JAMES BLAKE ASSOCIATES

Bat Activity Survey Report

Of

Land South of 26 New Road, Warboys, Huntingdon, Cambridge

on behalf of

Wincer Kievenaar

October 2025

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Title: Bat Activity Survey Report of Land South of 26 New Road, Warboys, Huntingdon, Cambridge

Disclaimer

James Blake Associates Ltd. have made every effort to meet the client's brief. However, no survey ensures complete and absolute assessment of the changeable natural environment. The findings in this report were based on evidence from thorough survey: It is important to remember that evidence can be limited, hard to detect or concealed by site use and disturbance. When it is stated that no evidence was found or was evident at that point in time, it does not mean that species are not present or could not be present at a later date: The survey was required because habitats are suitable for a given protected species, and such species could colonise areas following completion of the survey.

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CONTENTS

0 NON TECHNICAL SUMMARY **4**

1 INTRODUCTION **5**

2 SITE SURVEY AND ASSESSMENT **7**

3 RESULTS AND EVALUATION **11**

4 IMPACT ASSESSMENT **16**

5 RECOMMENDATIONS **17**

6 CONCLUSIONS **19**

7 REFERENCES **20**

8 APPENDICES **21**

Appendix A: Transect routes followed on dusk activity surveys **21**

Appendix B: Site map with sections numbered **22**

0 NON TECHNICAL SUMMARY

Site:	Land South of 26 New Road, Warboys, Huntingdon, Cambridge
Ordnance Survey National Grid Reference (from the centre of the site)	TL 31180 79741
Report Commissioned by:	Wincer Kievenaar
Date of Bat Activity Survey:	August 2025 and September 2025

Considerations	Description	Potential impacts and timings
Roosts Identified	No potential roost located near by.	Site clearance or landscaping may remove or fragment feeding grounds or remove linear features, that may affect bats ability to move between roosts and feeding sites. Lighting minimisation scheme to be implemented to avoid impact to foraging and commuting bats. See Section 5 for proposed avoidance, mitigation and compensation measures.
Foraging and commuting bats	Common (*Pipistrellus pipistrellus*), soprano (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctule)*bats were recorded foraging and/or commuting on site.	Loss of foraging and commuting routes. Lighting minimisation scheme to be implemented to avoid impact to foraging and commuting bats. See Section 5 for proposed avoidance, mitigation and compensation measures.

1 INTRODUCTION

Background to the study

1.1 James Blake Associates Ltd. (JBA) was commissioned by Wincer Kievenaar to undertake a bat activity survey of land south of 26 New Road, Huntingdon, Cambridge (grid ref TL 31180 79741, taken from the centre of the site).

1.2 All UK bat species are protected under European and UK law (Conservation of Habitats and Species Regulations 2010; Wildlife and Countryside Act 1981), and some are Species of Principal Importance (SPI) in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Protected and principally important species are a consideration under the National Planning Policy Framework (NPPF) 2024. The NPPF places responsibility on Local Planning Authorities to aim to conserve and enhance biodiversity and to encourage biodiversity in and around developments.

Site Description

1.3 The site is approximately 0.5 hectares in size and is located alongside the A141, south of 26 New Road, in the southwest of Warboys, Cambridge (Figure 1). The wider landscape composed of almost entirely agricultural land with Warboys located to the north-east. Bury is located 4km northwest and Somersham 4km southeast. The southern end of the site backs onto cropland. The watercourse known as Bury Brook is situated approximately 2.5km to the west.

1.4 The site itself is dominated by modified grassland with a margin of ruderal or ephemeral along the north and west boundaries. There is a stretch of bare ground in the north, a small patch of bramble (*Rubus fruticosus*) scrub in the northwest and a native hedgerow associated with a semi-wet ditch along the eastern site boundary.

Figure 1: Site location



Details of the proposals

1.5 The proposed development would involve the construction of 6 residential dwellings and associated access, infrastructure and landscaping.

Aims and objectives

1.6 The aims of the surveys were;

- To determine bat use of the site, including the species, amount and type of activity; and
- Assess the risk of impact on bats, bat roosts and local bat conservation status from the proposed development and, if necessary, design appropriate precautionary measures, compensation or mitigation measures.

2 SITE SURVEY AND ASSESSMENT

Desk Study

2.1 A desk study was undertaken for statutory and non-statutory designated wildlife sites within a 7km and 2km radius of the site, respectively using data provided by Cambridge and Peterborough Environmental Records Centre (CPERC) and 'MAGIC', the Multi-Agency Geographic Information system for the Countryside. The data provided by CPERC was consulted for records of non-statutory sites and protected and rare species within a 2km search radius (CPERC data provided on the 17th February 2025). The search using MAGIC also supplemented the data search by providing records of granted licence applications and licence returns for European Protected Species such as bats. Within the desk study nine species of bat were recorded within 2km of the site within the past 10 years (see Table 1 for details).

Table 1: Results of the desk study species survey for the last 10 years, 2km of the site

Species	Sub division of species	Number of records	Date of most recent record	Closest record to the site	Notes (including details of relevant EPS licences)
Bats	Common pipistrelle (*Pipistrellus pipistrellus*)	14	2022	0.3km north	-
	Western Barbastelle (*Barbastella barbastellus*)	1	2021	No specific grid reference provided	Calls confirmed by sonogram analysis.
	Daubenton's Bat (*Myotis daubentonii*)	1	2021	No specific grid reference provided	Calls confirmed by sonogram analysis.
	Noctule Bat (*Nyctalus noctula*)	2	2021	No specific grid reference provided	Calls confirmed by sonogram analysis.
	Soprano Pipistrelle (*Pipistrellus pygmaeus*)	3	2023	1km northwest	Roost. Single bat within loose timber mortise joint inside barn.

2.2 Lack of species records does not necessarily indicate that they are absent from the surrounding area and can be due to a lack of survey efforts in the area.

2.3 A Preliminary Ecological Appraisal (PEA) was undertaken by JBA in February 2025 by Max Brais and Sasha Edhouse BSc (Hons). No buildings are present on-site; however, a native hedgerow associated with a ditch is located on the eastern site boundary and a line of trees offsite adjacent to the western site boundary.

2.4 The lines of trees located offsite adjacent to the western site boundary and native hedgerow associated with ditch (eastern boundary) were assessed from the ground for bat roosting evidence and potential, however, no features capable of supporting roosting, such as dense ivy cover, pealing bark or knot holes, were identified and all of the trees within the site were classified as having 'negligible' bat roost potential.

2.5 The habitat on site was assessed as being of 'moderate' suitability for small number of foraging and commuting bats. The hedgerow associated with a ditch along the eastern site boundary and the lines of trees offsite adjacent to the western site boundary connect the site to the wider landscape as they connect the site to the agricultural fields to the southwest. The modified grassland is managed and therefore is unlikely to support a diverse assemblage of invertebrates for bats to feed on.

Survey Methods

Dusk Bat Walkover Surveys

2.6 Two activity surveys were undertaken in August 2025 and September 2025, all comprising of dusk activity surveys. The surveys were undertaken within the optimal survey window for bat activity. For clarity, the optimal survey window for bat activity is April to September inclusive.

2.7 The surveys were carried out by ecologists; Rebecca Dobb MRes, Gemma Murphy MSc and James Wood BSc (Hons).

2.8 The survey methodology was derived from the standard techniques and designs recommended by Natural England and the Bat Conservation Trust, as two activity surveys were undertaken, rather than the three that is recommended. The transect routes are shown in Appendix A. The dates of the surveys carried out is shown in Table 2 below:

Table 2: Survey dates and weather conditions

Date	Sunset time	Dusk /Dawn	No. Of surveyors	Weather
19.08.2025	20:18	Dusk	2	Cloud Cover 100%, Beaufort scale 2, Temperature 18 °C
30.09.2025	18:42	Dusk	2	Cloud Cover 0%, Beaufort scale 1, Temperature 17 °C

2.9 All surveys were conducted in optimal weather conditions (mild, dry, little wind). Dusk activity surveys started at sunset and continued for approximately two hours after sunset.

2.10 Equipment used included Wildlife Acoustics EM3 and EM3+ detectors. Recordings were analysed using BatSound and Kaleidoscope software.

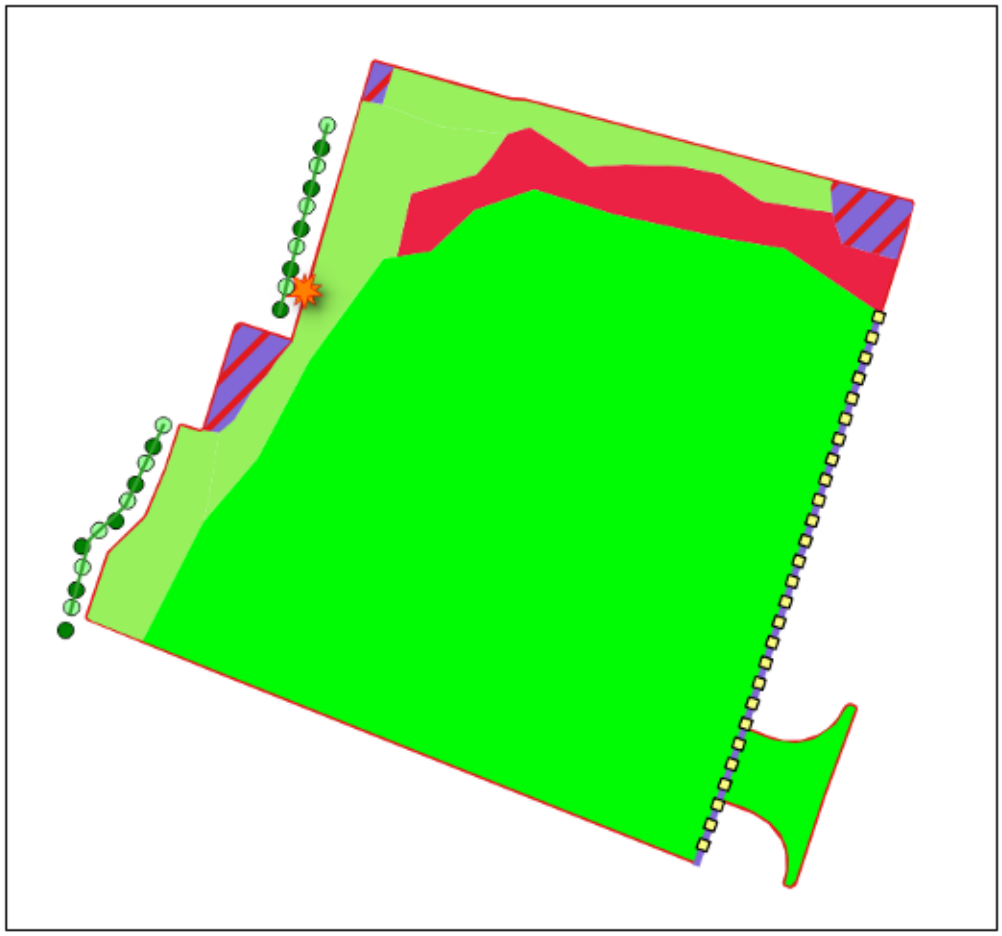
Automated Surveys

2.11 One static bat detector was deployed on site (see Figure 2) and used to record bat activity within the habitats on site for at least five consecutive nights for months August, September and October 2025 to supplement the survey data. Where possible, survey dates were selected when the predicted weather forecast indicated suitable weather conditions for foraging and commuting bats (i.e. air temperature above 10°C, no strong winds and no rain).

2.12 The equipment used was the Titley Scientific Ranger to record bat echolocation calls. The units were set up to begin recording 30 minutes before sunset until 30 minutes after sunrise. All recordings were stored on memory cards and analysed using the computer software programs Kaleidoscope Pro and BatSound4.4. This approach yielded a more comprehensive representation of bat activity at the site.

2.13 Echolocation calls were identified down to genus level depending on the type of bat encountered (often it is not possible to reliably identify species belonging to the genus *Myotis, Plecotus* and *Nyctalus*) and the quality of the recording.

Figure 2: The location of the Titley Scientific Ranger bat static (*).



Limitations

2.14 The main data limitation relates to the absence of dusk activity surveys during the season of spring and no static detector deployments during the months of April, May, June, and July due to the time of year the bat surveys were originally commissioned. Consequently, there are no data representing bat activity on site during the early to mid-season, and the results obtained therefore only reflect activity from the latter part of the active period. As a result, the findings may not provide a fully representative picture of overall seasonal activity.

2.15 An additional limitation occurred during the August activity survey, when rainfall began at 21:54, resulting in the survey being curtailed.

2.16 However, the results of the bat surveys undertaken indicated the site is used by low numbers of relatively common species and a spring season survey is deemed unlikely to show an alternative result, therefore the absence of a spring season survey is not considered a significant constraint in this instance.

3 RESULTS AND EVALUATION

3.1 The number of bat passes per species were recorded during both the night-time bat walkover surveys and the automated detector surveys. A bat pass is a series of bat calls emitted as a bat flies by a detector, the number of bat passes can give an indication of the amount of bat activity on the site, but not an indication of the number of bats present.

Dusk activity walkover surveys

3.2 The time which bat activity was first recorded, along with commuting routes observed on site would suggest that there are no roosts nearby the site.

3.3 The site was divided into sections, which were labelled to indicate areas of bat activity. Refer to Appendix B for details of the section layout.

3.4 The first activity of each bat species on each survey, and the approximate time after sunset is provided in Table 3.

Table 3: First bat activity recorded per bat species on dusk activity surveys

19th August 2025		**Sunset: 20.18**
Time recorded (time past sunset)	**Bat species**	**Activity**
21:02 (40 minutes)	Common Pipistrelle	Heard not seen in section A – foraging
30th September 2025		**Sunset: 18:42**
Time recorded (time past sunset)	**Bat species**	**Activity**
19:03 (21 minutes)	Noctule	Heard not seen in section J – foraging calls
19:11 (29 minutes)	Common pipistrelle	Foraging in section E located by the bramble scrub

3.5 The results of the dusk activity surveys, presented in Table 3, show that the first common pipistrelle was recorded 40 minutes after sunset during the August 2025 survey and 29 minutes after sunset during the September 2025 survey. The first noctule recording occurred 21 minutes after sunset in September 2025. Common pipistrelles typically emerge 15–20 minutes after sunset, while noctule bats generally emerge 5–15 minutes after sunset. The later-than-expected activity recorded during both dusk surveys suggests that no roosts are present in close proximity to the site.

Table 4: Record of the bat activity for the August 2025 dusk bat activity survey

19th August 2025		**Sunset: 20:18**
Time recorded (time past sunset)	**Bat species**	**Activity**
21:02 (40 minutes)	Common Pipistrelle	Heard not seen in section A – foraging by bramble scrub

3.6 Table 4 indicates that the common pipistrelle (*Pipistrellus pipistrellus*) was the only species recorded during the survey, with only one activity recorded for the whole survey by bramble scrub and was recorded 40 minutes after sunset, suggesting that the bat recorded was not from a near by roost.

Table 5: Record of bat activity for the September 2025 dusk activity survey

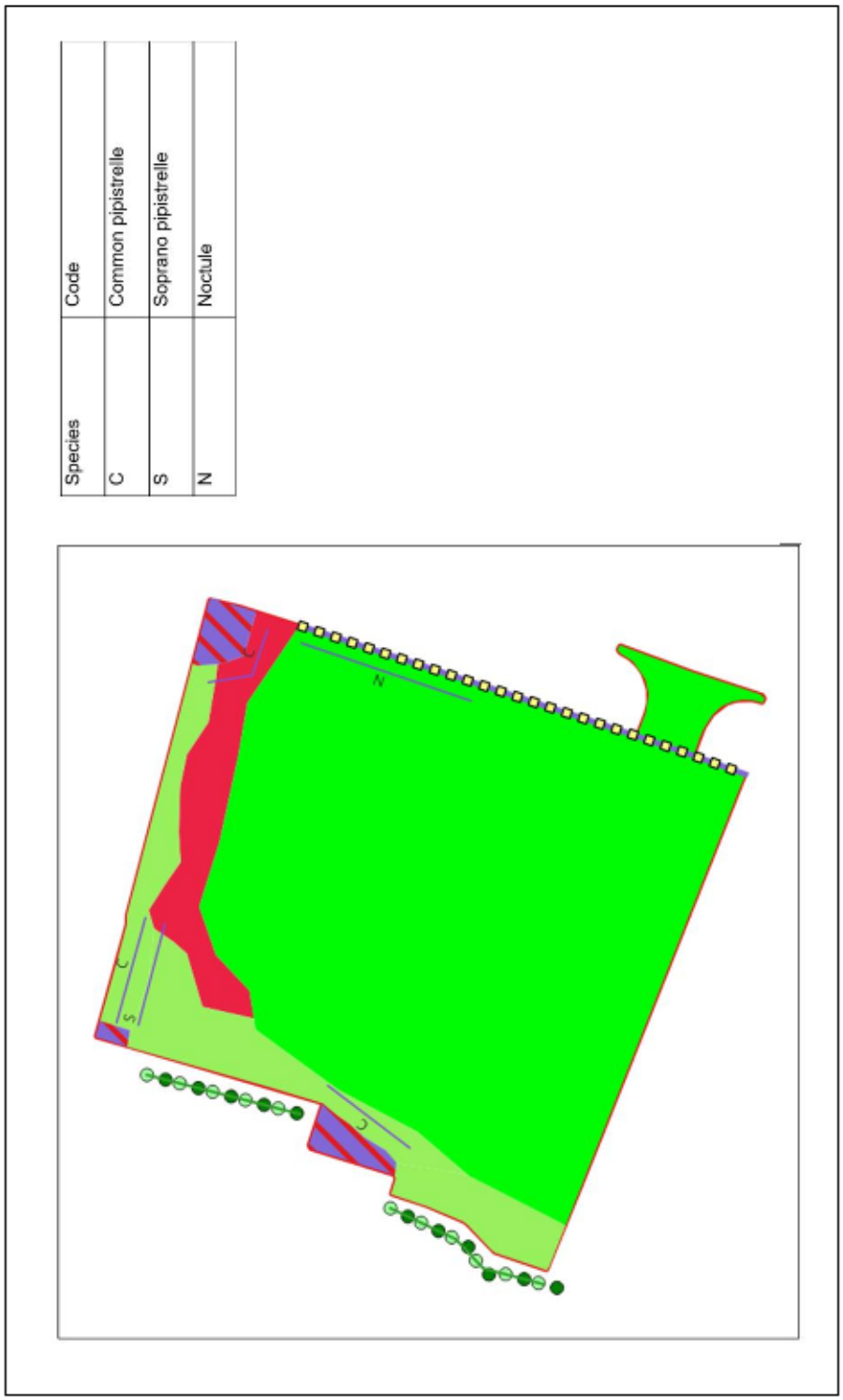
30th September 2025		**Sunset: 18:42**
Time recorded (time past sunset)	**Bat species**	**Activity**
19:03 (21 minutes)	Noctule	Heard not seen in section J – foraging calls
19:11 (29 minutes)	Common pipistrelle	Foraging in section E located by the bramble scrub
19:14 (32 minutes)	Soprano pipistrelle	Heard not seen foraging in section C
19:19 (37 minutes)	Common pipistrelle	Heard not seen foraging in section C
19:20 (38 minutes)	Soprano pipistrelle	Heard not seen foraging in section C
19:35 (53 minutes)	Common pipistrelle	Foraging in section E located by the bramble scrub

3.7 As shown in Table 5, during this month's activity survey, common pipistrelle and soprano pipistrelle was the dominant species recorded, but there was one recording of a noctule at the beginning. Bat activity was predominantly concentrated in sections C and E, with all the calls showing foraging behaviour, showing bats could use this site for foraging due to the bramble scrub and line of trees, located in sections C & E.

3.8 A noctule was recorded in section J, which is located next to bramble scrub. Although it was only one recording, it could mean that more species are using this site for foraging.

3.9 Figure 3 demonstrates where foraging and commuting activity was documented whilst on dusk activity surveys.

Figure 3: Locations of the foraging bats found on the site, using the recorded data from the dusk activity surveys



Automated Surveys

3.10 The number of bat passes per species were also recorded using a static detector. This was placed on transect one at a fixed location along the southern tree line located at section D (see Figure 2). This location was identified as suitable habitat during the PEA as important foraging routes for bats.

3.11 The data was collected for a minimum of five consecutive nights per month (August to September) in appropriate weather conditions for bats.

3.12 The results of the automated detector survey for each month recorded can be seen in Table 6.

Table 6: Bat activity recorded per bat species on static detector at dusk.

Species	August 2025	September 2025	**Total**
Common pipistrelle	10	62	**72**
Soprano pipistrelle	1	32	**33**
Noctule	1	16	**17**
Leisler's	59	2	**61**
Barbastelle	3	2	**5**
Grand total	**74**	**114**	

3.13 The results from the automated surveys indicate that September 2025 had the highest number of bat passes recorded, followed by August 2025. Across all survey nights, the common pipistrelle (*Pipistrellus pipistrellus*) was the most frequently detected species on site, with a total of 72 passes. The Leisler's bat (*Nyctalus leisleri*) was the second most frequently recorded species, with a total of 61 passes.

3.14 The timing of the static detector deployment limits the dataset and does not provide an accurate representation of the foraging activity at the site, as the key months from April to July were not covered. The data collected can therefore only indicate the species likely to be present on site and provide a general impression of their foraging activity.

Foraging / commuting bats

3.15 The number of bat passes per species was recorded during transects and static detectors on the bat activity surveys. A bat pass is a series of bat calls emitted as a bat flies by a detector, the number of bat passes can give an indication of the amount of bat activity on the site, but not an indication of the number of bats present. The most active species recorded using the site was common pipistrelle and Leisler's bat.

3.16 Foraging activity on the site was dominated mainly by common pipistrelle bats, with the second most common species the soprano pipistrelle bat.

3.17 Bats were recorded using line of trees and bramble scrub on field boundaries of the site for foraging as well as commuting. All woodlands on site were associated with bat activity. The majority of the bat foraging activity appeared to be along sections C, and the west side of the site.

3.18 A map showing the locations where bats were recorded foraging or commuting are shown in the Figure 3.

3.19 The following figure illustrates the location of each species on the transects. This information is a combination of all two surveys, demonstrating that the common pipistrelle was found at section A, C and E, but the noctule and soprano pipistrelle were only found in certain areas.

4 IMPACT ASSESSMENT

4.1 Based on the plans for the creation of new dwellings with associated infrastructure and access roads on the proposed development site and the results of the bat surveys the following assessment has been made of the likely impacts of the proposed development on bats in the absence of appropriate mitigation.

Foraging and Commuting Bats

4.2 The proposed works could **without** appropriate mitigation cause the following impacts:

- Long term fragmentation of commuting routes such as treelines known to be used by bats
- Long term increase in external lighting and noise levels around the site following the change to residential use.
- Disturbance to foraging and commuting bats if the development was undertaken at a time of year when bats were active (April to September inclusive).
- Increase in risk of mortality from cat predation.

4.3 Bats were recorded using all tree lines and bramble scrub of the site, with the majority of activity focused on sections A, C, D and E. It was considered that in the absence of appropriate mitigation, the impacts of lighting from new access roads could have a negative impact on commuting and foraging bats.

5 RECOMMENDATIONS

5.1 The following recommendations are made to comply with current legislation, planning policy and best practice as recognised by the various statutory authorities.

Restrictions in external lighting

5.2 External lighting would have a negative impact upon foraging and roosting bats. The use of lights near a known bat roost, or an area known to be used by bats that results in disturbance to bats and their normal patterns of behaviour is likely to be unlawful. Therefore the implementation of a lighting minimization scheme is recommended. This will enable the bats to use the hedgerows as commuting and foraging routes and roost in the trees undisturbed.

5.3 To minimise risk of disturbance to foraging and commuting, and potentially roosting bats on the site, the follow lighting minimisation precautions are recommended for the development:

- No works on site should be conducted after sunset and if security lighting is required then this should be kept to the minimal level (as necessary for safety and security).
- Post development lighting should be directed away from boundary and onsite trees and hedgerows that are to be retained, particularly those to the north and west of the site.
- Any external lighting which is required for access (particularly where these occur along hedgerows) should be positioned low down (no higher than 1m from the ground) and the lights should be covered with a hood.
- Installation of lighting columns at the lowest practical height level with box shield fittings will minimise glare and light spillage.
- Lux level of lamps should be as low possible with covers made from glass rather than plastic as this minimises the amount of UV light, reducing the attraction effects of lights on insects.
- Security lights should be set on short timers, and be sensitive to large moving objects only.

5.4 Please refer to the publication, *Bats and Lighting in the UK* for more information.

Avoidance and compensation measures for the loss of and fragmentation of commuting routes

5.5 Current development proposals show that the existing gaps in hedgerows are to be used for the proposed access roads. This would reduce the requirement for creating new gaps in the hedgerows and avoid fragmentation to commuting bats.

5.6 If this is not possible, we recommend that the existing gaps in the hedgerows should be plug-planted up with native species. These should be planted in the autumn or in the spring. Alternatively, new planting of hedgerows using native species should be incorporated into the proposed development.

5.7 It is recommended that more hedgerows where possible are incorporated into the proposed development to compensate for the loss of the current hedgerow to the eastern boundary of the site.

5.8 Where hedgerows are being removed for access routes, vegetation either side should be encouraged to grow so that it connects and forms a 'bridge' over the access route. This would be at a height to allow large vehicles to pass underneath.

5.9 The following enhancements are recommended for the site to protect bat species:

- Integrating bat boxes or bat bricks (e.g. Ibstock Enclosed Bat Box, Schwegler 1FR/2FR) built into walls of new builds, with a recommendation of 50% of new buildings are incorporated with these. These should be south, southeast or southwest facing and 3-5 metres above the ground and avoid placements that would lead to lighting or disturbance.
- Create habitats that promote biodiversity and bat species, like planting native species, especially night-scented or moth attracting, for example, honeysuckle, evening primrose or jasmine.

6 CONCLUSIONS

6.1 A sensitive lighting scheme would be required to ensure that bats are not affected by an increase in external lighting from new houses and roads.

6.2 A number of bat species were recording using boundary vegetation and hedgerows as commuting routes and for foraging. Bat species recorded on site included; common pipistrelle, soprano pipistrelle and noctule.

6.3 Adequate mitigation and compensation will be required to reduce the impacts of bat commuting routes becoming fragmented, including implementation of a lighting minimization scheme. A sensitive lighting scheme would ensure that bats are not affected by an increase in external lighting from new houses and roads.

6.4 Appropriate compensation measures include creating new hedgerows where possible and the planting up of existing gaps with native species, such as oak, hornbeam, blackthorn and hawthorn.

6.5 If works do not commence within 12 months of the date of these surveys, updated surveys will be required to identify any changes which may have occurred in the interim.

7 REFERENCES

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

Bat Mitigation Guidelines, English Nature, 2004

Bats and Lighting in the UK: Bats and the Built Environment Series, BCT.

National Planning Policy Framework (2019) ISBN: 9781409834137

James Blake Associates Ltd (2025) Preliminary Ecological Appraisal of Land South of 26 New Road, Huntingdon, Cambridge on behalf Wincer Kievenaar.

Web references

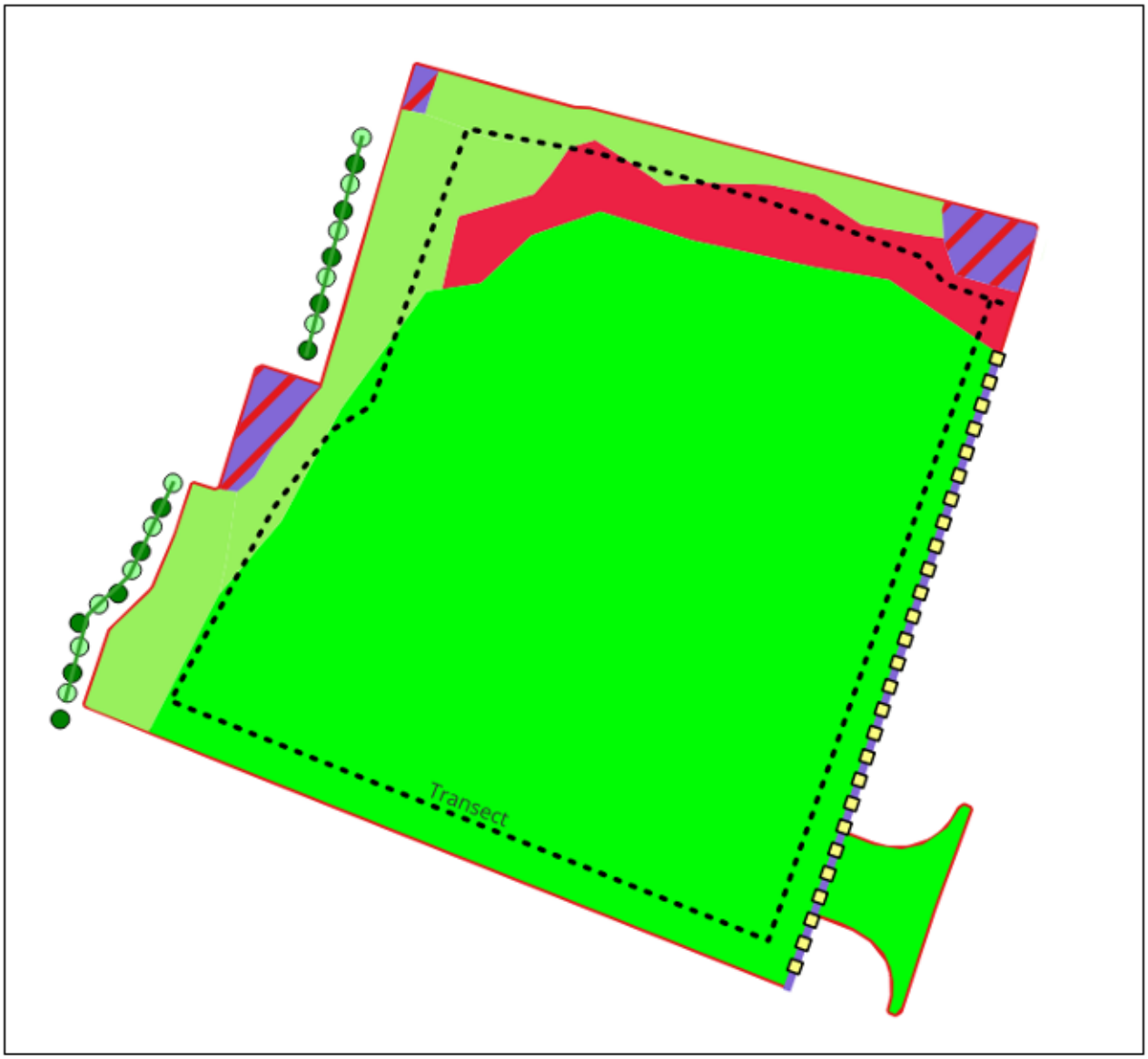
MAGIC: Designated area data downloaded from URL http://www.magic.gov.uk.html

Natural England online guidance: "Bats: surveys and mitigation for development projects.

UK BAP www.ukbap.org.uk

8 APPENDICES

Appendix A: Transect routes followed on dusk activity surveys



Appendix B: Site split into sections to locate areas where bats were heard and seen

