

**5 Queen Annes Drive,
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PHASE 2 BAT EMERGENCE SURVEY

August 2025

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Prepared by

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SUMMARY

Dusk emergence survey was carried out on evening of 18th August 2025. All potential openings were covered by the surveyors with Canon XA40 HD digital camcorders with IR illumination and *EchotouchPro* detectors employed to monitor and record bat activity.

No bats emerged from the property and activity was very low with just a single pass by a common pipistrelle.

No further surveys are recommended.

TIMING AND METHODS

Dusk emergence survey was carried out on evening of 18th August 2025. The evening was clear, calm and very warm with minimum temperature of 16 C.

Canon XA40 HD digital camcorders with IR illumination were employed to cover all potential openings (see figure 1).

Survey commenced 30 minutes before sunset and continued until 90 minutes after sundown. *EchotouchPro* detectors were employed to monitor and record bat activity.

RESULTS

The night was suitable for bats with common pipistrelle active.

No bats emerged from the property.



Figure 1. Surveyors and cameras (blue stars). Flightpaths (red line)

SPECIES ENCOUNTERED

Common Pipistrelle

One flew in from north side of road and away past east face of house to south

CONCLUSIONS

No bats emerged from the property and activity was very low with just a single pass by a common pipistrelle.

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance.

APPENDIX 1. FIELD DATA

18th August 2025

Project		Start time	19.50	Finish	21.50	Temperature	18 C at start 16 C at finish
		17.8.25		sunset	20.20	Weather 20% cloud beaufort 0	
Bat passes heard							
Station no.	Start time		No.	passes	comments		
N	20.27	Common Pipistrelle	1	1	Flew in from north to east of house (see flightpath A on fig 1)		



Figure 2. northeast camera 1 dark sky 18.8.2025

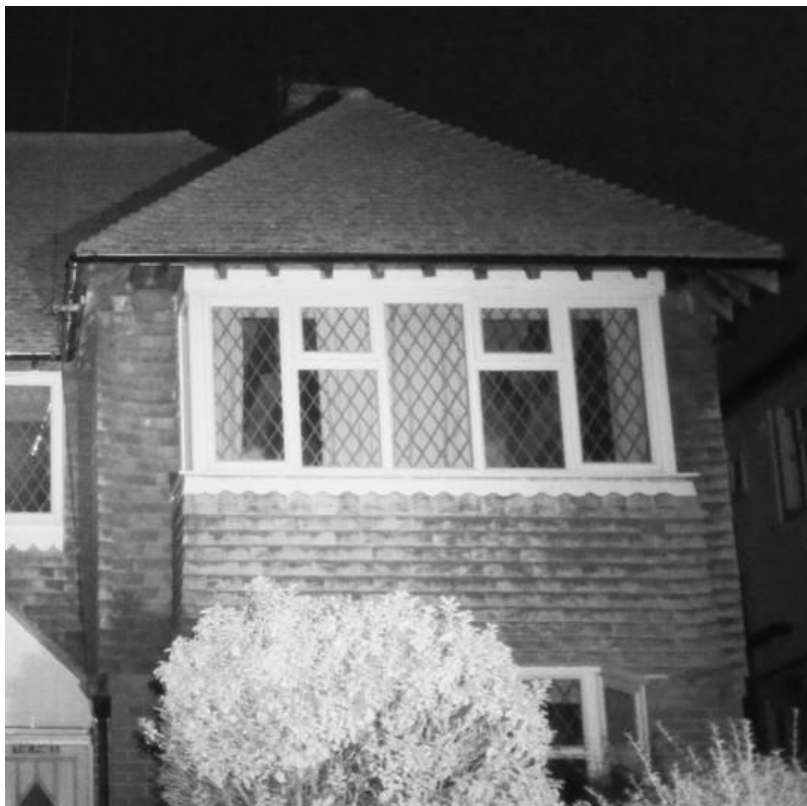


Figure 3. north camera dark sky 18.8.2025



Figure 4. south camera dark sky 18.8.2025