

PRELIMINARY ROOST ASSESSMENT & DUSK BAT EMERGENCE SURVEYS

Cadeby Hall, Main Street, Cadeby,
Leicestershire, CV13 0AX

Issue Date: 7 October 2026

Report No. 260710.CadebyHall.PRA.BES.v1.0

Site Details

Report	Preliminary Roost Assessment and Dusk Bat Emergence Surveys
Site Address	Cadeby Hall, Main Street, Cadeby, Leicestershire, CV13 0AX
Central OS Grid Reference	SK 42450 02549
Client	Richard Hooper

Professional Accreditation

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Document Control

Author	Reviewer	Comments	Report Version	Issue Date
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Disclosure:

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EXECUTIVE SUMMARY

Topic	Conclusion
Commission	Croft Ecology was commissioned by Richard Hooper to undertake a Preliminary Roost Assessment (PRA) and two dusk emergence surveys at Cadeby Hall, Main Street, Cadeby, Leicestershire, CV13 0AX. Detailed development proposals were not finalised at the time of writing but are understood to include replacement of B1 and refurbishment of B2.
Site Description	The Site comprised an occupied dwelling (B1) and an interconnected agricultural barn (B2), within grounds containing gardens, mature trees and other vegetation providing suitable bat foraging and commuting habitat.
Previous Surveys	A PRA was undertaken by Croft Ecology on 4 August 2026, which identified moderate potential for B1 and high potential for B2 to support roosting bats, with bat droppings and feeding remains recorded within B2.
Survey Effort	Two dusk emergence surveys were undertaken on 04 August 2026 and 25 August 2026 in accordance with Bat Survey Guidelines (Collins, 2023).
Results	The surveys identified the following roost(s): Possible day roost in B2 for brown long-eared bats but unconfirmed possible presence of maternity or satellite roost No confirmed emergence was recorded from B1. The second emergence survey recorded high levels of bat activity, particularly common pipistrelle foraging beneath the hay shed and commuting along its side.
Recommendations	A Natural England mitigation licence is likely to be required where works would affect the confirmed roost in B2 or disturb bats using it. The confirmed roost is located within B2; however, the precise daytime roosting location within the building was not established during the surveys. Where refurbishment or modification of B2 could affect the existing roof void or potential roosting features, additional targeted roost-characterisation surveys should be undertaken to inform the final mitigation strategy. Final mitigation and compensation requirements should be determined once the development proposals have been finalised. Precautionary measures should also be applied to works affecting B1 due to its direct connection with B2.
Enhancements	Opportunities should include integrated bat roosting features, retention of dark corridors and native/night-scented planting, with details confirmed following finalisation of the plans.

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1 Introduction

Croft Ecology was commissioned by Richard Hooper to undertake a Preliminary Roost Assessment (PRA) and two dusk bat emergence surveys (BES) of two buildings at Cadeby Hall, Main Street, Cadeby, Leicestershire, CV13 0AX (central grid reference: SK 42450 02549), hereafter referred to as the Site, in relation to the proposed redevelopment of the Site.

At the time of writing, detailed development proposals had not been finalised. The client has indicated that the works may involve the conversion, alteration or demolition of one of the existing buildings (B1) and construction of a replacement building; however, the final scope, layout and extent of works remain subject to confirmation.

The buildings on Site were identified to have moderate and high potential to support roosting bats. Possible old bat droppings were identified within B1, whilst clear evidence of bat use, including droppings and feeding remains, was identified within B2. Consequently, a series of dusk emergence surveys of the buildings was recommended to determine whether bats were using the buildings for roosting. During the surveys, brown long-eared bats were observed emerging from B2, confirming that the building is used as a day roost for at least three bats.

1.1 Aims

The aims of this report are to:

- Identify roosting bat presence/likely absence within the buildings B1 and B2;
- Characterise any bat roosts present;
- Identify mitigation measures or licensing likely required; and
- Identify opportunities for biodiversity enhancements.

1.2 Site Location

The buildings indicated by the red line boundary in Figure 1 below were the subject of the PRA survey and the BES. Figure 2 below shows the Site in the context of the surrounding landscape. The Site is located in Cadeby, Leicestershire. The grounds of Cadeby Hall comprise wooded areas, lines of trees, large ponds and open garden space. Field margins and hedgerows also provide connectivity between the Site and pockets of woodland in the wider landscape.

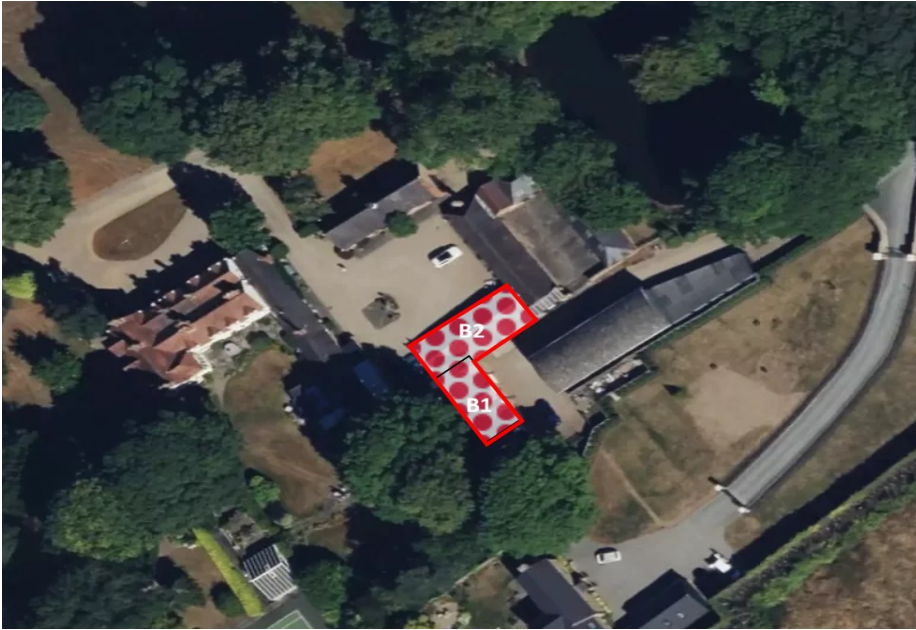


Figure 1. Location of buildings within the wider site (Basemap source: Google Maps Satellite Imagery 2026)



Figure 2 Site location in the context of the surrounding landscape (Basemap source: Google Maps Satellite Imagery 2026)

1.3 Planning and Legislative Context

All British bat species (*Rhinolophidae* and *Vespertilionidae*) are legally protected in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are fully protected under Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). The latter piece of legislation resulted in them being known as “European protected species”. This means that it is illegal to deliberately take, injure, or kill the animal; to intentionally or recklessly disturb the animal whilst they are in a 'place used for shelter or protection' or to damage or destroy a breeding or resting place (even when the animal is not present). It is also illegal to intentionally or recklessly obstruct access to a place of shelter or protection; or to possess, control, sell, or transport live or dead individuals or their body parts.

If you cannot avoid disturbing these species or damaging their habitats, you may apply to Natural England for a licence to carry out such works under the close supervision of a licensed ecologist.

2 Methodology

2.1 Personnel and Competence

The PRA, emergence surveys and report were carried out by Michelle Walding-Kelly, Ecologist at Croft Ecology. Michelle has 4 years of experience undertaking bat surveys and holds a Natural England level 1 bat survey licence.

Additional surveyors assisting with the surveys included Dom Riley, Ecologist and Imogen Holloway, Assistant Ecologist at Croft Ecology who collectively have experience undertaking bat emergence surveys for a range of bat species and project types for at least two years.

The technical review was undertaken by Anna Scott-Swift.

Table 1. Personnel Experience

Ecologist	Position	Qualifications/Licences (NE)	Experience
Anna Scott-Swift	Director of Ecology	BSc (Hons), MSc, MCIEEM Level 2 bat licence Level 1 GCN licence Barn owl licence	Anna is Director of Ecology at Croft Ecology and has more than 20 years' experience delivering ecological consultancy projects across a wide range of sectors and scales. She provides technical oversight and quality assurance for Preliminary Roost Assessments, Preliminary Ecological Appraisals and Ecological Impact Assessments, and regularly advises clients on ecological constraints, mitigation and planning strategy.
Michelle Walding-Kelly	Ecologist	BSc (Hons) Level 1 bat licence	Michelle has four years' experience within ecological consultancy and has worked on a wide range of projects, including undertaking field surveys and associated technical reports. Michelle also has experience designing, leading and managing bat emergence surveys, including coordinating survey

Ecologist	Position	Qualifications/Licences (NE)	Experience
			teams and overseeing survey delivery.
Dom Riley	Ecologist	BSc (Hons), MSc	Dom has 4 years of experience working in ecology and has undertaken field surveys for projects of a range of scales. Dom has also designed, led and managed numerous bat emergence surveys, including coordinating survey teams, planning survey methodologies and overseeing survey delivery and results. Dom is in the process of building up experience towards his Level 1 and Level 2 bat licences.
Imogen Holloway	Assistant Ecologist	BSc (Hons)	Imogen has 3 years of experience working in the ecology sector, conducting baseline habitat surveys along with leading and managing bat emergence surveys, including coordinating survey teams and overseeing survey delivery.

2.2 Bats: Preliminary Roost Assessment

A PRA was undertaken in accordance with the methodology described within the Bat Survey Guidelines 4th edition (Collins, 2023). This included a daytime inspection of the buildings B1 and B2 comprising both an external and internal check to assess the construction of the buildings and whether there were any potential bat access points or roosting opportunities. It also included an assessment for any evidence of bats (internally or externally) such as droppings, staining or scratching around access/egress points, any individuals, or any audible 'chattering' (more typical in maternity colonies).

A high-powered LED torch was used together with 8 x 42 binoculars, where necessary.

The descriptions in the table below were used in assessing the roosting potential of the buildings.

Table 2. Assessment of bat roosting potential in buildings¹

Roosting Potential Category	Description
None	A complete absence of crevices/suitable shelter at all levels above ground and underground.
Negligible	No obvious features on site likely to be used by roosting bats BUT a small degree of uncertainty remains for opportunistic bats to make use of unsuitable features on occasion.
Low	The structure has one or more potential roost site that could be used by individual roosting bats BUT conditions within the structure and the habitat surrounding the Site are sub-optimal, hence the Site is unlikely to be used as a maternity roost.
Moderate	The structure has a small number of potential roost sites that could be used by small numbers of roosting bats and more than one bat species BUT conditions within the structure suggest and/or the habitat surrounding the Site indicate that a maternity roost is unlikely.
High	The structure has many potential roost sites that could be used by a maternity roost or hibernation roost of bats, with additional roosts of other bat species likely to be present.

2.3 Bat Emergence Survey(s)

Two dusk bat emergence surveys were undertaken on two buildings (B1 and B2) on 04 August 2026 and 25 August 2026, in accordance with the methodology described within the Bat Survey Guidelines 4th edition (Collins, 2023).

¹ Based on Table 4.1 in the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, J. 2023).

Three surveyors, equipped with EMT2 Pro and Magenta Bat 4 bat detectors and Nightfox Whisker and Nightfox Nova infrared cameras along with additional infra-red floodlights made observations of any bat activity or bat emergences both from and around the existing building(s), focusing on areas with potential roosting features. Echolocation calls were analysed with Kaleidoscope when required. Paired surveyor and camera locations are illustrated in Figure 19.

2.4 Site Survey Date and Conditions

Survey timings and weather conditions are provided in Tables 3 and 4 below.

Table 3. Dusk bat emergence survey timings

Date of survey	Survey start time	Sunset time	Survey end time
4 August 2026	20:40	20:55	22:25
25 August 2026	20:05	20:20	21:50

Table 4. Dusk bat emergence survey metadata

Date of survey		Cloud cover (%)	Wind Speed (Beaufort)	Precipitation	Air Temperature (°C)
04/08/26	Start	40	2	0	22
	End	60	2	0	20
25/08/26	Start	30	1	0	20
	End	10	3	0	17

2.5 Survey Limitations

The following limitations were identified during the survey:

The roof void of B1 was not fully accessible due to restricted headroom. At its tallest point, the void was approximately 1m high, preventing the surveyor from standing upright and limiting inspection of some areas of the roof structure. Despite these limitations, the survey effort undertaken is considered sufficient to provide a robust assessment of the Site with respect to bats.

2.6 Evaluation of Constraints and Opportunities

All potential ecological constraints to the Proposed Development were identified. In the context of the Mitigation Hierarchy², consideration was then given as to how any significant effects could be avoided, minimised or mitigated. Following this, appropriate compensation and enhancement measures were outlined. Where additional surveys are required to better understand the likely presence of, and hence impact of the proposed development on, a given ecological feature, these are detailed in Section 4. Lastly, opportunities for enhancements have also been provided in Section 4.

² “The overarching aims of ecological work used to inform the planning process are to minimize harm and to maximize benefits for biodiversity resulting from development. The generally accepted way of doing this, now embedded within the planning system, is to follow the “mitigation hierarchy”. This seeks as a preference to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures.”
Biodiversity: Code of practice for planning and development (BS 42020:2013)

3 Results

3.1 Desk Study Summary

The desk study returned 30 records relating to bats within 1km of the Site, comprising common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula*, brown long-eared bat *Plecotus auritus*, pipistrelle *Pipistrellus* and unidentified bat *Chiroptera*. The closest record was for common pipistrelle, approximately 95m from the Site, with additional records for common and soprano pipistrelle within 150m. A brown long-eared bat roost was also recorded approximately 234m from the Site, with droppings recorded at the roost in 2013. A record of noctule was located approximately 915m from the Site, with further common and soprano pipistrelle records within 1km.

The desk study was obtained from Leicestershire and Rutland Environmental Records Centre on 15 July 2026. The search was undertaken within 1km of the Site. A review of European Protected Species (EPS) mitigation licences through MAGIC maps identified no EPS licences within 1km of the Site. The closest licence was located around 2.1km northwest of the Site and was for the destruction of a common pipistrelle resting place in 2020.

3.2 Preliminary Roost Assessment

3.2.1 Building 1

Building 1 (B1) comprised an occupied, two-storey dwelling constructed of solid brick beneath a gabled roof finished with slate. Gabled dormers were present on the northeast elevation with timber cladding present above the dormer windows. Wooden soffits, fascias and bargeboards were present, with no brick corbelling identified (see Figure 3).

As seen in Figures 4 - 7, several potential access points for bats were identified externally, including gaps associated with the tile slopes, gable verges, ridge tiles, soffits, eaves and bargeboards. Additional potential access opportunities were identified at junctions between the roof coverings, verges and timber-clad gable sections. Potential roosting locations included areas beneath roof tiles and ridge tiles, between the roof covering and underlying lining, and around the tops of gable walls and associated roof structures.



Figure 3 Building 1 northeastern facing elevation



Figure 4 Lifted tiles and ridge southern elevation



Figure 5 Lifted tile dormer window facing south



Figure 6 Lifted lead flashing on junction facing east



Figure 7 Lifted lead flashing, tiles and trim

The roof void was accessed during the survey and comprised a pre-fabricated W-truss timber roof structure beneath a modern roofing membrane. As shown in Figure 8 the void was relatively shallow, with a maximum height of approximately 1.0m, and insulation was present between the ceiling joists at a depth of approximately 15cm. Minimal clutter was present within the roof void, comprising stored insulation materials, electrical wiring and associated items. A small number (~3) of old, dark droppings were identified within the roof void (see Figure 9). These were considered potentially consistent with old bat droppings based on their appearance and location; however, this could not be confirmed during the survey. No other potential evidence of bat use was identified within the roof void.

Taking into account the potential access points, available roosting features within the roof structure and the small number of possible old bat droppings recorded internally, B1 was assessed as having moderate potential to support roosting bats. The relatively shallow nature of the roof void and the building's continued occupation, resulting in regular disturbance, provide some limitations to its suitability for roosting bats. No confirmed bat roost was identified within B1 during the PRA or subsequent dusk emergence surveys.



Figure 8 B1 roof void



Figure 9 Droppings in B1 loft void

Building 2

Building 2 (B2) comprised a traditional single storey agricultural building/barn currently used for storage. As shown in Figure 10, the building was constructed of solid brick beneath a gabled roof finished with clay tiles. The building comprised two interconnected sections, referred to as B2a and B2b, with the structures forming a connected building (see Appendix B).



Figure 10 B2 northern facing elevation showing separate B2a and B2b areas and walkway (green) leading to rear of building and connecting the two separate rooms.

Potential access points were identified around the roof, including the tile slopes, gable verges, ridge tiles and areas of lead flashing, together with open doors/windows and defects within the roof covering (see Figures 11 - 13). In particular, gaps and defects within the roof covering allowed daylight to penetrate through the roof structure, as seen in figure 17. Potential roosting locations included beneath ridge tiles, between tiles and the underlying roof structure, around the ridge board, within holes or gaps in the brickwork, above gable walls and beneath areas of lifted lead flashing.



Figure 11 Lifted tiles B2



Figure 12 Gaps in brickwork at eaves in center of B2



Figure 13 B2b open room



Figure 14 B2a open room showing loft location

The roof void within B2a was accessible and comprised a traditional timber rafter construction with a timber frame and bitumen felt lining. The void reached approximately 2.0 m in height and contained no insulation at ceiling level. Minimal clutter was present within the void, allowing substantial areas of open roof space to remain available.

Clear evidence of bat use was identified within B2a. Approximately 20-30 mixed-age bat droppings were recorded throughout the accessible roof void, with a further 10-20 recorded

within the room below. Of those within the room around 5-10 were located directly beneath the loft hatch with the remainder scattered elsewhere within the room. Feeding remains including moth and butterfly wings and other insect remains, were also recorded within the roof void and room below. Further droppings were also identified externally, including on a chair beneath potential roosting features such as lifted lead flashing and displaced roof tiles (see Figures 15 - 19).

The quantity and distribution of the evidence recorded indicate that bats were regularly using B2a. The evidence was distributed throughout the accessible roof void rather than being confined to a single location, with additional evidence directly below the loft access point. The roof void and associated roof features providing suitable opportunities for roosting, with the open structure and available access points providing suitable conditions for brown long-eared bats in particular. The locations of recorded droppings and other evidence of bat use are shown in the PRF map in Appendix B (Figure 30).

Overall, B2 was assessed as having high potential to support roosting bats during the PRA. Subsequent dusk emergence surveys confirmed that B2 is used by brown long-eared bats as a day roost.

However, the emergence observations did not establish the precise daytime resting location of the bats within B2, as all confirmed emergences occurred via the open doorway rather than from an identifiable roof feature.



Figure 15 Droppings on chair beneath lifted tiles



Figure 16 Feeding remains and droppings beneath loft hatch in B2a



Figure 17 Bat droppings on fridge in B2a



Figure 18 Light ingress through roof into B2a loft



Figure 19 B2a loft void

Surrounding Environment

The buildings are situated within a wider landscape comprising a combination of mature trees, gardens, open fields and waterbodies, providing a range of habitats suitable for bats.

Mature trees within and around the wider Site provide potential roosting opportunities where suitable cavities, cracks or other features are present, while gardens and areas of vegetation provide opportunities for foraging. The surrounding open fields provide additional foraging habitat, although their suitability will vary according to management and vegetation structure.

Waterbodies within the wider environment also provide potentially suitable foraging resources, particularly where associated with marginal vegetation, trees or other linear features. The combination of these habitats provides opportunities for bats to commute between roosting locations and wider foraging areas.

The presence of suitable habitats surrounding the buildings is considered particularly relevant given the evidence of bat use recorded within B2. The wider environment provides good potential commuting and foraging resources and may therefore contribute to the use of the buildings by bats.

Overall, the surrounding landscape is considered to provide suitable opportunities for bat foraging and commuting, with the buildings potentially forming part of a wider network of roosting and foraging resources within the local area.

3.3 Bat Emergence Surveys



Figure 20 Paired surveyor and NVA positions

3.3.1 Bat emergence survey #1 – 04 August 2026

Three brown long-eared bats *Plecotus auritus* were confirmed emerging from Building 2 (B2) during the survey.

The first brown long-eared bat was observed emerging from the open doorway of B2 at approximately 21:43 (48 minutes after sunset) and then re-entering through the same door less than a minute later. Two further brown long-eared bats were subsequently confirmed emerging from the same doorway at approximately 21:44 and 21:51. Review of the associated infrared footage confirmed the emergence and re-entry behaviour.

No confirmed emergence was identified from the roof structure or other potential roosting features of the buildings during the survey. Emergence locations are shown in Photos 22 and 23. The three confirmed emergences demonstrate that B2 is used by brown long-eared bats as

a roost; however, the precise daytime resting location of the bats within B2 could not be confirmed from the emergence observations.

Several other observations were initially recorded as possible emergences during the survey. These were reviewed against the associated infrared footage and were not considered to represent confirmed emergences from the buildings. In particular, observations at approximately 22:00 and 22:01 were reviewed and were considered to represent bat activity around the buildings rather than emergence from a roost feature

General Activity

Common pipistrelle and soprano pipistrelle were regularly recorded foraging around the buildings and wider Site, including activity around the courtyard, beneath the hay barn and adjacent garden areas. Social and behavioural activity by common pipistrelles was also recorded during the survey.

Brown long-eared bats were recorded regularly throughout the survey, including confirmed emergences from the open doorway of B2. Additional brown long-eared bat activity was recorded around the buildings, although observations at 22:00 and 22:01 were subsequently reviewed and were not considered to represent further emergences from the buildings. Noctule and Leisler's bat *Nyctalus leisleri* were also recorded commuting and/or foraging over and around the Site. *Myotis* species were recorded foraging within the garden to the south of the Site.

At approximately 21:50, common pipistrelle activity temporarily reduced for around five minutes before increasing again. Bat activity, including foraging and social behaviour, continued throughout the survey period.



Figure 21 Brown long-eared bat emerging



Figure 22 Brown long-eared bat emerging

3.3.2 Bat emergence survey #2 – 25 August 2026

No bats were recorded emerging from the buildings during the second survey.

No confirmed emergence behaviour was observed during the survey. A possible common pipistrelle emergence was recorded at 20:20; however, subsequent review did not confirm emergence from the building. A further record initially identified as a possible noctule emergence at 20:09 was also reviewed and not considered to represent emergence from either building.

General Activity

Common pipistrelle activity was frequent, with bats regularly observed foraging beneath the hay shed, situated to the south of B1 and the west of B2; several instances of multiple soprano pipistrelle and common pipistrelle bats, brown long-eared bats and *Myotis* species were recorded foraging beneath the structure. Between the hay shed and the western-facing elevation of B2 a commuting route used by all identified species, was identified; with repeated passes recorded throughout the survey period.

Social and behavioural activity was also recorded from common pipistrelle and soprano pipistrelle bats throughout the survey.

Noctule was recorded regularly commuting across the Site, with intermittent passes recorded from 20:08 onwards. Leisler's bat was recorded once, while a serotine *Eptesicus serotinus* was also recorded during the survey.

Overall, the survey recorded high levels of bat activity, particularly beneath the hay shed and along the side of the structure, which appeared to provide a regularly used foraging and commuting route. No confirmed emergences from B1 or B2 were identified during the survey.

4 Discussion and Recommendations

4.1 Summary of Proposed Development

At the time of survey, detailed development proposals had not been finalised. The client has indicated that the works are likely to involve the replacement of B1 and refurbishment of B2. The final layout, building design and extent of works remain subject to confirmation.

Consequently, the assessment of potential impacts to bats is based on the existing buildings and the range of works currently being considered. The final impacts and mitigation requirements should be reviewed once the development proposals have been confirmed.

4.2 Assessment of Potential Impacts to Bats

The PRA identified high potential for roosting bats within B2, with clear evidence of bat use including droppings and feeding remains recorded within the building. Three brown long-eared bats were subsequently confirmed emerging from the open doorway of B2 during the first dusk emergence survey, confirming that B2 is used by brown long-eared bats as a roost. No confirmed emergence was recorded from B1 during either survey.

The available evidence indicates that B2 is in use by at least three brown long-eared bats and are consistent with a small day roost at the time of survey. However, both emergence surveys were undertaken in August and the precise daytime resting location of the bats within B2 could not be established, as the recorded emergences occurred from the open doorway rather than from a specific roof feature. The available information is therefore insufficient to confidently exclude use of B2 by a larger number of brown long-eared bats, including maternity or satellite maternity use, earlier in the active season.

The second survey recorded no confirmed emergence from either building, although high levels of bat activity were recorded around the Site. This included regular common pipistrelle, soprano pipistrelle and brown long-eared bat activity, with the area beneath and adjacent to the hay shed appearing to provide a regularly used foraging and commuting route.

The final development proposals have not yet been confirmed. Consequently, the precise nature and extent of potential impacts to the confirmed roost cannot currently be determined. If B2 is substantially altered or its existing access arrangements are affected, the works could result in the destruction or alteration of the confirmed roost and/or disturbance to bats using it.

Although no confirmed roost was identified within B1, the building is physically attached to B2. Works to B1, particularly works affecting the roof, shared structural elements or areas adjoining

B2, could therefore result in disturbance to bats using the confirmed roost. In addition, bats are mobile and may use more than one suitable feature within adjoining buildings. The absence of confirmed emergence from B1 should therefore not be interpreted as confirmation that works to B1 can proceed without precautionary measures.

Subject to the final development proposals, a Natural England European Protected Species Licence (EPSL) is likely to be required where works would result in the destruction or alteration of the confirmed roost or disturbance to bats occupying it. The mitigation strategy should address the confirmed brown long-eared bat roost within B2 and any potential disturbance arising from works to B1.

As the demolition of B1 is proposed, this should be undertaken using appropriate precautionary methods. Where necessary, works should be undertaken by hand and under the supervision of a suitably qualified and appropriately licensed bat ecologist, allowing potential roosting features to be inspected as they are exposed and ensuring that any bats encountered during works can be appropriately protected.

The final development should seek to retain the existing roof void in B2 wherever possible or recreate an equivalent void with suitable roosting opportunities for brown long-eared bats. The precise mitigation and compensation requirements should be determined once the development proposals have been finalised and should be incorporated into the relevant Natural England licence application where required.

4.3 Summary of Further Surveys Required

No additional dusk emergence surveys are recommended solely to confirm the presence of bats, as the first survey confirmed the use of B2 by brown long-eared bats.

However, both emergence surveys were undertaken during August and the precise daytime roosting location within B2 was not identified. Although at least three brown long-eared bats were recorded emerging during the first survey, the available information is not considered sufficient to confidently exclude use of the building by a larger number of bats, including maternity or satellite maternity use, earlier in the active season.

The requirement for further survey will depend upon the final development proposals. Where B2 and the existing roof void can be retained without material alteration to the confirmed roost or access arrangements, additional survey may not be necessary.

Where refurbishment, conversion, substantial roof alteration or other works are proposed that would result in the loss or material alteration of the B2 roost, further targeted roost-characterisation survey should be undertaken during the appropriate active season prior to finalising the mitigation strategy. The survey design should seek to establish the seasonal status

of the roost, approximate numbers of bats using the building and, where practicable, the location of the principal daytime roosting features within B2.

Survey methods may include additional emergence survey and/or targeted internal observation using night-vision aids, as appropriate to the final proposals .

Should works not commence within approximately two years of the survey date, updated ecological advice should be sought.

4.4 Mitigation and Compensation Requirements

- As B2 has been confirmed to support a day roost of brown long-eared bats, where proposed works have the potential to damage or destroy the confirmed roost or disturb the bats occupying it, an appropriate Natural England mitigation licence will be required prior to works commencing and can only be applied for once planning permission has been granted.
- The precise mitigation and compensation requirements cannot be confirmed at this stage, as finalised development proposals have not yet been provided. Once the proposed development plans have been finalised, the impacts to the confirmed roost within B2 should be reassessed and a detailed mitigation strategy developed accordingly. This should include measures to minimise disturbance to bats during construction, appropriate methods for the removal or modification of the existing roost, and provision of suitable alternative roosting opportunities within the completed development.
- Retention of the existing B2a roof void should be prioritised wherever practicable, as this is the area in which evidence of brown long-eared bat use was recorded and from which bats were confirmed to emerge. Where retention of the existing B2a roof void is not practicable, a dedicated replacement brown long-eared bat roost should be incorporated into the development. The replacement should comprise an enclosed, dark roof void of at least equivalent size and suitability to the existing B2a void, with a minimum clear internal height of approximately 2.0 m and a footprint no smaller than the existing roof void. The void should comprise a traditional timber-rafter roof structure with open internal roof space and no insulation at ceiling level, replicating the existing conditions where practicable. Suitable bat access points should be incorporated to provide continued access to the void, with the final location, dimensions and construction details confirmed by a suitably qualified and appropriately licensed bat ecologist and, where required, Natural England as part of the mitigation licence. The

replacement roost should be provided prior to the loss or alteration of the existing roost wherever practicable.

- Any works to B1 should also be considered within the mitigation strategy. Although no evidence of roosting bats was identified within B1 during the PRA or subsequent emergence surveys, B1 is physically attached to B2 and works to the building, particularly works affecting the roof or shared structural elements, could result in disturbance to bats using the confirmed roost within B2. In addition, bats are highly mobile and may change roosting locations within a building or utilise previously unidentified features. Particular precaution should be taken when removing the roof tiles on the southwestern elevation of B1, as the adjacent gable could not be fully covered during the dusk surveys due to the presence of a large tree. Consequently, any works to this area of the roof or any areas with potential to affect the adjoining roost should be undertaken using appropriate precautionary methods, including careful hand-stripping where appropriate and under the supervision of a suitably qualified and licensed bat ecologist.
- The final mitigation strategy should also consider artificial lighting, given the high levels of foraging and commuting activity recorded around the buildings. Lighting associated with the development should be designed to avoid unnecessary illumination of the building elevations, retained vegetation and established commuting routes, particularly around the hay shed and adjacent boundaries.
- Where required, further inspection of potential roosting features using an endoscope should be undertaken by a suitably qualified and appropriately licensed bat ecologist. This was not undertaken as part of the surveys described within this report.
- Specific recommendations regarding the timing, methodology and extent of mitigation, together with any required compensation and enhancement measures, should be provided once the finalised development proposals are available and incorporated into the Natural England licence application where required.

4.5 Opportunities for Enhancement

To provide biodiversity enhancements in accordance with the National Planning Policy Framework (NPPF), the following measures could be incorporated into the final development proposals, subject to the final design:

- Installation of integrated bat boxes on retained or new buildings, in addition to any roost compensation required for the confirmed B2 roost - number to be confirmed upon finalisation of the plans.
- Retention of dark corridors along Site boundaries, in particular the eastern side of the site should remain unlit to prevent disturbance to the identified foraging and commuting routes within and alongside the hay shed.
- Use of native and night-scented planting within landscaping proposals.
- Where practicable, retention of existing mature vegetation and linear features that contribute to connectivity between the Site and surrounding habitats.

5 References

Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).

Bat Conservation Trust (2022). Bat Emergence Surveys with Night Vision Aids – A Technical Guide.

BS42020:2013 Biodiversity – Code of Practice for Planning and Development.

Conservation of Habitats and Species Regulations 2017 (as amended).

Department for Levelling Up, Housing and Communities (2026). *National Planning Policy Framework* (as amended).

MAGIC Map – www.magic.gov.uk

Natural England (2014, updated 2015). *Bats: Protection, Surveys and Licences*. Guidance on the protection of bats and licensing requirements.

Natural England (2026). *Bats: Apply for a Mitigation Licence (A13)*. Guidance on mitigation licensing for development works affecting bats.

Wildlife and Countryside Act 1981 (as amended).

6 Appendices

6.1 APPENDIX A – NVA Field of View at Darkest Point

Survey #1 – 04 August 2026



Figure 23 Position 1 darkest point – southwestern elevations of B2 and B2



Figure 24 Position 2 darkest point – northern facing elevation of B1



Figure 25 Position 3 darkest point – northern and northeastern facing elevations B2

Survey #2 – 25 August 2026



Figure 26 Position 1 darkest point - southwestern elevations of B2 and B2



Figure 27 Position 2 darkest point - northern facing elevation of B1



Figure 28 Position 3 darkest point - northern and northeastern facing elevations B2

6.2 APPENDIX B – Potential Roosting Features Map



Figure 29 Map showing identified PRFs, locations of droppings and loft hatches

6.3 APPENDIX C - Activity Maps from Bat Emergence Surveys

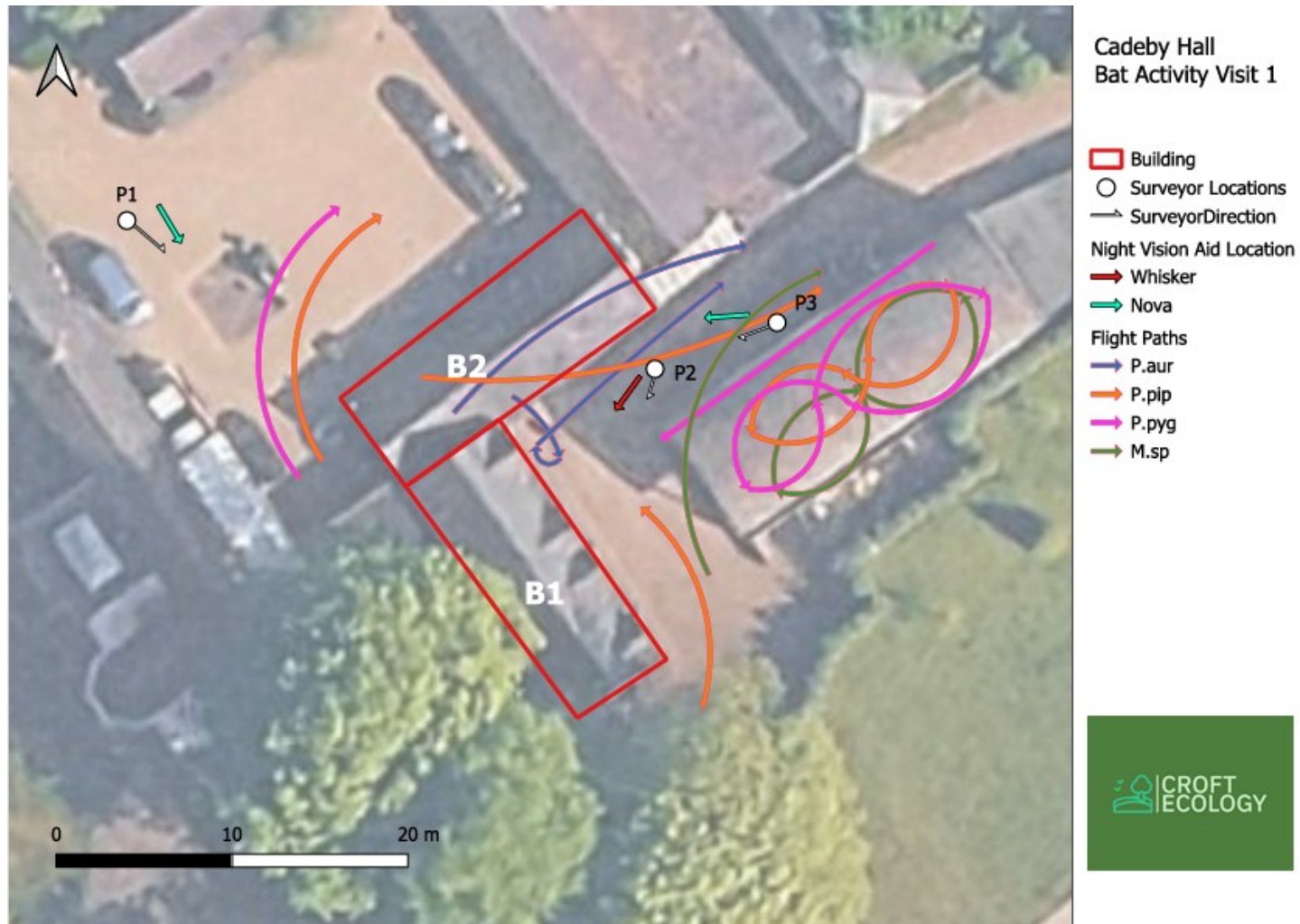


Figure 30. Bat activity routes from 1st visit

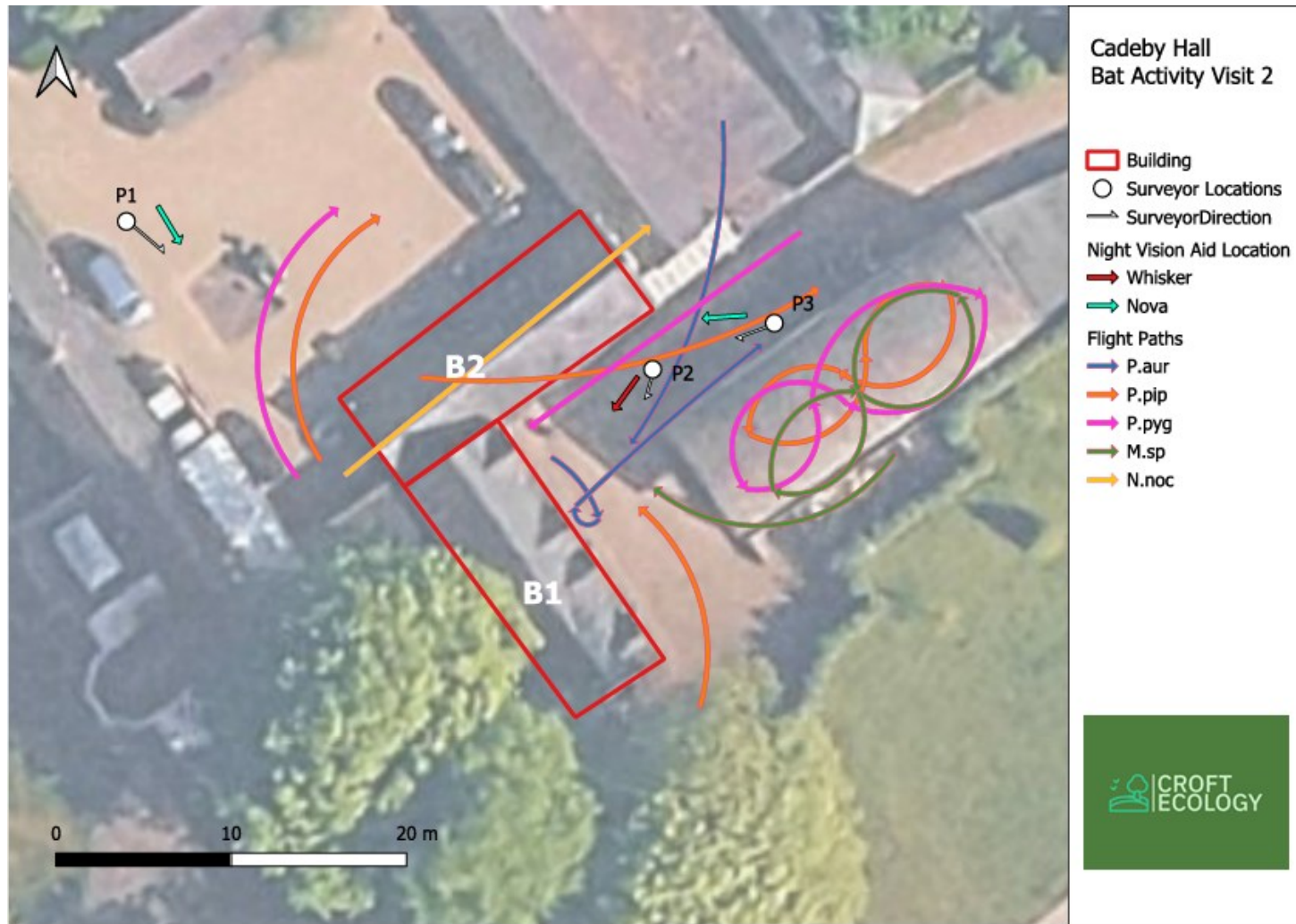


Figure 31 Bat activity routes from 2nd survey

6.4 APPENDIX D – Surveyor Results from Bat Emergence Surveys

Survey #1 – 04 August 2026

FormSubmitted At	Surveyor Name	ActivityType	BatSpecies	Heard	Seen	Notes	Review Notes
04/08/2026 22:25	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	No		
04/08/2026 22:24	Michelle	Foraging	["Brown long-eared"]	Yes	No	Close	Confirmed BLE
04/08/2026 22:24	Imogen	Passing	["Common pipistrelle"]	Yes	Yes	Check	foraging activity
04/08/2026 22:23	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	Yes		
04/08/2026 22:23	Imogen	Passing	["Brown long-eared"]	Yes	No		no audio
04/08/2026 22:22	Imogen	Passing	["Brown long-eared"]	Yes	No		Confirmed BLE
04/08/2026 22:22	Imogen	Foraging	["Common pipistrelle", "Soprano pipistrelle"]	Yes	No	Ca	
04/08/2026 22:21	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	No		
04/08/2026 22:21	Imogen	Passing	["Brown long-eared"]	Yes	No		Pip social calls
04/08/2026 22:21	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes	Up and down	
04/08/2026 22:20	Imogen	Passing	["Brown long-eared"]	Yes	No		Pip social calls

04/08/2026 22:20	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	No	
04/08/2026 22:20	Michelle	Foraging	["Common pipistrelle", "Brown long-eared"]	Yes	No	Close
04/08/2026 22:16	Michelle	Foraging	["Leisler's", "Noctule"]	Yes	No	
04/08/2026 22:16	Imogen	Passing	["Noctule"]	Yes	No	
04/08/2026 22:14	Michelle	Foraging	["Common pipistrelle", "Noctule", "B rown long-eared"]	Yes	No	
04/08/2026 22:10	Michelle	Social / behavioural activity	["Leisler's"]	Yes	No	
04/08/2026 22:10	Imogen	Social / behavioural activity	["Common pipistrelle"]	Yes	No	ca
04/08/2026 22:09	Imogen	Passing	["Noctule"]	Yes	No	
04/08/2026 22:08	Michelle	Foraging	["Common pipistrelle", "Leisler's", " Noctule", "Brown long- eared"]	Yes	No	All at the same time
04/08/2026 22:08	Imogen	Foraging	["Common pipistrelle"]	Yes	No	
04/08/2026 22:07	Imogen	Social / behavioural activity	["Common pipistrelle"]	Yes	No	
04/08/2026 22:06	Imogen	Other	["Other"]	No	No	CA died down
04/08/2026 22:05	Imogen	Passing	["Noctule"]	Yes	No	

04/08/2026 22:04	Dom	Foraging	["Leisler's"]	Yes	No		
04/08/2026 22:04	Michelle	Social / behavioural activity	["Common pipistrelle", "Soprano pipistrelle", "Leisler's"]	Yes	No	Forage and social continued	
04/08/2026 22:03	Imogen	Passing	["Leisler's"]	Yes	No		
04/08/2026 22:01	Michelle	Possible emergence	["Brown long-eared"]	Yes	Yes	Think from ridge	Confirmed BLE but came over the building, not from it
04/08/2026 22:01	Imogen	Passing	["Noctule"]	Yes	No		
04/08/2026 22:00	Dom	Foraging	["Brown long-eared"]	Yes	Yes		Confirmed BLE on audio
04/08/2026 21:59	Michelle	Social / behavioural activity	["Soprano pipistrelle", "Leisler's"]	Yes	No		
04/08/2026 21:58	Imogen	Passing	["Leisler's"]	Yes	No		
04/08/2026 21:54	Imogen	Passing	["Common pipistrelle"]	Yes	Yes	Checl	
04/08/2026 21:53	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	Yes	Chasing around courtyard	
04/08/2026 21:51	Michelle	Passing	["Brown long-eared"]	Yes	Yes		Confirmed BLE confirmed emergence from door on Dom's camera
04/08/2026 21:50	Imogen	Foraging	["Common pipistrelle"]	Yes	Yes	CA died for about 5 mins then picked back up	
04/08/2026 21:49	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	No	Close. Multiple bats	

04/08/2026 21:48	Michelle	Passing	["Common pipistrelle"]	Yes	Yes		
04/08/2026 21:47	Imogen	Passing	["Noctule"]	Yes	No		
04/08/2026 21:47	Michelle	Foraging	["Common pipistrelle", "Leisler's"]	Yes	No		
04/08/2026 21:46	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes		
04/08/2026 21:44	Michelle	Foraging	["Brown long-eared"]	Yes	No		Confirmed BLE emergence from door
04/08/2026 21:44	Dom	Foraging	["Brown long-eared"]	Yes	No		BLE emergence from door
04/08/2026 21:43	Michelle	Foraging	["Brown long-eared"]	Yes	Yes		Confirmed BLE confirmed route
04/08/2026 21:43	Imogen	Passing	["Leisler's"]	Yes	No		
04/08/2026 21:42	Michelle	Passing	["Common pipistrelle"]	Yes	Yes		
04/08/2026 21:41	Imogen	Passing	["Common pipistrelle"]	Yes	Yes	Check	no emergence, just foraging
04/08/2026 21:40	Michelle	Foraging	["Common pipistrelle", "Myotis"]	Yes	Yes	Under shelter whiskered continued	Confirmed Whiskered
04/08/2026 21:38	Imogen	Passing	["Soprano pipistrelle"]	Yes	Yes	Check	just foraging
04/08/2026 21:38	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes		
04/08/2026 21:37	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes		
04/08/2026 21:36	Imogen	Passing	["Noctule"]	Yes	No		

04/08/2026 21:36	Imogen	Foraging	["Soprano pipistrelle"]	Yes	Yes		
04/08/2026 21:36	Michelle	Foraging	["Noctule"]	Yes	No	Foraging nearby	
04/08/2026 21:35	Michelle	Foraging	["Myotis"]	Yes	Yes	Foraging in the garden to the south (daub)	Confirmed Daubenton's
04/08/2026 21:31	Michelle	Social / behavioural activity	["Common pipistrelle", "Soprano pipistrelle"]	Yes	Yes	Chasing	
04/08/2026 21:29	Michelle	Foraging	["Common pipistrelle", "Myotis"]	Yes	Yes	In shelter cont.	
04/08/2026 21:28	Imogen	Foraging	["Common pipistrelle"]	Yes	Yes	CA	
04/08/2026 21:26	Imogen	Foraging	["Common pipistrelle"]	Yes	Yes		
04/08/2026 21:24	Michelle	Foraging	["Myotis"]	Yes	Yes	Foraging under shelter with sp and cp	Confirmed Whiskered
04/08/2026 21:23	Dom	Foraging	["Common pipistrelle", "Soprano pipistrelle", "Myotis"]	Yes	Yes	Cont foraging	
04/08/2026 21:23	Michelle	Foraging	["Soprano pipistrelle"]	Yes	Yes	Left shelter	
04/08/2026 21:21	Imogen	Emergence	["Unknown"]	No	Yes		No emergence, two bats fly round building furthest away on the right, no audio
04/08/2026 21:19	Michelle	Foraging	["Common pipistrelle", "Soprano pipistrelle"]	Yes	Yes	Both under hat structure	

04/08/2026 21:19	Imogen	Passing	["Unknown"]	No	Yes		bat flies across screen from trees at 21.19.18, no audio
04/08/2026 21:18	Imogen	Passing	["Common pipistrelle"]	Yes	No		
04/08/2026 21:16	Imogen	Possible emergence	["Soprano pipistrelle"]	Yes	No	Check	nothing captured
04/08/2026 21:16	Dom	Foraging	["Common pipistrelle"]	Yes	Yes		
04/08/2026 21:16	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes	In hay storage structure	
04/08/2026 21:16	Imogen	Possible emergence	["Soprano pipistrelle"]	Yes	Yes	Check	no emergence, flies round back of furthest building on the right
04/08/2026 21:14	Michelle	Other	["Soprano pipistrelle"]	Yes	Yes	Check IR for origin	Not visible in footage
04/08/2026 21:14	Dom	Possible emergence	["Common pipistrelle"]	Yes	No		Not visible in footage
04/08/2026 21:11	Imogen	Passing	["Unknown"]	No	Yes	Other side of building	Bird flies across screen
04/08/2026 21:10	Michelle	Passing	["Noctule"]	Yes	No		no audio capturing it
04/08/2026 21:10	Imogen	Passing	["Soprano pipistrelle"]	Yes	No		
04/08/2026 21:10	Dom	Passing	["Noctule"]	Yes	Yes		
04/08/2026 21:10	Imogen	Passing	["Noctule"]	Yes	No		

Survey #2 – 25 August 2026

FormSubmitted At	Surveyor Name	ActivityType	BatSpecies	Heard	Seen	Notes	Review
25/08/2026 21:41	Imogen	Passing	["Leisler's"]	Yes	No		
25/08/2026 21:40	Michelle	Foraging	["Common pipistrelle", "Brown long-eared"]	Yes	No	Close	
25/08/2026 21:38	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	No	Distant	
25/08/2026 21:36	Michelle	Social / behavioural activity	["Soprano pipistrelle"]	Yes	No		
25/08/2026 21:36	Michelle	Foraging	["Brown long-eared"]	Yes	No	Close	
25/08/2026 21:36	Imogen	Passing	["Brown long-eared"]	Yes	No		
25/08/2026 21:35	Imogen	Passing	["Noctule"]	Yes	No		
25/08/2026 21:34	Imogen	Foraging	["Common pipistrelle"]	Yes	Yes	Ca ongoing	
25/08/2026 21:33	Michelle	Social / behavioural activity	["Soprano pipistrelle"]	Yes	No		
25/08/2026 21:31	Imogen	Passing	["Soprano pipistrelle"]	Yes	No		
25/08/2026 21:30	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	No		
25/08/2026 21:27	Imogen	Passing	["Soprano pipistrelle"]	Yes	Yes	Check origin pls	Reviewed as pass

25/08/2026 21:26	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes	
25/08/2026 21:24	Michelle	Other	["Brown long-eared", "Myotis"]	Yes	No	V close
25/08/2026 21:23	Imogen	Foraging	["Brown long-eared"]	Yes	No	
25/08/2026 21:23	Michelle	Foraging	["Common pipistrelle", "Brown long-eared"]	Yes	No	
25/08/2026 21:22	Dom	Passing	["Common pipistrelle"]	Yes	No	
25/08/2026 21:22	Imogen	Passing	["Serotine"]	Yes	No	
25/08/2026 21:20	Michelle	Foraging	["Common pipistrelle", "Brown long-eared"]	Yes	No	
25/08/2026 21:18	Michelle	Foraging	["Brown long-eared"]	Yes	No	Close
25/08/2026 21:18	Imogen	Passing	["Soprano pipistrelle"]	Yes	Yes	
25/08/2026 21:17	Imogen	Passing	["Noctule"]	Yes	No	
25/08/2026 21:17	Michelle	Social / behavioural activity	["Common pipistrelle", "Noctule"]	Yes	No	
25/08/2026 21:16	Imogen	Foraging	["Common pipistrelle"]	Yes	No	Continuous intermittent foraging
25/08/2026 21:15	Michelle	Foraging	["Noctule", "Common pipistrelle"]	Yes	No	
25/08/2026 21:14	Michelle	Social / behavioural activity	["Soprano pipistrelle"]	Yes	No	

25/08/2026 21:14	Imogen	Passing	["Soprano pipistrelle"]	Yes	No		
25/08/2026 21:13	Michelle	Social / behavioural activity	["Brown long-eared"]	Yes	No		
25/08/2026 21:13	Imogen	Passing	["Brown long-eared"]	Yes	No		
25/08/2026 21:13	Michelle	Social / behavioural activity	["Noctule"]	Yes	No		
25/08/2026 21:13	Imogen	Passing	["Noctule"]	Yes	No		
25/08/2026 21:12	Michelle	Foraging	["Myotis", "Brown long-eared"]	Yes	Yes	Check audio and footage	No emergence observed in footage
25/08/2026 21:12	Imogen	Passing	["Brown long-eared"]	Yes	No		
25/08/2026 21:12	Imogen	Passing	["Soprano pipistrelle"]	Yes	No		
25/08/2026 21:11	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	Yes	Multiple	
25/08/2026 21:10	Imogen	Foraging	["Common pipistrelle"]	Yes	No		
25/08/2026 21:10	Imogen	Foraging	["Common pipistrelle"]	Yes	No		
25/08/2026 21:09	Michelle	Foraging	["Brown long-eared"]	Yes	No		
25/08/2026 21:09	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	No		
25/08/2026 21:09	Imogen	Passing	["Common pipistrelle"]	Yes	No		
25/08/2026 21:09	Michelle	Foraging	["Brown long-eared"]	Yes	No	Check ir	Confirmed as foraging

25/08/2026 21:06	Imogen	Foraging	["Common pipistrelle"]	Yes	Yes		
25/08/2026 21:05	Dom	Passing	["Common pipistrelle"]	Yes	No		
25/08/2026 21:05	Imogen	Passing	["Common pipistrelle"]	Yes	No		
25/08/2026 21:03	Imogen	Foraging	["Common pipistrelle"]	Yes	No		
25/08/2026 21:03	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	No		
25/08/2026 21:01	Michelle	Other	["Brown long-eared"]	Yes	No	Check Footage	Not visible in footage
25/08/2026 21:01	Imogen	Passing	["Brown long-eared"]	Yes	No		
25/08/2026 20:59	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:59	Imogen	Foraging	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:56	Dom	Passing	["Soprano pipistrelle"]	Yes	No		
25/08/2026 20:47	Michelle	Other	["Brown long-eared", "Myotis"]	Yes	No	Check footage and audio	No emergence observed
25/08/2026 20:45	Michelle	Other	["Brown long-eared"]	Yes	No	Light sample	
25/08/2026 20:43	Michelle	Social / behavioural activity	["Noctule"]	Yes	No		
25/08/2026 20:43	Imogen	Passing	["Noctule"]	Yes	No		
25/08/2026 20:41	Michelle	Foraging	["Common pipistrelle"]	Yes	No		
25/08/2026 20:41	Imogen	Passing	["Soprano pipistrelle"]	Yes	No		

25/08/2026 20:37	Michelle	Foraging	["Common pipistrelle", "Myotis"]	Yes	Yes	2 bats	
25/08/2026 20:36	Imogen	Foraging	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:34	Michelle	Passing	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:33	Michelle	Social / behavioural activity	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:33	Imogen	Passing	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:32	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:31	Imogen	Foraging	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:28	Michelle	Foraging	["Common pipistrelle"]	Yes	Yes		
25/08/2026 20:26	Michelle	Foraging	["Common pipistrelle"]	Yes	No		
25/08/2026 20:26	Imogen	Passing	["Common pipistrelle"]	Yes	No		
25/08/2026 20:20	Michelle	Possible emergence	["Common pipistrelle"]	Yes	No	Check ir -	No emergence observed in footage
25/08/2026 20:20	Imogen	Passing	["Common pipistrelle"]	Yes	No		
25/08/2026 20:17	Imogen	Passing	["Noctule"]	Yes	Yes	Consistent intermittent passes	
25/08/2026 20:16	Michelle	Social / behavioural activity	["Noctule"]	Yes	No		
25/08/2026 20:16	Dom	Passing	["Noctule"]	Yes	Yes		

25/08/2026 20:16	Imogen	Passing	["Noctule"]	Yes	No	
25/08/2026 20:09	Imogen	Passing	["Noctule"]	Yes	No	3
25/08/2026 20:09	Michelle	Possible Emergence	["Noctule"]	Yes	No	No emergence observed in footage
25/08/2026 20:08	Imogen	Passing	["Noctule"]	Yes	No	