

Bat Presence and Likely Absence Surveys

Redwings Lodge, Baldock – A1 Southbound
Hinxworth

Report Reference: BG25.250

October 2025



For every environment

Liability

Brindle & Green has prepared this report for the sole use of:

Redwings Lodge Limited

The report is in accordance with the agreement under which our services were performed. No warranty, express or implied, is made as to the advice in this report or any other service provided by us. This report may not be relied upon by any other party except the person, company, agent or any third party for whom the report is intended without the prior written permission of Brindle & Green.

The content of this report is, at least in part, based upon information provided by others and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Brindle & Green unless otherwise stated in the report.

Copyright

© This report is the copyright of Brindle & Green. Unauthorised reproduction or usage by any person is prohibited.

www.brindlegreen.co.uk

Head Office

Brindle & Green Limited
The Old Estate Office, Silverhill Farm, Radbourne, Derby, DE6 4LY

Tel: 0800 222 9105

Sheffield Office

Brindle & Green Limited
Horizon House
Whiting Street
Sheffield S8 9QR

Barnsley Office

Brindle & Green Limited
Sergeants House
36 Edderthorpe Lane
Barnsley S73 9AT

London Office

Brindle & Green Limited
Nutter Lane
Wanstead
London E11 2HZ

Kent Office

Brindle & Green Limited
Sandy Lane
Sevenoaks
Kent TN13 3TP

Document Control

Report	Name	Date
Prepared by	Jenna Churchill Assistant Ecologist	09/10/2025
1 st Check by	Kerry Baker ACIEEM Senior Ecologist	28/10/2025
Issued by (PDF)	Joe Allsop Consultant Ecologist	29/10/2025
REV1 Issued by	Emily Stone ACIEEM Consultant Ecologist	05/02/2026

Revision Details

Revision	Approved	Revision Details
REV1	ES	Amendments to Appendix 6 and project description following layout changes

Project Details

Project carried out by:

Brindle and Green

The Old Estate Office

Silverhill Farm

Radbourne

Derby.

DE6 4LY

Head Office: 0800 222 9105

Email: info@brindlegreen.co.uk

Website: www.brindlegreen.co.uk

Project carried out for:

Redwings Lodge Limited

c/o Shami Radia

Redwings Lodge

Old Great North Road

Sawtry

Huntingdon

PE28 5XP

Project site:

Redwings Lodge

A1 – Southbound

Baldock,

London Road,

Hinxworth,

North Hertfordshire

SG7 5EX

Grid reference: TL 22636 38339

W3W: [inclines.tolerates.building](#)

Contents

Document Control	3
1 Summary.....	7
2 Introduction.....	9
3 Methodology	10
3.2 Surveyors.....	10
3.3 Survey Conditions	11
3.4 Limitations.....	11
3.5 Report Lifespan	11
4 Site Context.....	12
4.1 Site Description	12
4.2 Zone of Influence	13
5 Results	14
5.2 Bat Dusk Emergence Survey – 07/08/2025.....	14
6 Evaluation	16
7 Recommendations.....	17
Appendix 1. General References.....	18
Appendix 2. Legislation and Guidance Sources.....	19
Appendix 3. Relevant Ecology and Legislation.....	20
Appendix 4. Proposed Plans.....	21

Figures

Figure 1: OS Map of the project site and surrounding area, the redline depicts the application site, areas marked in black depict buildings.	13
Figure 2: Summary of Bat Activity during the survey undertaken 07/08/2025.	15

Tables

Table 1: Weather conditions recorded during survey.	14
Table 2: Summary of Bat activity on dusk emergence survey 07/08/2023.	14

1 Summary

- 1.1.1 Brindle and Green Ltd were commissioned by Redwings Lodge Limited to undertake a bat dusk emergence survey on Building 2 of Redwings Lodge, A1 – Southbound, Hinxworth. The survey was undertaken in July 2025.
- 1.1.2 A Preliminary Roost Assessment was undertaken in May 2025 by Brindle and Green Ltd (BG25.250 Redwings Lodge, Baldock – Preliminary Ecological Appraisal) which concluded that both buildings B1 and B2 offered potential roosting features with a low suitability. B2 was subject to a singular bat dusk emergence survey whilst Building B1 is set to be retained under the development plans therefore was not subject to further survey. The Preliminary Ecological Appraisal Report BG25.250 should be reviewed in conjunction with this report.
- 1.1.3 The site is the subject of a full planning application for partial site clearance, in the north and west of the site to facilitate the development of hotel extension providing an additional 51 new rooms, with associated car parking and landscaping. Design proposals for the site are presented in Appendix 4 of this report.
- 1.1.4 Building 2 was subjected to a single dusk emergence survey during July 2025. Bat activity within the application site was low, with activity dominated by several HNS calls from locally common bat species including Noctule (*Nyctalus noctule*) and common pipistrelle (*Pipistrellus pipistrellus*). However, several HNS calls from Leisler's bat (*Nyctalus leisleri*), a species which is more scarcely recorded in Britain, was noted during the survey.
- 1.1.5 The survey did not reveal any evidence of bats roosting within the building. As a result, this report does not set out recommendations relating to mitigation or the need for an EPS development licence prior to the buildings redevelopment.
- 1.1.6 The following recommendations are provided to ensure the client works within the law and that any impacts to protected species are minimised.
- 1.1.7 Bats are highly mobile and can change roost sites throughout the year and from season to season. If the development does not begin within twelve months of this initial survey it will be necessary to conduct a re-survey to determine if bats are roosting within the buildings on site.

- 1.1.8 Should any evidence of roosting bats be uncovered during construction works then works should cease and the advice of an ecologist sought.
- 1.1.9 Post construction enhancements should include an integrated bat box as described within Chapter 7.

2 Introduction

- 2.1.1 Brindle & Green were commissioned by Redwings Lodge Limited to undertake a bat dusk emergence survey on Building 2 of Redwings Lodge, A1 – Southbound, Hinxworth. Grid Ref: TL 22636 38339
- 2.1.2 The purpose of this survey was to establish whether bats were roosting within the potential features identified during the Preliminary Ecological Appraisal (BG25.250 September 2025) and to provide details on solutions for mitigation if required.
- 2.1.3 The red line boundary is approximately 1.02ha in extent positioned adjacent to the A1, 2.0km south from the village and civil parish of Hinxworth, Baldock, North Hertfordshire. The site comprises mostly of hardstanding with two buildings (B1 and B2), surrounded by areas of short intensively managed grassland and tall forb along the northern peripheries of the site. The wider landscape is dominated by agricultural land in all directions interspersed with pockets of woodland, with a large ditch also present approx. 77m to the south.
- 2.1.4 The site is the subject of a full planning application for partial site clearance to facilitate the development of hotel extension providing an additional 51 new rooms, with associated car parking and landscaping. Design plans are provided within Appendix 4 of this report
- 2.1.5 The legislation relevant to bats within the United Kingdom is summarised within Appendix 2 and Appendix 3.
- 2.1.6 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of our survey of the site. This report pertains to this information only.

3 Methodology

- 3.1.1 Building 2 was subjected to a single bat dusk emergence survey (07/08/2025), to confidently assess presence or likely absence of bats within the roosting features identified by Brindle and Green Ltd during May 2025.
- 3.1.2 Bat surveys were conducted according to methodologies outlined within Natural England's Bat Mitigation Guidelines (Reason, P.F. and Wray, S. (2025)) and the Bat Conservation Trust Good Practice Guidelines (Colins, 2023). The dusk survey began 15 minutes before sunset and lasted for two hours following sunset. Where methodology has deviated from good practice, it has been recorded and justified within the limitations section of the report.
- 3.1.3 On the survey, surveyors operated an Echo Meter Touch detector connected to an iPad. Where possible, species were identified using information from visual and audio cues, all sonograms were recorded on to the iPad and were analysed using Analook software to confirm species identification.
- 3.1.4 Nightfox Whisker Night Vision Aids (NVA's) –were also used to support the surveyors in capturing bat activity during the survey. NVA's were positioned to focus on the potential roosting features identified and record for the duration of the survey.
- 3.1.5 All bat passes, including time and species, were recorded on to field maps, noting direction of flight and emergence. Where possible, the number of individuals observed and behaviour of the bat was also recorded, including foraging, commuting and social calling behaviours. Findings were then confirmed based on analysis NVA footage to provide a comprehensive conclusion of bat activity during the survey.

3.2 Surveyors

- 3.2.1 The survey was carried out by Joe Allsop MSc BSc (Hons), Qualifying Member of CIEEM, Natural England Great Crested Newt Licence (2023-11512-CL08-GCN), Consultant Ecologist, Megan Derrick, MSci (Hons), Seasonal Ecologist and Matthew Jones Seasonal Ecologist. The survey was overseen by and Lucinda Sweet PhD, MCIEEM, Natural England Bat Licence Class 2 (2019-39122-CLS-CLS), Director.

3.3 Survey Conditions

- 3.3.1 The surveys were undertaken in weather conditions considered conducive to bat activity. The weather conditions for each survey are summarised within Section 5: Results.

3.4 Limitations

- 3.4.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The protected and notable species assessment provides a preliminary view of the likelihood of these species occurring on site, based upon the suitability of the habitats and known distribution of the species in the local area.

3.5 Report Lifespan

- 3.5.1 Given the transient nature of the subject we would consider the survey results contained to be accurate for 12 months.

4 Site Context

4.1 Site Description

- 4.1.1 The application site can be found at TL 22636 38339, positioned adjacent to the A1, 2.0km south from the village and civil parish of Hinxworth, Baldock, North Hertfordshire. The site is dominated by hardstanding concrete surface on which two buildings, a restaurant (B1) and a hotel (B2) are situated. Short managed grassland is present around the site along with several boundary hedgerows and treelines. Tall forbs were identified to the north whilst a small pocket of woodland was recorded at the southeastern corner of the site.
- 4.1.2 Arable land dominated the land-use from the north, east, south, and west of the site, with the A1 situated westerly adjacent. The majority of the wider environment consists of further arable land, a small pocket of woodland southernly adjacent to the site, and a ditch (known as 'Cat Ditch') over 30m south of the site boundary. The site is well connected to the surrounding landscape to the north, east, and south through the presence of woodlands, trees, tree lines, and ditches. However, an increase in artificial lighting from the A1 at the western site boundary may reduce the potential for bat species to readily commute from this direction due to the levels of disturbance and light pollution.
- 4.1.3 Building B1 was assessed to hold low suitability, however as the building is not to be impacted by the development works, no survey work is required. Building B2 was assessed to provide 'low' suitability for roosting bats with PRF features identified including broken ridge tile, lifted lead flashing and lifted ridge tiles. As building B2 is to be impacted by the development, further survey work is required.



Figure 1: OS Map of the project site and surrounding area, the redline depicts the application site, areas marked in black depict buildings.

4.2 Zone of Influence

- 4.2.1 The zone of Influence is used to describe the geographic extent of potential impacts of a proposed development in relation to the target species, in this case bats. Due to the scale and nature of the proposals, it is not considered that the impacts of the proposed works would extend beyond the scheme footprint and its immediate surroundings.

5 Results

5.1.1 A summary of bat activity per survey is provided in the tables below. Raw data sheets are available upon request from the head office. A diagrammatic representation of the bat activity recorded during surveys can be seen within Figure 2.

5.2 Bat Dusk Emergence Survey – 07/08/2025

5.2.1 Survey effort was focused on determining the presence of bats within Building 2 and establishing the location of access / egress points id bats were present. Assessments of how bats were using the area of vegetation and open space adjacent to the survey building were also undertaken.

Table 1: Weather conditions recorded during survey.

Sunset Time: 20:39	Cloud Cover: 7/8	Wind Speed: BF2
Start Time: 20:24	Start Temp: 20°C	Start Humidity: 49%
Finish Time: 22:09	End Temp: 18°C	End Humidity: 56%

Table 2: Summary of Bat activity on dusk emergence survey 07/08/2023.

Time Period	Summary of bat activity recorded
20:39 -21:10	Activity was limited during with the first bat to be recorded was a HNS call from LEI at 20:51 to the north of B1. A HNS call of NOC was detected at both the north and south at 20:54, repeated at 21:02 to the south. Two CP HNS passes were recorded at 21:06 with another NOC HNS call to the west of B2.
21:10 – 21:40	Five further HNS calls from NOC were recorded intermittently during this time period at both the north and south of B2, along with two HNS CP calls at 21:14. The first HNS LEI call was detected at 21:38 around the northern area of B2 closest to the area of grassland and treelines.
21:40 – 22:09	The surveyor to the north of B2 recorded several HNS calls of LEI during this period approx. 9, including periods of constant foraging although the species was not visually sighted. At 21:47 a NOC was recorded, yet not visually sighted repeatedly foraging, detected around the surveyor's location at the west of B2. A singular SP call was noted at 22:05, along with two CP calls at 21:51 and 21:52 and up to 6 HNS calls from NOC recorded during this last period of the survey.

Key: Noc – Common noctule, SP – Soprano Pipistrelle, LEI – Leisler's Bat, CP – Common Pipistrelle, HNS – Heard not Seen

5.2.2 No bats were recorded emerging or re-entering the building during the survey. The first bat onsite was recorded at 20:51 approximately 12 minutes after sunset, which was a HNS pass of Leisler's bat.

5.2.3 Activity was low during the survey with no bats visually recorded using the habitats onsite for roosting or foraging purposes. The general direction of the HNS calls has been guided by the surveyor location. The majority of activity recorded was related to HNS calls from Noctule, common pipistrelle, and Leisler's bat with some periods of HNS foraging also noted mostly to the north of B1, potentially within the areas of grassland and along the boundary vegetive features.



Figure 2: Summary of Bat Activity during the survey undertaken 07/08/2025.

Key	
	Surveyor Location
	NVA Location

6 Evaluation

- 6.1.1 The dusk survey did not reveal any evidence of bats roosting within Building 2 (Redwings Lodge). As a result, this report does not set out recommendations relating to mitigation or the need for an EPS development licence prior to the onset of the proposed redevelopment works.
- 6.1.2 Bat activity was considered to be low pertaining to intermittent activity including some foraging behaviour of three locally frequent species; however, Leisler's bat was also detected during the survey, with this species considered to be less common within Britain. The majority of activity was related to HNS passes of noctule common pipistrelle and soprano pipistrelle. Leisler's bat was detected to the north of the sight constantly foraging, although the bat was not visually sighted indicating that the species was behind the surveyor within the treeline and grassland areas. Overall, the building B2 has been assessed to provide 'site' value for roosting as no individuals were found roosting, however suitable features have been identified. Due to the presence of bats in the area post construction lighting should be a consideration to prevent disturbance to existing commuting lines used by the local bat population.

7 Recommendations

- 7.1.1 The dusk emergence survey did not reveal any evidence of bats roosting within the building. B2
An EPS development licence is not required in order to proceed with the development works.
The following recommendations are set out to ensure the client works within the law and that
any impacts to protected species are minimised:
- 7.1.2 Bats are highly mobile and can change roost sites throughout the year and from season to
season. If bats are found on site after works have commenced all works must cease and the
advice of a suitably qualified ecologist be sought.
- 7.1.3 If the development of the site does not begin within twelve months of this initial survey it will be
necessary to conduct an additional survey to determine if bats are roosting within the buildings
on site.
- 7.1.4 The following enhancement recommendations should also be considered:
- 7.1.5 During and post construction, a sensitive lighting scheme should be implemented to prevent
disturbance to commuting and foraging bats in the local area. Lighting should be directed away
from vegetative features to the northeast of the site where elevated levels of bat activity was
recorded, and light overspill of over 1lux should be avoided within these vegetated areas.
- 7.1.6 An integrated bat box such as a Habibat 001, or similar approved should be installed within the
fabric of the building during construction. The boxes should be positioned on a southern,
western or eastern elevation, over a height of 5 metres, ideally close to the eaves of the new
build. The flight line to the box should be unobstructed by vegetation or other structures.

Appendix 1. General References

Bat Conservation Trust (2014) Artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact artificial lighting. Bat Conservation Trust, London.

Bell, S. McGillivray, D. (2006) Environmental Law. 6th ed. Oxford University Press.

Butterfly Conservation trust (2014) Nectar Plants, http://mothscount.org/text/64/nectar_plants.html

CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines, (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield.

Mitchell-Jones A.J. McLeish, A.P. (2004) Bat Workers Manual (3rd Edition). Joint Nature Conservation Committee.

Wray S. Wells D. Long E. Mitchell-Jones T (2010) Valuing Bats in Ecological Impact Assessment. CIEEM In Practice December 2010.

Appendix 2. Legislation and Guidance Sources

Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to. The articles of legislation are:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Department for Communities and Local Government. National Planning Policy Framework. (2023)
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC
- The Protection of Badgers Act 1992
- The Natural Environment and Rural Communities Act 2006 (Including National and Local Biodiversity Action Plan (LBAP / HPI))
- Hedgerow Regulations 1997
- The Environment Act 2021

Appendix 3. Relevant Ecology and Legislation

(Please note that this is for information purposes only. Clients should seek further legal advice where necessary).

There are 17 species of bats that occur in Britain. Dramatic declines in population numbers initiated the introduction of European and UK legislative protection. British bats and their roosts are fully protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). Additional protection is offered under The Conservation of Habitats and Species Regulations 2017 (as amended). Buildings and structures which offer roosting potential to bats can be impacted by development and this can result in disturbance to potential roost sites. Bats occupy different roost sites during the year depending on species-specific summer roost and hibernation roost requirements. Bats usually re-use the same roosts, therefore the legal opinion is that the roost is protected whether or not the bats are present at the time.

In the case of development work, activities involving the capture, disturbance and/or relocation of bats are subject to a licence from Natural England. Such licences are only granted:

“For the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment, to allow people to carry out activities which would otherwise be illegal.”

Under The Conservation of Habitats and Species Regulations 2017 (as amended), licences can only be issued if Natural England are satisfied that:

- there is no satisfactory alternative; and
- the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

Undertaking work to a bat roost without following appropriate recommendations from Natural England and/or DEFRA could lead to prosecution resulting in imprisonment, fines and confiscation of vehicles/equipment used.

Appendix 4. Proposed Plans

