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04/11/2025

Dear Liz,

**Ecological Impact Assessment (EcIA) Addendum Report - Land South of Cowards Lane, Codicote  
(Planning Ref: 25/01766/OP)**

I am writing to confirm the findings of the remaining ecology surveys specified within the EcIA of the above site<sup>1</sup>, which were conducted to inform potential impacts on bats. This letter report should be read in conjunction with the original EcIA report, which provides details of site information, prior survey results, proposed mitigation and enhancement measures, and the initial impact assessment for the site.

This report presents the methodology and findings of static bat detector and night-time bat walkover surveys conducted on site between April and October 2025. An assessment of the development implications and any further recommendations for mitigation and enhancement have also been provided.

Findings of the bat surveys from July to October 2025 are consistent with results from May to June at the site, with similar species assemblage and activity levels recorded. The evaluation of importance and impact assessment for bat activity set out within the EcIA report are therefore considered appropriate, and no changes to the recommendations for ecological mitigation and enhancement are proposed.

Yours sincerely,

Molly Brown BSc MSc ACIEEM  
**Ecologist**

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<sup>1</sup> Ecological Impact Assessment. Land South of Cowards Lane, Codicote, Hertfordshire. Clarkson and Woods. July 2025

### Document Tracking

|                    |                                                     |                 |                         |
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|                    | Polly Luscombe                                      | Polly Luscombe  |                         |

The information, data and advice which has been prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report and its contents remain the property of Clarkson and Woods Ltd. until payment has been made in full.

# Bats

## Methodology

### Static Detector Survey

In order to establish the use of the site by bats, four automated full spectrum bat detectors (SongMeter (SM) Mini and Anabat Swift) were deployed to record over at least five consecutive nights per month (May to October, inclusive). The results from August to October 2025, as well as a summary of results across the full survey period are reported below. Between May and October 2025, bat activity was recorded for a total of 51 nights on site.

The deployment dates and details of weather conditions are given in Table 1, and the locations of the detectors are shown on Figure 1.



Figure 1: Static Bat Detector Locations

Table 1: Details of Static Detector Deployment

| Date Deployed/Collected | Number of Detectors | No. of Nights Surveyed | Weather Conditions                                                 |
|-------------------------|---------------------|------------------------|--------------------------------------------------------------------|
| 01/05/2025 – 06/05/2025 | 4                   | 5/5                    | Minimum overnight temp: 5-18°C<br>Average wind: 2-6 mph (1-2Bf)    |
| 28/05/2025 – 02/06/2025 | 4                   | 5/5                    | Minimum overnight temp: 13-16°C<br>Average wind: 2-9 mph (1-3Bf)   |
| 17/06/2025 – 30/06/5025 | 4                   | 13/13                  | Minimum overnight temp: 13-19°C<br>Average wind: 2-11 mph (1-3 Bf) |
| 21/07/2025 – 28/07/2025 | 4                   | 7/7                    | Minimum overnight temp: 13-16°C<br>Average wind: 2-7 mph (1-2 Bf)  |

| Date Deployed/Collected | Number of Detectors | No. of Nights Surveyed | Weather Conditions                                                 |
|-------------------------|---------------------|------------------------|--------------------------------------------------------------------|
| 19/08/2025 – 26/08/2025 | 4                   | 7/7                    | Minimum overnight temp: 8-17°C<br>Average wind: 1-14 mph (1-4 Bf)  |
| 15/09/2025 – 22/09/2025 | 4                   | 7/7                    | Minimum overnight temp: 8-18°C<br>Average wind: 5-21 mph (2-5 Bf)  |
| 13/10/2025 – 20/10/2025 | 4                   | 7/7                    | Minimum overnight temp: 10-14°C<br>Average wind: 3-10 mph (1-3 Bf) |

### *Night-time Bat Walkover Survey*

Seasonal night-time bat walkover (NBW) surveys have been undertaken on site, according to the Bat Conservation Trust's (BCT) Good Practice Guidelines<sup>2</sup>, and involved static monitoring of bats followed by the walking of a pre-determined transect by two surveyors experienced in the use of bat detectors and in carrying out bat activity surveys.

The surveys were carried out by Bryan Tan, a qualifying member of CIEEM, Mark Jermy and Dr Jon Huckle CEnv MCIEEM. Bryan has over 2 years' experience undertaking ecological surveys and holds an MBiolSci in Zoology. Mark has 14 years' experience conducting ecological surveys and holds a Level 1 Natural England licence for the survey of bats (2024-12278-CL17-BAT). Jon has 23 years' experience conducting ecological surveys and holds an PhD, MSc and BSc on relevant subjects. All surveyors have been assessed under the Clarkson and Woods quality assurance (QA) processes as competent to complete the survey.

Surveyors were equipped with handheld bat detectors (Anabat Scout and Echo Meter Touch 2 Pro) with iPad mini, which feature integrated recorders. The survey recordings were later analysed on a computer using Kaleidoscope (Wildlife Acoustics) software to verify automated recordings.

The autumn NBW survey was conducted on 28 September 2025 and has been summarised alongside the spring and summer NBW survey data below. Table 2 provides the dates, weather conditions, survey start and end times for each of the NBW surveys.

**Table 2: NBW Survey Details**

| Date       | Surveyor                  | Survey Timings | Weather Conditions                                   |
|------------|---------------------------|----------------|------------------------------------------------------|
| 28/05/2025 | Bryan Tan & Mark Jermy    | 21:05 – 22:38  | Start: 17°C, 0 Bf, 7 Okta<br>End: 14°C, 1 Bf, 0 Okta |
| 02/07/2025 | Bryan Tan & Mark Jermy    | 21:23 – 23:23  | Start: 15°C, 3 Bf, 0 Okta<br>End: 12°C, 1 Bf, 0 Okta |
| 22/09/2025 | Bryan Tan & Dr Jon Huckle | 18:58 – 20:58  | Start: 12°C, 1 Bf, 0 Okta<br>End: 9°C, 1 Bf, 0 Okta  |

## **Results**

### *Static Detector Surveys*

<sup>2</sup> Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edition) The Bat Conservation Trust (BCT), London.

The static detectors identified a total of 15,474 bat passes (combined) over the 51 recording nights. This represents an average of 303.41 bat passes per night combined from the 4 detector locations over the entire survey period.

At least eight bat species were recorded during the static detector surveys. The *Nyctalus sp.*, and *Myotis sp.* bats, whose calls are often too difficult to separate when analysing recordings, may comprise more than one species. The following (minimum) species were recorded during the surveys:

- Common pipistrelle *Pipistrellus pipistrellus*;
- Soprano pipistrelle *Pipistrellus pygmaeus*;
- Nathusius' pipistrelle *Pipistrellus nathusii*;
- Barbastelle *Barbastella barbastellus*;
- Myotis bats *Myotis sp.* – an aggregation of common Myotis species is likely to include Daubenton's bat *Myotis daubentonii*, Natterer's bat *Myotis nattereri*, Brandt's bat *Myotis brandtii* and whiskered bat *Myotis mystacinus*;
- Nyctalus bats – likely to include both noctule *Nyctalus noctula* and Leisler's bat *Nyctalus leisleri*;
- Serotine *Eptesicus serotinus*; and
- Brown long-eared bat *Plecotus auritus*.

Four additional species were recorded during the static detector surveys that were not recorded during the NBW surveys (see relevant NBW section below). This includes rarer species such as Nathusius' pipistrelle, not previously identified in the EclA for the site. The presence of this species is not considered to have significant implications for impact assessment, given the very low numbers (<10 total passes) recorded throughout the survey period and due to the migratory status of the species.

Tables 3 and 4 below provide detailed summaries of the number of calls per species for each detector location during the static surveys.

**Table 3: Summary of Automated Bat Activity Data - May to October 2025**

| Month                             | Location | Barbastelle | Serotine | Myotis sp. | Nyctalus sp. | Nathusius pipistrelle | Common pipistrelle | Soprano pipistrelle | Pipistrellus sp. | Brown long-eared | Total Passes |      |
|-----------------------------------|----------|-------------|----------|------------|--------------|-----------------------|--------------------|---------------------|------------------|------------------|--------------|------|
| <b>Early May 2025</b><br>5 nights | 1        | 1           | 0        | 1          | 2            | 0                     | 382                | 0                   | 0                | 0                | 386          | 1544 |
|                                   | 2        | 4           | 0        | 1          | 1            | 0                     | 619                | 4                   | 0                | 2                | 631          |      |
|                                   | 3        | 1           | 0        | 1          | 7            | 0                     | 93                 | 2                   | 0                | 1                | 105          |      |
|                                   | 4        | 4           | 0        | 0          | 4            | 0                     | 413                | 1                   | 0                | 0                | 422          |      |
| <b>Late May 2025</b><br>5 nights  | 1        | 3           | 0        | 3          | 14           | 0                     | 382                | 9                   | 0                | 10               | 421          | 1813 |
|                                   | 2        | 1           | 0        | 6          | 11           | 0                     | 926                | 8                   | 0                | 6                | 958          |      |
|                                   | 3        | 0           | 0        | 3          | 31           | 0                     | 257                | 8                   | 0                | 7                | 306          |      |
|                                   | 4        | 0           | 0        | 4          | 13           | 0                     | 106                | 2                   | 0                | 3                | 128          |      |
| <b>June 2025</b><br>13 nights     | 1        | 0           | 0        | 4          | 40           | 0                     | 820                | 15                  | 0                | 10               | 889          | 3784 |
|                                   | 2        | 2           | 0        | 15         | 28           | 0                     | 1610               | 61                  | 0                | 9                | 1725         |      |
|                                   | 3        | 0           | 1        | 11         | 40           | 0                     | 642                | 25                  | 0                | 7                | 726          |      |
|                                   | 4        | 0           | 4        | 4          | 26           | 0                     | 395                | 10                  | 0                | 5                | 444          |      |

| Month                      | Location | Barbastelle | Serotine | <i>Myotis sp.</i> | <i>Nyctalus sp.</i> | <i>Nathusius pipistrelle</i> | Common pipistrelle | Soprano pipistrelle | <i>Pipistrellus sp.</i> | Brown long-eared | Total Passes |      |
|----------------------------|----------|-------------|----------|-------------------|---------------------|------------------------------|--------------------|---------------------|-------------------------|------------------|--------------|------|
| July 2025<br>7 nights      | 1        | 9           | 0        | 5                 | 40                  | 0                            | 518                | 15                  | 0                       | 28               | 615          | 2303 |
|                            | 2        | 3           | 1        | 6                 | 32                  | 0                            | 947                | 75                  | 0                       | 21               | 1085         |      |
|                            | 3        | 0           | 1        | 5                 | 22                  | 0                            | 303                | 11                  | 0                       | 1                | 343          |      |
|                            | 4        | 0           | 1        | 1                 | 14                  | 0                            | 226                | 8                   | 0                       | 10               | 260          |      |
| August 2025<br>7 nights    | 1        | 4           | 0        | 7                 | 25                  | 0                            | 754                | 16                  | 0                       | 79               | 885          | 1858 |
|                            | 2        | 1           | 1        | 8                 | 21                  | 0                            | 290                | 12                  | 0                       | 81               | 414          |      |
|                            | 3        | 0           | 0        | 1                 | 18                  | 0                            | 282                | 8                   | 0                       | 38               | 347          |      |
|                            | 4        | 0           | 0        | 5                 | 12                  | 0                            | 160                | 11                  | 0                       | 24               | 212          |      |
| September 2025<br>7 nights | 1        | 10          | 2        | 10                | 64                  | 0                            | 275                | 8                   | 168                     | 15               | 552          | 3340 |
|                            | 2        | 3           | 1        | 8                 | 47                  | 0                            | 2133               | 17                  | 1                       | 17               | 2227         |      |
|                            | 3        | 1           | 0        | 7                 | 70                  | 2                            | 261                | 9                   | 1                       | 8                | 359          |      |
|                            | 4        | 1           | 0        | 6                 | 78                  | 4                            | 94                 | 7                   | 6                       | 6                | 202          |      |
| October 2025<br>7 nights   | 1        | 12          | 0        | 2                 | 4                   | 0                            | 229                | 1                   | 1                       | 21               | 270          | 675  |
|                            | 2        | 4           | 0        | 3                 | 4                   | 0                            | 212                | 2                   | 0                       | 8                | 233          |      |
|                            | 3        | 4           | 0        | 3                 | 7                   | 0                            | 91                 | 1                   | 0                       | 0                | 106          |      |
|                            | 4        | 0           | 0        | 1                 | 5                   | 0                            | 51                 | 0                   | 1                       | 8                | 66           |      |

Table 4: Average Number of Bat Passes per Night Recorded by Static Detectors per Month

| Species                       | Average No. of Bat Passes per Night per Species |                           |           |           |             |                |              | % of Total Passes |
|-------------------------------|-------------------------------------------------|---------------------------|-----------|-----------|-------------|----------------|--------------|-------------------|
|                               | Early May 2025                                  | Late May/ Early June 2025 | June 2025 | July 2025 | August 2025 | September 2025 | October 2025 |                   |
| Barbastelle                   | 2                                               | 0.8                       | 0.2       | 1.7       | 0.7         | 2.1            | 2.9          | 0.49              |
| Serotine                      | 0                                               | 0                         | 0.4       | 0.4       | 0.1         | 0.4            | 0            | 0.06              |
| <i>Myotis sp.</i>             | 0.6                                             | 3.2                       | 2.6       | 2.4       | 3           | 4.4            | 1.3          | 0.82              |
| <i>Nyctalus sp.</i>           | 2.8                                             | 13.8                      | 10.3      | 15.4      | 10.9        | 37             | 2.9          | 4.37              |
| <i>Nathusius' pipistrelle</i> | 0                                               | 0                         | 0         | 0         | 0           | 0.9            | 0            | 0.04              |

| Species                         | Average No. of Bat Passes per Night per Species |                           |           |           |             |                |              | % of Total Passes |
|---------------------------------|-------------------------------------------------|---------------------------|-----------|-----------|-------------|----------------|--------------|-------------------|
|                                 | Early May 2025                                  | Late May/ Early June 2025 | June 2025 | July 2025 | August 2025 | September 2025 | October 2025 |                   |
| Common pipistrelle              | 301.4                                           | 334.2                     | 266.7     | 284.9     | 212.3       | 394.7          | 83.3         | 88.12             |
| Soprano pipistrelle             | 1.4                                             | 5.4                       | 8.5       | 15.6      | 6.7         | 5.9            | 0.6          | 2.07              |
| <i>Pipistrellus sp.</i>         | 0                                               | 0                         | 0         | 0         | 0           | 25.1           | 0.3          | 1.19              |
| Brown long-eared                | 0.6                                             | 5.2                       | 2.4       | 8.6       | 31.7        | 6.6            | 5.3          | 2.83              |
| <b>Total Average No. Passes</b> | 308.8                                           | 362.6                     | 291.1     | 329.0     | 265.4       | 477.1          | 96.4         | 100%              |

#### Night-time Bat Walkover Surveys

Table 5 below provides a summary of bat species and the total number of bat passes (foraging and commuting combined) recorded during the NBW surveys. The number of bat passes given is the combination recorded during the observation points and walked transects.

**Table 5: Number of Bat Passes Recorded During Seasonal NBW Surveys**

| Species                 | Month and No. of Bat Passes Recorded per Species |               |                    |       |
|-------------------------|--------------------------------------------------|---------------|--------------------|-------|
|                         | May (Spring)                                     | July (Summer) | September (Autumn) | Total |
| <i>Myotis sp.</i>       | 0                                                | 0             | 1                  | 1     |
| <i>Nyctalus sp.</i>     | 0                                                | 0             | 1                  | 1     |
| Common pipistrelle      | 19                                               | 86            | 18                 | 123   |
| Brown long-eared        | 1                                                | 0             | 2                  | 3     |
| <b>Total No. Passes</b> | 20                                               | 86            | 22                 | 128   |

The spring NBW survey recorded very low levels of bat activity, associated with boundary features such as hedgerow and scrub. Several common pipistrelle passes were recorded, including commuting southwest across the site. Five foraging calls by a single pipistrelle and a single commuting pass by brown long-eared were heard but not seen during the survey.

Higher levels of bat activity were recorded during the summer NBW survey, relatively to the spring survey. Consistent foraging passes (>20) by a common pipistrelle were recorded from 21:50 for 45 minutes, with further foraging activity recorded along the western hedgerow boundary during the survey. A single common pipistrelle was also observed foraging at Cowards Lane throughout the survey.

Similar bat activity levels were recorded during the autumn NBW survey, with common and soprano pipistrelle foraging activity recorded across the site, including two common pipistrelles foraging around a street light to the north east of the site.

## **Assessment and Recommendations**

*Activity:* Commuting and foraging bats are considered to be of **Local-District** Importance due to the diversity of species recorded within the site, including those species that are rarer, such as barbastelle and Nathusius' pipistrelle.

Recommendations set out within the EclA for mitigation and enhancement measures relating to bats remain unchanged as a result of the survey outcomes. No significant adverse effects on bats are anticipated.