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Ecological
Grounded advice

Headlands Road Liversedge



Bat Emergence Survey Report

Martin Walsh Architectural Ltd

25/07/2025

Report Ref. ER-7573-03

Report reference	ER-7573-03
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Date	25/07/2025
Report duration	In accordance with CIEEM (2019), unless otherwise stated the findings of this report remain valid for a period of 18 months. After this period advice should be sought on the scope of any updating work required.
Records	As good practise Brooks Ecological may submit records of bats found during this survey effort to the Local Ecological Record Centre, at/or after the time of planning application.



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Executive Summary

The survey objectives were to ascertain the presence or likely absence of bat roosts at the proposed development site, and to characterise any roosts found.

Emergence surveys were carried out in May and June 2025, which demonstrated a likely absence of roosting within the surveyed buildings. No bat roosts were identified.

Tawny owls were frequently noted during both surveys making use of building 4. Standard precaution with regard to nesting birds should be taken and a check of the building and surrounding vegetation should be carried out prior to works commencing within the bird nesting season.

Contents

Introduction..... 5

Methods 6

 Equipment6

 Limitations.....6

Survey Results 8

 Emergence Survey 1 - 12/05/20258

 Table 2 Summary of bat activity recorded during the Emergence survey.....8

Survey Results 9

 Emergence Survey 2 - 10/06/20259

 Table 3 Summary of bat activity recorded during the Emergence survey.....9

Evaluation & Conclusion 10

Recommendations..... 10

References..... 11

Introduction

1. Subsequent to recommendations set out in Whitcher Wildlife Ltd. Bat and Badger Survey Report (September 2024) Brooks Ecological was commissioned to carry out a Bat Emergence Survey at the proposed development Site at Headlands Road Liversedge, WF15 7NT (SE2018123411).
2. The objective of the survey was to ascertain the presence or likely absence of bat roosts on-Site. Emergence Survey was determined to be the most appropriate survey method to confirm presence or likely absence.
3. An analysis of the Site Context and Desk Study regarding records of Local bat populations has been carried out and is detailed within Brooks Ecological PEA Report ER-7573-01.
4. The Site was assessed by Whitcher Wildlife Ltd. as providing features with low and moderate bat roost suitability. Building 2 provides low suitability. Buildings 1,3 and 4 provide moderate suitability, shown in figure 1. In accordance with current best practice guidelines, buildings of low suitability need a single evening emergence survey and buildings of moderate suitability need at least two evening emergence surveys in order to confirm the presence or likely absence of roosting bats. The Survey extent can be seen in Figure 1, opposite.

Figure 1 The surveyed building - red line



Methods

5. Survey and assessment was directed by Mary Fleming BSc MSc Assistant Ecologist. Mary has over three years' experience carrying out bat surveys in a professional capacity.
6. Brooks Ecological specialises in bat surveys ranging from individual buildings through to complex sites requiring numerous visits with large teams. The survey effort, number of personnel and number of visits required to be able to properly evaluate the building(s) use by bats is informed by findings of Whitcher Wildlife Ltd. Bat and Badger Survey Report (September 2024). We also refer to the Bat Conservation Trust Survey Good Practice Guidelines (2023). However, these guidelines are not prescriptive, and we approach each site individually as required using our professional judgement and significant experience base.
7. In this case, two visits with a team of six surveyors was deemed necessary to fully evaluate the potential use of the Site for roosting.
8. Surveys were carried out with surveyors positioned around the building to cover all aspects where bats could potentially emerge or return, and to establish activity levels around the Site.
9. The surveyors were in place at least 15 minutes before sunset and left once all species of bat would be expected to have left a roost and patterns of activity within the Site had been appraised. Conditions and dates are summarised in Table 1, opposite.
10. Emergence Surveys were undertaken in May and June 2025, during optimal survey conditions. Survey conditions are summarised opposite:

Table 1 Survey Conditions (recorded from Met Office Weather Map at time of survey).

Survey	Date	Sunset	Ambient Conditions	Invertebrate Activity
1	12/05/2025	20:57	Temperature: 16°C- 13°C Humidity: 60% Rainfall: none Wind: 7mph (B2)	Moderate
2	10/06/2025	21:34	Temperature: 14°C Humidity: 68% Rainfall: none Wind: 5mph (B2)	High

Equipment

11. Brooks Ecological makes use of the most appropriate combination of the following equipment during emergence surveys. Where applicable the equipment has been last calibrated in February of 2025.
 - Heterodyne detector: Magenta Bat 4
 - Full spectrum detector: Titley Scientific Anabat Scout or EM Touch 2 Pro
 - Night vision aids: Nightfox, Thermal Eye T2Pro and/or FlirOne for iOS
 - Remote detector: Wildlife Acoustic Song Meter SM4 Bat FS
12. A still shot from night vision aids used, showing the field of view at the darkest point of the survey, has been included in reporting.

Limitations

13. At the time of survey vegetation surrounding majority of the elevations of all surveyed buildings was dense, somewhat obscuring the view of most surveyors. This was not deemed to be a major constraint as survey adopted the use of several bat detectors and NVAs to assist bat detectability, and surveyors regularly adjusted their position to increase their fields of view.

Box 1 Bat roosts

Bats roost in buildings and trees in different locations depending upon time of year and environmental factors such as position of the sun, proximity to heat sources and feeding grounds. The following types are commonly referred to:

Transitional roosts

Bats frequently gather early in the season (March to April) before dispersing to summer roosts. Bats can be found in high numbers in these roosts for a very short period. Transitional roosts can also be found shortly before hibernation in August to October when bats (depending upon species) can gather in roosts not used earlier in the season.

Maternity roosts

These are among the most important roosts and are normally occupied from May to August. Depending on the species involved, some maternity roosts can contain a very significant proportion of the local population.

Summer (non-breeding) roosts

Small groups of non-breeding female and male bats can gather in these roosts or bats from a local population may choose to roost individually. There are normally a large number of suitable locations for summer non-breeding roosts and these may be routinely used or used only on an occasional basis. Irregularly used summer roosts can be very hard to find without unreasonable survey effort.

Mating roosts

Around September bats will gather in roost to mate; these are often in different locations than summer or breeding roosts.

Hibernation roosts

As bats in hibernation roosts are highly vulnerable to disturbance and bats can be present in large numbers these are considered to be among the most important bat roosts. Many species of bats roost in large and nationally important hibernation roosts associated with underground sites, many of which are well known and protected. However, the most common bat in the UK (the common pipistrelle) is largely unaccounted for in winter but thought to disperse and roost individually or in small groups in thermally stable cracks and crevices in thick walls or trees.

Box 2 Legal background

Bats are afforded full protection under The Wildlife and Countryside Act (1981) plus amendments, and the Conservation of Habitats and Species Regulations 2010. Under these Acts it is an offence among others, to recklessly kill, injure or disturb bats. It is also an offence to destroy or obstruct a roost even if bats are not in occupancy at the time of the action.

There are no defences against contravention of the Habitats Regulations 2010 which means that it is important for detailed and well-designed bat surveys to be carried out, prior to carrying out activities that may impact upon bat roosts such as demolition of buildings or removal of trees.

Where bats are found within a potential development site, a license from Natural England may need to be secured if works that could otherwise contravene legislation are to be carried out. These licences are only issued where Natural England is satisfied that works are unavoidable and would not have a negative impact on the favourable conservation status of bats. A Natural England license requires that the potential development site has full planning permission and that bats were a material consideration of the planning permission.

Survey Results

Emergence Survey 1 - 12/05/2025

- 14. Surveyors were positioned so as to cover all features with bat roost suitability.
- 15. Overall, bat activity was considered to be fairly low, with only a handful of contacts being made by common bat species.

Table 2 Summary of bat activity recorded during the Emergence survey.

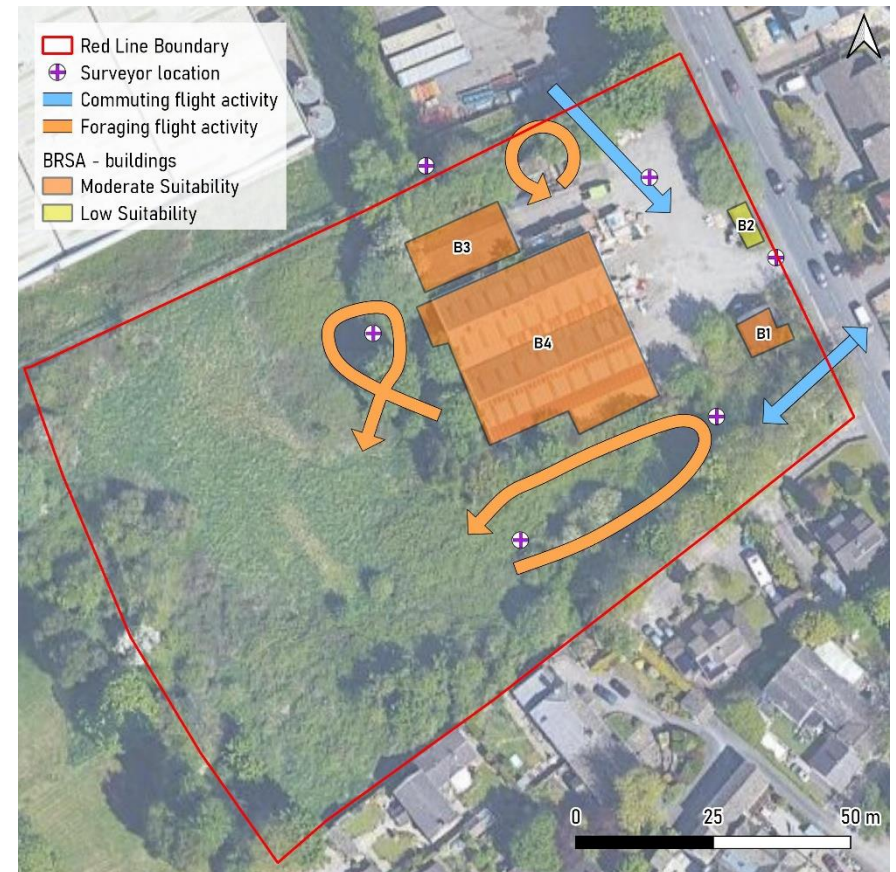
Time	Species	Location	Behaviour/notes
21:21, 21:37, 21:45	Common pipistrelle	East/southwest	Commuting in both directions
21:22-22:11	Common pipistrelle	South and west	Up to three individuals foraging at any one time, intermittently throughout the whole survey.
21:53-22:06	Common pipistrelle	North	Foraging
21:56	Common pipistrelle	North to southeast	Commuting

- 16. The survey was concluded at 22:15 when patterns of activity around the Site had been discerned and all species could have emerged.
- 17. No roosts were identified, or suspected, within the surveyed building.
- 18. Throughout the duration of the survey Tawny owls were noted around the southwest corner of building 4.

Figure 2 Screenshot from darkest point in survey showing field of view of building 1.



Figure 3 Summary of bat activity observed during emergence survey.



Survey Results

Emergence Survey 2 - 10/06/2025

19. Surveyors were positioned so as to cover all features with bat roost suitability.
20. Overall, bat activity was considered to be low, with only a handful of contacts being made by common species of bat.

Table 3 Summary of bat activity recorded during the Emergence survey.

Time	Species	Location	Behaviour/notes
21:40	Common pipistrelle	Northeast to Southwest, south of the site.	Commuting in both directions
21:40-22:32	Common pipistrelle	Northwest and west	Solitary bat/s foraging intermittently throughout the whole survey
21:44-22:17	Common pipistrelle	South	Up to two individuals foraging intermittently
21:54	Common pipistrelle	Southwest to Southeast	Commuting
22:09-22:32	Common pipistrelle	East	Up to two individuals foraging intermittently.

21. The survey was concluded at 22:35 when patterns of activity around the Site had been discerned and all species could have emerged.
22. No roosts were identified, or suspected, within the surveyed building.
23. Throughout the duration of the survey Tawny owls were noted around the southwest corner of building 4 and frequently flying over buildings 3 and 4.

Figure 4 Screenshot from darkest point in survey showing field of view.

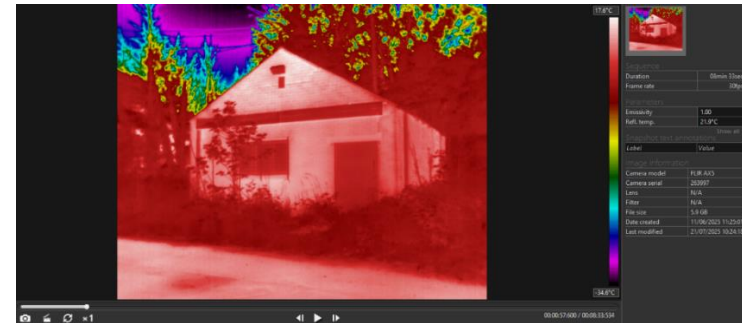
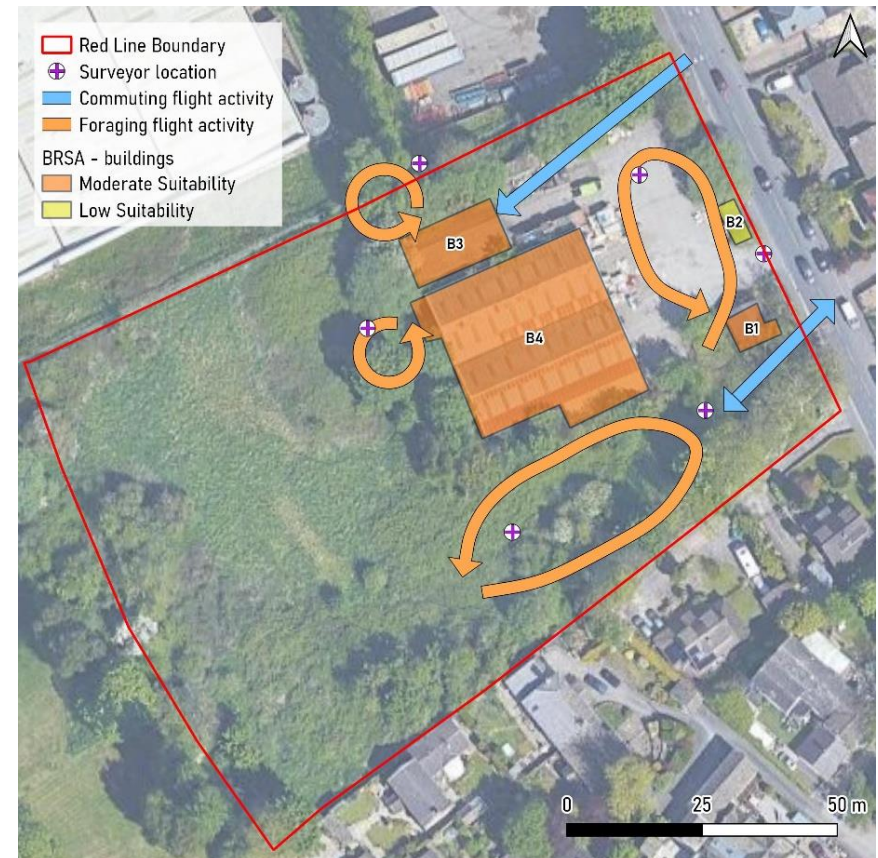


Figure 5 Summary of bat activity observed during emergence survey.



Evaluation & Conclusion

24. Survey has demonstrated a likely absence of roosting within the survey building at Headlands Road Liversedge, and as such, the proposed works present little risk of impacting upon bats or their roosts.
25. Tawny owls were noted in both surveys, which may be using building 4. Standard precaution should be observed with regards to nesting birds. A pre-works nesting bird check is recommended for building 4 and all vegetation suitable to nesting birds, should works occur during the nesting bird season (March to August).

Recommendations

Standard Precaution

26. Although no evidence of roosting has been found and the likely absence of roosting has been concluded, it must be noted that bats frequently move between roost sites, can be very casual in their choice of roosting location, and can turn up unexpectedly at any time.
27. On this basis the developer should always be mindful of bats as a potential constraint and have a protocol in place should any bats be seen or suspected during works: works should stop, a suitably licenced ecologist consulted, and their advice followed.
28. Owls noted during both surveys, which may be using building 4, will require further survey. This will take the form of a bird survey before works begin.

Enhancement

29. The NPPF puts emphasis on development delivering biodiversity enhancement above and beyond mitigating or compensating for any impacts. To this end the new development could include integral bat roost features to offer suitable habitat in the long term.

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