

Falledge Farm, Upper Denby

Bat Survey Report

9th October 2025



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1. Summary

- 1.1.1 A bat survey of three buildings at Falledge Farm, Upper Denby was commissioned by the client, Marc Jebson, on 22nd July 2025.
- 1.1.2 The survey was undertaken to inform proposals to redevelop the site as a residential dwelling with associated garage.
- 1.1.3 The bat survey works carried out comprised a preliminary roost assessment, undertaken on 15th August 2025, with a dusk emergence survey on 19th August 2025.
- 1.1.4 No historic bat records were received in relation to Falledge Farm.
- 1.1.5 Five scattered small bat droppings were recorded from the interior of B1 during the visual inspection, however, along with other site buildings, this structure was considered to display no more than a low level of bat roost suitability.
- 1.1.6 No evidence of bat roosting was recorded during the nocturnal survey. Given that B1 was partially open-ended on both gables, it appears that droppings within the building originated from a foraging bat or bats. It was considered on the basis of survey works undertaken that roosting bats were absent from the surveyed buildings.
- 1.1.7 No evidence of bird nesting was recorded from the surveyed buildings.
- 1.1.8 No further bat survey effort is considered necessary providing that works commence within 24 months of the survey date. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.
- 1.1.9 Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should cease, and further advice be sought without delay.
- 1.1.10 Bat roosting and bird nesting enhancement measures have been recommended. The use of bat safe roofing membrane and bat sensitive lighting is also advised.

2. Introduction

- 2.1.1 A bat survey of three buildings at Falledge Farm, Upper Denby was commissioned by the client Marc Jebson on 22nd July 2025.
- 2.1.2 The survey was undertaken to inform proposals to redevelop the site as a residential dwelling with associated garage.
- 2.1.3 The bat survey works carried out comprised a preliminary roost assessment, undertaken on 15th August 2025, with a dusk emergence survey on 19th August 2025.
- 2.1.4 The site was located off Falledge Lane equidistant between the villages of Upper Denby and Ingbirchworth. The site was located approximately 13 km southeast of Huddersfield town centre.

3. Habitat Assessment

- 3.1.1 The site formed part of a former farmstead, situated in a relatively elevated and exposed position within pasture. Scattered trees and a pond associated with the surrounding gardens provided some higher-quality bat foraging opportunities. The nearest area of extensive prime bat foraging habitat was Margaret Wood, located approximately 230 m northeast of the nearest building.
- 3.1.2 The density of bats using the site was expected to be broadly typical of the local area, with a moderate diversity of species likely to be present.

Table 1. Location and habitat table

Name and address: Falledge Farm, Falledge Lane, Upper Denby, Huddersfield, HD8 8YH			
OS Grid Ref.: SE 22363 06578		Altitude. 257 m	
Local Planning Authority: Kirklees Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Located adjacent to other barns and two dwellings.
River			The tree lined Tanyard Beck was 180 m south of buildings.
Standing water			Pond 25 m southeast of nearest surveyed building.
Bridges tunnels and culverts			Bridges over Tanyard Beck and Clough Dike, both c. 500 m from site.
Trees		✓	Trees in neighbouring garden to southeast.
Woodland			Margaret Wood c.230 m northeast of site.
Grassland	✓	✓	Grassland adjacent to surveyed buildings.

Figure 1. Site location, with buildings outlined in red

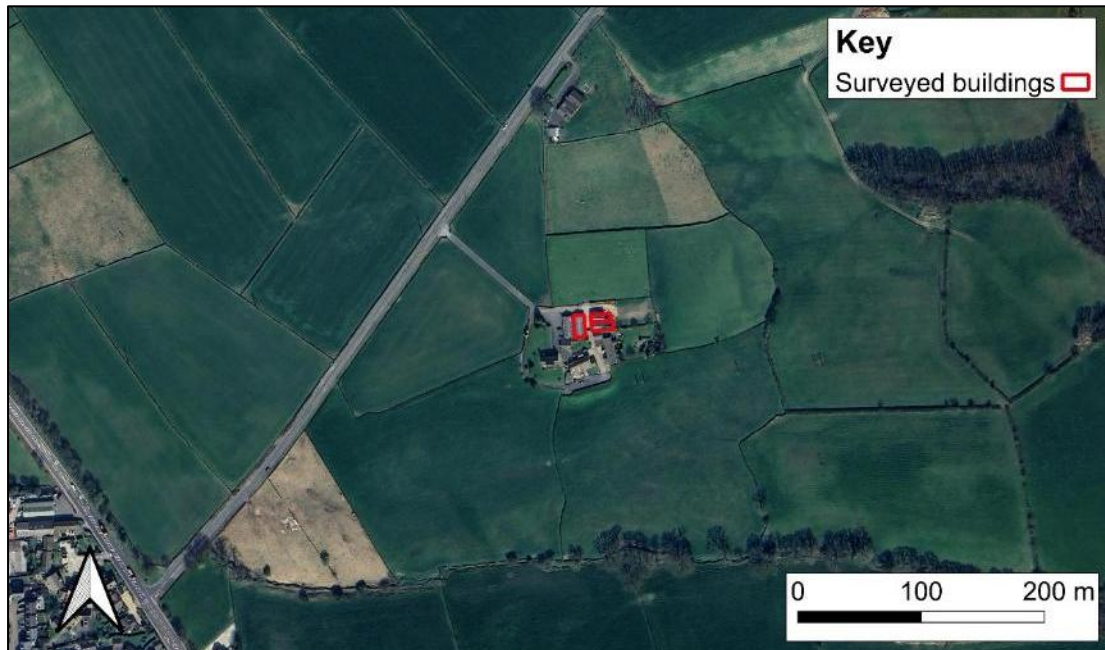


Figure 2. Drone image taken in August 2025, with surveyed buildings numbered



3.2 Aims

3.2.1 The survey was conducted to help determine the following:

- The presence/absence of roosting bats.
- Bat roosting areas and access/egress points into the structures.
- The presence/absence of nesting by birds.
- The level of bat roost potential associated with the structures.
- The number and species of bat roosting within the structures.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

- 4.1.1 Bat records for locations within 2 km of the site were requested from West Yorkshire Bat Group and West Yorkshire Ecology. Given the site was also located close to the West and South Yorkshire boundary, records were also requested from South Yorkshire Bat Group.
- 4.1.2 A search of the Multi-Agency Geographical Information for the Countryside website was also undertaken to identify historic European Protected Species licences obtained for locations within 2 km of the site.

4.2 Visual Inspection

- 4.2.1 The following personnel conducted the preliminary roost assessment on 15th August 2025:
- Robert Bell (MCIEEM; Bat Survey Class License WML-A34-Level 4, 2016-25236-CLS-CLS)
- 4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins, 2023):
- A brief inspection and assessment of the site and habitats present to within 300 m.
 - An extensive examination of all parts of the buildings both inside and out to record structural features and condition and to record features that may be suitable for roosting bats. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors. All signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
 - An assessment of the buildings' bat roost potential (negligible, low, moderate, high or confirmed roost).
- 4.2.3 In addition, signs of bird nesting were recorded, where seen.

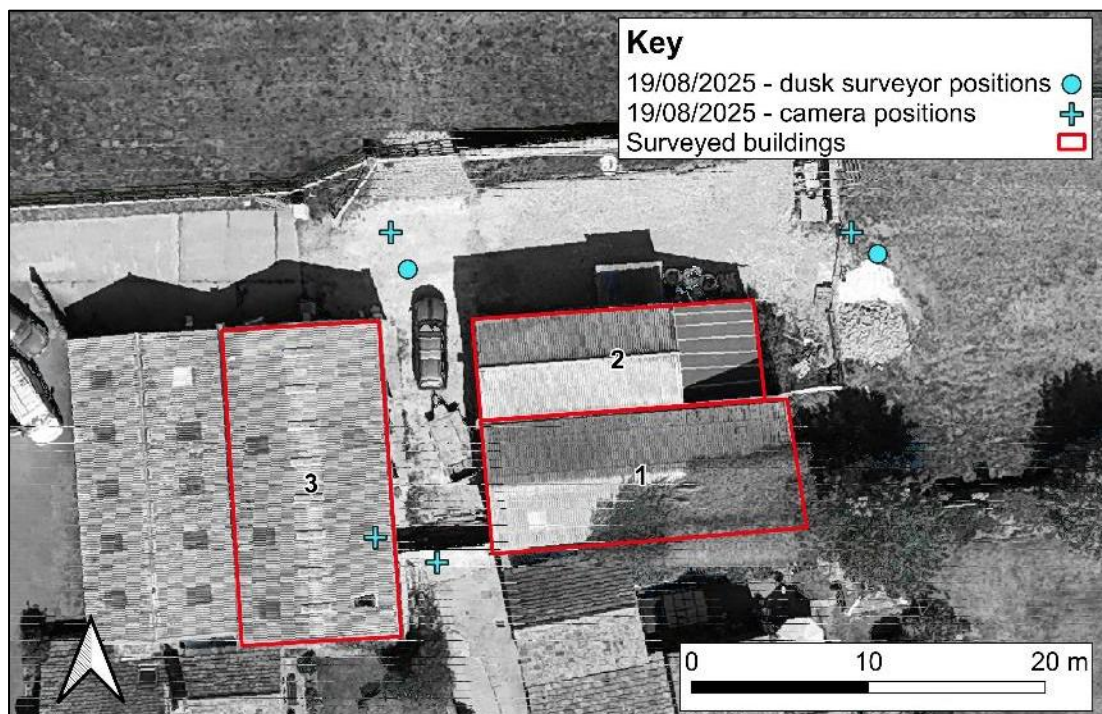
4.2.4 The following equipment was used or at hand during the survey:

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera
- Drone

4.3 Nocturnal Survey

4.3.1 The dusk emergence survey was undertaken by Robert Bell and Amanda Murphy (QualCIEEM; Bat license WML-A34-Level 2, 2020-47913-CLS-CLS), on 19th August 2025. An unmanned camera position was used, covering an area not visible by either surveyor. The area covered by the unmanned position comprised the southern elevation of B1 (see Figure 3). The west elevation of B3 adjoined an off-site barn and it was not considered necessary to cover the south gable of B3, which did not display potential roost features which could not be thoroughly checked during the visual inspection. All other parts of the buildings were covered by surveyors and/or a camera during the dusk survey.

Figure 3. Nocturnal survey plan, including building numbers

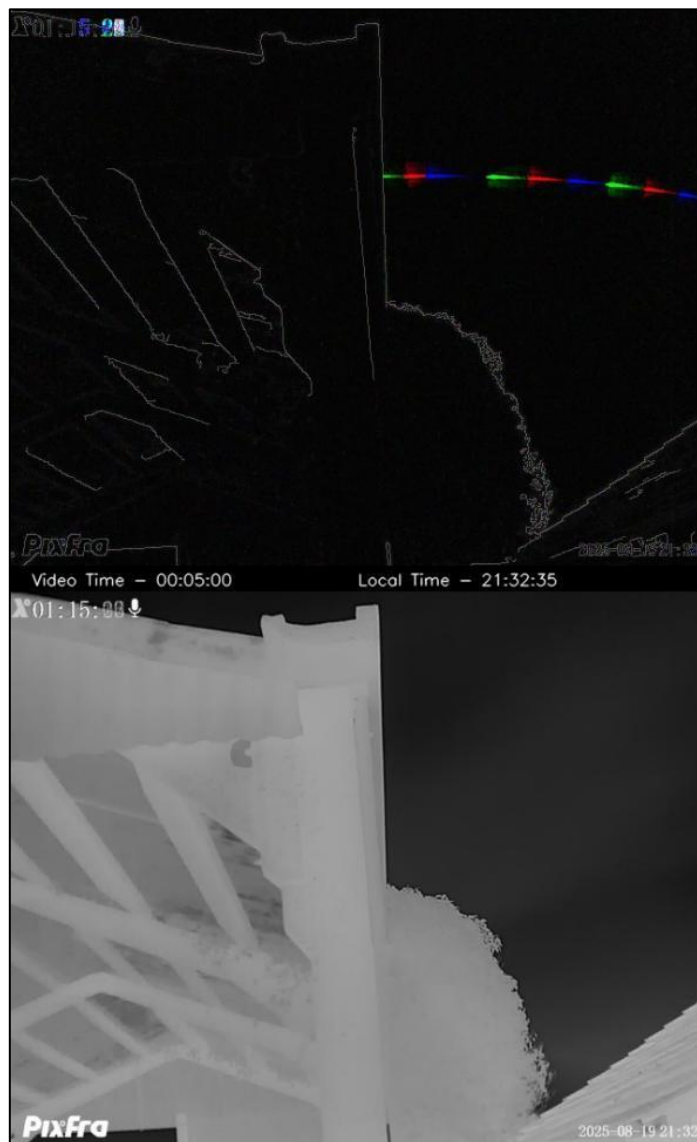


4.3.2 The dusk emergence survey continued from 15 minutes prior to sunset until 1.5 hours after this time. The following equipment was used during the survey:

- Wildlife Acoustics EM Touch bat detectors and iPad/tablet recorders.
- Guide TK612& Pixfra A613 thermal sights and Canon XA10 infra-red video camera (with external floor lights).

- 4.3.3 Camera footage from the unmanned survey position on the 19th August 2025 was initially analysed by Wildlife Imaging Systems. Their software identified all movement (frame by frame) within the videos and produced a set of images showing the movement traces for each 30 seconds of video. These images were then reviewed by Robert Bell and where the image identified a trace that could potentially have been a bat flight, the relevant section of footage was also reviewed. An example image produced by the software is shown in Plate 1. Only sections of footage relating to confirmed or potential bat roosting activity were reviewed from the manned survey position.

Plate 1. Example 30 second summary image from camera position on 19th August 2025, with a bat flight path indicated by the red-green-blue line on the upper image



4.4 Survey Limitations

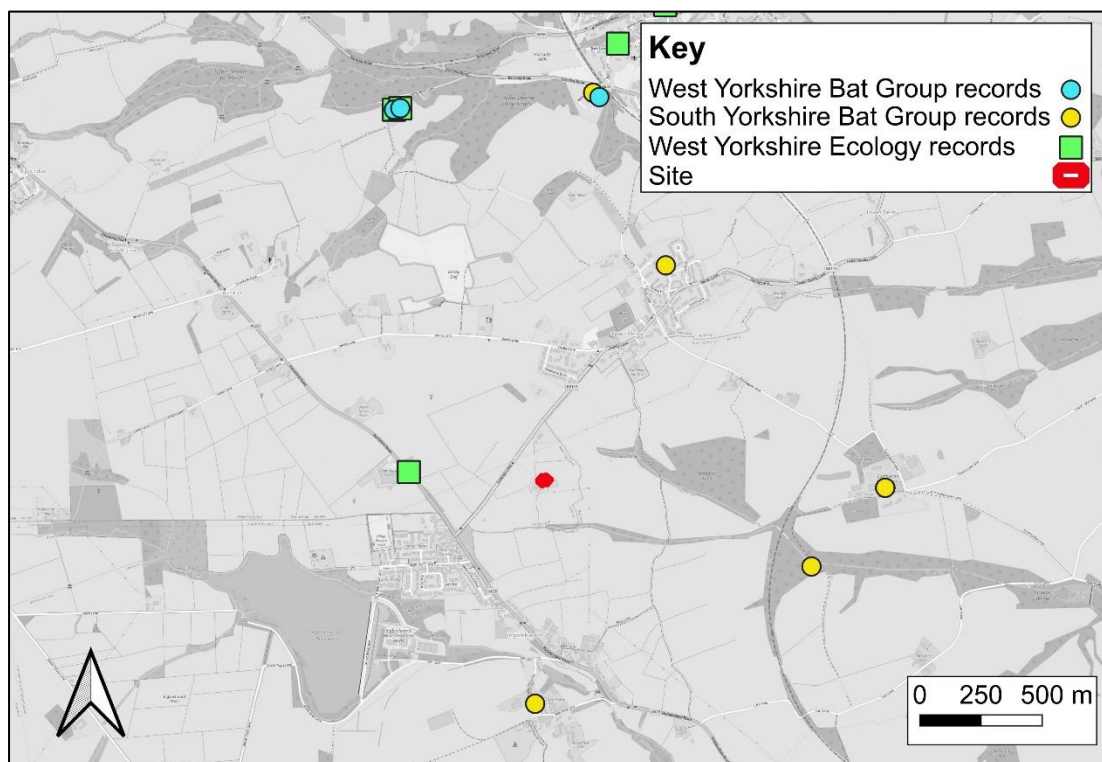
- 4.4.1 No significant survey limitations were encountered.

5. Results

5.1 Data Consultation

- 5.1.1 A total of nine bat records were provided by West Yorkshire Bat Group, with 11 records provided by West Yorkshire Ecology and 16 records provided by South Yorkshire Bat Group. No bat records related to the site itself.
- 5.1.2 Bat species positively identified in the provided records comprised common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, Daubenton's bat *Myotis daubentonii*, whiskered bat *Myotis mystacinus*, Natterer's bat *Myotis nattereri*, noctule *Nyctalus noctula* and Leisler's bat *Nyctalus leisleri*. Other records were attributed to either an unidentified *Myotis* species or an unidentified bat species.
- 5.1.3 The closest record to site comprised a common pipistrelle bat field record, collected in 2011 from a location 515 m west of the site. The closest roost record comprised Daubenton's bat roost (two bats), recorded from a bridge in March 2019, in a location 1.2 km southeast of the site.

Figure 4. Bat records close to site



- 5.1.4 No European Protected Species mitigation licences are shown on the Multi-Agency Geographical Information for the Countryside website as having been issued for locations within 2 km of the site.

5.2 Visual Inspection

- 5.2.1 Five scattered bat droppings were recorded from stored stone on the interior of B1. The three surveyed buildings (B1, B2 & B3) were considered to display a low level of bat roost suitability.

Building 1

- 5.2.2 Building 1 comprised a concrete-framed barn with corrugated asbestos-cement sheet covering the dual-pitched roof, south elevation and the upper parts of the east and west facing gables (Plates 1-5). Building 1 was connected to B2 on its northern elevation. Hollow concrete blocks comprised the lower 2 m of the south elevation wall. The lower sections of the east and west facing gables were uncovered. Asbestos-cement verge capping was present on gables. Dense ivy *Hedera helix* cover was present on the east gable and part of the south roof pitch.

- 5.2.3 Potential bat roost locations recorded from B1 comprised the following:

- Several gaps (to 2 cm wide) were present between blocks on the internal face of the south elevation blockwork wall (Plate 6). These cracks could all be fully inspected.
- Hollow blockwork on the south elevation was largely filled with cement with extensive debris within other hollow blocks in this wall.
- Gaps were present between the concrete frame and the corrugations of sheeting.
- Minor crevices were present between adjacent corrugated asbestos-cement sheets in places.
- Gaps were present between verge capping and the underlying corrugated sheets.
- Crevices were likely to be present between ivy stems and the corrugated sheeting.

- 5.2.4 Internally the roof of the barn was open to the underside of sheeting, with no void present.

- 5.2.5 Five scattered and small bat droppings were recorded from stored material within B1. No likely potential roost location could be identified above the droppings.

Plate 2. Surveyed buildings viewed from northwest

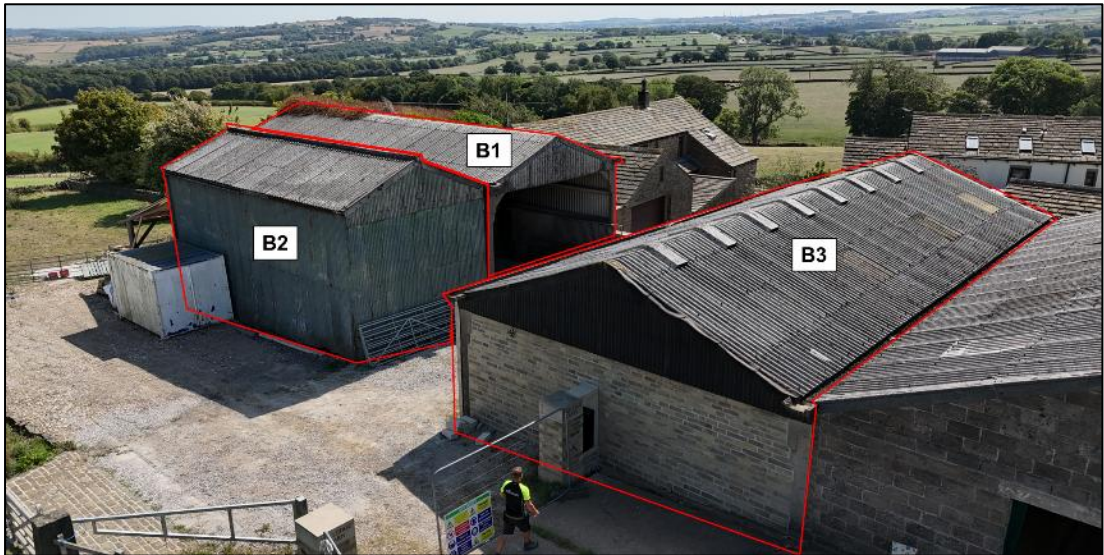


Plate 3. Surveyed buildings, viewed from east

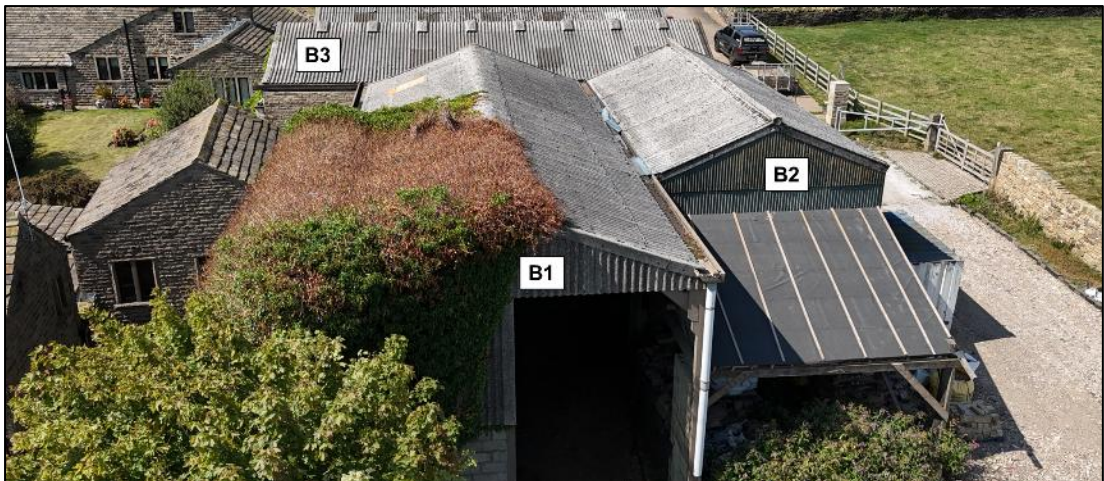


Plate 4. West elevation of B1 (right of image) and B2 (left of image)



Plate 5. Interior of B1



Plate 6. Gaps between concrete blocks in south elevation wall



Plate 7. Inspecting the top of the hollow concrete block wall in B1



Plate 8. Gaps between the concrete frame and corrugated panelling



Plate 9. Scattered bat droppings on stored stone in B1



Building 2

- 5.2.6 Building 2 comprised a wood-framed barn, connected to B1 on its south elevation (Plates 2, 3, 4 & 10). Building 2 had a dual-pitched asbestos-cement clad corrugated sheet roof. The north, east and west elevations were clad with corrugated metal sheet. An open-sided wood-framed store with a single-pitch felt covered roof, was present on the east elevation. Asbestos-cement verge capping was present on gables.
- 5.2.7 Potential bat roost locations recorded from B2 comprised the following:
- Gaps were present between verge capping and the underlying corrugated sheets.
- 5.2.8 Internally the roof of B2 was open to the underside of sheeting, with no void present (Plate 11).

Plate 10. Building 2, viewed from north



Plate 11. Interior of B2



Building 3

5.2.9 Building 3 comprised a single-storey stone and concrete block built barn, which was open sided on most of its east elevation (Plates 2 & 12). The walls of this building had been re-built within the last five years. The roof was dual-pitched and covered with asbestos-cement corrugated sheeting including vent panels in the ridge. Corrugated composite panels clad the upper section of the north gable, with asbestos-cement corrugated panels on the south gable.

5.2.10 Potential bat roost locations recorded from B3 comprised the following:

- Minor crevices were present between adjacent corrugated asbestos-cement sheets in places.

5.2.11 Internally the roof of B3 was suspended on a concrete frame and open to its underside, with no roof void present (Plate 13).

Plate 12. View of B3 from northeast



Plate 13. Interior of B3



5.3 Nocturnal Survey

19th August 2025 – dusk emergence survey

- 5.3.1 The temperature at the beginning of monitoring was 14 °C, with a light breeze (Beaufort Scale Force 2) and full cloud cover (8/8 okta). The temperature decreased to 13 °C, with the wind level and cloud cover remaining the same during the survey. The weather was dry until near the end, at which point there was very light drizzle ('spotting'). Sunset was at 20:27.
- 5.3.2 No bat roosting activity was recorded.
- 5.3.3 The first bat recorded comprised a noctule, heard at 20:47 (20 minutes after sunset). Further noctule passes were heard on four occasions. The first pipistrelle activity recorded comprised a soprano pipistrelle, heard by both surveyors at 21:05 (38 minutes after sunset). This was the only pass of this species, although further common pipistrelle passes were heard from 21:06. Other bat species recorded included a Leisler's bat pass at 21:06 and a pass by a species of *Myotis* bat (thought to be whiskered or Brandt's bat *Myotis brandtii*) at 21:36.

6. Assessment

6.1 Summary and Evaluation of Findings

- 6.1.1 No historic bat records were received relating to Falledge Farm.
- 6.1.2 Five scattered small bat droppings were recorded from the interior of B1 during the visual inspection, however, along with other site buildings, this structure was considered to display no more than a low level of bat roost suitability.
- 6.1.3 No evidence of bat roosting was recorded during the nocturnal survey. Given that B1 was partially open-ended on both gables, it appears that droppings within the building originated from a foraging bat or bats. It was considered on the basis of survey that roosting bats were absent from the surveyed buildings.
- 6.1.4 No evidence of bird nesting was recorded from surveyed buildings.

6.2 Legislation and Policy Guidance

Bats

- 6.2.1 Bats receive protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended).
- 6.2.2 It is an offence to:
 - Deliberately capture (or take), injure or kill a bat.
 - Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection or obstruct access to any such place.
 - Damage or destroy the breeding or resting place (roost) of a bat.
 - Possess a bat (live or dead), or any part of a bat.
 - Intentionally or recklessly obstruct access to a bat roost.
 - Sell (or offer for sale) or exchange bats (dead or alive), or parts of parts.
- 6.2.3 The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires member states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.
- 6.2.4 In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, “to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. It notes that “conserving biodiversity includes restoring or enhancing a population or habitat”. Barbastelle *Barbastella barbastellus*, Bechstein’s *Myotis bechsteinii*, brown long-eared, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule and soprano pipistrelle bats are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. At a more local level there are Local Biodiversity Action Plans for smaller geographical areas which may cover a greater or lesser range of bat species.
- 6.2.5 The National Planning Policy Framework for England was revised in 2025. This document states that plans should ‘promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of

priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.

Birds

6.2.6 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:

- Intentionally kill, injure or take any wild bird.
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

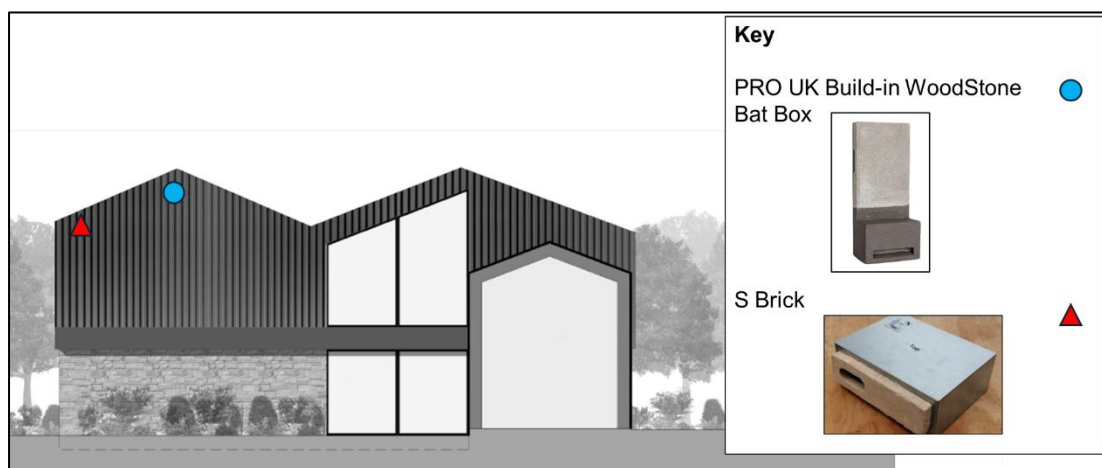
6.3 Further Survey, Recommendations and Enhancements

Bats

6.3.1 No further bat survey is considered necessary providing that works commence within 24 months of the bat survey works. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.

6.3.2 Regardless of bat roost presence/absence, in accordance with the aims of the National Planning Policy Framework (2025), it is recommended that at least one new bat roosting feature be incorporated into the new dwelling. It is advised that an enclosed and integrated bat box, of a design such as either the PRO UK Build-in WoodStone Bat Box be installed on the west elevation of the new dwelling in the location shown in Figure 5. For further information on appropriate bat roosting features please contact Middleton Bell Ecology.

Figure 5. Proposed bat and swift box locations in west elevation



- 6.3.3 Over time bats will often get into new buildings, accessing roofing materials. Bats have been shown to regularly become entangled and die in the component filaments of standard modern woven roofing membranes (Appendix 1). There are however now a number of modern roofing membranes which have been shown to be relatively safe for bats. As a result, it is recommended that one of these 'bat safe' membranes should be used.
- 6.3.1 The site is located close to good bat foraging habitat in a rural location. Many bat species show a strong aversion to artificial light. Therefore, it is advised that new external lighting around the building is avoided so far as reasonably possible. Where lighting is necessary, then it is recommended that it is subject to passive infra-red sensor activation only, in order to reduce the times of operation. New lighting should be designed to avoid any illumination of the building and adjacent vegetation. It is advised that any new lighting be low height, low output, directional and of a warm colour tone (ILP, 2023). Decorative uplighters should be avoided.

Birds

- 6.3.2 In accordance with the aims of the National Planning Policy Framework, and to provide an enhancement for nesting birds, it is recommended that one integrated swift *Apus apus* box be installed within the renovated building. It is recommended that a single S Brick be installed on the west elevation of the new dwelling in the location indicated on Figure 5.

6.4 Conclusions

- 6.4.1 Bat droppings were recorded from a single site building, however, site buildings were considered to display no more than a low level of bat roost suitability. On the basis of bat survey works undertaken it was considered that roosting bats appeared to be absent from the site, with the droppings originating from foraging bats.
- 6.4.2 No further bat survey effort is considered necessary for the buildings providing the recommendations provided in this report are enacted and works commence within 24 months of the survey date. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.
- 6.4.3 Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should cease, and further advice be sought without delay.
- 6.4.4 Bat roosting and bird nesting enhancement measures have been recommended. The use of bat safe roofing membrane and bat sensitive lighting is also advised.

7. References

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

ILP (2023) Guidance Note 08/23: Bats and Artificial Lighting at Night. Institute of Lighting Professionals and Bat Conservation Trust.

Appendix 1. Bats and Roofing Membranes

Standard roof membranes can cause the death of significant numbers of bats. Traditional bitumen coated roofing felt is recommended where roosting bats are expected to be present.

The problem

Non-bitumen coated membranes used below roof slates and tiles present a significant problem for bats. Over time, strands are pulled away from the surface of these materials as bats crawl over them. These fuzzy strands are very strong and can tangle and trap bats, sometimes causing the death of bats over multiple years¹.

One example we have encountered comprised a pipistrelle roost which formed in a building extension constructed in 2009. Over the course of just 13 years the roofing felt degraded to the extent that it trapped and killed more than 10 bats. Fortunately, the problem in this roost was identified and remedial work was undertaken to replace the roofing membrane in 2022.

Plate A1.1. Four dead pipistrelles tangled in breathable roofing felt



Although a new roof might be considered to lack potential bat access points, that is often not the case. Roofs covered with stone slates almost always have gaps large enough to be accessed by bats, this is often also the case where imitation stone slates are used. On older buildings the uneven roof timbers and/or building design also often results in gaps on wall tops and between slates. Even on new builds it is often possible for bats to access potential roosts via features such as dry verge capping. Some bats can access a space no wider than a biro pen, therefore it is not surprising that they can find their way into most buildings.

Safe roofing membranes (and membranes behind cladding)

The best roofing membrane option for areas where bat roosts are expected is traditional Type 1F bitumen coated hessian backed roofing felt. Bitumen coated roofing felts have been widely and safely used as a secondary weather barrier since approximately the 1950s/1960s. Wooden sarking has also been used for many decades and if appropriately treated, is safe for

¹ Wearing S. Essah E., Gunnel K. & Bonser R. (2013) Double jeopardy: the potential for problems when bats interact with breathable roofing membranes in the United Kingdom. Architecture and Environment

use in bat roosts, or where bats could be, present. Most commercially available products come pretreated but if required, a list of suitable timber treatment products are listed on the government website². Wooden sarking also has the benefit of adding additional insulation and is usually breathable.

There are breathable membrane products which have passed a test known as the snagging propensity test. The test attempts to replicate the wear and tear which results from bats crawling over the membrane. At the time of writing (to our knowledge) two products have passed the test and are accepted for use in bat roosts by Natural England: SIGA Majcoat 200 SOB Diffusion and TLX BatSafe^{3,4}. Although both have passed this test, it is unclear how they would fair over a long timeframe, and particularly within larger bat roosts. For this reason, we do not recommend that they are used for known bat roosts, and particularly for large (maternity roosts). However, they may provide a much needed option for roofs where future bat use cannot be ruled out, sarking boards are not an option, and a breathable solution is required.

Additional considerations

In recent years a fairly substantial proportion of the lofts we have surveyed which had existing breathable felt, were found to have been damaged by wasps (Plate A2.2). In these situations, the wasps appear to have chewed holes in the felt and formed nests in the holes. This doesn't appear to be a problem associated with the traditional bitumen coated roofing felt. Obviously, any holes within roofing felt would be likely to significantly reduce its functionality as a secondary weather barrier. Where bats or birds do come into contact with breathable roofing membranes, they can damage the membrane causing it to leak and they can also significantly reduce the breathability of the felt in that location.

Plate A1.2. Damage to a breathable roofing membrane adjacent to a wasp nest



Traditional bituminous Type 1F roofing felt is a non-breathable product and therefore ventilation is required. This can be achieved, even in buildings with vaulted ceilings, but requires some consideration during the design stage. Products to increase the ventilation within roofs where bituminous Type 1F felt has already been installed are also available but should not be considered as the primary ventilation option.

² Accessible at: <https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts>

³ <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence#full-publication-update-history~:text=Use%20of%20safe%20roofing%20membranes>

⁴ TLX BatSafe requires all joints and cut edges to be taped in order to prevent the fraying of bare edges.

Appendix 2. Bat Records

In accordance with best practice and the requirements of bat licensing, bat records collected during surveys are supplied to the relevant biological record centres and bat groups. The records to be supplied in accordance with this survey are shown below. House names/numbers are not given out by record holding organisations except under very particular circumstances. Please let us know if you object to the distribution of these records.

Date	Species	Site Address	OS Grid Reference	Notes
19/08/2025	Noctule	Falledge Farm, Falledge Lane, Upper Denby	SE 22363 06578	Pass
19/08/2025	Common pipistrelle	Falledge Farm, Falledge Lane, Upper Denby	SE 22363 06578	Pass
19/08/2025	Soprano pipistrelle	Falledge Farm, Falledge Lane, Upper Denby	SE 22363 06578	Pass
19/08/2025	Leisler's bat	Falledge Farm, Falledge Lane, Upper Denby	SE 22363 06578	Pass
19/08/2025	Probable whiskered/ Brandt's bat	Falledge Farm, Falledge Lane, Upper Denby	SE 22363 06578	Pass