern section of B1	Destruction – Site Level: Building will be destroyed and the roost lost.
Buildings B2 – B6 identified no bats emerging from the buildings, and therefore, bats are likely absent from these buildings.						
<u>General bat activity on site:</u>						
Key foraging areas:						
- Common pipistrelles were observed foraging within the inside of building B1, within the east and west sections. - Common pipistrelles were seen briefly foraging within the areas of B2, B4 and B5 as these are open to the outdoors - Common pipistrelles were regularly observed foraging within the main farmyard that surrounds building B2, which is south of B1, east of B3 and north of B4. - Common pipistrelles regularly foraged along the hedgerow that borders the site's western edge, particularly by the western elevation of B3.						

	- Common pipistrelles were observed foraging along the track that runs north to south along building B4's west elevation. Key flight lines: - Brown long-eared bats and soprano pipistrelles used the track that runs north to south along building B4's west elevation for flight lines - Common pipistrelles regularly commuted east and west along B4's north elevation, north to south past B3's east elevation, east and west along B2's north elevation, the area east of B6 including directly above it and directly south of B5. Species observed: Common pipistrelle, soprano pipistrelle, brown long-eared bat, serotine, noctule Hibernation suitability: Negligible Additional notes/discussion: Due to the nature of buildings B1-B5 barn structures, open to the outside, occasional foraging activity was occasionally seen inside some of these buildings. In the case of buildings B2, B4 and B5 any bats foraging within these areas were accounted for in the sense that they had been seen entering, foraging and then exiting. In the case of B1, specifically the western section of its foraging activity and emergences were observed on two occasions without seeing any entry beforehand, it has thus been determined to be a day roost. The roost locations are likely crevice gaps between corrugated sheeting and beams. The entire site was observed to contain multiple foraging areas and commuting routes for multiple species including common pipistrelle, soprano pipistrelle, serotine and brown long-eared bats.
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<i>Impact Assessment</i>	The proposed development includes the demolition of all existing buildings. <u>Building B1</u> The one common pipistrelle day roost and one common pipistrelle transitional/occasional roost within building B1 will be destroyed. <u>Building B2 – B6</u> No direct impacts foreseen to roosting bats within B2 – B6. <u>Commuting and foraging bats</u> Due to the site's provision of multiple foraging areas and commuting routes for multiple species, it is noted that the proposed development may alter and potentially disrupt them, particularly in regard to increased light output.
<i>Recommendations</i>	<u>Building B1</u> A Bat Licence from Natural England is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not. Additional survey requirements: • If the licence is not submitted by 18 December 2025 a Material Changes Check will be required. • If the licence is not submitted by 1 May 2026 updated dusk surveys will be required. • As other buildings on site could be functionally connected to the survey building, a daytime bat walkover will be needed to inspect the other buildings on site to assess whether there could be any additional impacts.

	The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission. The BMCL will include the following measures: • The installation of one bat boxes at the site prior to works commencing to form a receptor site for any bats found during the works. These boxes may be installed on buildings or trees but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes should be positioned 3-5m above ground level facing in a west or north-westerly direction with a clear flight path to and from the entrance, away from artificial light. Suitable bat boxes would be Beaumaris bat box (suitable or crevice dwellers such as the common pipistrelle). • The provision of a toolbox talk to contractors, by the Registered Consultant or an Accredited Agent, to inform them of the presence of bat roosts. • Immediately prior to the start of work, the ecologist responsible for the license or their accredited agent will inspect B1 for any signs of bat presence. They will provide a toolbox talk to all persons working on the site, explaining the legal protections of bats, the license details, and how to work to cause the least risk of harm to any bats present. The ecologist will then supervise the soft-demolition of building B1. If any bats are found these will be moved by gloved hand into the appropriate bat box. If species/numbers of bats not in line with the license are discovered, work will cease, and the Named Ecologist will advise how to proceed. In some cases, this may require further surveys and a licence amendment. • Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. • Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features.
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	The BMCL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favorable to move bats to the receptor bat box. <u>Buildings B2 – B6</u> Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice. <u>Wildlife Lighting Assessment</u> Due to the high and widespread usage of the site by multiple bat species as foraging areas and flight paths a Wildlife Lighting Assessment should be conducted in order to inform an effective Wildlife Sensitive Lighting Strategy as listed below. <u>Wildlife Sensitive Lighting Strategy</u> Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within guidelines and include avoidance of light spill on to key habitats or features which bats may use for roosting, foraging or commuting.
<i>Enhancements</i>	The installation of a total of 18 (2 per new building) bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new buildings. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction (or facing vegetated areas/gardens), with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

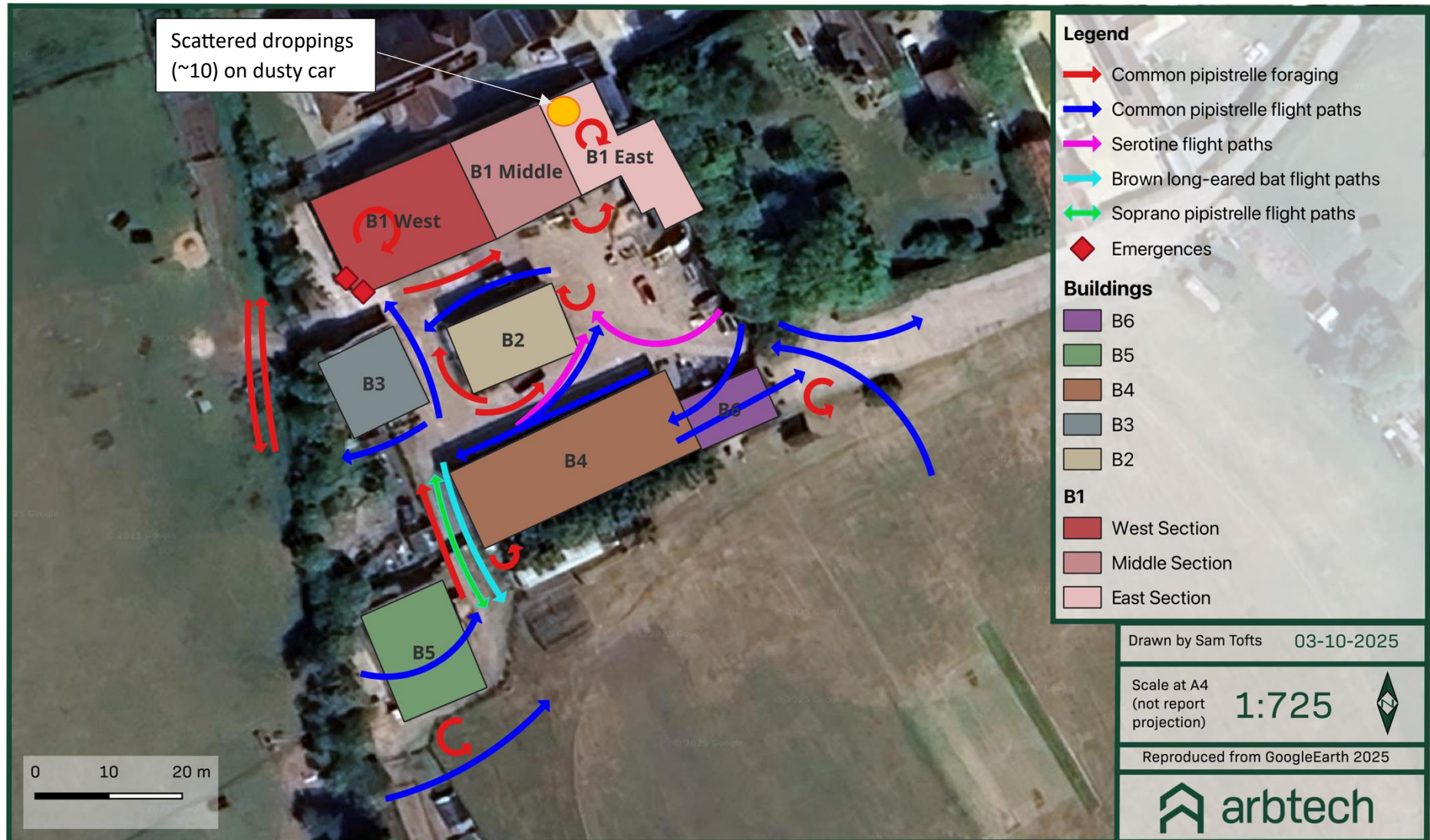
Appendix 1a: BERS plan



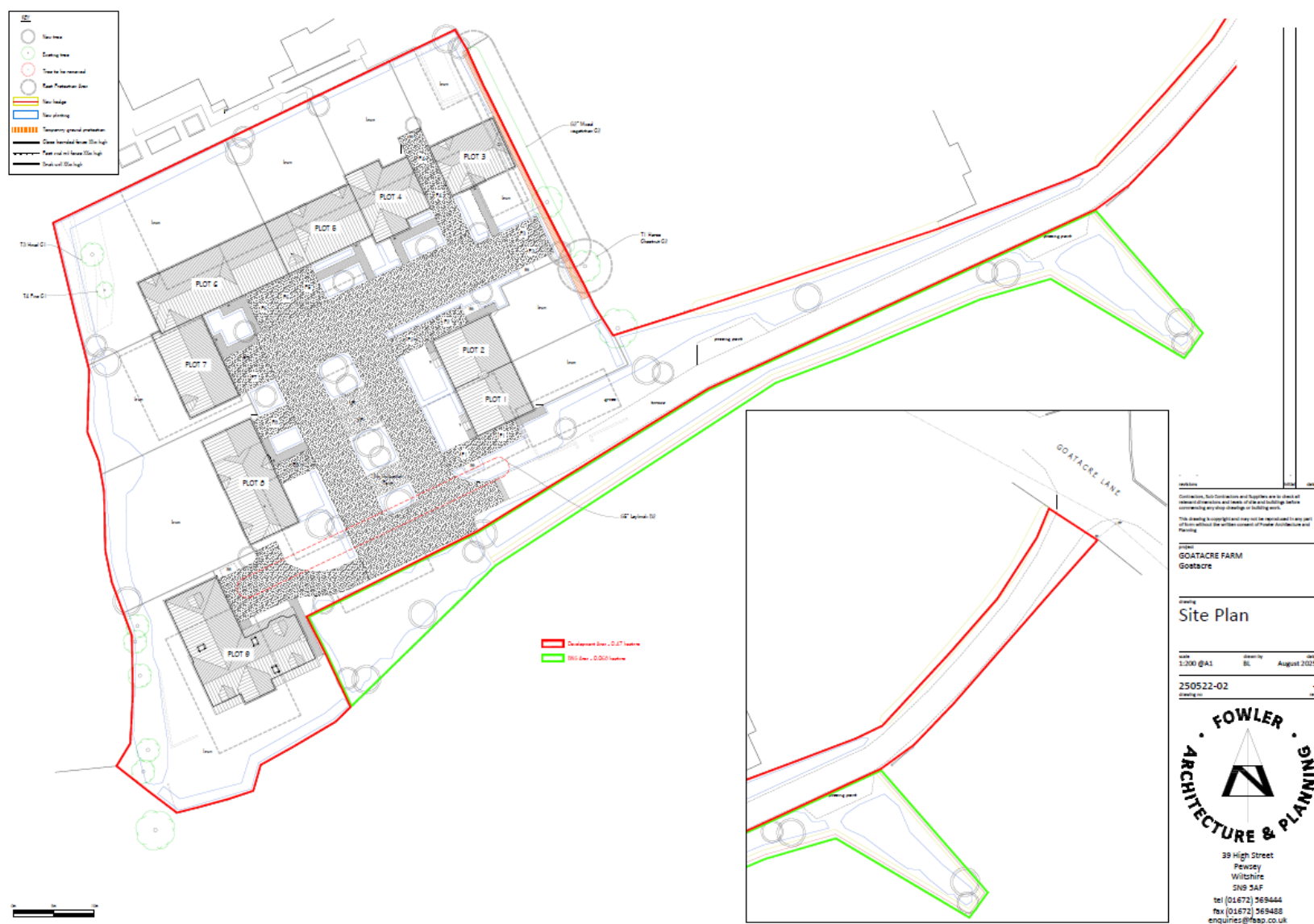
Appendix 1b: BERS plan



Appendix 2: Flight Paths and Foraging Areas



Appendix 3: Proposed Development



Limitations and Copyright

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Version control			
Status	Issue	Name	Date
Draft	0.1	Samuel Tofts (MSc) – Assistant Ecologist	03/10/2025
Proof	0.2	Jonathan Kewell; 11 Years Bat Survey Experience, L2 Accredited for N. Evans	10/10/2025
Draft	0.3	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	15/10/2025
Proof	0.4	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	17/10/2025
Final	1.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	17/10/2025
Amendments	2.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	30/10/2025