

BAT ACTIVITY SURVEY REPORT

31st August 2026

Kingsbury Cottage, Ludwell, Shaftesbury,
Dorset, SP7 9NH

Applicant: Jack McLean

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This report has been prepared to identify the presence of bats and nesting birds within the site, where this falls within the scope of the agreed works.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been undertaken prior to issue of this report. If the reader identifies any inaccuracies or discrepancies, this should be brought to the attention of ABR Ecology immediately.

It is at the discretion of the Local Planning Authority (LPA) to determine whether the information and data on protected species contained within this report is made publicly available.

SURVEY DATA LIFESPAN AND VALIDITY:

Survey data is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019), due to the presence of and/or potential for mobile species to be present within the site. The 12–18-month period is taken where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, this report may not be valid, and any conclusions provided may not be appropriate. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.

Update survey data will likely be required to inform a bat European Protected Species (EPS)/ Bat Mitigation Class Licence (BMCL) licence application. The building inspection (PRA) is considered valid for 3 months and activity data from the then current survey season (May – August/September) to inform a bat licence application.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing 2nd ed (CIEEM, 2017a) and the Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023).

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

The results of the surveys and this assessment are representative at the time of the surveys taking place.

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NON-TECHNICAL SUMMARY

- ◆ ABR Ecology Ltd were commissioned Jack McLean to undertake two bat activity (dusk) surveys at Kingsbury Cottage, Ludwell, Shaftesbury, Dorset, SP7 9NH to advise on the presence/absence of bats and nesting birds at the property.
- ◆ This report was requested to support a full application to demolish the existing property and erect a new dwelling. A series of mature trees and a hedgerow to the northeast of the house were removed after April 2026 and prior to the site visit.
- ◆ The PRA and nesting birds survey was undertaken on the 23rd June 2026 which identified the house ('B1') and outbuilding ('B2') to hold '**moderate**' potential for roosting bats. The results of the PRA can be found within the report titled 'PRA & Nesting Birds report – Kingsbury Cottage.'
- ◆ Two bat activity surveys were conducted on the 23rd June and 22nd July 2026. Static monitor recording was undertaken within 'B2' between the dates of 22nd July and 3rd August 2026; no bats were recorded and so the building is not considered to support a bat roost at this present time.
- ◆ No bats were recorded emerging/re-entering the buildings during the surveys following the BCT Good Practice Survey Guidelines and therefore the building is considered unlikely to support a bat roost at this present time.
- ◆ Based on the absence of bats roosting on site during the summer bat activity and static monitoring surveys, and a lack of suitable roosting provisions internally it is considered unlikely that a hibernation roost is present at this time.
- ◆ While no bat roost(s) were identified within the building, the general site supports commuting and foraging bats including greater horseshoe bats, and there is potential for artificial lighting to impede bats using the general property. Therefore, specifications for artificial lighting are provided in Section 4 of this report.
- ◆ Greater horseshoe bats were recorded commuting and foraging on at the lane in the east of the site during the bat activity surveys. The felling of the mature trees in the northeast of the site will have likely caused severance of navigational features for greater horseshoe bats. Compensatory hedgerow and tree planting is detailed in Section 4.

- ◆ Survey data is valid for 12–18 months from the survey date, provided the site conditions and proposals remain unchanged. If plans change, or if this period passes before works begin, the report and its conclusions may no longer be valid; the applicant should contact ABR Ecology to confirm whether an amended report or resurvey is required.
- ◆ The presence of a bat roost is considered unlikely; however, it is not possible to have complete certainty that a bat roost is not present; therefore, further information is provided in Section 4 on what to do in the unlikely event that a bat is discovered during the works.
- ◆ Biodiversity enhancements will be provided to ensure the application is compliant with planning policy. This is detailed in Section 4.

1. INTRODUCTION

- 1.1 ABR Ecology Ltd were commissioned by Jack McLean to undertake two bat activity (dusk) surveys at Kingsbury Cottage, Ludwell, Shaftesbury, Dorset, SP7 9NH (central grid reference: ST9148823131) to advise on the presence/absence of bats and nesting birds at the property. This report was requested to support a full application to demolish the existing property and erect a new dwelling. A series of mature trees and a hedgerow to the northeast of the house were removed after April 2026 and prior to the site visit.
- 1.2 The PRA and nesting birds survey was undertaken on the 23rd June 2026 (see accompanying report – PRA and nesting birds report – Kingsbury Cottage). The bat activity (dusk) surveys were conducted on 23rd June and 22nd July 2026.
- 1.3 A site location plan is provided in Appendix A and proposed plans in Appendix B.

Aims and scope of the surveys and report

- 1.4 The results of the PRA, activity (dusk) surveys, static monitoring and the data search were principally aimed at determining if a bat roost is present within the property and/or whether the building(s)/structure(s) hold the ‘potential’ to support roosting bats in line with The BCT Good Practice Guidelines 4th ed (Collins, 2023). The results of the data search were also used to determine the Zone of Influence (Zol) for bats associated with the project.
- 1.5 The survey(s) and report aim to establish whether the proposed works will likely impact roosting bats following the roost characterisation surveys; the report also aims to identify if there is a requirement for a bat European Protected Species (EPS) licence from Natural England to allow the works to proceed lawfully following planning approval.
- 1.6 The aim of the nesting birds survey was to determine if there is any recent or historical evidence of nesting birds within the building(s) on-site.

Relevant planning policy and legislation

- 1.7 Full details of relevant planning policy and legislation are provided within the accompanying PRA report (where ABR Ecology provided this); the following policy and legislation in respect of bats and nesting birds is applicable to this application:

- ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedule 1 (birds) and 5 (bats)
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ The Environment Act 2021
- ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
- ◆ National Planning Practice Guidance Natural Environment (para 10-35)
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Wiltshire Core Strategy: Core Policy 50 - adopted 2015

1.8 It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s). It is also the responsibility of the applicant(s) to request a report amendment / reassessment of the site for roosting bats and nesting birds where the scale/nature of the proposed plans subsequently change.

2. METHODOLOGY

Bat activity (dusk) survey(s)

- 2.1 The dusk survey(s) were conducted in accordance with the BCT Good Practice Guidelines (4th Ed) (Collins, 2023) and the Interim Guidance Note: Use of Night Vision Aids for bat emergence surveys and further comment on dawn surveys (BCT, 2022).
- 2.2 The survey(s) involved a direct observation of the external building to identify any bats emerging from their roosts. The ecologists used automated bat detectors and a Night Vision Aid (NVA) to identify any later emerging species and to identify bats where vision was limited (for example, roofs under the cover of tree canopies).
- 2.3 Where present, information was compiled on the species, numbers, access points, roosting locations and flight paths. Information was also obtained on general activity on site such as foraging and commuting bats crossing the property.
- 2.4 The dusk survey(s) commenced 15 minutes before sunset and finished between 1.5-2hrs after sunset. The survey was conducted when the temperature was $\geq 10^{\circ}\text{C}$ with no strong winds or precipitation.
- 2.5 Following the dusk survey(s), the footage from the NVAs was reviewed by an analyst using a motion detection software. Bat calls were analysed using Kaleidoscope Pro Analysis Software.

Personnel competencies

- 2.6 The dusk survey(s) were conducted by competent surveyors; each ecologist/surveyor was assessed against the Chartered Institute of Ecology and Environmental Management (CIEEM's) and BCT competency frameworks, as shown in Table 1 below:

Table 1: CIEEM and BCT competency frameworks and level of experience/skills

BCT level	Equivalent CIEEM competency levels	Description
1	Basic	Some knowledge, experience and skills but always works under supervision.
2	Capable	Has knowledge, experience and skills to carry out surveys independently (except for swarming and ALBST), lead and design simple surveys and mitigation and deal with simple planning/mitigation licensing. Assumes a survey licence from the relevant licensing authority for the relevant activities.

3	Accomplished	Has knowledge, experience and skills to carry out and lead complex surveys, design surveys and mitigation and deal with planning/mitigation licensing.
4	Authoritative	Has knowledge, experience and skills to lead the most complex projects such as those involving EIA or HRA.
5	Specialist	Has knowledge, experience and skills in specialist bat survey techniques. Assumes Levels 3 and/or 4 NE licence – mist netting, acoustic lure, harp trapping or equivalent.

2.7 Ecologist/surveyor competencies are provided in Table 2 below:

Table 2: Personnel competencies

Ecologist/surveyor	Bat licence	Ecologist level	Number of years undertaking bat activity surveys	CIEEM competency
Russell Hoyle ACIEEM	Class 2	Principle	12	Authoritative
Peter Allen	Class 1	Assistant ecologist	4	Accomplished
Maxine Gibbons	-	Graduate ecologist	1	Basic

Static monitoring

2.8 A static monitoring device was deployed within the outbuilding to monitor bat activity throughout the night. One 'Wildlife Acoustics SongMeter (SM) mini bat static monitoring device' was deployed within the building between 22nd July and 3rd August 2026, inclusive. Bat calls were analysed using Kaleidoscope Pro Analysis Software.

Nesting birds

2.9 During the survey(s), evidence of potential nesting activity was noted; evidence can include the physical presence of chicks and/or adult birds, often returning and leaving a nesting site, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Survey limitations

Bat activity (dusk) survey(s)

2.10 Some bat species, particularly long-eared (*Plecotus sp.*) and *Myotis* spp. bats, emerge later in the evening when light levels are low, making it difficult to identify bats which have emerged from the building. To overcome this constraint, the survey was supplemented by Night Vision Aids (NVAs) which can identify bats emerging from their roost(s) during darkness.

- 2.11 Environmental conditions can affect bat activity, including temperature, humidity, wind speed and precipitation. The effect of weather conditions on active bats is likely to be different for different species in different situations (e.g. open versus sheltered habitats), for example, pipistrelle (*Pipistrellus sp.*) bats are more resilient to changes in ambient temperature.
- 2.12 Bats of the *Myotis* genus possess very similar calls, and it can be difficult to distinguish different species. The identification of *myotis* bats relies on the analyst's interpretation.

Reporting and survey data lifespan

- 2.13 This report is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019) for planning purposes only; and is only intended for the proposed plans outlined within this report. If any material changes to the building(s)/site occur or if the nature and/or extent of the proposed development changes, an update visit to reassess the building(s) will be required, as any conclusions provided herein may not be valid.

3. RESULTS

Bat activity (dusk) survey(s)

- 3.1 A summary of the survey results is provided in Table 4 below (full results are provided in Appendix C and the locations of surveyors is provided in Appendix D):

Table 4: Summary of results from the dusk survey(s)

Date of survey	Bats recorded emerging from/re-entering the building	Bats generally recorded commuting and foraging across the site
23/06/2026	No bats were recorded emerging from or re-entering the building.	- Common pipistrelle (<i>Pipistrellus pipistrellus</i>) - Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) - Noctule (<i>Nyctalus noctula</i>) - Serotine (<i>Cnephaeus serotinus</i>) - Greater horseshoe bat (<i>Rhinolophus ferrumequinum</i>)
22/07/2026	No bats were recorded emerging from or re-entering the building	• Common pipistrelle • Soprano pipistrelle • Noctule • Serotine • Nathusius's pipistrelle (<i>Pipistrellus nathusi</i>)

Static monitoring

- 3.2 A static monitoring device was deployed on site within the outbuilding; no bats were recorded using the building during the monitoring period.
- 3.7 Following the completion of the survey(s), the building is not considered to support a bat roost at this present time. Therefore, impacts on roosting bats are considered unlikely. Further information regarding what to do in the unexpected event that a bat is found during the works and survey data lifespan is provided in Section 4 of this report.

Indirect impacts upon bats - lighting

- 3.8 The development is also anticipated to result in a change to Artificial Lighting At Night (ALAN) through internal light spill and external light fixtures.
- 3.9 A number of commuting and foraging bats including greater horseshoe bats were recorded across the general property and within the gardens. Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats are using the property during nocturnal hours, it is also essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land.

- 3.10 Specifications for new lighting designed to reduce impacts on bats are detailed in Section 4.

Indirect impacts upon bats – Severance of navigational features

- 3.11 Greater horseshoe bats were recorded commuting and foraging on at the lane in the east of the site during the bat activity surveys. The felling of the mature trees in the northeast of the site will have likely caused severance of navigational features for greater horseshoe bats. Compensatory hedgerow and tree planting is detailed in Section 4.

4. CONCLUSIONS, MITIGATION AND ENHANCEMENT PLAN

Conclusions on roosting bats

- 4.1 The surveys were undertaken and no bats were recorded roosting within the building. Therefore, roosting bats are not considered likely to be impacted by the proposed works as shown in Appendix B of this report.
- 4.2 The PRA and dusk surveys only provide a 'snapshot' in time and do not account for seasonal variation; bats may have been overlooked due to seasonal constraints. Bats are a highly mobile species and as such, it is not possible to have complete certainty that bats are not present, rather, that there was no indication of bats at the time of survey.
- 4.3 The surveys can only be considered valid for 12-18 months from the survey dates in accordance with the CIEEM Advice Note (CIEEM, 2019). The 12–18-month period is considered acceptable where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, or if 12-18 months pass and no works have been undertaken, this report and any conclusions provided will not be valid. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.
- 4.4 **In the unlikely event bat(s) are encountered at any stage, work must cease immediately and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner.** The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.
- 4.5 In the event a bat is unexpectedly discovered, the nature of the advice will concern allowing the bat(s) to leave of their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All persons including contractors are explicitly forbidden from handling bats or interfering with bats in any way.**

Foraging and commuting bats

- 4.6 The site supports commuting and foraging bats, including greater horseshoe bats. The following specifications for lighting must be adhered to and are based upon the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023):

- ◆ Preferably, no new external light fixtures will be installed. If external lighting is required, this will be installed where required for safety purposes only. No external luminaires will be installed where these will cast light spill onto surrounding vegetation, such as mature trees.
- ◆ All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.
- ◆ LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- ◆ A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.
- ◆ Light sources will feature peak wavelengths higher than 5
- ◆ 50nm to avoid the component of light most disturbing to bats (Stone, 2012).
- ◆ Internal luminaires will be recessed only (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- ◆ Column heights must be carefully considered to minimise light spill and glare visibility. This must be balanced with the potential for increased numbers of columns and upward light reflectance.
- ◆ Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used.
- ◆ Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- ◆ External security lighting will be set on motion sensors and set to a 1 minute (or less) timers.
- ◆ Bollard or low-level downward-directional luminaires will not be installed. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces.
- ◆ Only if all other options have been explored, accessories such as baffles, hoods or louvers can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam

inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and must not be relied upon solely.

Severance of navigational features and replacement tree and hedgerow planting

- 4.7 Greater horseshoe bats were recorded commuting and foraging on at the lane in the east of the site during the bat activity surveys. The felling of the mature trees in the northeast of the site will have likely caused severance of navigational features for greater horseshoe bats.
- 4.8 To ensure the proposals replace the navigational features lost as well as comply with Section 15 of The National Planning Policy Framework (NPPF), A minimum of 500m of native species rich hedgerow planting and six native trees comprising either native and/or fruit species will be planted along the southeast site boundary- see Appendix E. The following specifications and management will be adhered to with regards to tree planting.

Trees

Short-term management and planting

- ◆ The trees must be sourced from British-grown bare root stock. The trees sourced must be between 16-18cm in girth.
- ◆ The tree roots must be soaked in water prior to planting, which will take place from September and early May only during a mild spell. The trees will be planted a minimum of 3m apart to ensure sufficient growing space; the holes must be generous and at least one third larger than the roots of the trees and will be dug-in with well-rotted manure/compost prior to planting.
- ◆ The trees will be placed in the holes and supported with ties and a stake to ensure they are in an upright position. A plastic water channel will then be installed for each tree starting at the base of the roots to surface level to direct waters into the root system.
- ◆ Once the stakes, ties and channels are in place, enriched compost will be backfilled over the roots and bedded in to ensure the trees are stable and upright. Immediately after planting the trees will be kept well-watered for the first month to ensure establishment.

Long-term management plan

- ◆ Once planted, the trees will be maintained by the new occupiers in perpetuity. The management of the trees will comprise pruning and replanting of dead whips where necessary.

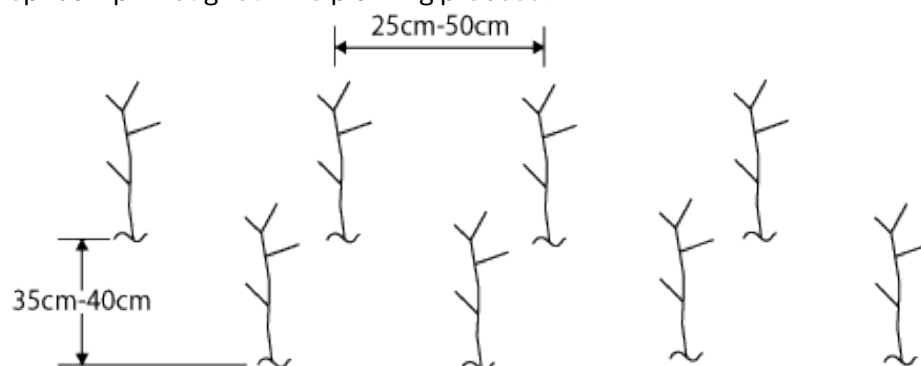
Hedgerows

- 4.9 A minimum of 500m of replacement hedgerow will be planted in the southeast of the site, which must be native and comprise a mixture of at least eight native woody species. The new hedgerow will be planted along the southeast boundary of the site; this is considered to be the most suitable location within the site to provide navigational connectivity for greater horseshoe bats. The following specifications and planting strategy will be implemented (see Appendix E for location of new hedgerow):

Planting specifications for replacement hedgerow:

- ◆ The new replacement hedgerow will measure approximately 500m in length and will comprise a mixture of at least eight native, woody species to provide nesting and foraging habitat for wildlife. The hedgerow will comprise a diverse mixture of eight different native species from the following list:
 - Blackthorn (*Prunus spinosa*)
 - Hawthorn (*Crataegus monogyna*)
 - Spindle (*Euonymus europaeus*)
 - Field maple (*Acer campestre*)
 - Dogwood (*Cornus sanguinea*)
 - Oak (*Quercus sp.*)
 - Elm (*Ulmus procera*)
 - Hazel (*Corylus avellana*)
 - Elder (*Sambucus nigra*)
 - Crab apple (*Malus sylvestris*)
 - Guelder-rose (*Viburnum opulus*)

- ◆ The new hedgerow whips will be sourced from British-grown stock and will be planted between November and March. The whips will be planted in two rows at a density of six plants per 1m feature approximately 35cm apart. The roots must be kept damp throughout the planting process.



- ◆ Spiral guards will be required to protect the whips and canes will be used to support the whips and will be removed after 3-5 years. Any new whips will be replaced where they become diseased/die and replaced with plants of the same species and size.
- ◆ The hedgerow will be managed in perpetuity by the landowners. This will include watering where necessary, particularly during drought periods. The hedgerow will be managed in perpetuity by the landowners. This will include watering where necessary, particularly during drought periods. Once the hedgerow has become established, hedgerow laying and cutting will be required to result in a tall, busy hedgerow providing maximum value for local wildlife. Hedgerow management will follow good practice hedge management principles which can be found on websites such as 'Hedgeline' (<https://hedgeline.org.uk/hedgerows/hedgerow-management-advice/>) or RSPB (<https://www.wildlifetrusts.org/wildlife/managing-land-wildlife/how-manage-hedgerow-wildlife>).
- ◆ Hedge trimming/cutting will be undertaken on a 3-year rotational basis outside of the nesting bird season (January to February) and to allow any berry crop to be used by birds. Trimming will keep the hedgerow in good condition and will result in an 'A-frame' hedge. Occasional restoration work will be required to prevent gaps developing. Hedgerow restoration can be undertaken in winter by one of the following methods:

- Laying (cutting stems part way through and laying them along the hedgeline) has a less drastic effect on wildlife and maintains the character of the landscape.
 - Coppicing (cutting the stems at ground level) is the best method of restoration where the hedge is too overgrown to be laid because the stems are too thick.
 - Planting up of gappy areas may be required using a mixture of native, British-grown bare root stock. Planting may be undertaken in winter provided the ground is not frozen.
- ◆ An agreement that the hedgerow will be fully retained in perpetuity must be written into the deeds of the property sale by the seller and must be agreed by the new occupiers to ensure the long-term retention of the hedgerow for biodiversity.

Biodiversity enhancements

4.10 The following enhancements will be included as part of the development (see Appendix E for location and design):

- ◆ Two 'PRO UK Visible Build-In Swift Boxes' will be installed within the masonry of the new north-facing elevation at eaves level.
- ◆ Two 'Build-in Solitary Bee Bricks' will be installed in the south elevation, at least 1 metre from the ground.
- ◆ One 'Woodstone Build-In Bat Roosting Tube' (www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox) will be installed at the apex of the south gable end; the tube will provide additional roosting opportunities for crevice-dwelling bat species, such as pipistrelle (*Pipistrellus sp.*) bats. The tubes are completely self-contained/self-cleaning and can be incorporated into the masonry of the building and faced with matching materials to leave an inconspicuous finish. The materials below the tubes must not be slippery / glossy and must be installed as close to eaves / gable apex level as possible.

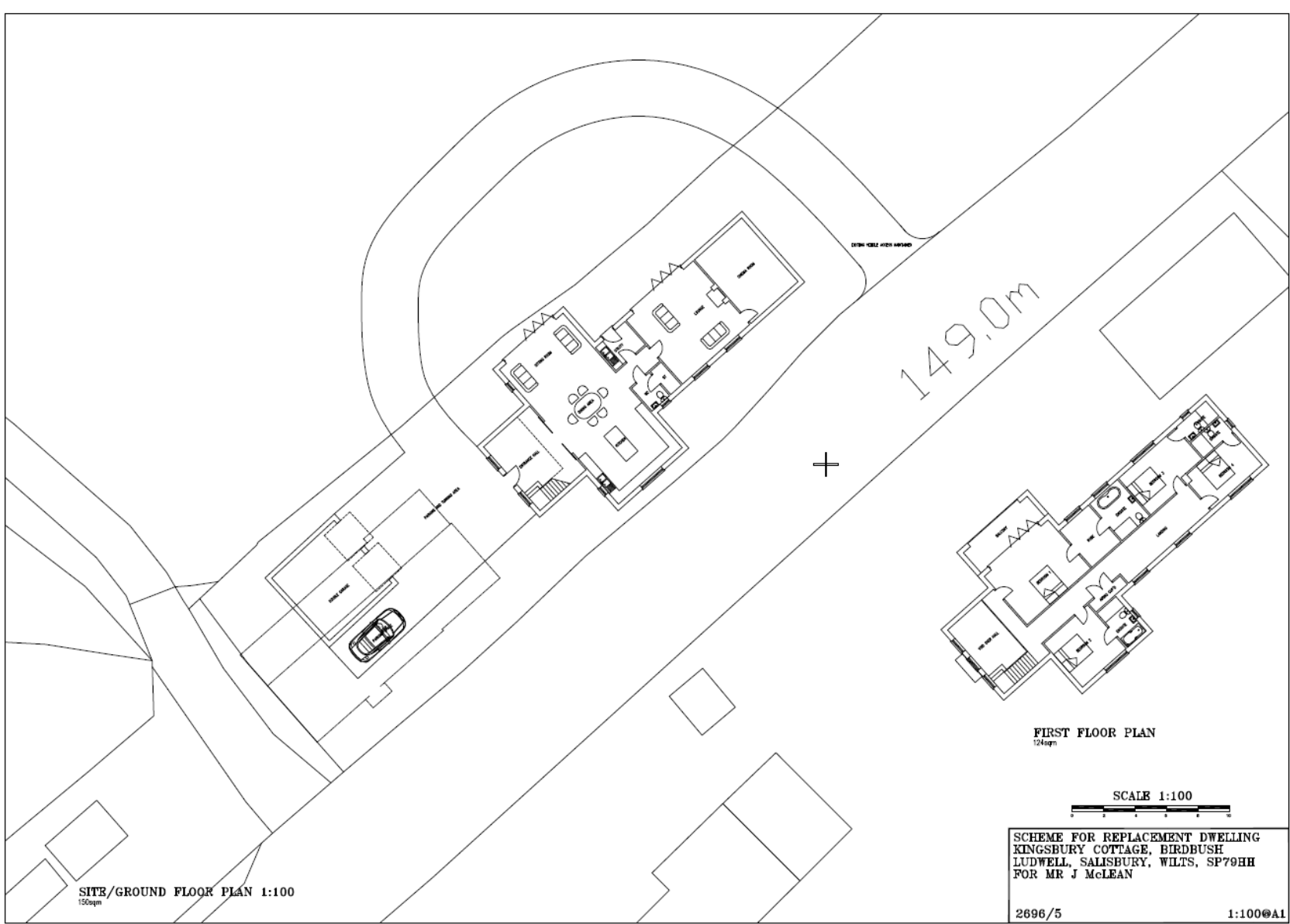
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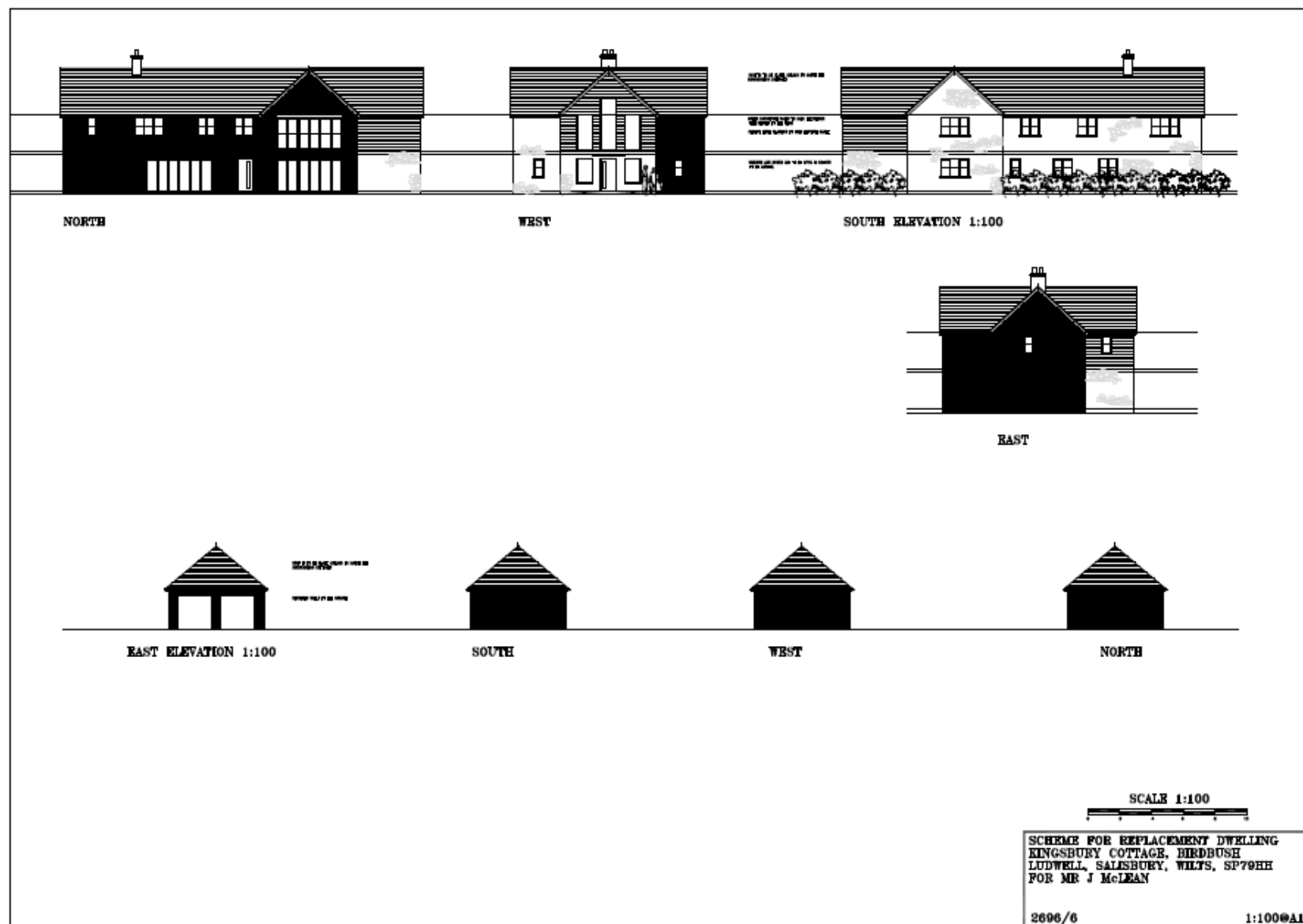
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Appendix A: Site location plan



Appendix B: Proposed plans







Appendix C: Bat activity (dusk) survey results

Bat activity (dusk) survey						
Date: 23.06.2026	Sunset: 21:28	Weather conditions: Hot and sunny	Precipitation: None	Site location: Kingsbury Cottage		
Temp: Start: 29°C End: 27°C	Beaufort wind force (Bft): 0/12	Detectors used: EchoMeter Touch 2 + tablets x 2		Oktas cloud cover: 1/8	Start Time: 21:13	End Time: 22:58
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Peter Allen		South		Y	Nightfox Whisker & 20 watt IR lamp	
Maxine Gibbons		Southeast		Y	Nightfox Whisker & 20 watt IR lamp	
Unmanned camera		North		Y	Nightfox Whisker & 20 watt IR lamp	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:39	Noctule	1		Heard not seen in east.		
22:04	Soprano pipistrelle	1		Heard not seen in east.		
22:08	Soprano pipistrelle	1		Commuted west to south.		
22:11	Common pipistrelle	1		Commuted heading north.		
22:12	Common pipistrelle	1		Commuted west to east.		
22:13	Common pipistrelle	1		Commuted north to south.		
22:14	Soprano pipistrelle	1		Heard not seen in east.		
22:15	Common pipistrelle	1		Commuted south to east.		
22:18	Serotine	1		Commuted along road to north.		
22:19 – end of survey	Soprano pipistrelle	3		Foraging around building, along road and around field.		
22:19	Serotine	1		Heard not seen in east.		
22:19- end of survey	Common pipistrelle	2		Foraging around building, along road and around field.		
22:22	Soprano pipistrelle	1		Foraging in west.		
22:29	Soprano pipistrelle	3		Foraging in front of house.		
22:46	Noctule	1		Heard not seen in east.		
22:48	Greater horseshoe bat	1		Heard not seen in east.		

Example of darkest point in the east



Example of darkest point in the north



Bat activity (dusk) survey						
Date: 22.07.2026	Sunset: 21:09	Weather conditions: Mild	Precipitation: None	Site location: Kingsbury Cottage		
Temp: Start: 21°C End: 19°C	Beaufort wind force (Bft): 1/12	Detectors used: EchoMeter Touch 2 + tablets x 2		Oktas cloud cover: 1/8	Start Time: 20:50	End Time: 22:20
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Russell Hoyle		North		Y	Nightfox Nova & 20 watt IR lamp	
Maxine Gibbons		South		Y	Nightfox Whisker & 20 watt IR lamp	
Unmanned Camera		Southeast		Y	Nightfox Whisker & 20 watt IR lamp	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:07	Nathusius's pipistrelle	1		Heard not seen in the south.		
21:11	Noctule	1		Heard not seen in the south.		
21:34	Common pipistrelle	1		Heard not seen in the south.		
21:46	Noctule	1		Commuted over house west to east.		
21:46	Soprano pipistrelle	1		Heard not seen in the south.		
21:47	Noctule	1		Heard not seen in the north.		
21:49	Common pipistrelle	1		Heard not seen in the north.		
21:50 – End	Soprano pipistrelle	2		Foraging around the site.		
21:56 – End	Common pipistrelle	3		Foraging around the site.		
21:56	Serotine	2		Commuted north to east.		
21:57	Serotine	1		Commuted west to east.		
21:59	Common pipistrelle	1		Commuted northwest to north around the house.		
22:06	Common pipistrelle	1		Commuted north to west.		
22:08	Soprano pipistrelle	1		Foraging in the north.		

Example of darkest point in the north



Example of darkest point in the south



Appendix D: Surveyor locations and static monitoring device location

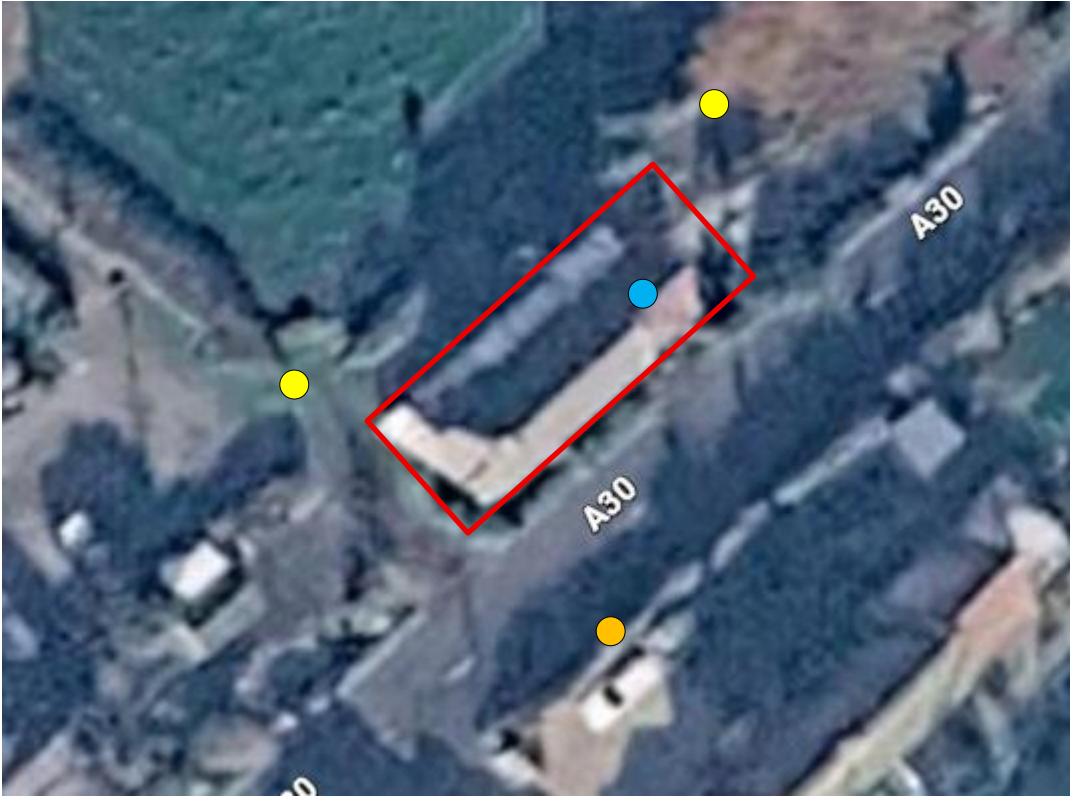


Image taken from Google Maps 2026

Figure 1

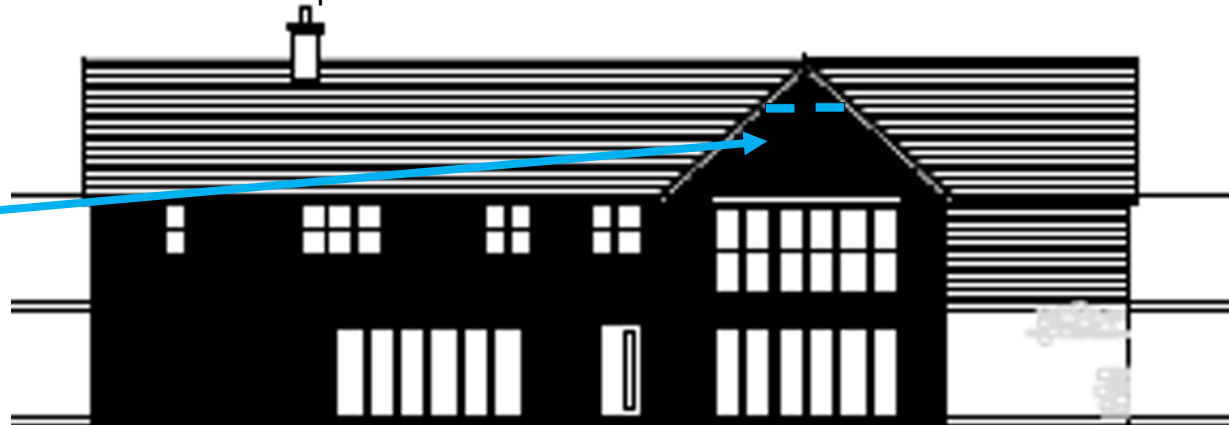
LEGEND:	
Key:	Description:
	Surveyor position
	Unmanned camera
	Building subject to dusk surveys
	Static monitoring device location



Appendix E: Biodiversity compensation and enhancement plan

Two 'PRO UK Rendered Build-In Swift Box' to be installed on the north elevation as close to the soffits/eaves as possible:

<https://www.nhbs.com/vivara-pro-rendered-build-in-swift-box>



NORTH

One 'Woodstone Build-In Bat Roosting Tube' (will be installed at the apex of the south gable end.

www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox



SOUTH ELEVATION 1:100

Two 'Build-in Solitary Bee Bricks' will be installed in the south elevation, at least 1 metre from the ground.

<https://www.nhbs.com/bee-brick>



A minimum of 500m of native species rich hedgerow planting and six native trees comprising either native and/or fruit species will be planted along the southeast site boundary-

 - Hedgerow

 - Tree

