

Bat Emergence Surveys – August 2025

Project: New Access Driveway - Phase 2

Address: Bracks Farm, School Lane, Freehay

Client: Mr L. Bagnall

Status	Issued
Date:	18/08/2025
Issue to:	Mr L Bagnall / HCS File 25_492
Author:	Tom Egerton BSc(Hons)
Contact Details:	Hewitt&Carr Services DaisyBank House 17-19 Leek Road, Cheadle, Stoke-on-Trent, ST10 1JE 01538 711777 hello@hc-services.uk
Position:	Ecologist
Authors Signature:	
Approved by:	Natalie Hewitt BA(Hons) BArch(Hons) RIBA
Position:	Director
Approval Signature:	

Contents

- 1.0 Introduction
- 2.0 Methodology
 - 2.1 Survey Effort
 - 2.2 Target Structures
 - 2.3 Apparatus
 - 2.4 Survey positions
- 3.0 Results
 - 3.1 Species Recorded
 - 3.2 Activity Patterns
 - 3.3 Flight Paths
 - 3.4 Commuting Corridors
- 4.0 Data
 - 4.1 Survey 1
 - 4.2 Survey 2
 - 4.3 Survey 3
 - 4.4 Combined Data
- 5.0 Analysis
- 6.0 Conclusion
- 7.0 Recommendations

1.0 Introduction

In line with the recommendations of the Preliminary Ecological Appraisal (Hewitt & Carr Services, July 2025), dusk emergence surveys were undertaken at Bracks Farm to establish the presence or likely absence of roosting bats within structures identified as having low roost suitability.

The buildings assessed were:

- B1 (farmhouse): low suitability, due to a missing roof tile and minor gaps in the roofline.
- B3 (outbuilding): low suitability, but with multiple fractures in the asbestos sheet roof, visible potential access points internally, and an open ventilation hole on the western wall.
- B7 (outbuilding): low suitability, with a peeled section of corrugated sheet creating a potential crevice.

The surveys were designed to:

- Confirm presence or likely absence of roosting bats in B1, B3, and B7.
- Record species activity across the site.
- Assess the role of the site within the wider ecological context.

Figure 1.

Map of general flight paths across three surveys



2.0 Methodology

2.1 Survey Effort

Three dusk emergence surveys were undertaken during August 2025, under suitable weather conditions:

- Survey 1: 11/08/2025 – 20:27 to 22:42. Start Temp: 22 °C, End Temp: 17 °C. Weather: clear.
- Survey 2: 12/08/2025 – 20:25 to 22:40. Start Temp: 24 °C, End Temp: 21 °C. Weather: clear.
- Survey 3: 13/08/2025 – 20:23 to 22:38. Start Temp: 23 °C, End Temp: 21 °C. Weather: clear.

2.2 Target Structures

- B1 – Farmhouse (low suitability, minor roof tile gap).
- B3 – Outbuilding (low suitability, but with roof fractures, ventilation hole, and internal access points).
- B7 – Outbuilding (low suitability, with peeled corrugated sheet).

The surveyor was positioned to cover the main potential exit points of these structures. AKASO Seemor-200 was also set up on a tripod to record the PRF's to counter poor visibility of the features in low light using the infrared high resolution video capability.

2.3 Apparatus

- Echometer Touch 2 Pro with tablet interface.
- AKASO Seemor-200 Night Vision Goggles.

2.4 Survey Positions

Figure 2. Survey 1 - Position 1 – B7 - (Grid Ref: SK 01696 41050)



Figure 3. Survey 2 – Position 2 – B3 – (Grid Ref: SK 01667 41048)



Figure 4. Survey 3 – Position 3 – B1 – (Grid Ref: SK 01652 41013)



3.0 Results

3.1 Species Recorded

Two species were recorded during the three dusk emergence surveys:

- Common Pipistrelle (*Pipistrellus pipistrellus*): The most frequently observed species, recorded commuting, foraging, social calling, and multiple HNS (heard not seen) events throughout the surveys. Activity was concentrated along treelines, hedgerows, and around the farmhouse and farmyard.
- Noctule (*Nyctalus noctula*): Recorded less frequently, but present across all surveys, typically commuting overhead and occasionally foraging above treelines and open fields.

No other bat species were recorded during the survey effort.

3.2 Activity Patterns

Survey 1 (11/08/25):

- Noctule commuting above treeline east–west, and foraging above treeline.
- Common Pipistrelle foraging around hawthorn and rough grassland, including multiple passes (singles and small groups), social interactions in the farmyard, and commuting overhead east–west. HNS activity recorded throughout.
- Tawny owl calls were also noted (non-target).

Survey 2 (12/08/25):

- *Common Pipistrelle* foraging intensively around the farmhouse, garden, and rough grassland, commuting along hedgerows and circling the house roof. Multiple HNS events were recorded through the session.
- *Noctule* heard commuting and foraging overhead above the field and treeline.

Survey 3 (13/08/25):

- *Common Pipistrelle* foraging around the house, hedgerows, and garden, commuting between scrub and rough grassland, and circling low in the fields. Repeated HNS detections continued through the session.
- *Noctule* commuting west–east overhead, foraging above treeline, and commuting south–north along treelines.

3.3 Flight Paths

- *Common Pipistrelle* flight paths concentrated along hedgerows, treelines, the farmhouse garden, and the farmyard.
- *Noctule* activity was higher in the open airspace above fields and along treelines, consistent with its typical foraging behaviour.

Figure 5

Map of general flight paths and activity type across three surveys

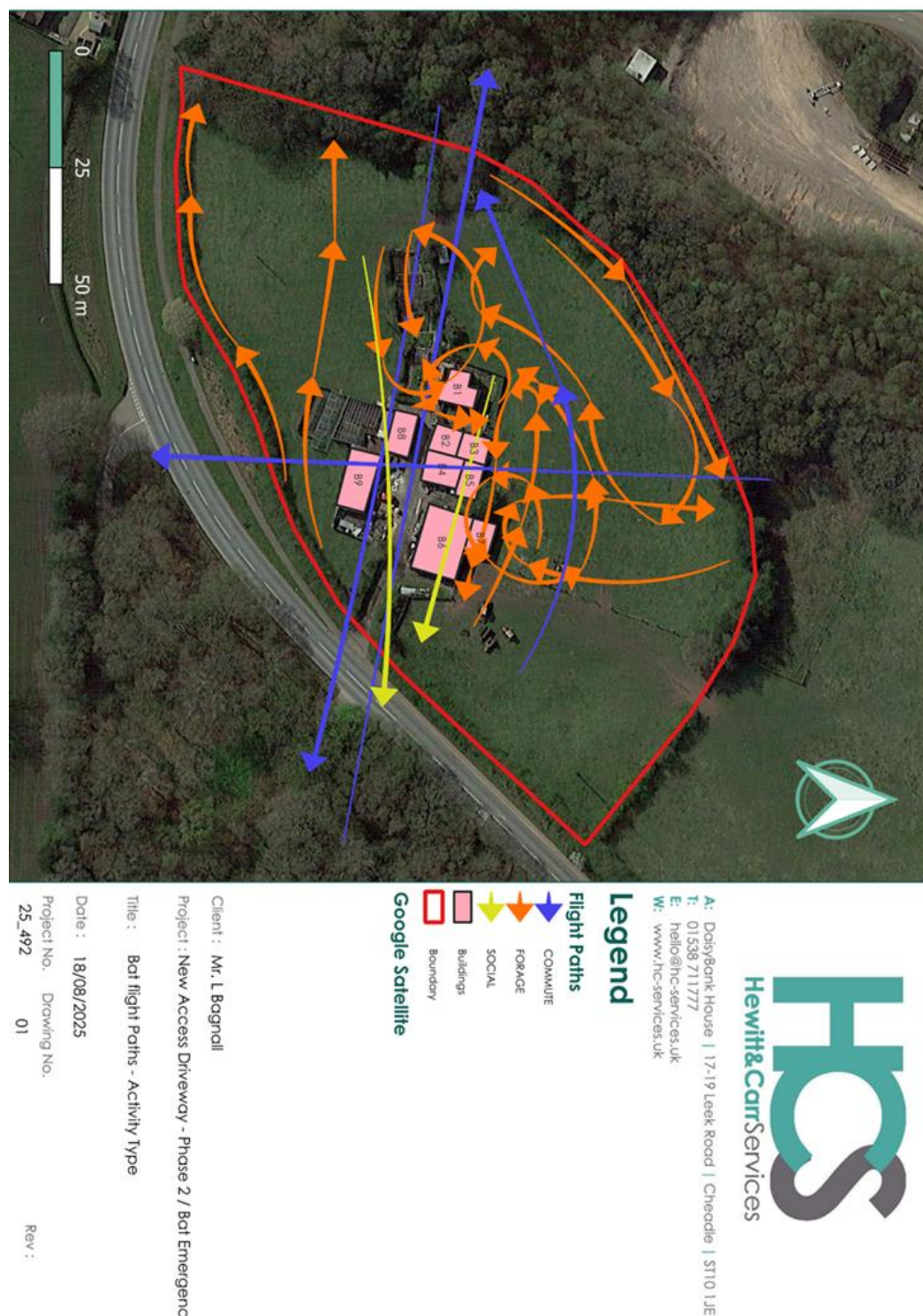
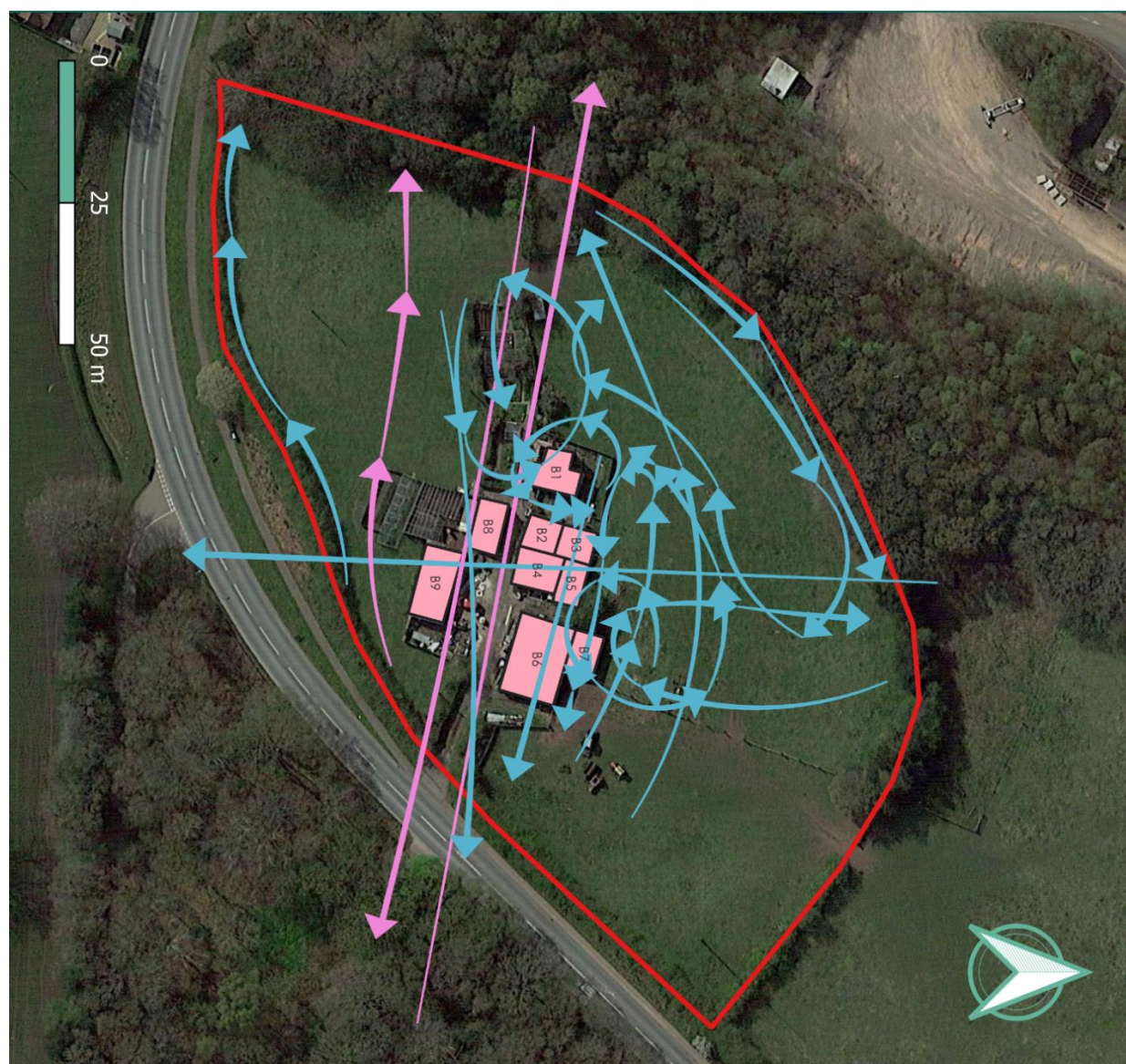


Figure 6.

Map of general flight paths and species across three surveys



HCS
Hewitt&CarrServices

A: DaisyBank House | 17-19 Leek Road | Cheadle | ST10 1JE
T: 01538 711777
E: hello@hc-services.uk
W: www.hc-services.uk

Legend

Flight Paths

- C.P.P
- NOCT
- Buildings
- Boundary

Google Satellite

Client : Mr. L Bagnall

Project : New Access Driveway - Phase 2 / Bat Emergenc

Title : Bat flight Paths - Species

Date : 18/08/2025

Project No. Drawing No.
25_492 01

Rev :

3.4 Commuting Corridors

- *Common Pipistrelle* activity indicates strong reliance on treelines and hedgerows as commuting features.
- *Noctule* used higher aerial corridors above the site, including east–west and north–south passes over fields and tree lines.

Figure 7.

Vegetation height map 1km around site



Legend

=DSM-DTM

Height (m)

25

0

Buffered 500m

Boundary

Google Satellite

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A: DaisyBank House | 17-19 Leek Road | Cheddle | ST10 1JE
T: 01538 711777
E: hello@hc-services.uk
W: www.hc-services.uk

Client : Mr L. Bagnall

Project : New Access Driveway - Phase 2

Title : Commuting Corridor Identification

Date : 24/07/2025

Project No. Drawing No.
25_492 01

Rev :

4.1 Survey 1

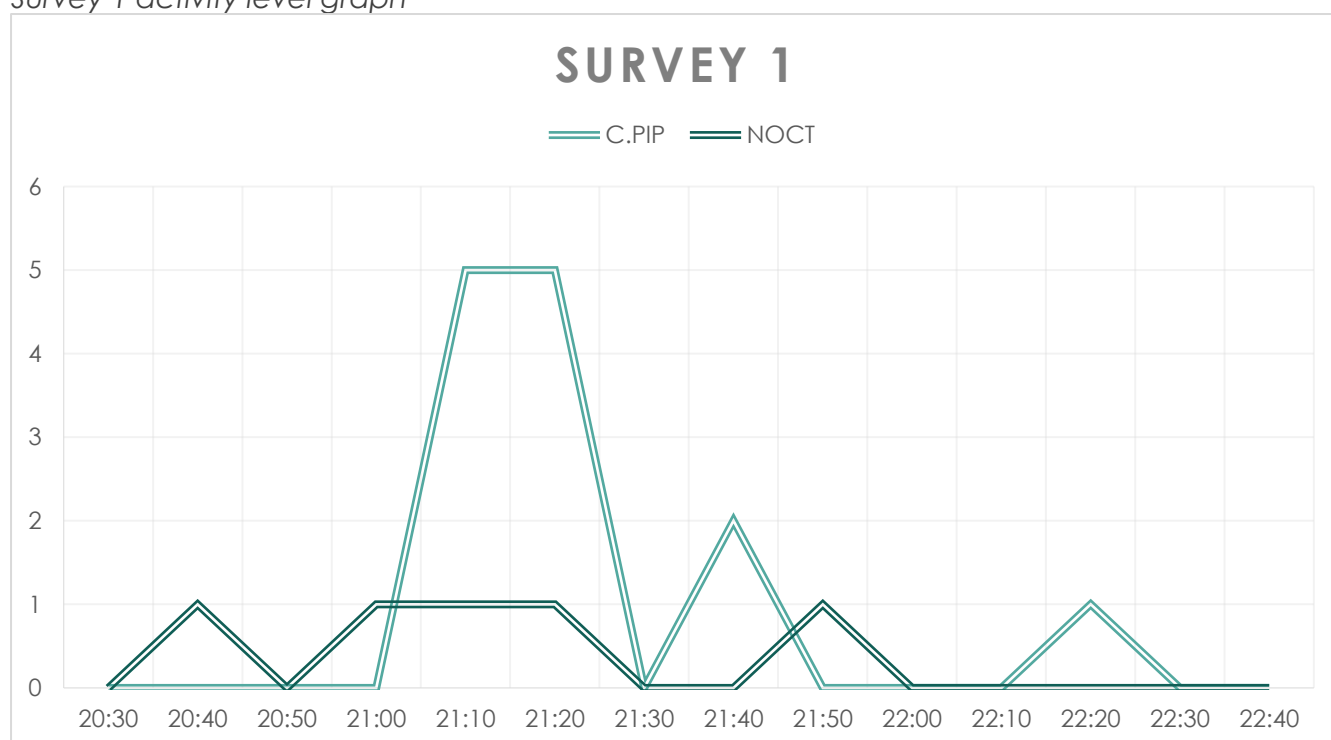
Figure 8.

Survey 1 – survey sheet.

Site Name:	Bracks Farm	Job Number:	25_492	Client Name:	L.BAGNALL	Sunset Time:	20:42	Start Weather:	CLOUDY	End Weather:	PARTLY CLOUDY
Position:	SK 01696 41050	Date:	11/08/2025	Survey Number:	1	Survey Period:	20:27 - 22:42	Start Temp:	22	End Temp:	17
Time	Species	Activity	Location	Notes							
20:41	NOCT	COMMUTE		above treeline East to West							
21:03	NOCT	HNS									
21:10	C.PIP	FORAGE		foraging around hawthorn and rough grassland							
21:12	C.PIP	FORAGE		foraging around hawthorn and rough grassland							
21:14	C.PIP X3	FORAGE		treeline and western field constantly foraged to 21:19							
21:16	NOCT	FORAGE		above treeline going south							
21:20	C.PIP X2	SOCIAL		chasing around farmyard							
21:20	C.PIP	COMMUTE		from east to west overhead							
21:21	C.PIP X2	FORAGE		immediately around surveyor location until 21:25							
21:27	C.PIP	HNS		Tawny owl calls begin - likely 3 individuals, one perched on telegraph pole in north field							
21:42	C.PIP	HNS									
21:46	C.PIP	HNS									
21:57	NOCT	HNS									
22:23	C.PIP	HNS									

Figure 9.

Survey 1 activity level graph



4.2 Survey 2

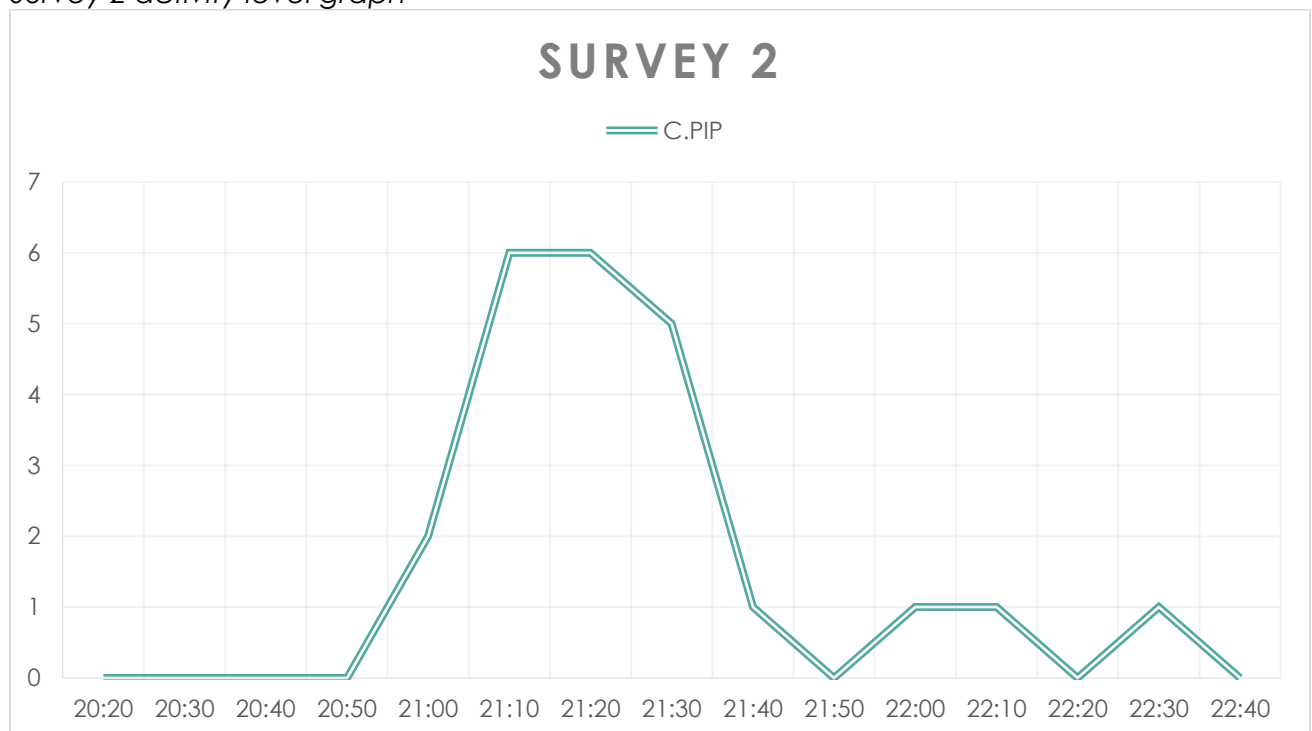
Figure 10.

Survey 2 – survey sheet.

Site Name:	Bracks Farm	Job Number:	25_492	Client Name:	L.BAGNALL	Sunset Time:	20:40	Start Weather:	clear	End Weather:	clear
Position:	SK 01667 41048	Date:	12/08/2025	Survey Number:	2	Survey Period:	20:25 - 22:40	Start Temp:	24	End Temp:	21
Time	Species	Activity	Location	Notes							
21:05	C.PIP	FORAGE		FARM YARD TO VIEWING POINT AND BACK							
21:06	C.PIP	FORAGE		REAR FARM YARD OVERHEAD TO WOODS							
21:10	C.PIP	FORAGE		FARM YARD TO OVERHEAD TO AROUND HOUSE							
21:10	C.PIP	FORAGE		CIRCLING HOUSE							
21:12	C.PIP	FORAGE		UP AND DOWN NORTH ELEVATION OF FARM							
21:15	C.PIP	HNS									
21:15	C.PIP	HNS									
21:16	C.PIP X3	FORAGE		FORAGING OVERHEAD CONTINUOUS TO 21:20							
21:20	C.PIP	FORAGE		ROUGH GRASSLAND ADJACENT TO SURVEYOR LOCATION							
21:22	C.PIP	FORAGE		FORAGING HAWTHORN BUSH CLIMBING BETWEEN SCRUB, WOODS AND ROUGH GRASS							
21:22	C.PIP X2	FORAGE		CONTINUOUS FORAGING ROUGH GRASSLAND AROUND HOUSE AND FIELD TILL 21:25							
21:23	C.PIP	FORAGE		AROUND HOUSE TO ROUGH GRASS AND GARDEN							
21:27	C.PIP X5	FORAGE		ALONG TREE LINE							
21:28	C.PIP	FORAGE		AROUND HOUSE							
21:30	C.PIP	COMMUTE		WEST TO EAST OVERHEAD							
21:33	C.PIP	FORAGE									
21:33				WIND GUSTS INCREASING TO 14MPH AND TAWNY OWL PRESENT							
21:34	C.PIP	FORAGE									
21:38	C.PIP	COMMUTE		ROUGH GRASSLAND TO EAST							
21:46	C.PIP	HNS		NORTH TO SOUTH OVERHEAD							
22:03	C.PIP	HNS									
22:16	C.PIP	HNS									
22:38	C.PIP	HNS									

Figure 11.

Survey 2 activity level graph



4.3 Survey 3

Figure 12.

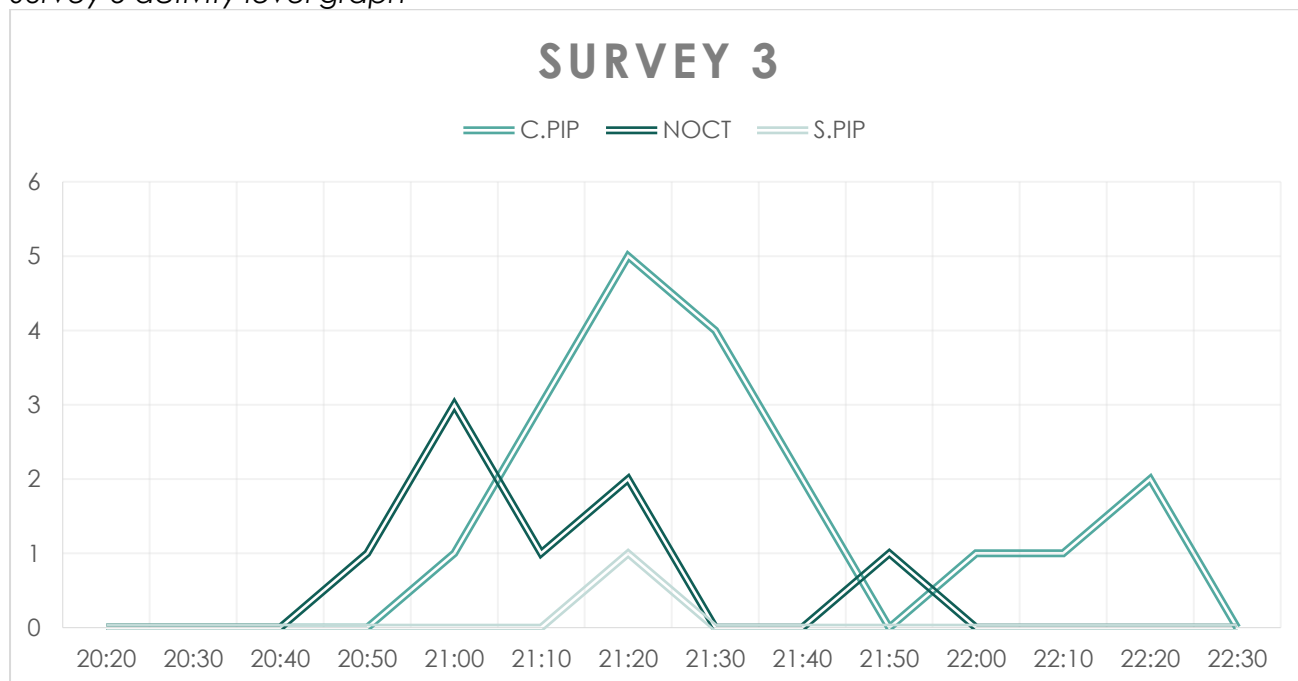
Survey 3 – survey sheet.

Survey sheet

Site Name:	Bracks Farm	Job Number:	25_492	Client Name:	L.BAGNALL	Sunset Time:	20:38	Start Weather:	clear	End Weather:	clear
Position:	SK 01652 41013	Date:	13/08/2025	Survey Number:	3	Survey Period:	20:23 - 22:38	Start Temp:	23	End Temp:	21
Time	Species	Activity	Location	Notes							
20:53	NOCT	FORAGE		ABOVE FIELD OVERHEAD AND TREE LINE							
21:01	C.PIP	HNS									
21:03	NOCT	HNS									
21:05	NOCT	FORAGE		OVERHEAD FROM TREELINE FROM EAST TO WEST							
21:07	NOCT	FORAGE		WEST TO EAST OVERHEAD TO TREELINE							
21:13	C.PIP	FORAGE		AROUND THE HOUSE							
21:18	C.PIP X2	FORAGE		HEDGEROW IN FRONT OF SURVEY LOCATION							
21:19	NOCT	FORAGE		SOUTH TO NORTH ON TREELINE							
21:20	C.PIP	FORAGE		CIRCLING GARDEN TO ABOVE HOUSE ROOF							
21:21	NOCT	FORAGE		ABOVE WOOD TO EAST							
21:23	C.PIP	FORAGE		OVERHEAD CIRCLING LOW IN FIELD							
21:25	C.PIP X2	SOCIAL		CHASING WEST TO EAST							
21:25	NOCT	HNS									
21:26	S.PIP	FORAGE		FORAGING HEDGE IN FRONT							
21:27	C.PIP	HNS									
21:31	C.PIP	FORAGE		TREE LINE FOLLOWINGROADSIDE HEDGE							
21:33	C.PIP	FORAGE		FIELD REAR TO SURVEY POSITION TO EAST							
21:35	C.PIP	FORAGE		CIRCLING AND DIVING IN GARDEN AREA							
21:36	C.PIP	FORAGE		GRASSLAND AND HEDGE IN FRONT OF SURVEY POSITION							
21:41	C.PIP	HNS									
21:43	C.PIP	COMMUTE		EAST TO WEST OVER FARM TO WOODS							
21:50	NOCT	HNS									
22:02	C.PIP	HNS									
22:10	C.PIP	COMMUTE		SOUTH TO NORTH ABOVE FARMYARD							
22:27	C.PIP	HNS									
22:27	C.PIP	HNS									

Figure 13.

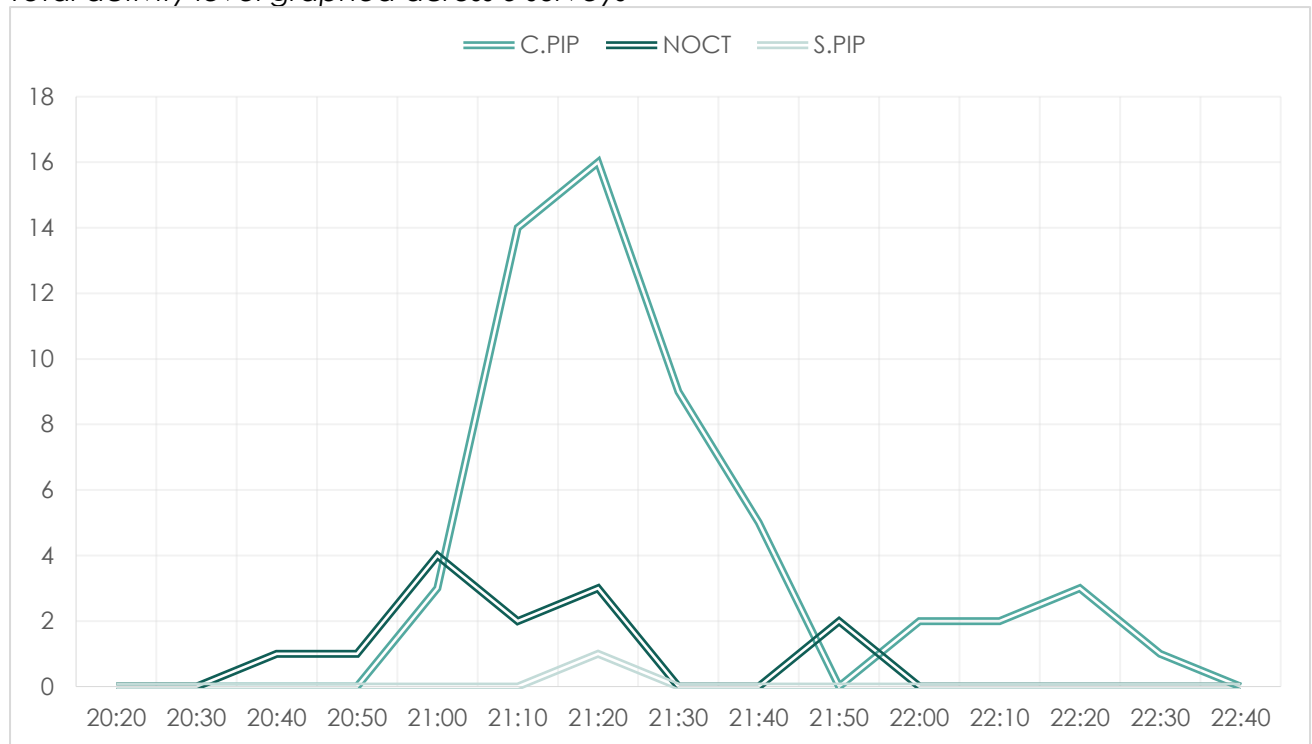
Survey 3 activity level graph



4.4 Combined Data

Figure 15.

Total activity level graphed across 3 surveys



5.0 Analysis

The surveys conducted and reported within this assessment found the following:

Roost presence

No bat emergences were observed from B1, B3, or B7. All three buildings remain assessed as low suitability PRFs and are considered unoccupied at the time of survey.

Species assemblage

The bat assemblage recorded is limited to two widespread species — *Common Pipistrelle* and *Noctule*. Activity levels indicate the site is important for foraging pipistrelles and is regularly crossed by noctule during commuting.

Connectivity

The hedgerows and treelines clearly support pipistrelle activity and link into the wider commuting network associated with Freehay Wood.

6.0 Conclusion

- No bat roosts were confirmed in B1 (farmhouse), B3 or B7 (outbuildings).
- Two species were recorded — *Common Pipistrelle* (*Pipistrellus pipistrellus*) and *Noctule* (*Nyctalus noctula*).
- The site is of importance locally for pipistrelle foraging and commuting and is used by noctule for high-level commuting.
- Hedgerows and treelines are critical commuting features and should be retained.

7.0 Recommendations

7.1 Licensing

No licence required, as no roosts were confirmed.

7.2 Precautionary working

Soft-strip under ecological supervision if works affect roofing or soffits. Toolbox talks for contractors recommended.

7.3 Lighting

Maintain dark corridors with warm-spectrum, downward-directed, motion-sensor lighting.

7.4 Enhancement

Install bat boxes on retained trees/buildings, and retain/enhance hedgerows and treelines to support commuting