Allied Ecology

Bat Dusk Emergence Survey Report

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Land at Fourwinds

Warboys Road

Bury

Huntingdon

PE26 2NU

-

August 2025

Site Details	Land at Fourwinds, Warboys Road, Bury, Huntingdon, PE26 2NU
Client	B & H Services Group Ltd.
Date of Issue	13/08/2025
Report Reference	25424 – Bat Survey Report

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Unless otherwise stated, the findings of the surveys and assessments detailed within this report should be considered as valid and able to be relied upon for a period of up to 18 months. Any alterations to the site boundary and / or proposals may invalidate the recommendations contained within this report.

1 Introduction

1.1. Background

1.1.1. Allied Ecology has been appointed prepare a Bat Dusk Emergence Survey Report, following detailed dusk emergence bat surveys undertaken at Land at Fourwinds, Warboys Road, Bury, Huntingdon, PE26 2NU (grid reference TL 28881 83339).

1.1.2. The site is located off Warboys Road, to the southeast of Bury, Huntingdonshire, and comprises an existing residential curtilage, including a single bungalow dwelling with gravel driveway, vegetated garden lawns, introduced shrubs, flowerbeds and trees. The site is located is within a rural setting, and is bound by an off-site dry ditch and Warboys Road to the east. Beyond the site, there is largely agricultural land on all aspects, with existing residential development to the east.

1.2. Summary of Proposals

1.2.1. It is understood that the proposals are for change of use to convert the existing residential dwelling to assisted living, with associated extensions to the building, landscaping and access infrastructure.

1.3. Basis of Reporting

1.3.1. The site was subject to baseline ecological survey work and desktop study, including a Preliminary Bat Roost Assessment, undertaken by Allied Ecology on 11th March 2025, in order to inform the proposals, and as such this report should be read in conjunction with the 'Ecological Appraisal' prepared by Allied Ecology, May 2025. The findings of the Preliminary Bat Roost Assessment assessed the on-site building to provide opportunities for roosting bats, with no evidence of roosting bats encountered during the survey.

1.3.2. This report documents the findings of the subsequent Phase 2 bat survey work undertaken at the site, comprising two dusk emergence surveys, in order to establish the presence / absence status of roosting bats at the on-site building. This report sets out the likely effects of the proposals in respect of roosting bats and, where necessary, any licensing requirements, in line with relevant best practice guidance.

1.3.3. Where appropriate, proportionate recommendations for mitigation and / or compensation measures are also provided, in order to ensure that individual bats and local bat populations remain fully safeguarded under the proposals.

1.4. Surveyor and Author's Experience

1.4.1. The lead surveyor and author is Jon Byrd. Jon is a Chartered Ecologist (CEcol) and Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), with over 17 years of relevant experience within a consultancy setting. Jon has held a Natural England survey licence (Class 2 or equivalent) for bats since 2008 and has been actively involved in managing and undertaking professional survey and mitigation work for UK bats from this date. As a Registered Consultant for Natural England's Bat Mitigation Class Licence, and having been the Named Ecologist on numerous standard Natural England mitigation licences, Jon is a suitably qualified ecologist and is suitably authoritative to assess the potential impacts of the proposals with regard to roosting bats.

2 Ecological Background and Legislation

2.1. Ecological Background

2.1.1. A total of 17 species of bat are known to breed in Britain, all of which remain at risk from development as a result of disturbance and damage to roosting features, and the loss of suitable foraging / commuting habitat.

2.1.2. Species form localised populations and are distributed unevenly across Britain according to their specific habitat and climatic requirements, with common species more widely distributed than the uncommon / rare species. Bats are known to roost in both natural and artificial structures, including trees and buildings, and readily use a range of habitats for foraging and commuting.

2.1.3. Bats are well adapted for flight mobility and will typically emerge from their roosts between dusk and dawn to forage for prey, which consists exclusively of insects. To capture their prey, bats will emit short, high frequency bursts of sound, the process of which is known as 'echolocation'. From this, they are able to formulate an image of their surrounding environment and the precise locations of objects within it.

2.1.4. During the winter, bats will hibernate to reduce their metabolic activity / energy expenditure whilst prey is scarce. Suitable hibernation roosts will typically have high humidity levels, a stable low temperature and be free from predators. Bats are known to intermittently wake from hibernation, and sometimes even move between hibernation roosts, albeit will not typically do so fully until the beginning of the active season in April / May. Buildings and trees often provide suitable conditions to support hibernating bats.

2.1.5. During the summer, female bats will form maternity roosts within buildings and trees where they will rear their young. Females typically give birth to a single pup in any given year, which will be dependent upon the mother until they are able to take flight and forage for themselves. Once their young are independent, females will disperse to find a mate and to prepare for the upcoming hibernation season.

2.2. Legislation Summary

2.2.1. All British bats are protected under domestic (Wildlife and Countryside Act 1981) and international (Conservation of Habitats and Species Regulations 2017, as amended) legislation, and as such, they are classified as European Protected Species.

2.2.2. Under Regulation 39 of the Conservation of Habitats and Species Regulations 2017, as amended, it is a criminal offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat;
- Damage or destroy a breeding site or resting place of a bat; and
- Keep, transport, sell or exchange, or offer for sale or exchange a live or dead bat or any part of a bat.

2.2.3. Furthermore, under Schedule 5 the Wildlife and Countryside Act 1981, all bats are subject to the provisions of Section 9, which makes it an offence to:

- Intentionally kill, injure or take a bat;
- Possess or control any live or dead specimen or anything derived from a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat; and
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

2.2.4. In addition to the above legislation, a number of bats are classified as Section 41 Priority Species, and are therefore afforded a greater level of consideration within development under the Natural Environment and Rural Communities (NERC) Act 2006, representing a material consideration at planning.

3 Methodology

3.1. Phase 2 Dusk Emergence Surveys

3.1.1. Two dusk emergence surveys were undertaken in July and August 2025, to establish the presence / absence status of roosting bats within the on-site building (B1).

3.1.2. In accordance with best practice guidance[1,2], five Night-Vision Aids (NVAs), comprising three Canon XA-60 1080p Infrared (IR) sensitive camera with two separate / independent Evolva T38 IR lights (per camera), and two Guide TK612 'Gen2' Thermal Imaging Cameras, were deployed at strategic locations during the survey covering all relevant aspects of the building that are identified to provide bat roosting opportunities.

3.1.3. Night-Vision Aids, supported by Anabat Scout full-spectrum electronic bat detectors, were positioned at suitable locations throughout the duration of the survey and were utilised to identify precise roosting locations and confirm the number of any emerging / re-entering bats recorded (where present). The dusk emergence surveys started 15 minutes prior to sunset, and continued 1.5 hours after sunset. Three suitably experienced surveyors were present in support of the Night-Vision Aids, in order to continually monitor the camera equipment and record background bat activity in proximity of the site.

3.1.4. Surveyors leading the dusk emergence survey visits comprise Jon Byrd (CEcol, MCIEEM / NE Class 2 bat survey licence and BMCL Registered Consultant) and Sophie Smith (MCIEEM / NE Class 2 bat survey licence).

3.1.5. The weather conditions during the survey are set out in Table 3.1 below.

Table 3.1. Summary of Weather Conditions.

Date	Building ref.	Equipment deployed	Weather conditions	Survey start and end times
20/07/2025 (Dusk)	B1	Anabat Scouts and NVAs (x5)	Dry, 30% cloud, BF4, 18°C	Start – 20:56 Sunset – 21:11 End – 22:41
11/08/2025 (Dusk)	B1	Anabat Scouts and NVAs (x5)	Dry, 100% high cloud, BF3, 24°C	Start – 20:19 Sunset – 20:34 End – 22:04

3.1.6. Anabat Scout detectors comprise built-in full-spectrum recording equipment, from which all bat calls were extracted and analysed using Analook Insight to verify the species recorded during the survey work. All recordings were attributed to species level and are detailed within this report.

3.1.7. The Guide TK612 'Gen2' Thermal Imaging Cameras were combined with a separate monitor / screen, enabling the surveys to be completed in 'real time' by the accompanying ecologists. Any queries or uncertainties with the bat behaviour observed during the surveys was noted and the recorded footage reviewed, following the survey. The data capture by infrared cameras was reviewed at the earliest opportunity, following the survey, using a combined approach of reviewing recorded footage in 'real time' (x1 speed), in addition to backing up this review using advanced motion detection software including MotionMeerket and VLC

1 Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

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

Media Player 'Motion Detect' functionality. An image showing the darkest time during the surveys is provided at Appendix BSR1.

3.2. Survey Constraints

3.2.1. The survey work was undertaken at a suitable time of year, under ideal conditions. As such, no overriding constraints to the assessment were encountered. As such, the results are considered able to be relied upon to assess the likely presence / absence status of roosting bats.

4 Results

4.1. Dusk Emergence Presence / Absence and Roost Characterisation Survey Results

4.1.1. In order to establish the presence / absence status of roosting bats that may be present within the on-site building (B1), two dusk emergence surveys were undertaken by Allied Ecology in July and August 2025. The results of the survey work undertaken are set out in Table 4.1 below.

Table 4.1. Dusk emergence survey results.

Date	Building Reference	Emerging / Re-entering Bats	Foraging / Commuting Summary
20/07/2025 (Dusk)	B1	**No bats identified emerging from or entering the building at any point during the survey.**	Low / very limited levels of bat activity, associated with the vegetated habitats at the front and rear of the building, largely attributed to a single Common Pipistrelle *Pipistrellus pipistrellus*, with occasional passes a single by Soprano Pipistrelle *Pipistrellus pygmaeus*, and rare passes by a single Noctule *Nyctalus noctule*.
11/08/2025 (Dusk)	B1	**No bats identified emerging from or entering the building at any point during the survey.**	Low / very limited levels of bat activity, attributed to a single Common Pipistrelle, with rare passes by a single Soprano Pipistrelle.

4.2. Summary and Evaluation

4.2.1. On the basis of the findings of the Preliminary Roost Assessment and above dusk emergence presence / absence survey work, roosting bats are assessed to be likely absent from the on-site building (B1), with no identified active roosts present.

4.2.2. The on-site building has previously been assessed to provide 'high' bat roosting potential, on a highly precautionary basis, as the internal loft void was inaccessible at the time of the Preliminary Roost Assessment's internal inspections. The two dusk emergence surveys undertaken were carried out within the core seasonal window for bats, in July and August, with no emergences and/or re-entries associated with the building identified, and with only very low levels of general bat activity recorded throughout both dusk emergence surveys attributed to individual bats.

4.2.3. On the basis that very limited bat activity was recorded in proximity of the site / building during the survey work undertaken within the peak seasonal period of bat activity, the bat roosting potential category has been reduced to 'moderate', and the wider agricultural / cropland setting is considered to not provide the extent of foraging / commuting resource required to enable a higher conservation status roost to be present.

4.2.4. As such, it is considered that the level of survey work undertaken is sufficient and entirely proportionate to ascertain the likely status of roosting bats at the site, and no further survey work or assessment is considered necessary or proportionate to inform the planning application and proposed works.

4.2.5. Nonetheless, where proposed development is unlikely to result in an offence to European Protected Species, and where licensing is not required, reasonable precautionary measures should be implemented to minimise the risk to such species in the unlikely event they should be present during the course of development activities. Accordingly, and in line with the guidance set out by Natural England[3], a number of highly precautionary mitigation measures to fully safeguard bats under the development are set out below in Section 5.

[3] Natural England (2013) *'European Protected Species: Mitigation Licensing - How to get a licence (WML-G12)'*

5 Recommended Mitigation and Safeguarding Measures

5.1. Mitigation Strategy

5.1.1. **Update survey.** Should a considerable amount of time elapse (>1 year) between the survey work detailed in this report and the proposed works commencing, it is recommended that an update visual inspection survey be undertaken prior to works commencing, with consideration given to undertaking an additional update dusk emergence survey of the building. Such survey work would aim to establish the current status of bats at the site, and to identify any change in the potential for the building to support roosting bats.

5.1.2. **Safeguards to be employed before and during works.** Prior to and during works, the following precautionary mitigation measures will be implemented:

- Prior to the commencement of works associated with the roof structure, a 'tool-box talk' will be delivered to all site staff and contractors by a suitably licensed ecologist to inform them of the residual potential / outside risk for roosting bats to be present. The tool-box talk will include details of the legislative protection afforded to bats, working practices to be followed to avoid harming bats, and what to do if a bat is encountered. A written record of the tool-box talk and the licence documentation will be kept and made available on site at all times;
- Prior to the commencement of roof works, a visual inspection survey of all accessible internal and external features of the building will be undertaken by a suitably licensed ecologist, to identify any bats / evidence of bats. Should a bat(s) be discovered during the inspection survey, all relevant works in proximity will cease, and the site will be registered under the Bat Mitigation Class Licence (BMCL) or Earned Recognition Scheme before recommencing.
- Following the inspection survey, and assuming no evidence of bats is present in the area of works, works will commence with the removal of specific features providing bat roosting potential being destructively searched under the direct supervision of a suitably licensed ecologist. Safe access to such features will be facilitated by the use of scaffolding and / or Mobile Elevated Work Platforms (MEWP). The destructive search will include the careful removal of features providing bat roosting potential using hand tools only. It will be at the discretion of the licensed ecologist to determine the point at which all features providing bat roosting potential have been destructively searched, and that remaining works to follow are considered reasonably unlikely to cause an offence to the relevant legislation;
- In the unlikely event that a bat(s) is encountered during the remaining works, works will cease immediately and the licenced ecologist will be contacted for advice and, if necessary, immediately visit the site. The bat(s) would be left *in situ* to disperse on its own accord, and works will only recommence once a relevant Natural England mitigation licence is obtained.
- The destructive search must be carried out under suitable weather conditions, and not during heavy rainfall, high winds or unfavourable low temperature; and
- Care will be taken to avoid injury of bats during the destructive search, albeit in the highly unlikely event any are injured they will be immediately taken into care (as directed by the JNCC's publication entitled Bat Workers Manual, 2004).

5.1.3. **Sensitive Lighting.** It is recommended that consideration be afforded to the implementation of any new lighting at the site so as to ensure the bat mitigation and compensation features that may be required are not directly illuminated. A sensitive lighting design should be adopted, in accordance with the relevant best practice guidance[4].

[4] Bat Conservation Trust and Institute of Lighting Professionals (2023) 'Guidance Note 08/23: Bats and Artificial Lighting at Night''; Stone, E.L. (2013) 'Bats and lighting: Overview of current evidence and mitigation guidance.'; ILP (2011) 'Guidance notes for the reduction of obtrusive light' Institution of Lighting Professionals, GN01:2011.

6 Conclusions

6.1 Allied Ecology has undertaken specific survey work in respect of bats at the building at Land at Fourwinds, Warboys Road, Bury, Huntingdon, PE26 2NU, comprising detailed Phase 2 dusk emergence survey work, supported by specialist Night-Vision Aids (NVAs), in order to establish the presence / likely absence status of roosting bats, and to inform the proposals.

6.2 No active bat roosts were identified during the survey work undertaken.

6.3 Subject to implementing the recommended mitigation and safeguarding measures, it is anticipated that the proposals will not result in any adverse impacts on bats, or other protected faunal species.

Plan 25424-BSR1

Bat Dusk Emergence Survey Results (20/07/2025)



Key:

- Building with bat roosting potential category of 'high'
- Section of building with no potential roosting features
- Thermal Imaging Camera Position
- Thermal Imaging Camera Field of View
- Infra-Red (IR) Camera Position
- Infra-Red (IR) Camera Field of View

Dusk Emergence Survey Results:

- General bat foraging / commuting activity

No bats identified emerging from or entering the building at any point during the survey.

Land at Fourwinds, Warboys Road, Bury, Huntingdon, PE26 2NU

Bat Dusk Emergence Survey Results (20/07/2025)

25424-BSR1

August 2025

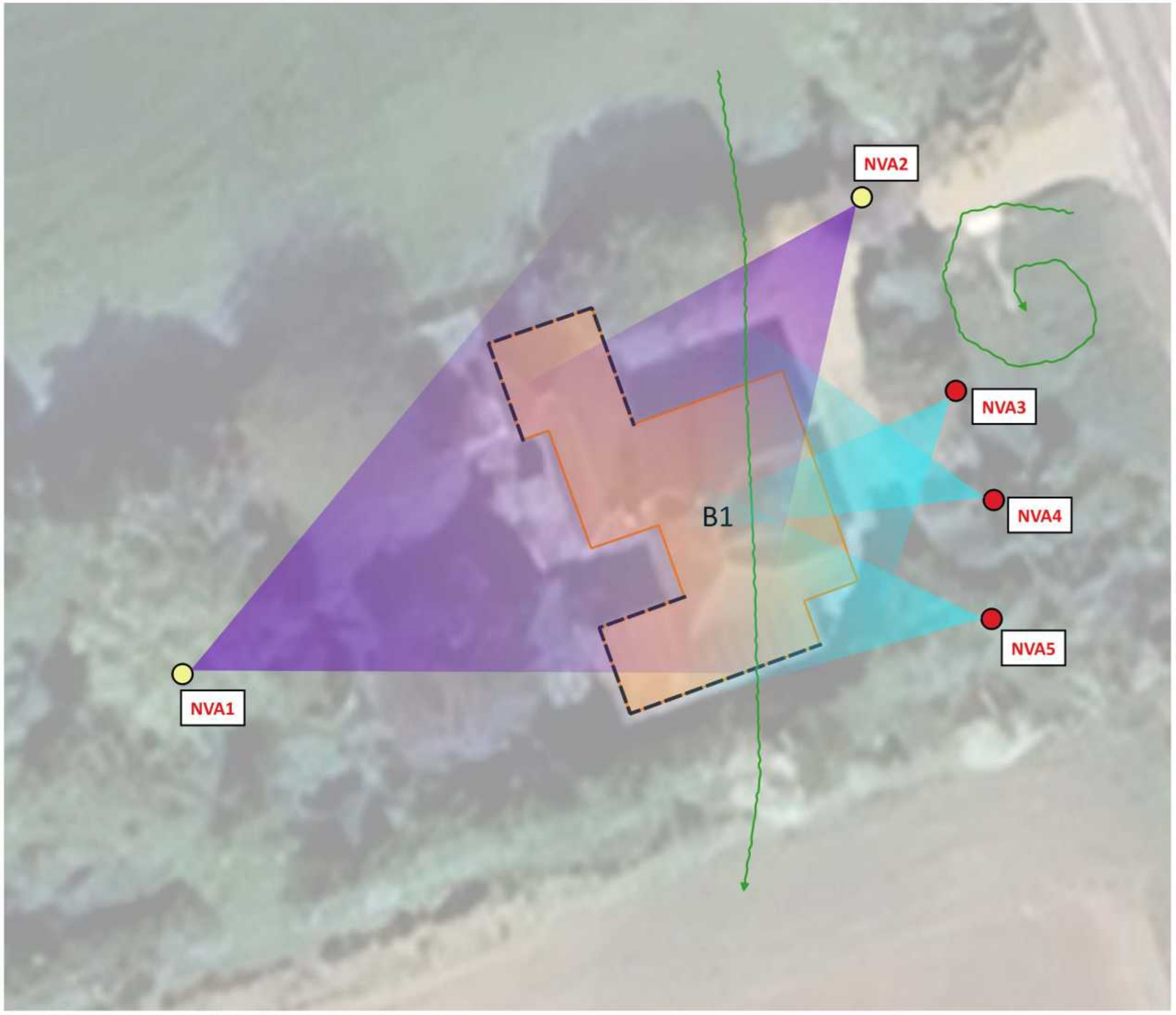
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Plan 25424-BSR2

Bat Dusk Emergence Survey Results (11/08/2025)



Key:

- Building with bat roosting potential category of 'high'
- Section of building with no potential roosting features
- Thermal Imaging Camera Position
- Blank
- Infra-Red (IR) Camera Position
- Blank

Dusk Emergence Survey Results:

- General bat foraging / commuting activity

No bats identified emerging from or entering the building at any point during the survey.

Land at Fourwinds, Warboys Road, Bury, Huntingdon, PE26 2NU

Bat Dusk Emergence Survey Results (11/08/2025)

25424-BSR2

August 2025

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Appendix 25424-BSR1

Images of the darkest period of the dusk emergence surveys



Darkest Point. Dusk Emergence Survey (20/07/25) – NVA1



Darkest Point. Dusk Emergence Survey (20/07/25) – NVA2


Darkest Point. Dusk Emergence Survey (20/07/25) – NVA3


Darkest Point. Dusk Emergence Survey (20/07/25) – NVA4


Darkest Point. Dusk Emergence Survey (20/07/25) – NVA5



Darkest Point. Dusk Emergence Survey (11/08/25) – NVA1



Darkest Point. Dusk Emergence Survey (11/08/25) – NVA2



Darkest Point. Dusk Emergence Survey (11/08/25) – NVA3



Darkest Point. Dusk Emergence Survey (11/08/25) – NVA4



Darkest Point. Dusk Emergence Survey (11/08/25) – NVA5

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