



Springbank,
High Street,
Stoke Golding,
Nuneaton

[Bat Activity Survey Report](#)

Prepared by:
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Instructed by:
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Project Number: GE0871

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| Quality Management | | |
|--------------------|---|---------------------|
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1. Introduction

1.1 Background

Griffin Ecology Ltd. was commissioned by the client to undertake a Bat Emergence Survey (BERS) in support of a planning application concerning the proposed demolition of *Springbank*, High Street, Stoke Golding, Nuneaton. This survey follows the recommendation set out in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (GE0866 – Griffin Ecology Ltd., August 2025).

The PRA identified *Springbank* as having **low suitability** for roosting bats, in line with criteria presented in Table 4.1 of the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4th Edition (Collins, 2023). The building offers limited potential roosting features, most notably a small gap within the relatively modern hanging corner tiles of the dormer extension.

The proposals seek to demolish the property to enable vehicular access to land at the rear, which would result in the loss of the identified potential roost feature. In accordance with best practice, a single dusk emergence survey was therefore recommended to determine the presence or likely absence of roosting bats and to inform any necessary mitigation.

This report should be read in conjunction with the Preliminary Ecological Appraisal and Preliminary Roost Assessment (GE0866 – Griffin Ecology Ltd., August 2025).

1.2 Site description

The application site comprises the residential property known as *Springbank*, a dormer-style bungalow located on High Street, Stoke Golding. The property is set within a typical suburban curtilage that includes managed rear gardens, ornamental shrub planting, and a surfaced driveway and parking area to the front.

The wider landscape context places the site at the interface between existing built development and open countryside. The property is adjoined to the south and west by further residential dwellings, while to the north and east the land use transitions into agricultural fields.

The broader landscape setting is semi-rural in character, comprising a mosaic of improved pasture, arable fields, and hedgerow networks which provide ecological connectivity at the village edge.

1.3 Survey Purpose

The purpose of this survey is to gain an understanding of the importance of *Springbank* in supporting roosting bats, and to inform the development of appropriate mitigation measures in respect of the potential impacts arising from the proposed works.

The proposed development includes the demolition of *Springbank* to facilitate vehicular access into the wider site, which is earmarked for residential development. Demolition of the property will result in the loss of the limited potential roosting features identified during the Preliminary Roost Assessment. As such, this survey has been undertaken to confirm the presence or likely absence of roosting bats and to assess the level of risk posed by the proposals.

Where a derogation licence is required to enable the proposed works, a Method Statement will be prepared to detail the mitigation approach and ensure that these measures are implemented and enforced throughout delivery of the development.

The objectives of this assessment are to:

- Assess the extent to which bats are utilising the subject building for roosting purposes;
- Assess the likely impacts of the proposed development on roosting bats, in accordance with relevant wildlife legislation;
- Determine, where necessary, the requirement for a Natural England European Protected Species Mitigation (EPS) Licence.

This report should be read in conjunction with the Preliminary Ecological Appraisal and Preliminary Roost Assessment (GE0866 – Griffin Ecology Ltd., August 2025).

1.4 Relevant Legislation

A number of UK and European legislations and policies deal with the conservation of biodiversity. Below is listed a brief outline of the legal and policy protection afforded to bats.

Bats and their roost sites are protected under UK and European legislation including the Wildlife and Countryside Act 1981 (as amended), Countryside Rights of Way Act 2000, the Conservation of Habitats and Species Regulations 2010 and the Habitats Directive. This legislation makes it an offence for any person to:

- Deliberately capture, injure, or kill a bat.
- Intentionally or recklessly disturb bats, where that disturbance may affect the ability of those bats to survive, breed, rear or nurture their young, or is likely to significantly affect the local distribution or abundance of any bat species, whether in a roost or not.
- Damage or destroy a place of shelter (roost) of a bat, be that a resting or breeding place.
- Possess a bat, whole or in part, alive or dead.
- Intentionally or recklessly obstruct access to a roost
- Sell or offer for sale or exchange whole or parts of bats, alive or dead.

When interpreting the relevant legislation within context it is important to acknowledge that bat roosts are protected throughout the year, regardless of whether or not bats are present at the time. Under the Regulations, the offence of damaging or destroying a breeding site or resting place of bats is subject to strict liability, i.e. an offence will have been committed even if the damage or destruction occurs accidentally.

Where development is will result in an offence under the above legislation a suitable derogation licence needs to be obtained by Natural England to permit an act that would otherwise be unlawful. This provides for a specific derogation from the legislation, to prevent a legal infringement occurring.

2. Methodology

2.1. Bat Activity Survey

One dusk emergence survey was undertaken to assess bat activity at the subject building, which had previously been assessed as offering low suitability for roosting bats, in line with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 4th Edition, 2023).

The survey was led by Casey Griffin BSc (Hons), MCIEEM, an experienced and licensed ecologist holding a Level 2 Class Licence for bats. The survey was completed under suitable weather conditions during the peak bat activity season, and in accordance with the BCT guidelines.

Surveyors and supporting infrared (IR) and thermal imaging cameras were positioned around the building at vantage points offering clear lines of sight to all identified potential roost features. The survey commenced approximately 15 minutes before sunset and continued for at least two hours post-sunset to ensure that both early- and late-emerging bat species could be detected.

Surveyors were equipped with a combination of handheld bat detectors, infrared night vision, and thermal imaging equipment, including:

- **Handheld IR scopes:** Nightfox Whisker
- **Bat detectors:** Anabat Walkabout and EMT Pro 2 (real-time echolocation recording)
- **Tripod-mounted IR cameras:** Nightfox Whisker, supported with IR-focused and flood luminaires for passive night-time observation
- **Thermal camera:** Nightfox Thermal Master DV2 for passive night-time detection of bat activity

All bat activity was recorded in real time, with observations noting species (where identifiable), flight behaviour (e.g. commuting, foraging, circling), estimated flight height, and direction of travel.

Echolocation calls recorded during the survey were subsequently analysed using Kaleidoscope software (Wildlife Acoustics), enabling species-level identification and verification of field observations. Where calls could not be confidently separated (e.g. between *Pipistrellus* or *Myotis* species), a precautionary grouping approach was applied.

Camera and detector positions were consistent throughout, ensuring comprehensive coverage of the building. Representative examples of the field of view from each camera position are retained on record.

2.2. Survey limitation

The baseline conditions reported within this document reflect those observed at the time of the bat activity survey and may not represent the full range of ecological conditions present throughout the year.

It is important to note that many UK bat species are crevice-dwelling and may roost in locations that are not readily visible during a Preliminary Roost Assessment (PRA). Consequently, signs of occupation—such as droppings, staining, or feeding remains—can be obscured or entirely absent at the time of inspection.

Given this limitation, and in accordance with best practice guidance, a precautionary approach has been adopted throughout the assessment.

3. Bat Emergence Survey

3.1 Bat Activity Survey Results

As a consequence of the identified bat roosting suitability noted within the subject building, a further bat emergence survey has been undertaken to inform presence or likely absence of bat roosting activity.

3.1.1 1st Dusk Emergence Survey 14th August 2025

The weather conditions at the time of these surveys have been recorded as follows:

Table 1: Weather conditions during Dusk Activity Survey 14th August 2025

| Parameter | Start of survey | End of survey |
|-----------------------------|-----------------|---------------|
| Temperature | 19°C | 17°C |
| Cloud cover | 40% | 20% |
| Precipitation | None | None |
| Wind speed (Beaufort scale) | 1 | 0 |

This survey has been conducted in line with BCT survey guidelines (BCT, 2023) commencing approximately 15mins before sunset and continuing for approximately 2hrs after sunset. Sunset has been recorded at 20:35hrs on the date of the survey.

Surveyors included:

- Casey Griffin (CG) (Lead) – using Anabat Walkabout handheld detector and Nightfox Whisker
- Leah Tardivel (LT) – using EMT2 Pro with Nightfox Whisker

Figure 1, overleaf seeks to illustrate the locations of surveys and equipment during the dusk emergence survey on 14th August 2025.



Figure 1: surveyor positions and camera deployments on 14th August 2025

Notes

- The first bat an indeterminate pipistrelle was seen and heard commuting to the east from the west and beyond High Street at 20.54 (CG)
- 20.57 a single common pipistrelle was seen and heard commuting north to south across the rear garden and originating from off site (LT)
- Again at 20:57 a further 3 common pipistrelle bats were seen and heard commuting from west to east across the site from beyond High Street and to the south of the subject building (LT)
- 21.00 a single common pipistrelle was seen and heard foraging along the shared driveway between Springbank and the adjacent dwelling to the north before dispersing to the east (CG)
- 21.01 a total of three common pipistrelle bats were observed to be foraging within the rear garden of Springbank having arrived from the north (LT).
- Between 21.13 & 21.15 a single noctule was observed foraging at height over the site (LT) (CG).
- Intermittent common pipistrelle and noctule foraging and commuting activity was then recorded by both surveyors for the duration of the survey.

No known roosts have been identified during this survey on the 14th August 2025. Some commuting and foraging activity by common and widespread species has been observed. The first bat activity was notable originated from the west of site and beyond High Street. Analysis of the recorded data from the cameras confirms activity recorded by the surveyors.

4. Conclusion

The subject building has been assessed as having *low* suitability for roosting bats, as defined by the Bat Conservation Trust's survey guidelines (Collins, 2023) due to the potential roosting features identified in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (PRA) report (GE0866 – Griffin Ecology Ltd., August 2025).

No evidence of roosting bats was recorded during the dusk emergence survey, and *Springbank* is therefore considered unlikely to support a bat roost at the present time. However, in line with CIEEM guidance on the validity of ecological reports (CIEEM, 2019), survey data should generally be considered valid for a period of 12–18 months. If the proposed demolition works do not commence within this timeframe, updated surveys will be required to ensure that the assessment remains current and robust.

As a precautionary measure, it is recommended that works to the identified potential roosting features (e.g. lifted corner tiles of the dormer) are undertaken **under the direct supervision of a suitably licensed ecologist**. This will ensure that any unforeseen bat presence is appropriately managed in accordance with relevant legislation.

Although no roosting bats has been identified within the site, it is recommended that biodiversity enhancements are incorporated in line with the National Planning Policy Framework (NPPF) aim to maximising biodiversity gains on site, and to support local bat populations. The following measures are advised:

Roost Creation:

The proposed development should aim to enhance roosting opportunities within the local landscape. Given the confirmed presence of pipistrelle species identified during the emergence survey, it is recommended that the development incorporates up to 10 Habibat 001 integrated bat boxes within the proposed dwellings. These boxes are specifically designed to provide suitable roosting habitats for crevice-dwelling bat species.

These boxes should be:

- Installed in accordance with the manufacturer's guidance.
- Placed in sheltered locations, avoiding exposure to strong winds.
- Aspect facing south-east to south-west, providing warmth without extreme afternoon heat.
- Clear of obstacles to allow free flight access.
- For integrated boxes (e.g. Habibat 001):
 - Install within external masonry walls during construction.
 - Position away from artificial lighting to avoid deterring bats from use.
 - Place boxes at gable ends or under eaves where possible, where bats naturally roost.

Location of these enhancement features should be detailed and agreed within any supporting landscaping strategy, Landscape Environmental Management Plan (LEMP) and Construction Environmental Management Plan (CEMP).

Habitat Bat Boxes and Access Tiles



The Habitat Bat Box is a large, solid box made of insulating concrete with an internal roost space, which can be incorporated into the fabric of a building as it is built or renovated.

A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish, rendering the box unobtrusive and aesthetically pleasing.

The Habitat box is suitable for species which are most commonly found roosting in buildings in the UK, such as Pipistrelle, Natterer's, Whiskered, and Brandt's bats.

All boxes in the Habitat Bat Range, are available in the following finishes:

- Unfaced for use with Render or Cladding Systems
- Standard Smooth Red, Blue, Buff
- Bespoke, to suit the product you are using on site
- As a Bat Maternity Box
- Coursed to suit existing brick or blockwork. This includes, English, Flemish, Stack or Stretcher. Speak to our Design Team to discuss which would be suitable to complete your build.

Lighting:

Where external lighting is to be installed, this will be done sensitively and to the minimal level necessary for security. No lighting will illuminate bat boxes. Where security lighting may be required the following mitigation measures will be incorporated:

- careful placement of luminaires so that they illuminate only the required areas,
- avoid light spill on roost access points, and minimise light spill on suitable foraging habitat nearby (especially the adjacent garden space);
- installation of directional lighting, specialist bollard or low-level downward directional luminaires;
- use of appropriate luminaires with warmer colours, no UV component (i.e. more yellow/orange, ideally <2700 Kelvin and peak wavelength higher than 550nm);
- LED luminaires with an upward light ratio of 0% and with good optical control;
- Use of security lighting with motion sensors and short (1 minute) timers; and/or use of dimming or part night lighting

Further information can be found in 'Bats and artificial lighting in the UK; Guidance Note 08/18' (Miles et al., 2018) and 'Domestic exterior lighting: getting it right!; Guidance Note 09/19' (Institute of Lighting Professionals, 2019).

Planting:

Planting within the site will be designed to maximise benefits for bats by supporting a diverse insect population and enhancing habitat connectivity. The following measures will be incorporated:

- planting of native tree and shrub species that provide nectar, pollen, and support a variety of nocturnal insects (e.g. hawthorn, goat willow, silver birch, rowan, and guelder rose);
- use of climbing plants such as native ivy and honeysuckle on fences or structures to create additional foraging habitat and shelter for insects;
- incorporation of night-scented herbaceous species such as evening primrose, red campion, and night-scented stock within garden borders to attract moths;
- creation of structurally diverse planting schemes with varying heights, including hedgerows and mixed shrub borders, to provide commuting and foraging opportunities;
- avoidance of pesticides and herbicides to ensure insect abundance and biodiversity within landscaped areas; and
- maintenance of any existing hedgerows or linear planting features to ensure connectivity across the site and into the wider landscape.

Further information on bat-friendly planting can be found in the Bat Conservation Trust resource 'Landscape and Urban Design for Bats and Biodiversity' (Gunnell et al., 2012).

5. References

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5. Appendix – Raw Data Results

Camera views



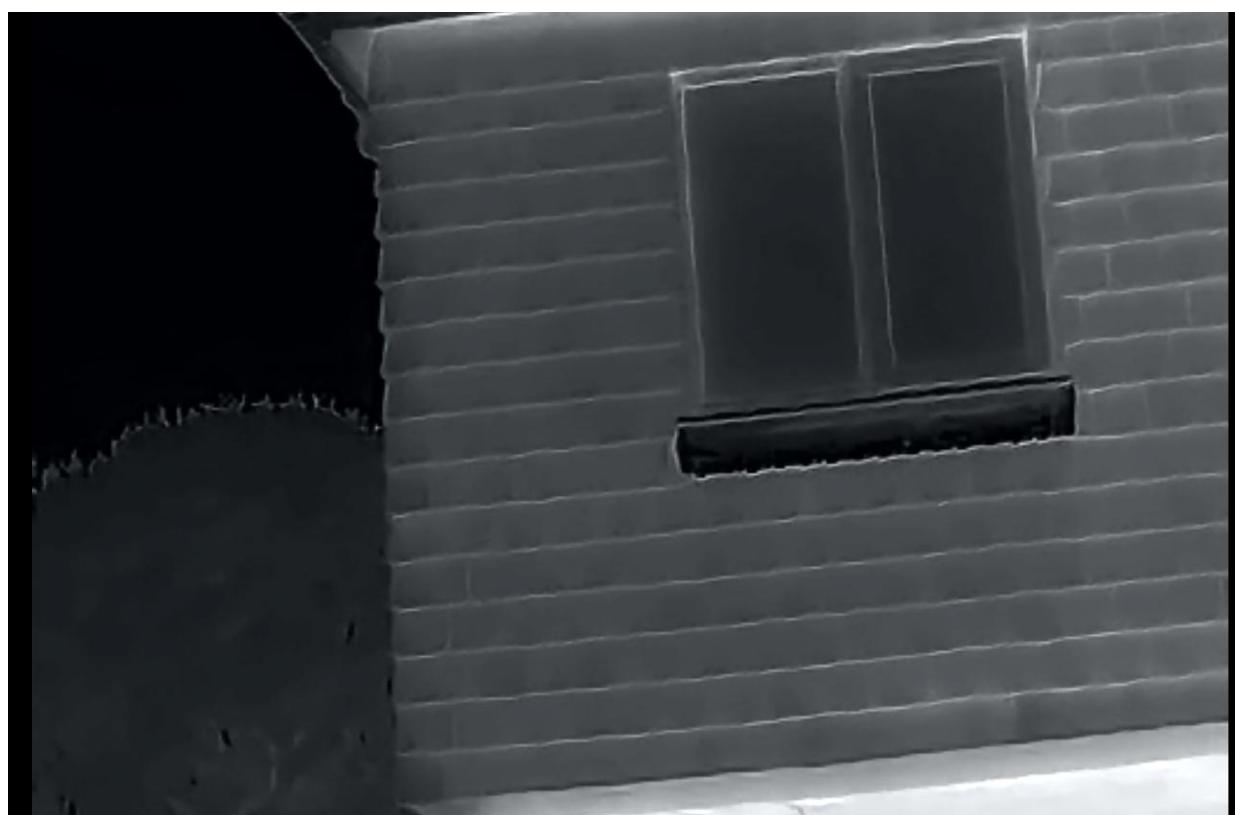
Screenshot from infrared camera (Nightfox Whisker) positioned south western corner of the building.



Screenshot from infrared camera (Nightfox Whisker) positioned north-east corner of the building.



Screenshot from infrared camera (Nightfox Whisker) positioned west of the building.



Screenshot from the thermal camera (Thermal Master DV2) positioned to focus of PRF.