



Bat Emergence Survey

For

Jaz Sahota

Land to the Rear of Manor Farm

Wood Ln

Norton-Juxta-Twycross

Atherstone

CV9 3QB

Reference: Q-PH-202608-072

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Summary

ProHort Ltd were commissioned to assess bat roosting activity at Land to the Rear of Manor Farm, Wood Ln, Norton-Juxta-Twycross, Atherstone CV9 3QB. The current proposal for the site is the demolition of the existing buildings to facilitate the construction of four new residential dwellings. A Preliminary Ecological Appraisal was conducted by BN Ecology in March 2026. B1 was assessed as having 'low potential' for roosting bats, as access was unavailable to the internal aspect of the buildings. Therefore, one Bat Emergence Survey was undertaken on the 20th August 2026.

Key Findings:

- No bats were seen emerging from either building during the bat emergence surveys
- Roosting bats are considered unlikely to be present and no further surveys are recommended.

1. Introduction

1.1. Background

This report has been instructed by Jaz Sahota to conduct one Bat Emergence Survey on the buildings at Land to the Rear of Manor Farm, Wood Ln, Norton-Juxta-Twycross, Atherstone CV9 3QB (grid reference: SK 32522 06825). The buildings had no identified potential external roosting features however as no internal access was available on the day of the survey, an emergence survey was recommended to ascertain the presence or likely absence of roosting bats.

It was concluded that the proposed works to demolish the buildings on Site would impact any roosting bats within the buildings.

1.2. Site Description

The site is located at Land to the Rear of Manor Farm, Wood Ln, Norton-Juxta-Twycross, Atherstone CV9 3QB (grid reference: SK 32522 06825). It is approximately 0.8 ha in size and comprises of 2 buildings (B1 & B2, See Figure 1).



Figure 1 – The site layout

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Table 1 – Description of all onsite buildings

Building name	Description
B1	B1 was a large steel frame bran, with an open-ended section to the east and an enclosed section to the west. The walls are constructed of brickwork and corrugated metal sheeting, with a pitched roof constructed of panelling. Access to the internal aspect of the building was restricted. Therefore, while no evidence of bats was observed internally or externally, the presence of roosting bats could not be entirely ruled out. Therefore, the building was assessed as 'low potential'.
B2	B2 is a single storey, timber framed building. It was in a very poor condition, with the roof collapsed and timber cladding broken in places. Due to the condition of the building, it was deemed unsuitable for bats and assessed as 'negligible potential'.

The general surrounding area has moderate suitability for commuting and foraging bats, due to the Site's proximity to several wooded blocks, the number of open agricultural spaces that could produce high yields of insects and the proximity of the site to a nearby watercourse. No licence records for roosting bats are present within 2km of the Site.

1.3. Previous Ecological Surveys

A Preliminary Ecological Appraisal had been prepared by BN Ecology in March 2026 which included an assessment of the buildings. The assessment identified no evidence of bats or potential roosting features, but due to the access limitations for B1, the building was assessed as having low potential for roosting bats. To ascertain whether the buildings are used by roosting bats, in accordance with Good Practice Guidelines (Collins, 2023), it was recommended that one further dusk emergence surveys are carried out during the active bat survey season (May to September) to determine the likely absence or confirmed presence of roosting bats.

2. Methodology

2.1. Aims and Objectives of the Surveys

The aim of the surveys is to collect sufficient data to draw conclusions about the use of the buildings by roosting bats, primarily by observation of bats leaving the building at dusk.

The objectives of the surveys are as follows:

- To ascertain presence or likely absence of roosting bats within the onsite buildings.
- If bats are found to be present, to determine species, number of individuals and the nature of the roosts within the building
- Assess the value of the structures to bats and provide recommendations for further surveys, mitigation, compensation and enhancement measures and licensing requirements.

2.2. Legislation

All species of Bats found in the UK receive a high level of legal protection under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations, 2019. In summary, it is an offence:

- To kill, injure or handle a bat.
- To damage, destroy or obstruct access to any place that a bat uses for shelter or protection (known as a roost).
- To disturb any wild bat while it is occupying a structure or place used for protection.
- To possess a bat (living or dead).
- To sell or offer a bat for sale without a licence.

2.3. Bat Emergence Survey Methods

One bat emergence survey was undertaken on the 20th August 2026, at dusk, on the buildings. Survey methodology followed the Bat Conservation Trust's *Bat Surveys for Professional Ecologists* (Collins, 2023). These surveys fall within the optimal period of bat emergence activity. To provide the ultimate coverage of the potential roosting features and access points, 3 surveyor positions were identified (see Figure 2 for locations).

Surveyors used the following equipment to conduct the survey:

- Pixfra ARC A613 Thermal Imaging Monocular.
- Echo Meter Touch 2 active Bat detector
- Blukar Head Torch
- National Geographic Tripod Kit with Monopod



Figure 2 – The equipment used on site.



Figure 3 – The site layout and locations of surveyors (yellow stars)

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The emergence survey was carried out from at least 15 minutes before sunset until at least 90 minutes after sunset.

The location, appearance, flight characteristics and time of sightings or bats were noted on recording forms during the surveys. Infrared cameras were used to supplement human surveyors.

Weather conditions during the surveys are outlined in Table 1 below.

Table 2 – Dates and weather conditions of the two emergence surveys

Date	Sunset	Start Time	End Time	Start Cloud Cover (%)	End Cloud Cover (%)	Start Precipitation	End Precipitation	Wind (Beaufort)	Start Temp (°C)	End Temp (°C)
20/08/2026	20:21	20:06	21:51	100	100	None	None	2	14	13

2.4. Limitations

- The one emergence survey only provides a snapshot of the presence of bats within the site as individual bats move between roosts throughout the year and changes to the building structure can alter the number and quality of potential roosting sites. Therefore, the results of the emergence surveys can only be considered valid for 12 months from the survey dates, after which time it is recommended an updated assessment is undertaken.
- In sites where a high number of potential roost features exist, there remains some possibility of bats roosting within features not identified as roosts during the surveys. As such, mitigation measures should include a precautionary approach to features with high potential to be used by bats, even where their presence was not recorded during surveys.
- The lower amplitude of calls of species such as brown long-eared or barbastelle are more difficult to detect. Therefore, passes by these species may be under-recorded.

3. Results

3.1. Roosting Bats

During the dusk emergence surveys, no bats were seen to emerge from any part of the buildings surveyed.

3.2. Non-Roosting Bat Activity

During the dusk emergence surveys, levels of bat activity were low. Calls of common pipistrelles (*Pipistrellus pipistrellus*) were recorded during the surveys, and common pipistrelles were observed foraging and commuting around the site. On one occasion, a common pipistrelle was observed entering B1 through the open end before immediately exiting. Given the brief duration of the observation and the immediate exit from the building, this behaviour is considered indicative of opportunistic foraging activity rather than roosting behaviour.

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4. Conclusion

The surveys found that bats utilise the site for foraging and commuting, however they were not found to be roosting within either of the onsite buildings.

No further surveys are required; however, mitigation practices should be followed during the work. Due to bats foraging on the Site, an Artificial Lighting Strategy should be implemented throughout the proposed works and post-development to limit disturbance to foraging and roosting bats. Additionally, foraging provisions should be incorporated into the plans, including native shrubs and hedgerows.

Due to the low level of bat foraging activity observed on Site (as outlined in section 3.2 and shown in Appendix 3), the works are unlikely to have a significant impact on foraging and commuting bats in the area. Any potential impacts will be mitigated with the Artificial Lighting Strategy (section 4.2) and native planting.

In the unlikely event bat(s) are encountered at any stage, work will cease and Natural England or a suitably qualified licensed bat ecologist must be sought for advice by the applicant/landowner. The applicant must be aware of the severe penalties associated with bat crimes and their legal obligations to report this information.

The one emergence survey only provides a snapshot of the presence of bats within the site as individual bats move between roosts throughout the year and changes to the building structure can alter the number and quality of potential roosting sites. Therefore, the results of the emergence surveys can only be considered valid for 12 months from the survey dates, after which time it is recommended an updated assessment is undertaken.

4.1. Mitigation

All the following measures should be adhered to throughout the proposed works to protect bats:

- Before commencing works, one bat box suitable for crevice-dwelling species will be installed on a nearby linear feature. This should provide suitable roosting opportunities for any bats exiting the building or being removed from the building during the works. This box should be 1FW Schwegler Bat Hibernation Boxes (available at nhbs.com) or of a similar standard and be mounted at least 4m from the ground. The boxes should face between southeast and southwest and should remain unobstructed.
- All workers on the project will be provided with information that outlines the legislation that protects bats, an introduction to species, indicators of bat presence, precautions to take during work and instructions on what to do in the event a bat is observed.
- A soft strip demolition will be undertaken on the roof tiles.
- In the situation where a bat is encountered during work, all work must stop, and a suitable ecologist should be consulted before continuing.
- Any on-site lighting will be in-line with the BCT lighting guidelines (Bat Conservation Trust 2023). Lighting will be directed away from any roosting locations or linear features. All lights will be downwardly deflected and low level.

4.2. Artificial Lighting Strategy

Artificial lighting can impact local bats as it can impede their ability to forage successfully and can deter bats from commuting across the property. Therefore, to ensure any lighting disturbance on bats is minimised, the following strategy for artificial lighting around the property will be adhered to:

- Where lighting is required for health and safety purposes only, any external lighting required as part of the scheme (e.g. security lighting) will be motion triggered, set on timers (1 minute or less) and directional towards the ground to avoid upward light spill.
- Any light spill must be directed away from the roof and from surrounding tree canopies and vegetation.
- All luminaires used will lack UV elements when manufactured. Metal halide, fluorescent sources will not be used.
- LED luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700 Kelvin) must be adopted to reduce blue light component.
- Luminaires must feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low level downward directional luminaires to reduce upwards lighting spill can be considered, however, should be used as a final resort.
- Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control must be used.

Luminaires will always be mounted on the horizontal, i.e., no upward tilt

Appendix 1 Reference List and Useful Sources

- **Collins, J. (ed.) (2023)** Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.
- **HMSO (1981)** Wildlife and Countryside Act 1981 [online]. Available at: <http://www.legislation.gov.uk/ukpga/1981/69>
- **HMSO (2017)** Conservation of Habitats and Species Regulations 2017 [online]. Available at: <http://www.legislation.gov.uk/uksi/2017/1012/contents/made>
- **Reason, P.F. & Wray, S. (2023)** UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Ampfield, CIEEM.
- **Bat Conservation Trust (2023)** Bats and Artificial Lighting At Night [online]. Available at: [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](http://theilp.org.uk/Guidance%20Note%208%20Bats%20and%20Artificial%20Lighting%20-%20Institution%20of%20Lighting%20Professionals)

Appendix 2 Bat Sonograms

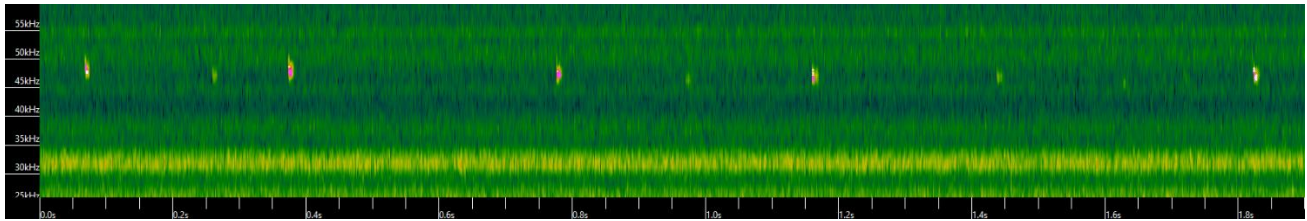


Figure 4 – Sonogram of common pipistrelles heard foraging and commuting around the Site at 21:35 on 20th August 2026

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Appendix 3 Bat Flight Activity



Figure 5 – Map depicting flight lines of observed bat species

Appendix 4 Darkest Point of Survey



Figure 6 – Image taken at the darkest point of the survey.