Brooks Ecological
An Origin Enterprises Company

Fleece Farm, Midway

Bat Emergence Survey Report

Peacock and Smith

16/10/2025

Report Ref. ER-8821-01

Report reference	**ER-8821-01** Bat Emergence Survey Report
Author	David Lovett MBiolSci (Hons) ACIEEM Ecologist
Technical Review	Christopher Shaw BSc (Hons), CEcol, MCIEEM Associate Director
QA	Carly Lucas BSc (Hons) Graduate Ecologist
Project Manager	David Lovett MBiolSci (Hons) ACIEEM Ecologist
Date	16/10/2025
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.

Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX
Phone: 01943 884451
01943 879129
www.brooks-ecological.co.uk
Registered in England Number 5351418

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 surveys were carried out, during optimal weather conditions in September 2025 and concluded a likely absence of roosting bats within the buildings at Fleece Farm, Midway.

Contents

Introduction

1. Subsequent to recommendations set out in a Preliminary Ecological Assessment carried out by JCA Limited (22849/RPS, 04/06/2025), Brooks Ecological was commissioned to carry out a Bat Emergence Survey at the proposed development Site at Fleece Farm, Midway.
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. Previous daytime assessment of the buildings and emergence survey work has been carried out by JCA Limited, with one completed emergence survey (see report 22849a/RPS, September 2025) of other buildings on-Site and a second survey abandoned due to disturbance by an equipment delivery.
4. An analysis of the Site context and desk study regarding records of local bat populations has been carried out and is detailed within the JCA Limited report (22849/RPS, 04/06/2025).
5. Within the above report the two buildings to be surveyed by Brooks Ecological were identified as having "no potential roosting features". The buildings were described as "two-storey agricultural sheds with metal corrugated cladding and breeze block walls and a single gable metal corrugated roof".
6. However, activity around the Site during the first JCA Limited emergence survey was described as "moderate" and recorded one confirmed emergence and two suspected emergences from other buildings within Fleece Farm, north-east of the buildings surveyed and discussed in this report.
7. The two buildings were subject to a single evening emergence survey 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

8. Survey and assessment was directed by David Lovett, an ecologist with 12 years' experience of bat emergence surveys.

9. 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 JCA Limited Preliminary Ecological Appraisal. 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.

10. In this case, a single visit with a team of six surveyors was carried out to evaluate the potential use of the Site for roosting.

11. 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.

12. 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.

13. Emergence surveys were undertaken in September 2025, during optimal survey conditions. Survey conditions are summarised below:

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

Survey	Date	Sunset	Ambient Conditions	Invertebrate Activity
1	23/09/2025	18:54	12-13˚, humidity 67-77%; dry; wind 3-5mph, south-westerly; cloud 3/8 oktas	Low

Equipment

14. 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, FlirOne for iOS, Flir Ax5
    - Remote detector: Wildlife Acoustic Song Meter SM4 Bat FS

15. 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

16. Access was limited at the northern side of the buildings as cows were finishing milking and moving from the parlour into the sheds that were being surveyed. Surveyors moved into position along the north side of the building only once the cows were contained.

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

17. Surveyors were positioned to cover all features with bat roost suitability; see figure opposite.

18. Low to moderate levels of bat activity were noted on-Site, with up to five bats seen foraging together at time to the west of the Site. A maximum of two bats were seen at one time foraging within and around the two sheds. A summary of bat activity is provided in the table below, and figure opposite.

Table 2 Summary of bat activity recorded during the survey.

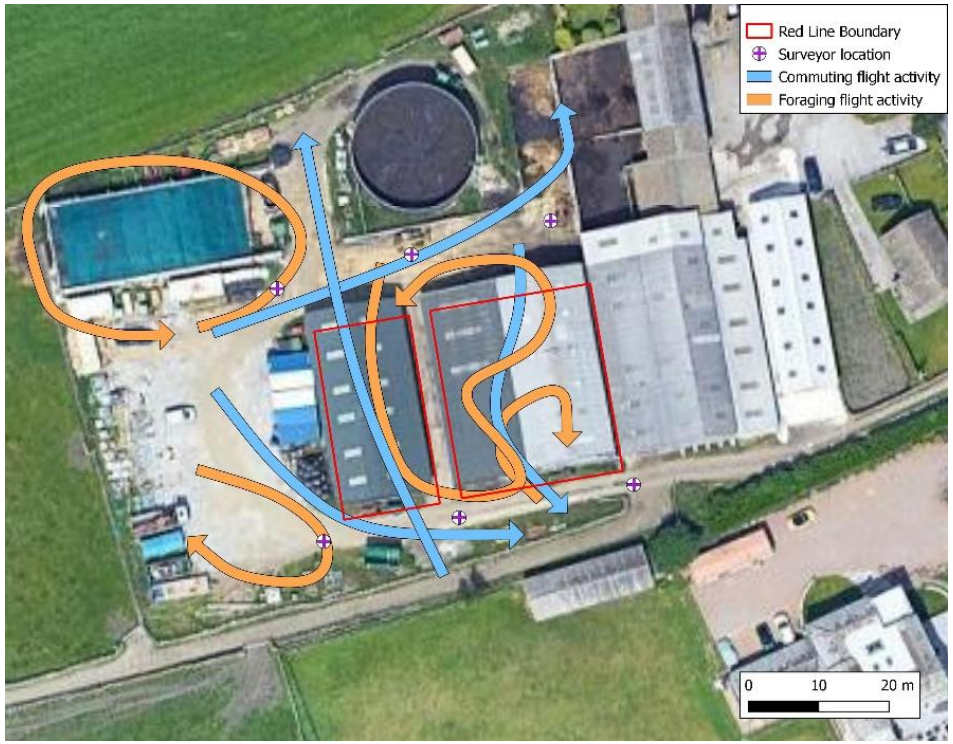
Time	Species	Location	Behaviour/notes
18:51	Common pipistrelle	Within building 2	Foraging within the shed for around 10 minutes.
19:10	Common pipistrelle	Within and around buildings	Up to 2 pipistrelles were foraging within and around both buildings from this point until approximately 19:45, with flights entering and exiting the buildings on both the north and south sides recorded by surveyors.
19:26	Common pipistrelle	West of buildings	Up to 5 bats were record foraging around other farm buildings to the west of the two subject to the survey.
19:41	Common pipistrelle	South-west of buildings	Foraging passes were recorded around the edge of the farm site.

19. The survey was concluded when patterns of activity around the Site had been observed, and all species could have emerged.

20. Bats were recorded foraging within the buildings early in the evening before sunset, but no bats were seen to emerge from the target buildings.

21. No roosts were identified, or suspected, within the surveyed building.

Figure 2 Summary of bat activity observed during emergence survey.



Conclusion & Recommendations

22. Survey has demonstrated a likely absence of roosting within the survey building at Fleece Farm, Midway., and as such, the proposed works present little risk of impacting upon bats or their roosts.

23. Whilst bats were recorded early in the evening, including before sunset, it is most likely that these bats emerged from the three nearby roosts identified by JCA Limited previously.

24. The two buildings surveyed offer good foraging habitat with sheltered, dark areas likely to have large numbers of insects due to the presence of the cattle.

Standard Precaution

25. 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.

26. At this location, with bats known to be roosting in other buildings nearby and bats using the sheds as early evening foraging locations, there is a higher risk than usual of bats having casual and temporary roosts within the surveyed buildings.

27. The two buildings do have some gaps and crevices, particularly between the sheeting of the roof, behind fascias along the wall top and behind sheet and wood board cladding on the walls. These features are unlikely to be used by roosting bats, but given the activity levels found during the surveys, 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

28. 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.

References

Chartered Institute of Ecology and Environmental Management (CIEEM). 2019. *Advice note: on the lifespan of ecological reports and surveys.* Winchester: Chartered Institute of Ecology and Environmental Management. [Online]. Available from: https://cieem.net/resource/advice-note-on-the-lifespan-of-ecological-reports-and-surveys/

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

Department for Levelling Up, Housing and Communities. 2023. *National Planning and Policy Framework.* London: Her Majesty's Government. [Online]. Available from: https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

Government Circular 06/05: Office of the Deputy Prime Minister (ODPM) 2005. *Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System.* London: Her Majesty's Government. [Online]. Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf

His Majesties Government. 2024. *Bat Licenses*. [Online]. [Accessed 15th January 2024]. Available from: https://www.gov.uk/government/collections/bat-licences#bat-mitigation-licences

His Majesties Government. 2024. *European Protected Species policies for mitigation licenses*. [Online]. [Accessed 15th January 2024]. Available from: https://www.gov.uk/guidance/european-protected-species-policies-for-mitigation-licences

Institute of Lighting Professionals (ILP) and Bat Conservation Trust (BCT). 2018. Guidance Note GN08/23: Bats and Artificial Lighting At Night. Rugby: Institute of Lighting Professionals. [Online]. Available from: https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/

Mitchell-Jones, A.J. and McLeish, A.P. 2004. *Bat Workers Manual (3rd Edition).* Peterborough: Joint Nature Conservation Committee (JNCC). [Online]. Available from: https://hub.jncc.gov.uk/assets/e5888ae1-3306-4f17-9441-51a5f4dc416a

Reason, P.F. and Wray, S. 2023. *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.1. Ampfield: Chartered Institute of Ecology and Environmental Management. [Online]. Available from: https://cieem.net/wp-content/uploads/2023/09/Bat-Mitigation-Guidelines-2023-V1.1.pdf

The Conservation of Habitats and Species Regulations 2010. (No. 490). London: Her Majesty's Government. [Online]. Available from: https://www.legislation.gov.uk/uksi/2010/490/contents/made

The Royal Society for the Protection of Birds (RSPB). *Magenta Bat 4 (heterodyne) detector.* [Online]. [Accessed 4th January 2024]. Available from: https://shopping.rspb.org.uk/wildlife-friendly-garden/wildlife-garden-cameras-detectors/bat-detectors/magenta-bat-4-bat-detector.html

Titley Scientific. 2024. *Anabat Scout Active Bat Detector.* [Online]. [Accessed 4th January 2024]. Available from: https://www.titley-scientific.com/uk/anabat-scout.html

Wildlife Acoustics. *Echo Meter Touch 2 Pro for Android.* [Online]. [Accessed 4th January 2024]. Available from: https://www.wildlifeacoustics.com/products/echo-meter-touch-2-pro-android-2

Wildlife and Countryside Act 1981. (c.69, Schedule 9). London: Her Majesty's Government. [Online]. Available from: https://www.legislation.gov.uk/ukpga/1981/69/schedule/9