

COYNE ENVIRONMENTAL LTD

**Glebe Road Industrial Estate
Letchworth
SG6 1BT**



Bat Activity Survey May 2025

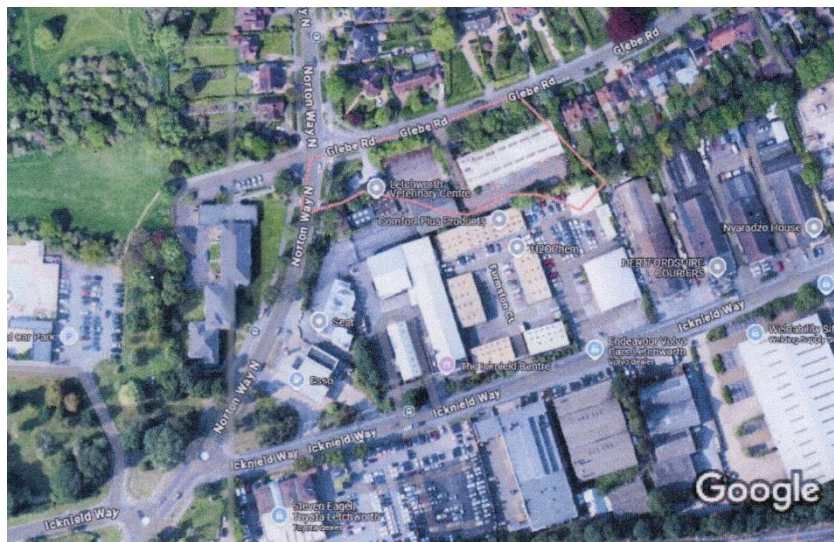
**KENNETH COYNE
Dip LA, DA, Dip TP, Cert. Ecol.& Cons., CMLI,
Coyne Environmental
5 Philosophers Gate
Ashwell
SG7 5DL
01462 743723**

Company No 151414653

INTRODUCTION

Coyne Environmental Ltd has been instructed to undertake an ecological study of Glebe Road Industrial Estate, Letchworth, SG6 1BT, to establish if there is any ecology of interest in this property. It is proposed to develop the site for which planning permission is being sought. A Preliminary Ecological Appraisal (PEA) has been undertaken, and evidence of bats was found. To establish if bats are still active on the site a Bat Activity Survey (BAS) has been instructed. This will be conducted in accordance with the Bat Conservation Trust (BTC) guidelines for planning applications.

A BAS emergence dusk survey has been carried out on 15th May 2025 with two qualified ecological surveyors under the bat licence of Kenneth Coyne (1015-15943-CLS-CLS) with Colin Carpenter as lead surveyor and assisted by Sara Bates. Kenneth Coyne is a qualified Ecologist, with over 40 years' experience in the environmental field.



Bats are protected under the Wildlife & Countryside Act (1981), Schedule 5 but since 2007 the effective protection for bats is Schedule 2 of the Conservation (Natural Habitats etc) Regulations 1994. Bats are classified as European Protected Species (EPS) and Outline Mitigation and Compensation Strategies are a material considered which must be considered, in any planning application being considered that may affect bats or their habitats. Potential evidence of bats in the loft was found on the Preliminary Ecological Appraisal (PEA) for which Bat Activity Surveys (BAS) are required.

SITE

Glebe Road Industrial Estate is in Glebe Road, on the northeast part of Letchworth, close to Norton Common. This is a residential area of large properties, mature trees and extensive gardens. Many of the house's date from the end of WW 11, and the development of the Garden City concept, following the opening of the railway station. The surrounding countryside is still farmland, mainly arable with mature hedges and wooded copses.

The Glebe Road Industrial site is now in a totally neglected and derelict condition, with the front and rear concrete drives overgrown with pioneer vegetation. It is fenced off to prevent unauthorized entry.

BAT SURVEY

The Bat Activity Survey (BAS) has been undertaken in accordance with Bat Surveys for Professional Ecologist, Good Principles Guidelines (3rd edition). Within this on the Trigger List No 8- "All proposals in situations where bats are known to have been present "was considered relevant. In NPPF reference to OOPM circular 0612005 and BS Biodiversity 42020 (2013) were also considered. This Report have taken account of the WCA 1981(amended), EEC Habitat Directive 9243/EEC (1992) and the Conservation of Habitats & Species Regulations 2010 (amended). The surveys are to inform the Local Planning Authority (LPA) on EPS activity.

The dusk BAS were carried out on the 15th May, in weather conditions within the acceptable limits for bat surveys, generally good, no rain, light winds above 10c. The lead ecologist was Colin Carpenter, and assistant ecologist Sara Bates on the survey. Each surveyor was equipped with bat detectors EchoMeter Touch 2 and Batbox Duet, a 1000 lumens torch and recorded bat activity on standard pro-forma sheets, together with infra-red Nightfox cameras Each dusk survey was started 15 minutes before sunset to 2 hours after. One surveyor mainly concentrated on the front and right side of the dwelling and the other surveyor concentration on the back and left-hand side of the buildings. Both surveyors noted substantial bat activity around the buildings during the evening, mainly Common Pipistrelle.

From the BAS the following results were obtained where you will see only average bat activity was recorded on the survey. All of these were common species, Common Pipistrelle (*Pipistrellus pipistrellus*), and Soprano Pipistrelle (*Pipistrellus pygmaeus*), with substantial activity throughout the evening.

No bats were observed entering or existing from the front or the rear of the property. The main activity was around the rear of the site and adjacent hedgerows. Bats were not generally heard commuting from the front of the site.

SURVEY RESULTS

15.05.25

START (21.45)	FINISH (22.15)
Temp. 13C Hum.75% Cloud. 25% Wind 31 Presip. Dry	Temp. 8C Hum.72% Cloud. 25% Wind 2 Presip. Dry

Front of site	Rear of site
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The first bat seen and heard was a Common pipistrelle foraging and feeding overhead at 21:09 Another Common Pipistrelle was seen and recorded feeding overhead at 21:13 and 21: 14 A Common pipistrelle was distinctly seen and heard feeding around the buildings from 21:15, 21:17 and 21:21 to 21:25 A Common pipistrelle was distinctly seen and heard feeding around the buildings from 21:27 and 21:29 and 21:30 to 21:35 Another Common Pip was seen and recorded foraging and feeding from 21: 37 to 21: 42 A Common Pip was seen and recorded foraging and feeding from 21: 42 and 21: 44	The first bat heard and seen was a Common pipistrelle commuting from the northeast at 21.10 Several Common pipistrelles were seen and heard foraging along the hedgerow at the rear of the buildings from 21.13 to 21.15 A Soprano pipistrelle was heard foraging along the hedgerow at the rear of the buildings from 21.21 to 21.24 and 21.29 Several Common pipistrelles were seen and heard foraging and feeding from adjacent gardens at the rear of the building from 21.30 to 21.39 An unidentified bat was heard foraging and feeding from adjacent gardens at the rear of buildings at 22.03 More Common pipistrelles were seen and heard foraging and feeding from adjacent gardens at the rear of buildings from 22.03 to 22.15
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RESULTS

The BAS have shown that the site does have bat activity around the site with foraging and commuting around both sides of the bungalow. No bats were observed to go into or come out of the building. All the bats were common species.

CONCLUSION

Coyne Environmental Ltd has been instructed to undertake Bat Activity Surveys (BAS) to ascertain if any bats are present at the Glebe Road Industrial Estate, Letchworth, SG6 1BT, 7AY. The results show that bats are commuting and foraging around the site, but no entries or exits was observed. Therefore, in my professional opinion I conclude that with the PEA Report, no further environmental studies are needed. The Application can be determined on this basis.

REFERENCES

Location of cameras

Bat Recoding Sheet 1

Bat Recording Sheet 2

Coyne Environmental Ltd PEA Report

Bat Conservation Trust (BCT) Guide to bat surveys.

Environment Act 2021

Wildlife & Countryside Act 1981



Date: 15/05/2025

Site: Glebe Rd Ind Estate, Letchworth

Surveyor: C. Carpenter

Sunset: 20:48

Start: 20:45

Finish: 22:15

Species	Activity	Time	Notes
CP	P	21:09	Foraging Bat
CP	P	21:13	Seen flying overhead.
CP	SF	21:14	Seen feeding
	SF	21:21	Seen feeding
CP	SF	21:24	Very low pass
CP	SF	21:25	" " "
CP	SF	21:29	" " "
CP	SF	21:31	Seen feeding
CP	SF	21:35	" " "
CP	SF	21:37	buzzes evident
CP	SF	21:38	" " "
CP	SF	21:42	low pass
CP	SF	21:44	Seen feeding
CP	SF	21:50	low pass
CP	DP	21:55	Distant
CP	SF	21:58	Seen feeding
CP	SF	22:00	" " "

Dusk	Start	Finish
Temp oC	13°C	
R/Humid %	76	
Cloud %	100	
Wind O/8	1	
Precip	0	0
Dawn	Start	Finish
Temp oC		
R/Humid %		
Cloud %		
Wind O/8		
Precip		
Set/Rise		

Activity Key:

P = Pass DS = Dawn
 Swarming
 DP = Distant Pass
 F = Feeding H = Hawking
 E = Emerged LS = Light Sampling
 RE = Re entered
 C = Commuting
 CA = Constant Activity
 S = Seen

Species Key:

CP = Common pip,
 Unid pip = unidentified pip
 SP = Soprano pip
 Unid BB = unidentified big bat
 N = Noctule
 S = Serotine
 BLE = Brown Long Eared
 My = Myotis
 B = Barbastelle
 LH = Lesser Horseshoe
 GH = Greater Horseshoe
 Unid = unidentified

Sketch Map of Site

Date: 15.05.25

Site: Globe Rd, Letchworth

Surveyor: Sara Bates

Sunset: 20:48

Start: 20:45

Finish: 22:15

Species	Activity	Time	Notes
CP	F	21:10	site / next door seen
		↓	second appeared
		21:13	
CP	C	21:14	seen
CP	C	21:15	x2 seen
SP	C	21:21	
CP	C	21:22	
SP	F	21:24	seen
CP	P	21:25	
CP	F	21:25	seen
CP	F	21:26	seen
		↓	
		21:27	seen site / next door
CP	P	21:28	
SP	P	21:29	
Unid sp	DP	21:32	
CP	C	21:33	
SP	C	21:34	
CP	DP	21:36	
CP	C	21:36	
SP	C	21:37	
CP	DP	21:38	
CP	P	21:39	
Unid pip	C	21:42	
CP	C	21:43	x2
Unid pip	P	21:45	
CP	DP	21:45	
Unid pip	DP	21:46	
CP	C	21:47	
CP	DP	21:55	
CP	C	21:56	
SP	C	21:56	
SP	C	21:57	
CP	C	21:59	
SP	C	22:01	
unid SP	C	22:03	
CP	C	22:03	
unid	C	22:05	
CP	C	22:06	
CP	C	22:10	
CP	C	22:16	
CP	C	22:15	

Dusk	Start	Finish
Temp oC	13	8
R/Humid %	76%	86%
Cloud %	100%	100%
Wind 0/8	1	1
Precip	0	0
Dawn	Start	Finish
Temp oC		
R/Humid %		
Cloud %		
Wind 0/8		
Precip		
Set/Rise		

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Swarming
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CA = Constant Activity
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DS = Dawn
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