

Report for: Jamie Leach, Rosetta Group

Commissioned by: Tom Donovan

Emerging Bat Survey (EBS) Report



Access to the equestrian centre

Welwyn Equestrian Centre, Pottersheath Road, Welwyn, Herts, AL6 9SZ

Report No:3333-1(X)

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SUMMARY

Following the Preliminary Ecological Assessment (Report no. 3333 X, dated 22/06/2026) by MS Ecology, two dusk emergence surveys were recommended for buildings B1, B4 and B5, with the second visit covering B4 and B5 only. The surveys, undertaken on B1, B4 and B5 on 10 May 2026 and on B4 and B5 on 7 June 2026, recorded no bats emerging from any building. Therefore, no impacts on bats are anticipated from the development.

The LPA has a duty to impose enhancements on each site, for recommendations for these please refer to Section 6 in the PEAR No.3333 X provided by MS Ecology dated 22/06/2026.

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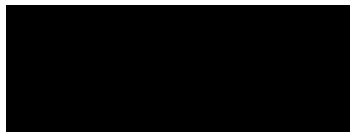
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DOCUMENT CONTROL

Document Title:	Bat Emergence Report Welwyn Equestrian Centre, Pottersheath Road, Welwyn, Herts, AL6 9SZ
The Client:	Jamie Leach, Rosetta Group

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Report Number 3333-1 X	Status	Date of issue 22/06/2026
Survey undertaken by	Clive Herbert <i>Natural England</i> Class Survey Licence WML-CL18 (Bat Survey Level 2), registration number 2025-85818-CL18-BAT	
Prepared by	Clifford Stuckey BSc (Hon's) PhD MCIEEM CEnv Ecologist	
Reviewed by		
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Biological Records of species identified during this survey, the date, location and a brief description of the circumstances of their identification, may be passed on to Biological Records Centre's, local wildlife groups, the Wildlife Trust, Natural England and other interested parties unless written instructions not to do so are received within 30 days of receipt of this report.

1 INTRODUCTION

1.1 INSTRUCTIONS AND OBJECTIVES

On behalf of Jamie Leach, Rosetta Group, Tom Donovan instructed MS Ecology to undertake an Emerging Bat Survey (EBS) of the barns at Welwyn Equestrian Centre, Pottersheath Road, Welwyn, Herts, AL6 9SZ.

Proposals for the site include for the conversion of an unlisted barn to a residential unit

Following the Preliminary Ecological Assessment (Report no. 3333 X dated 22/06/2026), carried out by MS Ecology, it was recommended that two dusk emergence surveys be carried out on the Buildings B1, B4 and B5 with the second visit covering B4 and B5 only

The emergence surveys, carried out on the 10th May and June 7th June 2026, are intended to inform on the presence/ likely absence of bats on site, and if present, what the species, population and entry/exit points are. Information from the survey can be used to suggest appropriate mitigation and compensation measures, if necessary, to ensure that the presence of bats at the site is maintained and to comply with the legislation affording bat species protection.

2 METHOD

2.1 DUSK EMERGENCE/ DAWN ENTRY SURVEYS

All survey work is conducted according to the latest 'best practice' standards as published in Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn).

It is worth noting that the first page of all three editions includes the following: 'The guidelines should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. Where examples are used in the guidelines, they are descriptive rather than prescriptive.'

Surveyors are positioned around the buildings, structures or trees in order to cover all elevations where possible, which are then observed for any emergences or entries of bats from suitable features e.g. gaps/ crevices.

The surveys are undertaken during the optimum survey period for bats (May-August inclusive) and in suitable temperature and weather conditions. The surveys commence 15 minutes before sunset and continue until at least 1.5 hours after sunset or 1.5 hours prior to sunrise and continue until 15 minutes after sunrise, by which time any bats present were expected to have emerged or entered.

Any additional bat activity on site e.g. foraging or commuting bats, is noted.

Equipment available for the assessment includes:

- Torches
- Ladders
- Endoscope
- Mirrors
- Binoculars
- Camera
- Sample pots (for collection of droppings)
- Echo Meter Touch Detector
- Night Vision Aids (IR lights and camera)

2.1.1 CONSTRAINTS

There are no specific constraints on this assessment and no deviation from the guidelines has been taken.

The absence of a bat roost at the time of the survey cannot rule out the possibility of a bat roost being present or developing at another time. Bats are highly mobile and regularly move their roost locations in response to both environmental conditions and the time of year.

3 RESULTS

3.1 SITE LOCATION AND SETTINGS

The site centred on OS NGR TL23771852, post code AL6 9SZ is surrounded by low density residential housing, woodland, arable fields and equine facilities.

Waterbodies returned within a 1km radius include the following:- a lake is located ~300m north, 3 smaller bodies of water ~558m north-north-west, medium sized bodies are located ~290m, ~790m, ~868m & ~645m north-west, ~760m north-north-west, ~902m south-west, ~500m & ~598m south-east located within Pond Plantation, ~198m north-east & ~316m north-north-east.

No significant watercourses were returned.

The A1(M) is located ~541m east and runs north to south.

Highway tree lines are found throughout the search area.

The east of the site is dominated by woodland with the closest area located ~230m east. Other significant areas of woodland returned are located ~849m north, ~863m north-west & ~744m south-east.

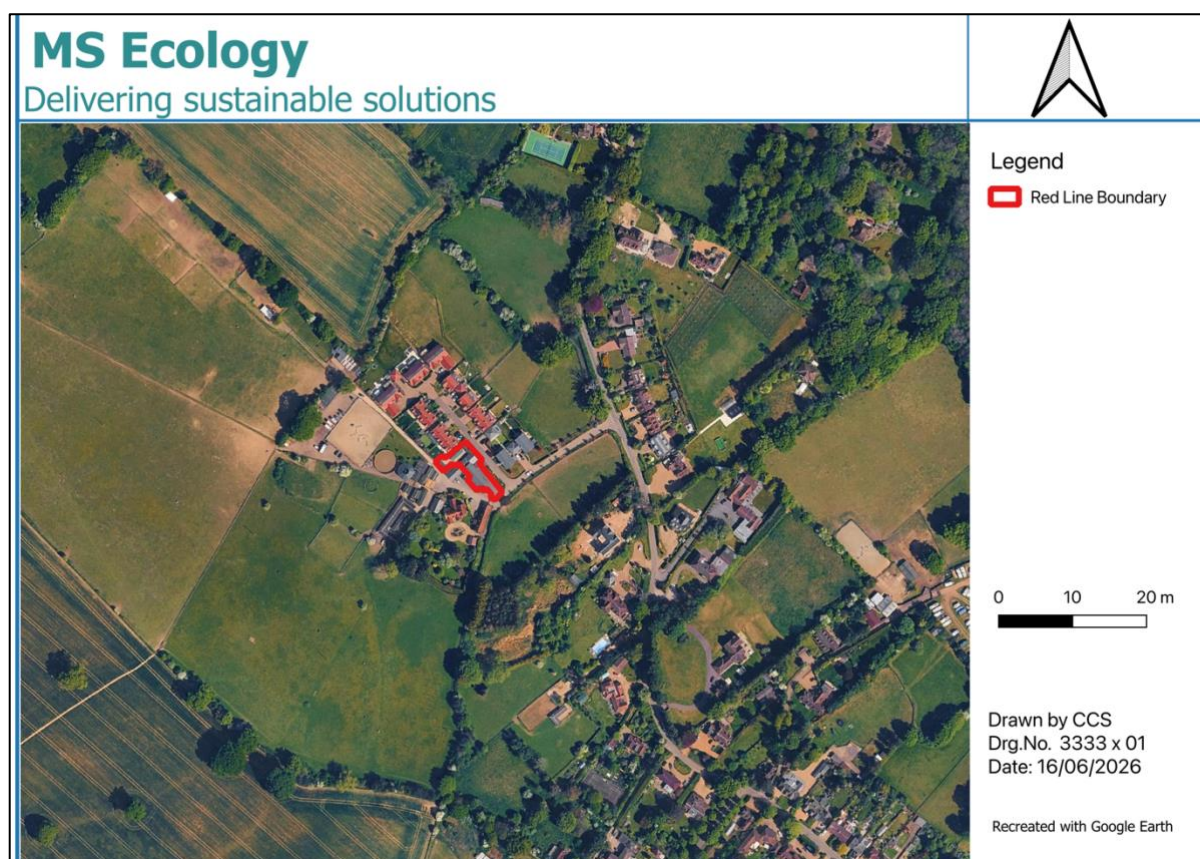


Figure 3.1 Proposed development area with red boundary.

3.1.1 SITE DESCRIPTION

The site consists of seven buildings, Barns 1-7, currently or formerly utilised as agricultural barns, stables or storage, within the proposed development footprint.

Entrance to the Equestrian Centre is via a tarmacked road and yard. The access road is divided from the road verge by a brick wall. Except for a small goat willow there is no vegetation within the redline boundary.

Following the Ecological Impact Assessment (Report no. 3333 X dated 22/06/2026), carried out by MS Ecology, the Preliminary Roost Assessments categorised buildings B1 as having a 'low potential' to support a bat roost and buildings B4 and B5 with a 'moderate potential' for roosting bats. Buildings B2, B3, B6 and B7 were categorised as having 'negligible potential' as a roost site. It was therefore recommended that one emergence survey be carried out on building B1 and two emergence surveys be carried out on buildings B4 and B5.

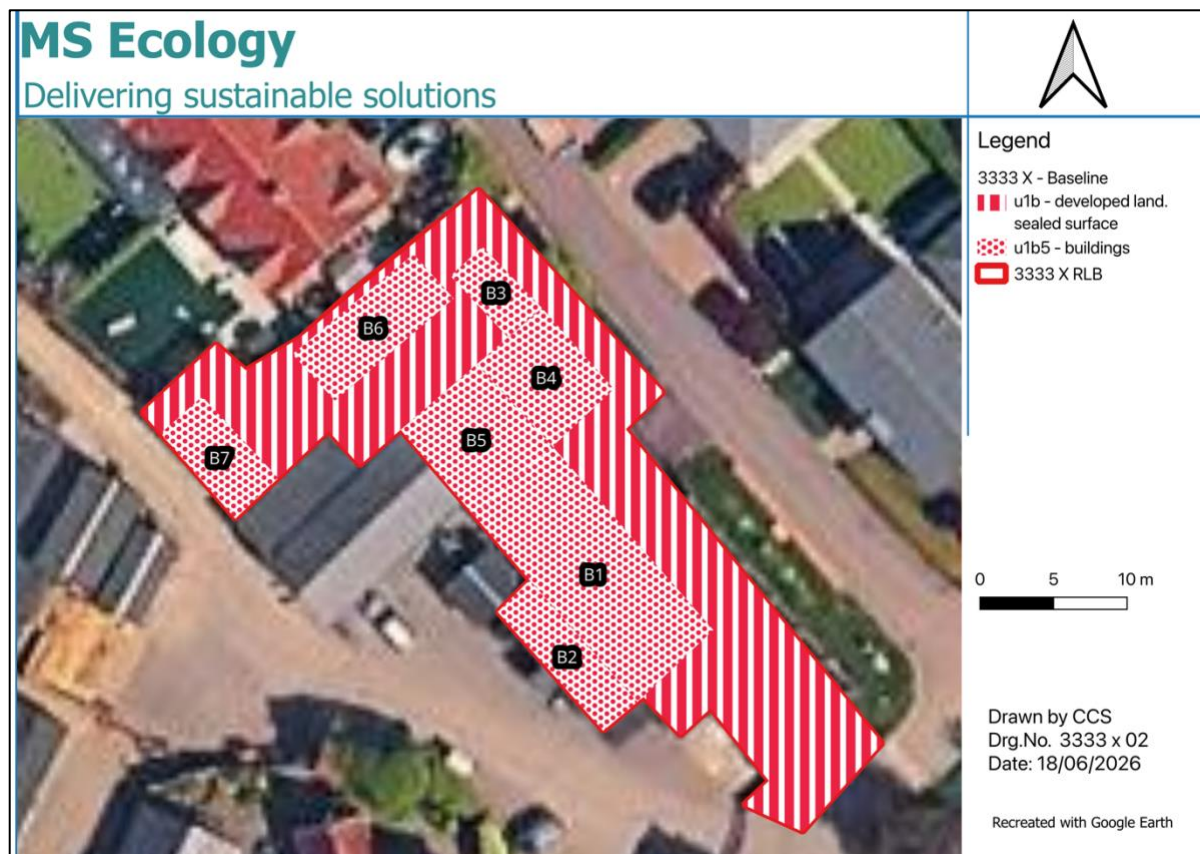


Figure 3.2 Baseline Habitat Map

3.2 DUSK EMERGENCE SURVEYS

Table 3.1 Dusk Emergence Survey- 10/05/2026

Surveyor	Lauren Tanner	
Date	10/05/2026	
Sunset	20:40	
Survey Start	20:25	
Survey End	22:26	
Weather	Start Temp: 10°C Humidity: 63 Cloud: 0 Wind: 3/8 NNE Precipitation: None	End Temp: 08°C Humidity: 66 Cloud: 0 Wind: 3/8 NNE Precipitation: None
Building Observed	B1/B2, B4,	
No. of Surveyors	3 + 4 NVA's & Detectors	
Surveyor Location	LT - Rear Elevation B1 & Rear/Side Elevation B4	
Bats seen emerging/ re-entering buildings	None	
Species Recorded	None	

Surveyor Notes	
No bats were observed emerging from these elevations. No foraging or commuting bats were recorded over these elevations.	
IR IMAGE	
Rear Elevations (B1 & B4) - Start/Finish (Camera 2)	

Surveyor	Clive Herbert	
Date	10/05/2026	
Sunset	20:40	
Survey Start	20:25	
Survey End	22:25	
Weather	Start Temp: 10°C Humidity: 63 Cloud: 0 Wind: 3/8 NNE Precipitation: None	End Temp: 08°C Humidity: 66 Cloud: 0 Wind: 3/8 NNE Precipitation: None
Building Observed	B3 & B4,	
No. of Surveyors	2 + 3 NVA's & Detectors	
Surveyor Location	CH - Front Elevation B4 & B5	
Bats seen emerging/ re-entering buildings	None	
Species Recorded	None	
Surveyor Notes		
No bats were observed emerging from these elevations. No foraging or commuting bats were recorded over these elevations.		
IR Image		
Front Elevation (B4) - Start / Finish (Camera 3)		
IR Image		
Front Elevation (B5) - Start/Finish (Camera 4)		

Surveyor	Richard Striven
Date	10/05/2026
Sunset	20:40
Survey Start	20:25
Survey End	22:25

Weather	Start Temp: 10°C Humidity: 63 Cloud: 0 Wind: 3/8 NNE Precipitation: None	End Temp: 08°C Humidity: 66 Cloud: 0 Wind: 3/8 NNE Precipitation: None
Building Observed	B3 & B4,	
No. of Surveyors	2 + 3 NVA's & Detectors	
Surveyor Location	RS - Front Elevation B1	
Bats seen emerging/ re-entering buildings	None	
Species Recorded	None	
Surveyor Notes	No bats were observed emerging from these elevations. No foraging or commuting bats were recorded over these elevations.	
IR IMAGE		
Front & Side Elevations (B1 & B2) - Start/Finish (Camera 1)		

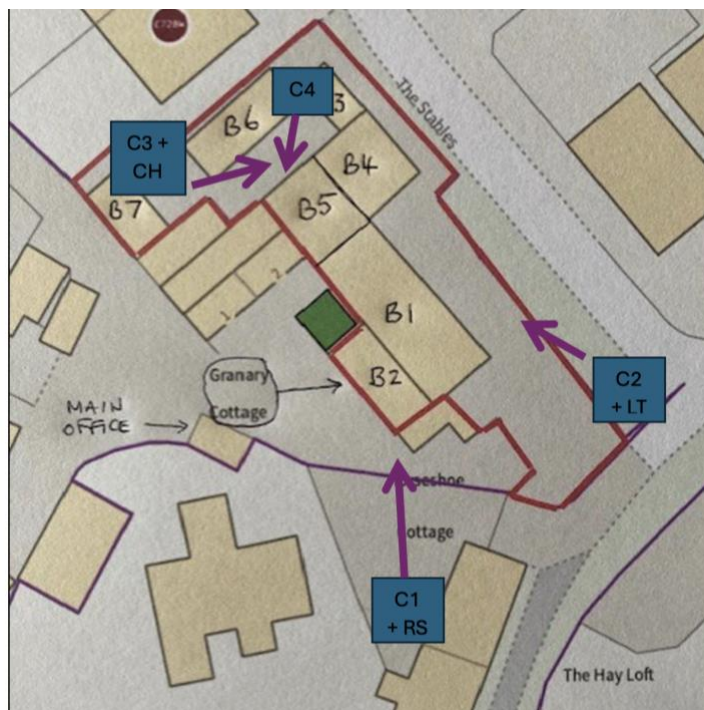


Figure 3.3 Location of Surveyors and NVA's – 10/05/2026

Table 3.2 Dusk Emergence Survey- 07/06/2026

Surveyor	Clive Herbert	
Date	07/06/2026	
Sunset	21:16	
Survey Start	20:00	
Survey End	22:47	
Weather	Start Temp: 16°C Humidity: 73 Cloud: 8/8 Wind: 3/8 SW Precipitation: None	End Temp: 14°C Humidity: 679 Cloud: 8/8 Wind: 3/8 SW Precipitation: None
Building Observed	B4/B5 only	
No. of Surveyors	2 + 3 NVA's & Detectors	
Surveyor Location	CH - Front Elevation B4 & B5	
Bats seen emerging/ re-entering buildings	None	
Species Recorded	None	
Surveyor Notes	No bats were observed emerging from the front elevation. Single Common Pipistrelles were recorded flying over the internal access road near the Main Office at 21:41, 21:48, 21:49, 21:50, 21:51, 21:54, 21:55, 21:56, 21:57, 21:58, 22:01 & 22:50.	
IR Image		
IR Image		
	Front Elevation - Start/Finish (2 cameras - C1: top row (B4); C2 bottom row (B5))	

Surveyor	Lauren Tanner	
Date	07/06/2026	
Sunset	21:16	
Survey Start	20:00	
Survey End	22:47	
Weather	Start Temp: 16°C Humidity: 73 Cloud: 8/8 Wind: 3/8 SW Precipitation: None	End Temp: 14°C Humidity: 679 Cloud: 8/8 Wind: 3/8 SW Precipitation: None
Building Observed	B4/B5 only	
No. of Surveyors	2 + 3 NVA's & Detectors	
Surveyor Location	LT – Rear Perimeter, Side. Elevation B4 & B5	
Bats seen emerging/ re-entering buildings	None	
Species Recorded	None	

Surveyor Notes

No bats were observed emerging from the rear/perimeter side elevation.
A single Common Pipistrelle was recorded (but not seen) flying along the perimeter at 22:38.

IR Image

Rear/Perimeter Side Elevation (B4) - Start/Finish (C3)

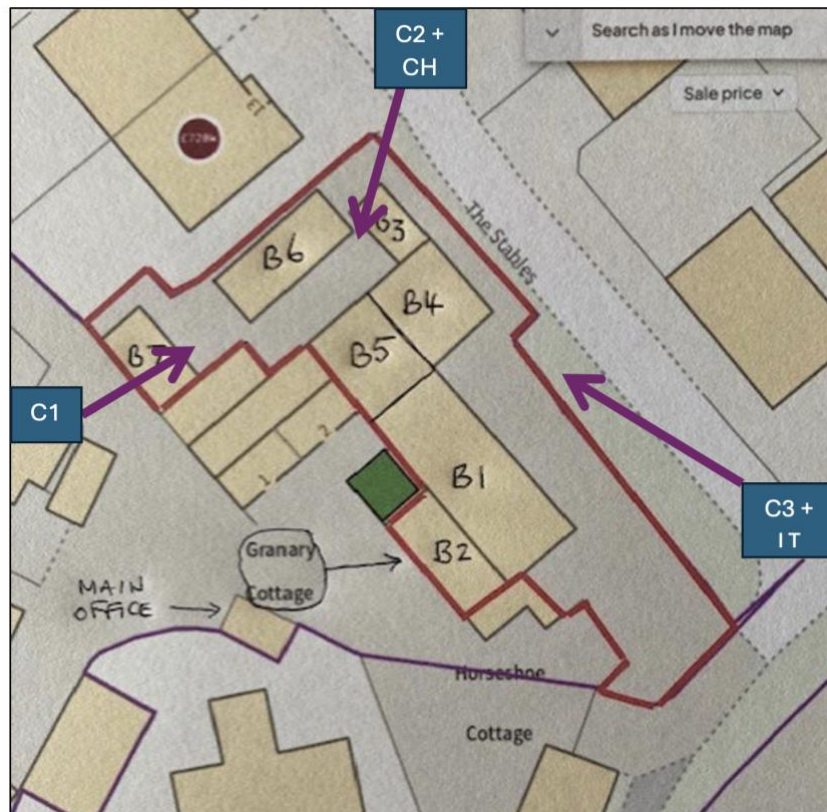


Figure 3.4 Location of Surveyors and NVA's – 07/06/2026

4 CONCLUSION

Following the Preliminary Ecological Assessment (Report no. 3333 X, dated 22/06/2026) by MS Ecology, two dusk emergence surveys were recommended for buildings B1, B4 and B5, with the second visit covering B4 and B5 only. The surveys, undertaken on B1, B4 and B5 on 10 May 2026 and on B4 and B5 on 7 June 2026, recorded no bats emerging from any building. Therefore, no impacts on bats are anticipated from the development.

5 RECOMMENDATIONS

5.1 MITIGATION

5.1.1 BATS

As no bats were recorded emerging from the building, no further impacts to bats are foreseen.

If a bat should be found at any time during the works, then all works must stop and advice sought from a licenced bat worker.

5.1.2 LIGHTING

Any lighting on site should be in accordance with the [BCT lighting guidelines](#) (Guidance Note 8 Bats and Artificial Lighting (Bat Conservation Trust, 2023)) to ensure that commuting routes or foraging areas are unimpacted.

5.2 ENHANCEMENTS

The LPA has a duty to impose enhancements on each site, for recommendations for these please refer to the PEAR No.3333 X provided by MS Ecology dated 22/06/2026.

6 LEGISLATION

6.1 ANIMALS (EXCEPT BADGERS)

Wild animals listed on Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and/or Schedules 2 and 4 of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended)

	Sections of the Act applicable
Bats and GCN	9 (1), (2) (4 a & b) of the WCA and Regulation 39 (1 a-c) of the Habitats Regulation

Species listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) are afforded protection subject to the provisions of Section 9. A person will be guilty of an offence if they:

1. intentionally kill, injure or take any wild animal included in Schedule 5,
2. have in their possession or control any live or dead wild animal included in Schedule 5 or any part of, or anything derived from, such an animal,
- 3.
4. intentionally or recklessly—
 - a. damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection.
 - b. disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
 - c. obstruct access to any structure or place which any such animal uses for shelter or protection.
5. Subject to the provisions of this Part,
 - a. sell, offer, or expose for sale, or have in his possession or transports for the purpose of sale, any live or dead wild animal included in Schedule 5, or any part of, or anything derived from, such an animal; or
 - b. publish or cause to be published any advertisement likely to be understood as conveying that they buy or sell, or intends to buy or sell, any of those things,
6. In any proceedings for an offence under subsection (1), (2) or (5)(a) relating to an act which is mentioned in subsection (1), (2) or (5)(a), the animal in question shall be presumed to have been a wild animal unless the contrary is shown.

Species listed on Annex II and Annex IV of The Conservation (Natural Habitats &c.) Regulations 1994 (the Habitats Regulations) which transpose into UK law Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (often referred to as the 'Habitats [and Species] Directive.') are afforded further protection. The former Annex relates to the designation of Special Areas of Conservation (SACs) for some species.

Inclusion on Annex IV ('European protected species') means that member states are required to put in place a system of strict protection as outlined in Article 12, and this is done through inclusion on Schedule 2 of the Regulations. Regulation 39 makes it an offence to:

Deliberately capture or kill an animal listed on Schedule 2 [Regulation 39(1)(a)]

Deliberately disturb an animal listed on Schedule 2[Regulation 39(1)(b)]

Deliberately take or destroy the eggs of an animal listed on Schedule 2
[Regulation 39(1)(c)]

Damage or destroy a breeding site or resting place of an animal listed on
Schedule 2 [Regulation 39(1)(d)]

Where applicable legislation applies to all life stages of a species.

6.2 BIRDS

Species
All species of wild birds

All wild birds, with certain exceptions, are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended).

It is an offence for any person to:

Intentionally kill, injure, or take any wild bird.

Intentionally take damage or destroy the nest of any wild bird whilst it is in use or being built.

Intentionally take or destroy the egg of any wild bird.

Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

The penalty for each offence under the Wildlife and Countryside Act - in respect of a single bird, nest, or egg - is a fine of up to £5,000, and/or six months' imprisonment.

Bird species listed on Schedule 1 of the Wildlife and Countryside Act 1981 are further protected from intentional or reckless disturbance whilst nest building or at (or near) a nest with eggs or young; or disturb the dependent young of such a bird.

To avoid disturbance, recommend that no work should be undertaken within 'line of sight' of the nest. Note Certain activities e.g., pile driving, pneumatic drilling and borehole drilling will require a wider buffer zone.