

COYNE ENVIRONMENTAL LTD

**THE OLD COACH HOUSE
RADWELL LANE
RADWELL
SG7 5ES**



Bat Survey Report 20th June 2025

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INTRODUCTION

Coyne Environmental Ltd has been instructed by Pentangle Design Group to carry out a Preliminary Roost Assessment (PRA) of The Old Coach House, Radwell Lane, Radwell, SG7 5ES following comments from North Herts District Council (NHDC). This is for a proposed new house in the grounds. This was undertaken, and the site was assessed to have a **medium** potential as a bat roost. A Bat Activity Survey (BAS) has now been instructed as set out in this Report.

I am a qualified Ecologist, with over 40 years' experience in the environmental field. This includes being a license bat worker (Bat License 2015-15943-CLS-CLS). The BAS was carried out on Friday 20th June 2025, under this licence by ecologist Colin Carpenter and his assistant. This was conducted as a dusk survey, (21C) with variable conditions, no winds, dry but cloudy.



LEGISLATION FOR BATS

The site would appear to have reasonable foraging and cover potential for bats. 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 subjects which must be considered, in any planning application that may affect bats or their habitats.

This survey 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. From the analysis of this study, it will be possible to review the ecological assessments, to ascertain what measures are needed to achieve a satisfactory environmental result for the site.

This should enable the North Herts District Council (NHDC) to consider the impact of the proposal on the environment. It can then discharge its legal obligations under the

“Conservation of Habitats and Species Regulations (2018) and any” Outline Mitigation and Compensation Strategy” if required.

LOCATION

Radwell is a very small, isolated hamlet adjacent to the A1 in the Green Belt (GB) in extensive countryside of hedges, fields and copses. The village is located to the north of Letchworth Garden City, within the North Herts district. The River Ivel runs through the village where there is a campsite. The site is a large 17thC Coach House standing close to Radwell Manor and the River Flit but is not a Listed Building (LB). The property has many large notable trees, for which Harrison Arboriculture undertook a tree survey.

BAT ACTIVITY SURVEY (BAS)

The bat survey was carried out on the Friday 20th June 2025, (dusk) in weather conditions within the acceptable limits for bat surveys, generally good, no rain, light winds, and temperatures (20C).



On the survey two qualified surveyors undertook this BAS, with both surveyors located in the rear garden. Both surveyors noted substantial bat activity around the shed and trees and the bats were probably roosting in the nearby church. The lead ecologist was Colin Carpenter, and one assistant ecologist and the survey was carried in accordance with the Bat Conservation Trusts Bat Surveys, Good Practice Guidelines, 2023 (4rd ed.). Each surveyor was equipped with bat detector EchoMeter Touch 2 and Batbox Duet, and a 1000 lumens torch. A Nightfox Infra-Red Camera was also set up.

From the BAS the following results were obtained where you will see minimal bat activity was recorded. The only bats observed were Common Pipistrelle (*Pipistrellus pipistrellus*). No bats were observed entering or existing the dwelling and the activity was across the whole garden. The main activity was around the rear of the site and adjacent gardens and a few above the tree line. Bats were not generally observed commuting from the front of the grounds or the road.

Rear of site (back garden)	Rear of site (back garden)
Bat Survey	Bat Survey
Temperature 21C	Temperature 20C
Humidity 57%	Humidity 50%
Cloud 40%	Cloud 40%
Wind 0	Wind 0
Presip. Dry	Presip. Dry

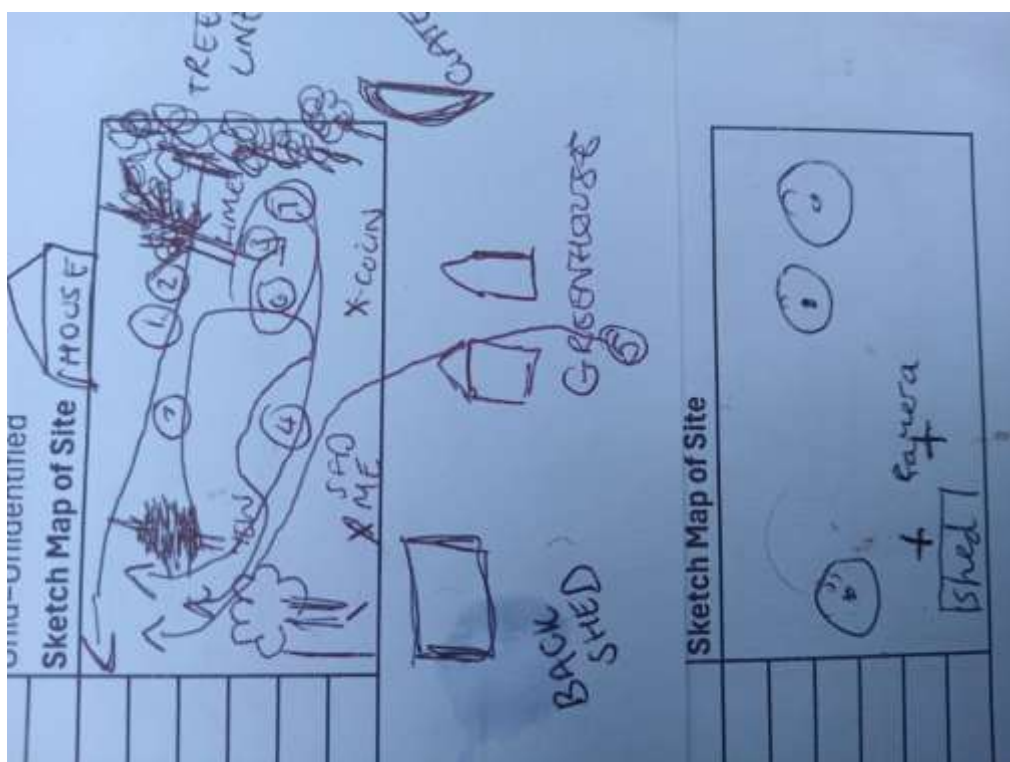
2 Common pipistrelles were heard and seen flying overhead among trees at 21:33 and 21:37 2 Common pipistrelles were heard and seen flying across garden and around the trees at 21:38 and 21:39 A Common Pipistrelle was heard and seen flying around garden at 21:40 Another Common Pipistrelle bat was heard and seen feeding while flying around garden at 21:42 and 21:43 2 Common Pipistrelles were seen and heard and seen feeding at 21:45 and 21:47. 2 Common Pipistrelles were seen and heard and seen feeding at 21:50 to 21:59. 2 Common Pipistrelles were seen and heard and seen feeding at 22:00 to 22:03. A Brown Long-eared bat was seen and heard feeding around the trees in the garden at 22:04 2 Common pipistrelles were seen and heard feeding around the garden at 22:06 to 21:09 Another Brown Long-eared bat was seen and heard feeding around the trees in the garden at 22:17 Another 2 Common pipistrelles were seen and heard feeding around the garden at 22:25 to 21:09 Another 2 Common pipistrelles were seen and heard feeding around the garden at 22:28 and 22:30	The first bat heard was a Common pipistrelle at 21:33 A Common pipistrelle was seen and heard flying around the trees at 21:37 2 Common pipistrelles were heard and seen flying around the garden at 21:38 Another Common pipistrelle was heard and seen feeding around the garden at 21:39. 2 Common pipistrelles were seen feeding around the garden at 21:40 and 21:41 Another Common Pipistrelle was also recorded at 21:45 commuting across the garden. 2 Common pipistrelles were seen feeding around the garden at 21:46 and 21:48 2 Common pipistrelles were seen foraging and commuting around the garden at 22:02 A Brown Long-eared bat was seen and heard feeding around the trees in the garden at 22:04 2 Common pipistrelles were seen feeding around the garden at 22:06 and 22:09 2 Common pipistrelle and 1 BLE bat were seen feeding around the garden at 22:17 2 Common pipistrelles were seen foraging and commuting around the garden at 22:02 and 22:04 A Common pipistrelle was seen foraging and commuting around the garden at 22:06 and 22:09 A Common pipistrelle was seen foraging and commuting around the garden at 22:23 and 22:24 2 Common pipistrelle was seen foraging and commuting around the garden at 22:25 and 22:30
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Bat Sheet No1

[illegible]

Bat Sheet No2

Date	20/06/2025						
Site	The Old Coach House, Radwell, SG7 5ES				Dusk	Start	Finish
Surveyor	Sophie Farrar-Devlin		Sunset	21:25	Temp °C	21	20
Start	21:20		Finish	22:30	R/Humid%	57	50
Species	Activity	Time	Notes		Cloud %	40	40
CP	C	21:33	Seen flying overhead		Wind 0/8	0	0
CP x 2	C	21:37	Flying among trees		Precip	0	0
CP x 2	C F	21:38	Flying around garden		Dawn	Start	Finish
CP	C F	21:40	Flying around garden		Temp °C		
CP	C	21:41	Flying around garden		R/Humid %		
CP	C	21:45	Seen feeding overhead		Cloud %		
CP	C	21:46	Seen feeding overhead		Wind 0/8		
CP x 2	C	22:02	Seen feeding overhead		Precip		
BLE	C	22:04	Seen feeding overhead		Set/Rise		
CP x 2	F C	22:06	Seen feeding overhead		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		
CP x 2	F C	22:09	Seen feeding overhead				
BLE	F C	22:17	Seen feeding overhead				
CP x 2	CA S	22:18	Seen feeding overhead				
CP x 2	CA S	22:23	Seen feeding overhead				
CP x 2	CA S	22:24	Seen feeding overhead				
CP x 2	CA S	22:25	Seen feeding overhead				
CP	F S	22:29	Flying around trees				
CP	CA S	22:30	Flying around garden				
					Species Key CP=Common pip Unid pip=unidentified pip		



RESULTS

From the BAS the following results were obtained where you will see the bat activity recorded. The only bats observed were Common Pipistrelle (*Pipistrellus pipistrellus*). No bats were observed entering or existing the dwelling and the activity was across the whole garden. The main activity was around the rear of the site and adjacent gardens and a few above the tree line. Bats were not generally observed commuting from the front of the grounds or the road.

CONCLUSION

Coyne Environmental Ltd has been instructed to carry out a Preliminary Ecological Assessment (PEA) and bat survey (BAS) of The Old Coach House, Radwell SG7 5ES for a proposed new dwelling in the rear garden. These studies have now been completed. Although considerable bat activity was observed on the BAS on exists or entries was seen.

In my professional opinion these studies and Reports should now satisfy North Hets District Council for information on ecology and bats (EPS) in particular. I consider no further surveys should be necessary and the application can be determined by the LPA on this basis.

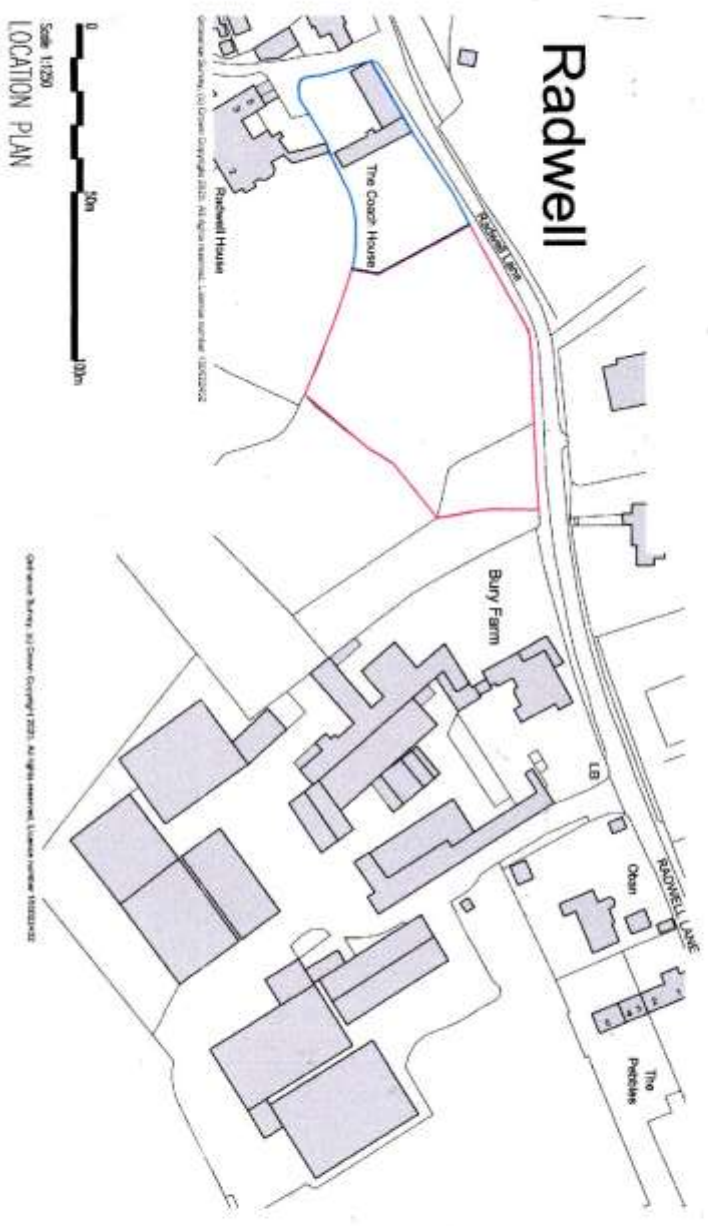
REFERENCES

Survey Area Map
Location Map
Wildlife & Countryside Act 1981
Environmental Act 2021
Bat recording Sheet 1
Bat recording Sheet 2
Location of video cameras and bat detectors



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Radwell



Scale 1:1250
LOCATION PLAN



PRE-APPLICATION

DETAILED

DESIGN GROUP

BURY 1, 21 BANCROFT WILTON HENRY 503 LAM

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