

Report for: Paul Smith

Commissioned by: Waller Planning

Emerging Bat Survey (EBS) Report



Building B

Lagonda Stud, Pottersheath, Welwyn, AL6 9SU

Report No:3303

© MS Ecology 2025



SUMMARY

On the instructions of Waller Planning on behalf of Paul Smith, MS Ecology carried out Bat Emergence Surveys for the site at Lagonda Stud, Pottersheath, Welwyn, AL6 9SU.

Proposals for the site include replacing the existing stable block with a new dwelling and garage.

Of the seven buildings within the proposed development site only Building B, a small double stable unit was identified as having suitable roosting opportunities for bats and classified as having 'Low Potential'.

During the emergence survey, carried out on the 08/07/2025, no bats were observed emerging from the building, therefore, it is concluded that there is a likely absence of roosting bats within the building.

No further surveys are required and no further impacts to bats are foreseen from the development.

Should bats be found at any point during works, then all works must stop and an ecologist consulted.

CONTENTS

1	INTRODUCTION.....	5
1.1	Instructions and Objectives	5
2	Method.....	6
2.1	Dusk Emergence/ Dawn Entry Surveys.....	6
2.1.1	Constraints	6
3	Results.....	7
3.1	Site Location and Settings	7
3.1.1	Site Description	8
3.2	Dusk Emergence Surveys.....	9
4	Conclusion & Recommendations.....	11
5	Legislation	12
5.1	Animals (Except Badgers)	12

TABLES

Table 3.1 Dusk Emergence Survey- 08/07/2025	9
---	---

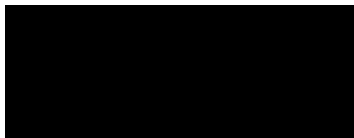
FIGURES

Figure 3-1 Site Location	7
Figure 3-2 Baseline Habitat Map	8

DOCUMENT CONTROL

Document Title:	Bat Emergence Report
The Client:	Paul Smith

MS Ecology – ecological consultants, have prepared this report in accordance with the instructions of Waller Planning on behalf of Paul Smith, ("the Client") in accordance with their Email instruction dated Wednesday 14th May 2025 at 16:49. This report is confidential and non-assignable by the Client and **MS Ecology** shall not be responsible for any use of the report or its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass copies of the report to other parties for information, the whole of the report should be so copied, but no professional liability or warranty shall be extended to other parties by **MS Ecology** in this connection without the explicit written agreement thereto by **MS Ecology**.

Report Number	Status FINAL	Date of issue 26/08/2025
Prepared by	Clifford Stuckey BSc (Hon's) PhD MCIEEM CEnv Ecologist	
Reviewed by		
Page no	Page 4 of 13	

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 the instructions of Waller Planning on behalf of Paul Smith, MS Ecology carried out Bat Emergence Surveys for Building B at the site at Lagonda Stud, Pottersheath, Welwyn, AL6 9SU.

Proposals for the site include replacing the existing stable block with a new dwelling and garage.

The aim of this report is to identify any ecological constraints regarding bats that may affect the development proposals.

The emergence survey, carried out on the 08/07/2025, is 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 is centred on OS NGR TL 23994 18290, post code, AL6 9SU.

The site is surrounded by moderate density residential housing, with pasture and grassland dominating the search area.

Bodies of water are located ~548m north, ~190m & ~305m east, ~920m south-west, ~976m west, ~965m & ~868m north-west, a collection of small water bodies are located ~812m north.

No significant water courses are within a 1km radius of the site.

Copses dominate the search area with significant areas of woodland located ~122m east (Pond Plantation), ~281m north (Ninning's Wood), ~300m east (Mardley Heath) and ~416m south-east (Aunt's Wood).

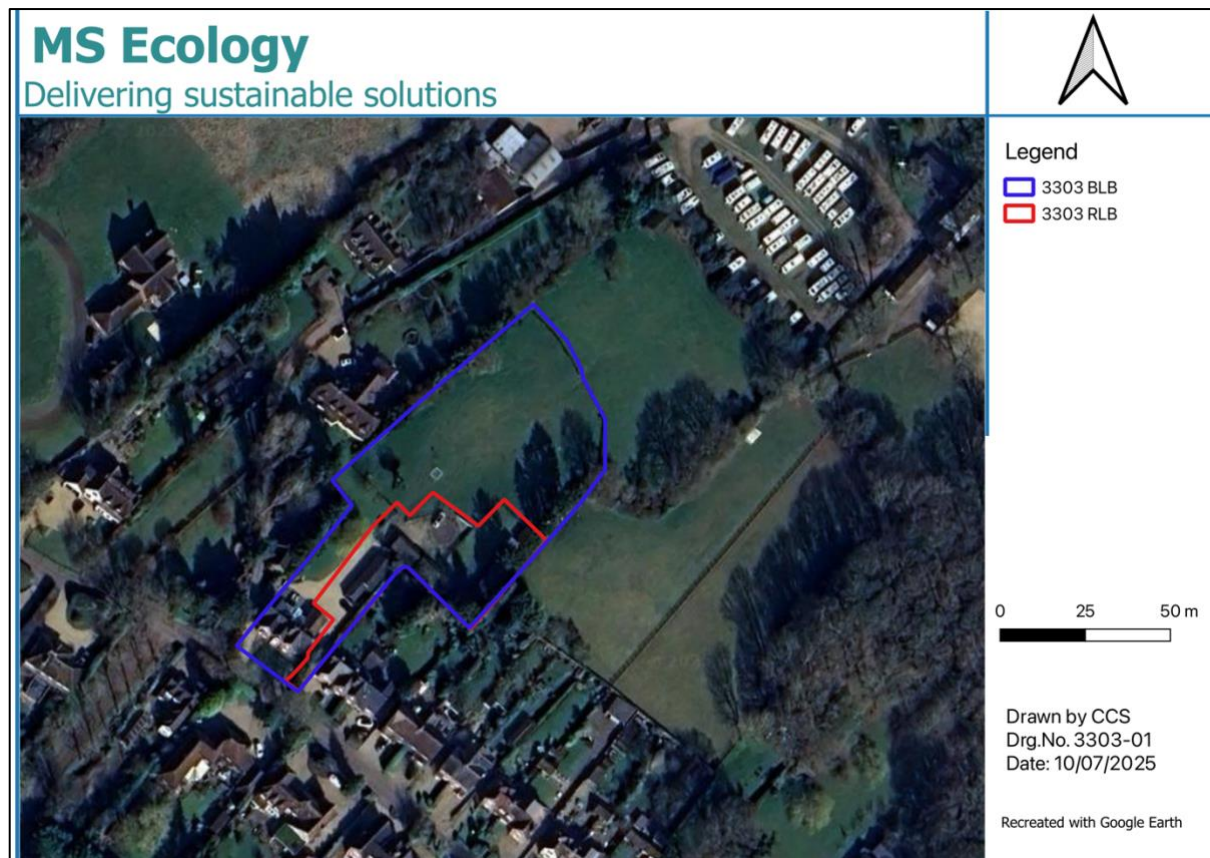


Figure 3-1 Site Location

3.1.1 SITE DESCRIPTION

The proposed development footprint comprises several former outbuildings, together with a garage unit within the existing garden. All the units are used for occasional storage/workshop or parking only.

Of the buildings, only Building B was found to hold potential for roosting bats, due to the presence of hanging tile on the side elevation and occasional gaps under the roof tiles on the front elevation. The remainder of the building consists of unlined corrugated asbestos roofing sheets and single skin brick walls.

There is open access to the interior of the building and it is extensively utilised by pigeons.

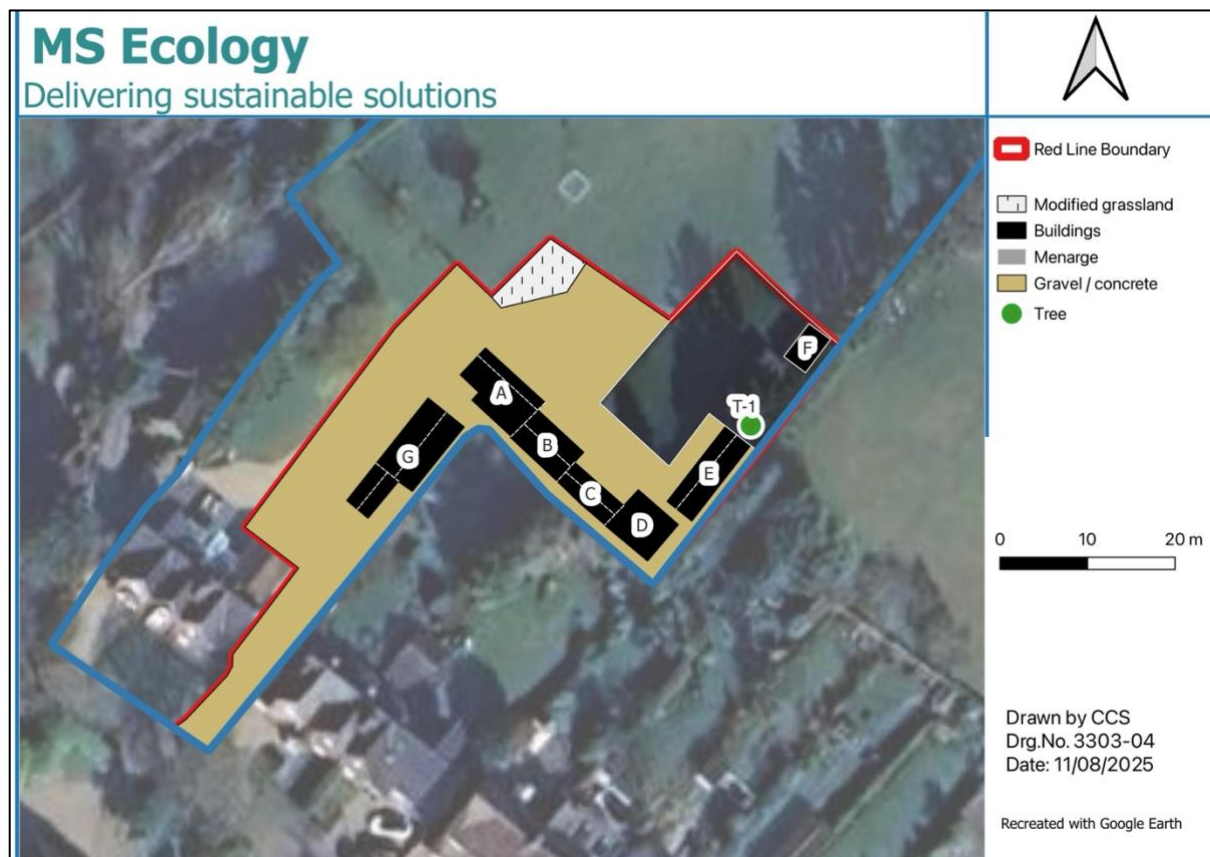


Figure 3-2 Baseline Habitat Map

3.2 DUSK EMERGENCE SURVEYS

Table 3.1 Dusk Emergence Survey- 08/07/2025

Date	08/07/25	
Sunset	21:19	
Survey Start	21:00	
Survey End	23.00	
Weather	Start Temp: 19°C Humidity: 55% Cloud: 1/8 Wind: 1 NW Precipitation: NIL	End Temp: 16°C Humidity: 64% Cloud: 1/8 Wind: 1NW Precipitation: NIL
Building Observed	Building 'B'	
No. of Surveyors	2	
Bats seen emerging/ re-entering buildings	No	
Species Recorded	Common Pipistrelle, Soprano Pipistrelle	
Surveyor Notes		
CH	Frequent passes of common pipistrelle and occasional passes of soprano pipistrelle were heard between 21:37 and 22:46, with bats observed passing along the hedgerow to the rear of the building.  07/08/2025 22:55:29 Surveyor IR image	
LT	As above.	



Surveyor IR image

4 CONCLUSION & RECOMMENDATIONS

No bats were observed emerging from Building B, therefore, it is concluded that there is a likely absence of roosting bats within the building.

No further surveys are required and no further impacts to bats are foreseen from the development.

Should bats be found at any point during works, then all works must stop and an ecologist consulted.

5 LEGISLATION

5.1 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.