Brooks Ecological
An Origin Enterprises Company

Walton Cross Cottage, Liversedge



Bat Emergence Survey Report

Brad Mitchell

16/07/2026

Report Ref. ER-9004-02

Report reference	**ER-9004-02** Bat Emergence Survey Report
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Date	16/07/2026
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 assess the status of bat roosting at the proposed development site, and to characterise any roosts found.

Emergence survey carried out in July 2026 has found no evidence of roosting within the surveyed building B1, as defined by this report. The likely absence of roosts can therefore be concluded. Standard precautions are recommended.

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Introduction

1. Subsequent to recommendations set out in the Preliminary Ecological Appraisal, Brooks Ecological was commissioned to carry out a Bat Emergence Survey at the proposed development Site at Walton Cross Cottage, Liversedge.
2. The objective of the survey was to assess the status of bat roosting at the proposed development 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-9004-01.
4. Within the above report, B1 was assessed as providing features with low bat roost suitability; in accordance with current best practice guidelines, buildings of low suitability require a single evening emergence survey to confirm the presence or likely absence of roosting bats. Other buildings and trees on-site were found to possess no roosting suitability. The Survey extent can be seen in Figure 1, below.

Figure 1 The surveyed building – B1.



Methods

5. Survey and assessment were directed by Charlie Foreman BSc (Hons) ACIEEM. Charlie has over 7 years of 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 Brooks Ecological Preliminary Ecological Appraisal, detailed in our separate report ER-9004-01. 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, a single visit with a team of three 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.
10. Emergence survey was undertaken in July 2026, during optimal survey conditions. Survey conditions are summarised below/overleaf:

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

Survey	Date	Sunset	Ambient Conditions	Invertebrate Activity
1	13.07.26	21:31	Temperature 17˚C; Humidity 67%; Dry; NE light air (B1); 10% cloud cover	Moderate

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 2026.

    - Heterodyne detector: Magenta Bat 4
    - Full spectrum detector: EM Touch 2 Pro
    - Night vision aids: Nightfox Nova

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.

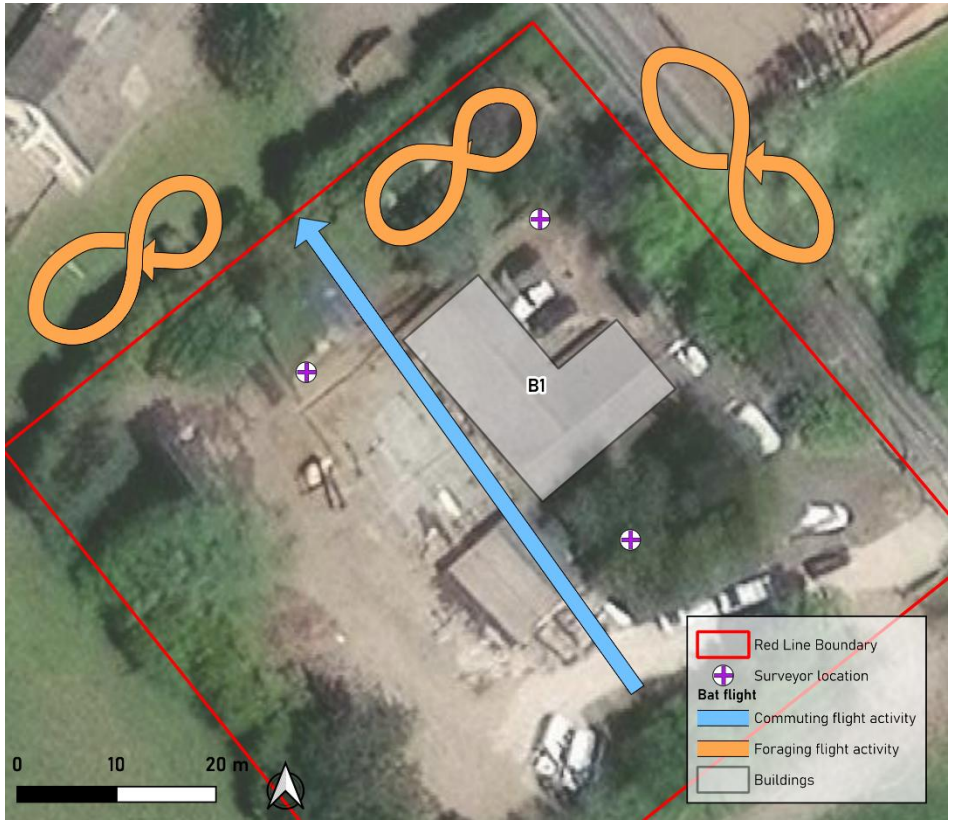
Where bats are found within a potential development site, a license from Natural England may need to be secured if works that could otherwise contravene legislation are to be carried out. These licences are only issued where Natural England is satisfied that works are unavoidable and would not have a 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

12. Surveyors were positioned to cover all features with bat roost suitability.
13. Overall, bat activity was low and limited to common pipistrelle foraging along vegetated boundaries.
14. First contact was recorded at 21:24 (7 minutes before sunset), when a solitary c. pipistrelle was heard foraging briefly along Windy Bank Lane, which borders the Site to its northeast. Given how early this bat was recorded, it is likely that it emerged from a nearby roost off-site.
15. Subsequent activity was largely attributable to up to three c. pipistrelle bats foraging both on and off-site along boundary vegetation to the north, recorded consistently from 21:52 until 22:12 before moving elsewhere.
16. A solitary c. pipistrelle was seen flying south to north through the centre of the Site at 21:54, following no particular habitat feature.
17. The survey was concluded when patterns of activity around the Site had been observed and all species could have emerged.
18. No roosts were identified, or suspected, within the surveyed building.

Figure 2 Summary of bat activity observed during emergence survey.



Conclusion & Recommendations

19. Survey has demonstrated a likely absence of roosting within the survey building B1 at Walton Cross Cottage, Liversedge., and as such, the proposed works present little risk of impacting upon bats or their roosts.

Standard Precaution

20. 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.

21. 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.

Enhancement

22. 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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