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Report prepared for: Chris Pike

For the Site of: Outbuildings at Brook House, Ellington, PE28 0AE

Version:	Written by:	Checked by:	Final:
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Cherryfield Ecology has prepared this report for the client. Please see our T&C's.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be from either the most current season, e.g. May 2026 to May 2027, or the most recent season for bats e.g May 2025 to May 2026. Therefore, should the project not proceed within 12-18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

Sarah Kennard BSc (Hons)

Bat Licence Level 1, GCN Level 1

[redacted]

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Emergence and Activity Bat Survey (EBS)

0.0 Non-Technical Summary

0.1 Background

This report follows national guidelines Collins (2023) allowing for dusk and dawn surveys and recommends mitigation and compensation if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Land to rear of Outbuildings at Brook House, Ellington, PE28 0AE, where proposals include for the conversion of the barn into dwellings.

Following a Stage 1 Ecological Assessment undertaken on 09/06/2026 (Cherryfield Ecology, 2026), the building (B1) provided moderate potential for roosting bats, therefore further surveys were recommended.

The client has commissioned Cherryfield Ecology to undertake the EBS, which includes two dusk emergence surveys.

0.2 Results and Findings

The surveys have shown the likely absence of roosting bats within the barn with no emergences recorded.

A common pipistrelle was seen emerging from the associated dwelling from the roof tiling at the southwestern elevation.

All the surveys show that the surrounding grounds are being used for foraging and commuting bats.

0.3 Impact Assessment and Recommendations

No impacts are foreseen, however, if bats are found during the development on B1, all works must stop, and advice sought.

As the works will involve the conversion of the barn into a dwelling, detrimental disturbance to the adjacent roost in the main house is not likely to occur;
No works to the main house are to occur without further advice sought from an ecologist.

The findings outlined in this report are valid for 12 to 18months, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.3 for further details).

1.0 Introduction

1.1 Aim

The aim of this survey is to gather additional information from the site to establish species, population and entry/exit points of bats to aid in the design of mitigation and compensation for bats in the development. The information is used to help inform a licence application (if required) and to inform the client and their architect/planner of necessary changes in the design that may be required to ensure bats are protected during works. It should be read in conjunction with any Stage 1 survey such as a Preliminary Roost Assessment (PRA) that may have been undertaken.

1.2 Background Information

The client, Chris Pike, has commissioned Cherryfield Ecology to undertake an EBS for the site of Outbuildings at Brook House, Ellington, PE28 0AE. Planning permission is being sought for the conversion of the barn into dwellings.

This survey has checked all buildings, trees (from ground level only) or structures due to be affected by the proposals for bats, signs of bats or habitat value e.g. crevices, gaps or holes that cannot be checked for a variety of reasons. In addition, surveyors have been positioned around the building, tree or structure to allow for emerging/re-entering bats to be watched for.

The inspections were conducted on 10/08/2026 and 31/08/2026

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find or see emergence, re-entry and/or evidence.

Biological records have been requested to give the report context and allow a study of the surrounding area. The information is often sensitive and, therefore, a synopsis is provided.

The survey can be conducted between May and September with the optimal season for surveying maternity colonies limited to mid-May to August inclusive, however, it can also be limited due to bad weather, when bats are less active.

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule

V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("Habitats Directive") which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is well-defined by the legislation as the 'resting place' of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

1.3 Roost definitions

Roost definitions from Natural England's licensing documents (NE, 2024).

Day roost – a place where individual bats, small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost – a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be regularly by the whole colony.

Feeding Roost – a place where individual bats or a few individuals rest or feed during the night but are rarely present in the day.

Transitional/occasional roost – used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site - where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.

Mating sites - sites where mating takes place from late summer and can continue through winter.

Maternity roost - where female bats give birth and raise their young to independence.

Hibernation roost - where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.

Satellite roost - an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Other - roosts not meeting the above definitions.

2.0 Methods

The survey follows the national guidelines Collins (2023) and Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys (Bat Conservation Trust, May 2022) the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.
- Echo Meter Touch, EM3, and Pettersson D240X.
- IR night vision HD Camcorder, 12v IR flood lights or Nightfox whisker.

Night Vision Aids (NVAs) are used to cover the building alongside surveyors. These are not designed to replace surveyors, rather provide night vision, allowing for more accurate survey effort and when found, roost locations. **The cameras may not always capture bats entering/exiting roosts due to the size of the building, terrain, narrower field of view and other factors**. Video is processed in a video editor and checked in the office after the survey is completed, stills and snapshots are taken and used in reports, as per the guidelines.

Surveyors are positioned around the building(s), tree or structure in order to cover all elevations. The survey then observes emerging or entering bats from suitable features such as holes, cracks and crevices. Notes on commuting and foraging bats are also made in the surrounds.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey(s) only. Bats are highly mobile and can turn up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

If a deviation from the guidelines has been made, the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey set.

Table 1: Roosting features (likelihood) of bat presence assessed against Collins (2023) guidelines *Source: Adapted from Collins (2023, pp44, table 4.1).*

Likelihood of bat presence (Habitat Value)	**Features that bats can use, regardless of evidence being present.**
Confirmed Bat Presence	Bats are found to be present during the survey. Evidence of bats is found to be present during the survey.
Higher likelihood of bat presence.	Pre-20th century or early 20th century construction. Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south-facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.

Moderate and Lower likelihood of bat presence.	Modern, well-maintained buildings or built structures that provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.
Negligible likelihood of bat presence.	No obvious features suitable for roosting, minor foraging or commuting.
None	No features suitable for roosting.

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference – TL 15863 72040 and Postcode – PE28 0AE.

3.2 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 2: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	n/a	None within search area
	~25m N	Deciduous woodland
	~1960m SSW	Ancient Replanted Woodland
	~400m SE	Priority pond
	~1450m S	Lowland meadows
	~395m E	Coastal and floodplain grazing marsh
Granted protected species licences	n/a	None within search area

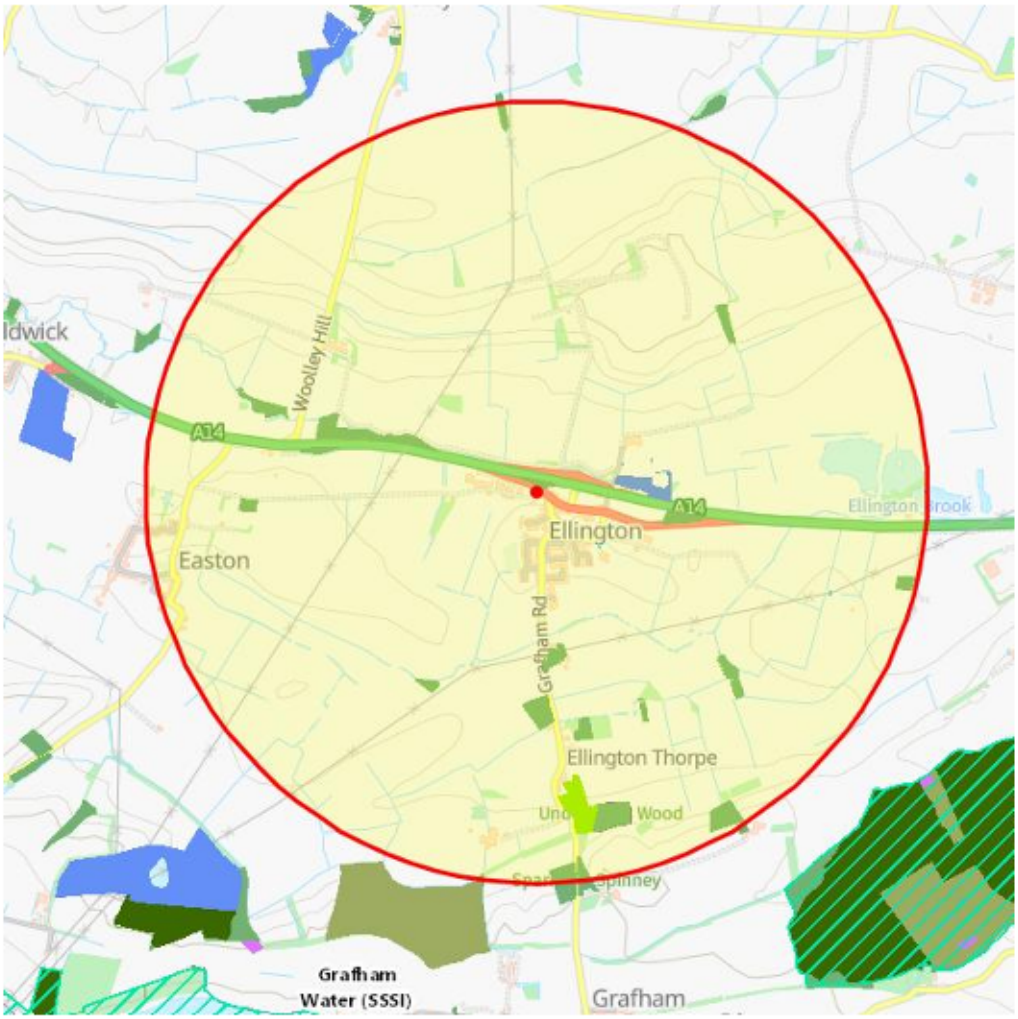


Figure 1: Magic Map Search

3.3 Biological Records Data

A standard search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. Biological records were obtained from Cambridgeshire & Peterborough Environmental Records Centre (2026) which show no records of bats within the last 10 years.

3.4 Site Location and Surrounds

The site is located in Huntingdon, Cambridgeshire and is surrounded by residential housing and business units in the immediate locale. Table 3 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 3: Habitat features suitable for bat use.

Feature	Description
Watercourses	Ellington Brook is ~110m N. There is a large network of drains and tributaries throughout the search area.
Waterbodies	There are two balancing ponds ~460m W. There are three ponds and a balancing pond to the N, the closest is ~390m. There is a pond ~640m ENE. There is a moat ~400m and a pond ~605m ESE. There is a pond ~405m SE. There is a pond ~830m S.
Woodland	An area of woodland can be found adjacent to the A14 ~30m N. There are small areas of woodland ~550m NW, ~400m W and ~650m E.
Linear e.g. hedgerows	Field margin hedgerows are abundant within the search area.
Pasture/arable/grassland	Arable fields and pasture dominate the search area
Other	n/a

3.5 Building, Tree or Other Structure

The following section details the structure(s) reference, bats located, evidence located and observed emergence/re-entry (see Figure 12 for Site Plan).

Building/tree/structure reference – B1 (Main Building).

Table 4: Weather Records

Date	Survey	Time: from/to	Weather: Start	Weather: Finish
10/08/2026	Dusk	20:22 to 22:22 SS: 20:35	Temp: 21°C Humidity: 53% Cloud: 3% Wind: 2/12	Temp: 18°C Humidity: 66% Cloud: 1% Wind: 1/12

			Precip: None	Precip: None
31/08/2026	Dusk	19:37 to 21:37 SS: 19:52	Temp: 18˚C Humidity: 69% Cloud: 95% Wind: 2/12 Precip: None	Temp: 16˚C Humidity: 76% Cloud: 100% Wind: 1/12 Precip: None

3.6 Observations

Table 5: Results and observations of the building, tree or structure.

Surveyor	Building, Tree or Structure	Dates, Times and Survey Type	Bat Activity Observed
DB	B1	10/08/2026 20:22 to 22:22 SS: 20:35	Common pipistrelle (CP) seen and/or heard occasionally between 21:18 and 21:52. Noctule (N) heard occasionally between 21:25 and 21:35. Unidentified bat seen passing at 21:27.  Figure 2: IR image of western elevation
AW	B1	As above	CP seen and/or heard occasionally between 21:06 and 21:53. N heard at 21:30 and 21:35.

			 Figure 3: IR image of northeastern elevation
AM	B1	As above	CP seen and/or heard passing occasionally between 21:05 and 21:59. N heard at 21:26 and 21:59 and seen passing overhead at 21:30.  Figure 4: IR image of southern elevation
SK	B1	As above	CP seen and/or heard passing and foraging occasionally between 21:25 and 21:45. N heard passing at 21:25 and 21:29. *A CP was seen emerging from the roofing of the adjacent dwelling at 21:05.*

			 Figure 5: IR image of eastern elevation
ESR	B1	31/08/2026 19:37 to 21:37 SS: 19:52	A CP was not seen at 20:45.  Figure 6: Northeastern elevation
ZH	B1	As above	CP not seen at 20:17. SP passed the yard at 21:12.  Figure 7: Southern elevation

			 Figure 8: IR image of southeastern elevation
PH	B1	As above	CP not seen at 20:12, 20:40, 20:49 and 21:11. SP not seen at 21:13.  Figure 9: Eastern elevation
TH	B1	As above	CP heard but not seen at 20:17. SP seen foraging at 20:19. CP seen foraging at 20:21, 20:40, 20:52 and 20:54 around the building and garden. N heard but not seen at 21:18.  Figure 10: Western elevation

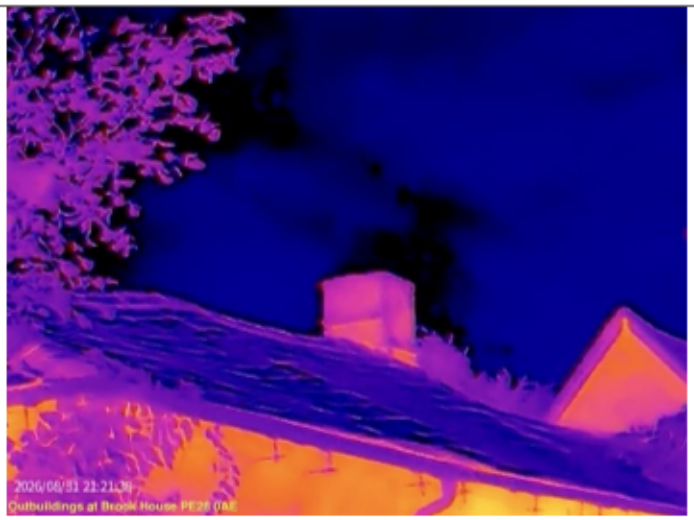


Figure 11: Thermal image

Summary of surveys and supplementary observations:

10/08/2026 – No emergences from the surveyed building. **CP seen emerging from the adjacent dwelling at 21:05.** Infrequent general common pipistrelle and noctule activity recorded.
31/08/2026 – No emergences from the surveyed building. General common and soprano pipistrelle and noctule activity recorded.

Any other protected species that would be affected by the development:
Nesting birds- Bird nests are present within building, see Ecological Appraisal (Cherryfield Ecology, 2026).



Figure 12: Site Plan

4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion and recommendations in the context of the proposed works.

Building/tree/structure reference – B1 (Main Building)

4.1 Conclusion and Discussion

The proposals include for conversion of the building into dwellings.

The surveys have shown the likely absence of roosting bats within the barn with no emergences recorded.

A common pipistrelle was seen emerging from the associated dwelling from the roof tiling at the southwestern elevation.

All the surveys show that the surrounding grounds are being used for foraging and commuting bats.

4.2 Potential Impact

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and the following details a proportionate impact assessment based on current information.

Table 6: Impact Assessment.

Impact	No impacts are foreseen.
Characterisation of unmitigated impact on the feature	
Effect without mitigation	n/a
Mitigation and or enhancement	See Table 7
Significance of effects of residual impacts (after mitigation)	n/a

4.3 Recommendations

The below details the recommended mitigation and compensation required.

License type required: n/a

Roost type: n/a

No impacts are foreseen, however, if bats are found during the development on B1, all works must stop, and advice sought.

As the works will involve the conversion of the barn into a dwelling, detrimental disturbance to the adjacent roost in the main house is not likely to occur;

No works to the main house are to occur without further advice sought from an ecologist.

Table 7: Mitigation and Compensation

Work	Specification
Mitigation, compensation & enhancement	The following is recommended: As there is a likely absence of bats roosting in the building the works can proceed. The Local Planning Authority has a duty to ask for enhancement under the NPPF (2023) and The Environment Act (2021) therefore, bat boxes can be installed on the retained building. These should be of the Chillon type e.g. Woodstone, be no less than **three metres** off ground level and face south/southwesterly. No artificial light should shine on the boxes and clear flight paths to and from the boxes should be considered.  Figure 13: Chillon Woodstone Bat Box (British-made)

	Commuting bats were using the grounds and surrounds, therefore, any tree, hedges or linear feature should be retained where possible. ***If at any time bats are found during works, works must stop, and further advice sought from a licensed bat worker.***
Lighting	Any lighting near or shining onto any trees or adjacent building will be designed to minimise the impact it has on potential bat roosting and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) *https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/* This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimizing the light spill affecting the habitat. No up-lighting should be used. No lighting will shine on the adjacent emergence location. This will ensure that the roosting and commuting resources that the bats are using are maintained.

5.0 References

Cherryfield Ecology (2026), Ecological Appraisal Report 2026

CIEEM (2018), Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, September 2018. Chartered Institute of Ecology and Environmental Management, Winchester, online at https://www.cieem.net/data/files/ECIA%20Guidelines.pdf

Collins, J. (ed.) (2023), Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition, BCT, London

Essah *et al.* (2020), Method for evaluating the snagging propensity of roofing membranes in buildings by roosting bats, online at tandfonline

Google Earth (2025), Located on site postcode, online

MAGIC (2026): Magic maps, NEPS licences and designated sites, online http://www.magic.gov.uk/Login.aspx?ReturnUrl=%2fMagicMap.aspx, accessed at report date.

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield

National Planning Policy Framework, 2023 http://www.communities.gov.uk/publications/planningandbuilding/nppf

Office of the Deputy Prime Minister (2005), Circular 06/2005: Biodiversity and Geological Conservation. Para.99 http://www.communities.gov.uk/documents/planningandbuilding/pdf/147570.pdf

Records: Cambridgeshire & Peterborough Environmental Records Centre (2026).