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Report prepared for: Leon Cassidy and Hannah Cassidy

For the Site of: Holborn Farmhouse, Therfield, Herts, SG8 9RH

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Cherryfield Ecology has prepared this report for the named clients' use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be from the most recent or current season, e.g. May 2024 to May 2025 for bats. Therefore, should the project not proceed within 12-18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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Emergence and Activity Bat Survey (EBS)

0.0 Non-Technical Summary

0.1 Background

This report follows national guidelines Collins (2023) allowing for dusk and dawn surveys and recommends mitigation and compensation if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Holborn Farmhouse, Therfield, Herts, SG8 9RH.

The client commissioned Cherryfield Ecology to undertake an EBS as the proposals include for the conversion of the existing barn (B1) into one 5-bed dwelling including extensions, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure.

0.2 Results and Findings

The site consists of a barn complex (B1) and hardstanding. A PRA carried out by Cherryfield Ecology (2023) found bat droppings and feeding remains onsite. B1, was confirmed as a roost due to the presence of bat droppings within the main barn. Follow up emergence surveys carried out by Cherryfield Ecology (2023) showed three common pipistrelle day roosts, and a brown long-eared maternity roost with six individuals recorded. All the surveys showed that the surrounding yard is used by foraging and commuting bats.

Following a Stage 1 Ecological Assessment undertaken on 09/04/2025 (Cherryfield Ecology, 2025), no material changes were noted, however, the 2023 emergence surveys are no longer in date, so up to date emergence surveys have been recommended. This includes for three dusk surveys to be taken between May and September.

The surveys have shown three Common pipistrelle day roosts, and one Brown Long-Eared maternity roost with four individuals recorded internally, and one individual emergence.

All the surveys show that the surrounding grounds are being used for foraging and commuting bats.

0.3 Impact Assessment and Recommendations

A bat roost (maternity) Brown Long Eared and a Bat roost (day x 3) for Common pipistrelle will be lost when works are carried out.

Alternate roosts will need to be provided before development on B1 commences. **A bat licence (Standard) will be required** post-grant of planning in order to allow the demolition to proceed lawfully. (Please refer to **Section 4.3** of this report for further details).

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.3 for further details).

1.0 Introduction

1.1 Aim

The aim of this survey is to gather additional information from the site to establish species, population and entry/exit points of bats to aid in the design of mitigation and compensation for bats in the development. The information is used to help inform a licence application (if required) and to inform the client and their architect/planner of necessary changes in the design that may be required to ensure bats are protected during works. It should be read in conjunction with any Stage 1 survey such as a Preliminary Roost Assessment (PRA) that may have been undertaken.

1.2 Background Information

The clients, Leon Cassidy and Hannah Cassidy, has commissioned Cherryfield Ecology to undertake an EBS for the site of Holborn Farmhouse, Therfield, Herts, SG8 9RH. Planning permission is being sought for the conversion of the existing barn (B1) into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure.

This survey has checked all buildings, trees (from ground level only) or structures due to be affected by the proposals for bats, signs of bats or habitat value e.g. crevices, gaps or holes that cannot be checked for a variety of reasons. In addition, surveyors have been positioned around the building, tree or structure to allow for emerging/re-entering bats to be watched for.

The inspections were conducted on 29/05/2025 and 19/06/2025

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find or see emergence, re-entry and/or evidence. Biological records have been requested to give the report context and allow a study of the surrounding area. The information is often sensitive and, therefore, a synopsis is provided.

The survey can be conducted between May and September with the optimal season for surveying maternity colonies limited to mid-May to August inclusive, however, it can also be limited due to bad weather, when bats are less active.

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is well-defined by the legislation as the ‘resting place’ of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

1.3 Roost definitions

Roost definitions from Natural England’s licensing documents (NE, 2024).

Day roost - a place where individual bats, small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost - a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be regularly by the whole colony.

Feeding Roost - a place where individual bats or a few individuals rest or feed during the night but are rarely present in the day.

Transitional/occasional roost - used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site - where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.

Mating sites - sites where mating takes place from late summer and can continue through winter.

Maternity roost - where female bats give birth and raise their young to independence.

Hibernation roost - where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.

Satellite roost - an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Other - roosts not meeting the above definitions.

2.0 Methods

The survey follows the national guidelines Collins (2023) and Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys (Bat Conservation Trust, May 2022) the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.
- Echo Meter Touch, EM3, and Pettersson D240X.
- IR night vision HD Camcorder, 12v IR flood lights or Nightfox whisker.

Night Vision Aids (NVAs) are used to cover the building alongside surveyors. These are not designed to replace surveyors, rather provide night vision, allowing for more accurate survey effort and when found, roost locations. **The cameras may not always capture bats entering/exiting roosts due to the size of the building, terrain, narrower field of view and other factors.** Video is processed in a video editor and checked in the office after the survey is completed, stills and snapshots are taken and used in reports, as per the guidelines.

Surveyors are positioned around the building(s), tree or structure in order to cover all elevations. The survey then observes emerging or entering bats from suitable features such as holes, cracks and crevices. Notes on commuting and foraging bats are also made in the surrounds.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey(s) only. Bats are highly mobile and can turn up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

If a deviation from the guidelines has been made, the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey set.

Table 1: Roosting features (likelihood) of bat presence assessed against Collins (2023) guidelines *Source: Adapted from Collins (2023, pp44, table 4.1).*

Likelihood of bat presence (Habitat Value)	Features that bats can use, regardless of evidence being present.
Confirmed Bat Presence	Bats are found to be present during the survey. Evidence of bats is found to be present during the survey.
Higher likelihood of bat presence.	Pre-20th century or early 20th century construction. Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south-facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.

Moderate and Lower likelihood of bat presence.	Modern, well-maintained buildings or built structures that provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.
Negligible likelihood of bat presence.	No obvious features suitable for roosting, minor foraging or commuting.
None	No features suitable for roosting.

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - TL 34712 36154 and Postcode - SG8 9RH.

3.2 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 2: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites		None within search area
Granted protected species licenses	~339m NE	2009-1020 - Great crested newt <i>Triturus cristatu</i>
	~1355m NW	2010-2054 - Great crested newt <i>Triturus cristatu</i>
Priority habitat	On site	Traditional orchard
	~576m E	Deciduous woodland
	~1637m SW	Ancient & Semi-Natural Woodland
	~10m W	Chalk rivers - high certainty
	~1030 SW	Chak rivers - low certainty
	~1037m WNW	Good quality semi improved grassland

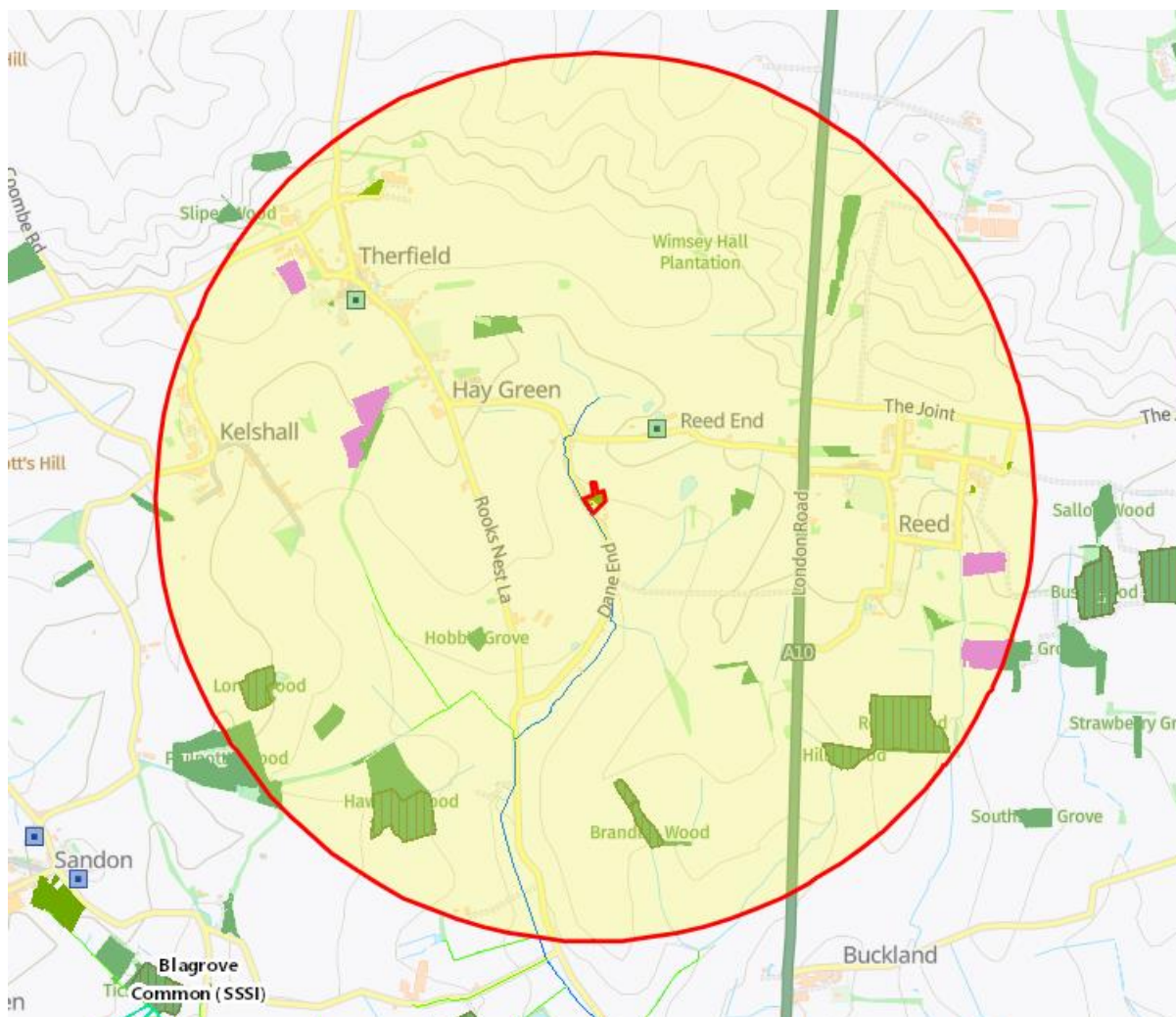


Figure 1: Magic Map Search

3.3 Biological Records Data

A standard search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. *Data older than 10 years old will not be included, data with no date has been included.*

Biological records were obtained from Herts Environmental Records Centre (2025).

Table 3: Biological Records

Species	Number of Records	Closest record (accuracy)	Most recent record (year)
Barbastelle <i>Barbastella barbastellus</i>	-	-	-
Brown Long-Eared <i>Plecotus auritus</i>	5	350m (1km)	n.d
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	5	350m (1km)	n.d
Daubenton's <i>Myotis daubentonii</i>	-	-	-
Leisler's <i>Nyctalus leisleri</i>	-	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	4	430m (1km)	n.d
Natterer's <i>Myotis nattereri</i>	-	-	-
Noctule <i>Nyctalus noctula</i>	-	-	-
Serotine <i>Eptesicus serotinus</i>	-	-	-
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	-	-	-
Unidentified Bat <i>Chiroptera</i>	-	-	-
Unidentified Long-Eared <i>Plecotus sp.</i>	-	-	-
Unidentified <i>Myotis Myotis sp.</i>	-	-	-
Unidentified Pipistrelle <i>Pipistrellus sp.</i>	4	990m (1km)	n.d
Unidentified Vesper <i>Vespertilionidae</i>	-	-	-
Whiskered <i>Myotis mystacinus</i>	-	-	-
Whiskered/Brandt's <i>Myotis mystacinus/brandtii</i>	-	-	-

3.4 Site Location and Surrounds

The site is located in Therfield, Hertfordshire and is surrounded by arable fields and pasture in the immediate locale. Table 4 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 4: Habitat features suitable for bat use.

Feature	Description
Watercourses	The River Rib runs through the search area, at its closest point it is ~10m west of the site boundary. Associated drains are also found within the search area, the closest ~370m west.
Waterbodies	Seven ponds are found northwest of the site, the closest is ~269m from the site boundary. Five ponds and a moat are found northeast within mardleybury manor grounds, the closest is ~326m. Pond ~609m ENE and

	large pond ~353m east. Pond ~747m west. Two ponds south of the site, closest is ~549m.
Woodland	The rookery is located ~568m east. Hobb's grove is ~734m southwest. A few additional small copse are found within the search area, closest to site is ~385m east.
Linear e.g. hedgerows	Garden hedgerows and field margin hedgerows dominate the search area.
Pasture/arable/grassland	Arable fields dominate the search area, with pasture and amenity grassland found to a lesser extent.
Other	n/a

3.5 Building, Tree or Other Structure

The following section details the structure(s) reference, bats located, evidence located and observed emergence/re-entry (see Figure 13 for Site Plan).

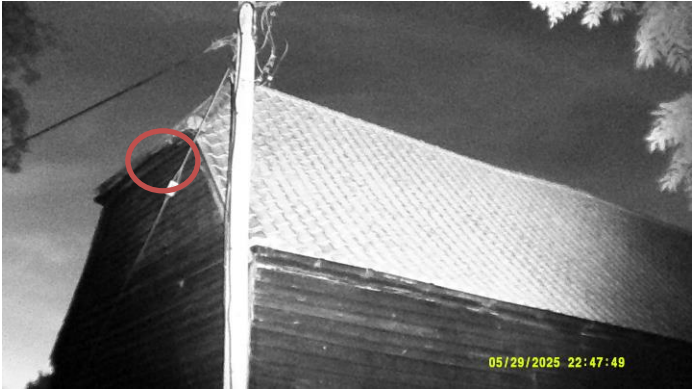
Building/tree/structure reference - B1 (Main Building)

Table 5: Weather Records

Date	Survey	Time: from/to	Weather: Start	Weather: Finish
29/05/2025	Dusk	20:52 to 22:53 SS: 21:07	Temp: 18°C Humidity: 63% Cloud: 69% Wind: 1/12 Precip: None	Temp: 17°C Humidity: 72% Cloud: 61% Wind: 1/12 Precip: None
19/06/2025	Dusk	21:09 to 23:09 SS: 21:24	Temp: 20°C Humidity: 60% Cloud: 10% Wind: 1/12 Precip: None	Temp: 18°C Humidity: 58% Cloud: 10% Wind: 1/12 Precip: None

3.6 Observations

Table 6: Results and observations of the building, tree or structure.

Surveyor	Building, Tree or Structure	Dates, Times and Survey Type	Bat Activity Observed
SK	B1	29/05/2025 20:52 to 22:53 SS: 21:07	Unidentified pipistrelle heard at 21:39.  Figure 2: IR still from the northern elevation.
KP	B1	As above	One emergence of BLEB was observed from a gap in the roofing of the gable end at 21:54. Common pipistrelle <i>Pipistrellus pipistrellus</i> were regularly seen passing between 21:31 and 22:13, seen foraging up and down the road between 21:41 and 21:57 and heard at 22:19 and 22:22. Brown long eared were heard between 21:53 and 22:25 and seen passing at 22:01 and 22:06. Barbastelle <i>Barbastella barbastellus</i> was heard at 21:56 and seen passing at 22:17 and a myotis sp. was heard at 22:08.  Figure 3: IR still from the southern elevation.

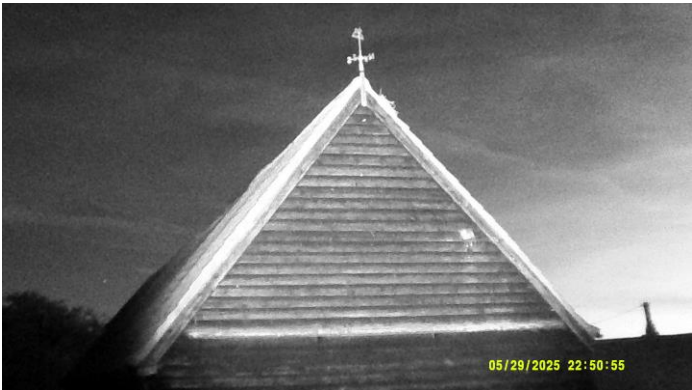
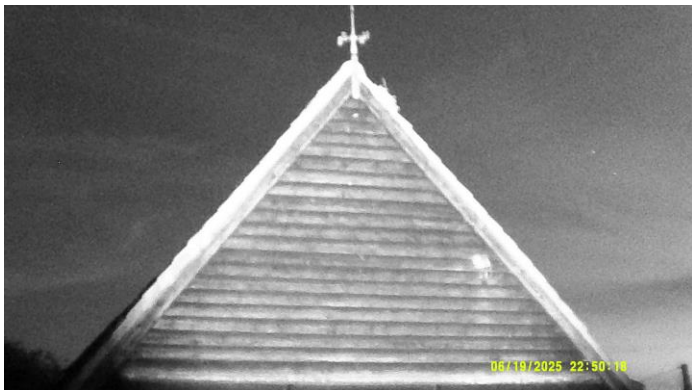
AW	B1	As above	An unidentified bat was seen at 21:54. Common pipistrelle was seen foraging at 21:59 and heard at 22:25. Brown long eared was heard at 10:30.  Figure 4: IR still from the eastern elevation.
SD	B1	As above	Common pipistrelle were seen foraging and commuting regularly along the road between 21:31 and 21:45 from which there was constant activity until 22:20. Common pipistrelle were also heard between 21:34 and 22:31. Barbastelle were heard between 22:11 and 22:20. Brown long eared heard at 22:23.  Figure 5: IR still from the western elevation.
KG	B1	As above	Common pipistrelle was seen passing at 21:58. A soprano pipistrelle was seen passing at 22:00 and a brown long eared was heard at 22:25.

			 Figure 6: IR still from the northern elevation.
Camera	B1	As above	Four brown long eared bats were seen flying in the barn at 21:45.  Figure 7: IR still from the barn interior.
KG	B1	19/06/2024 21:09 to 23:09 SS: 21:24	A CP was heard not seen at 21:35, 22:30 and 22:35. A BLE passed at 22:18. A Leislars bat (L) was HNS at 22:45. No

			further activity was recorded after 22:45.  Figure 8: IR still from the northern elevation.
GL	B1	As above	 Figure 9: IR still from the western elevation.
SL	B1	As above	CP was seen foraging along the hedgerow between 21:49 and 22:26. There was no further activity after 22:27.  Figure 10: IR still from the southern elevation

CD	B1	As above	A CP passed between 21:49 and 22:35. A BLE was HNS at 22:42 and 22:48.  Figure 11: IR still from the northern elevation.
AW	B1	As above	A CP passed at 22:29. A N was HNS at 22:45. A CP was HNS at 22:51. There was no further activity after 22:51.  Figure 12: IR still from the eastern elevation.
Summary of surveys and supplementary observations: 29/05/2025 - One brown long eared emergence at the gable end of the barn. Four brown long eared seen foraging within the barn. General activity of common pipistrelle, soprano pipistrelle and noctule observed. 19/06/2025 - General activity of common pipistrelle, noctules and brown long eared. Any other protected species that would be affected by the development: N/A			

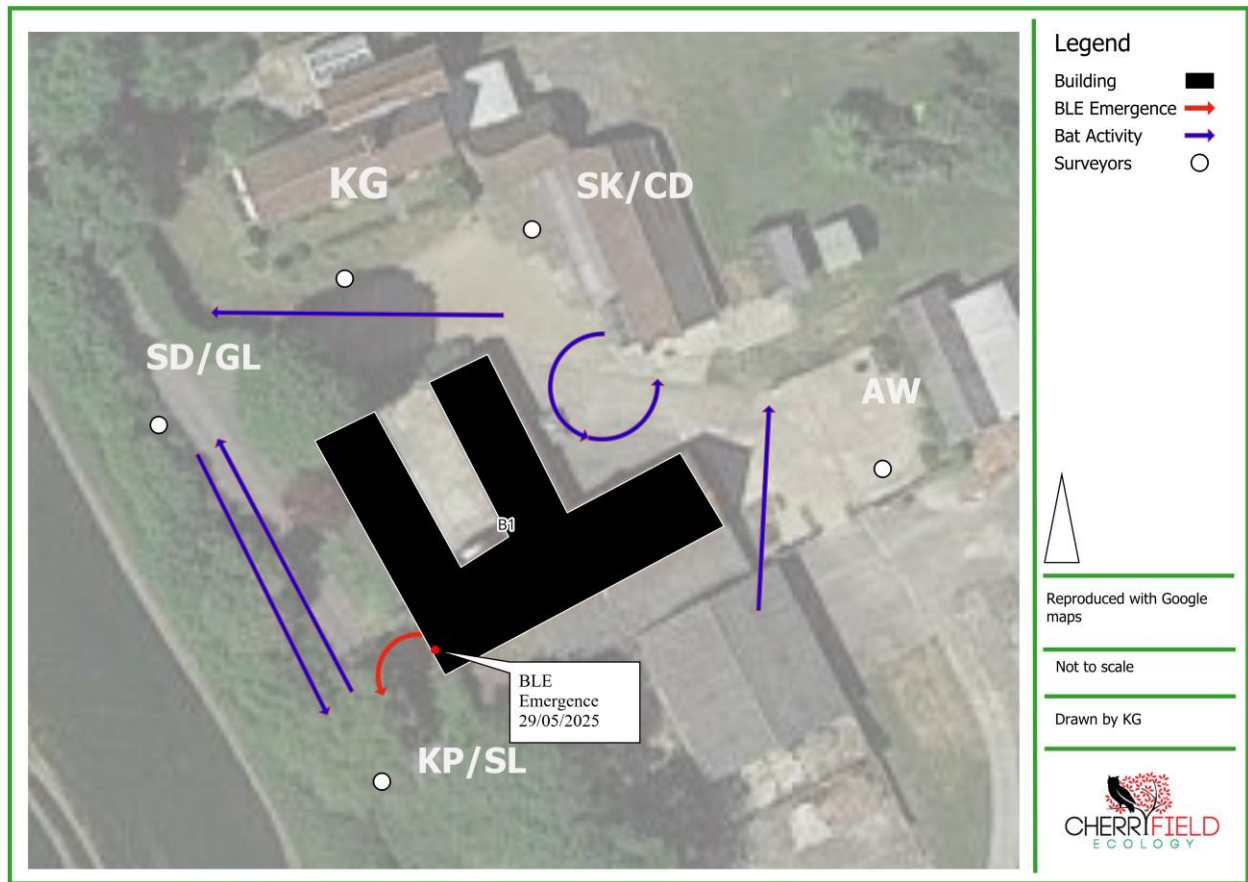


Figure 13: Site Plan

4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion and recommendations in the context of the proposed works.

Building/tree/structure reference - B1 (Main Building)

4.1 Conclusion and Discussion

The proposals include for the conversion of the existing barn (B1) into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure.

The surveys have shown Brown Long-Eared *Plecotus auratus* maternity roost with 4 individuals recorded.

All the surveys show that the surrounding gardens are used by foraging and commuting bats.

4.2 Potential Impact

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and the following details a proportionate impact assessment based on current information.

Table 7: Impact Assessment.

Impact	One maternity roost, and three day/night feeding bat roosts will be lost in the development on B1 (BLE and CP).
Characterisation of unmitigated impact on the feature	A bat roost will be destroyed when works are carried out resulting in a low-level loss/impact at a local level.
Effect without mitigation	Without mitigation, individual bats could be killed, injured or trapped during the works.
Mitigation and or enhancement	See Table 8 and 9
Significance of effects of residual impacts (after mitigation)	If lost roosts are replaced by bat boxes, the effects would be negligible.

4.3 Recommendations

The below details the recommended mitigation and compensation required.

License type required: Standard

Roost type: Maternity and day/night

Table 8: Mitigation and Compensation

Work	Specification
General Information	A Natural England Protected Species Licence must be applied for in order to allow the works to proceed, post-grant of planning. The Three Tests to be answered before planning can be granted (NE, 2017): <i>Test 1:</i> Regulation 53(2)(e) states: a licence can be granted for the purposes 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”. Test 1 can be achieved via the ‘imperative reasons of overriding public interest’. Although not for the ecologist to determine the planning officer will on grant of consent. <i>Test 2:</i> Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”. Test 2 would be achieved on the grant of consent as no other sites have been considered for the development. <i>Test 3:</i> Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.” Test 3 will be achieved once full mitigation appropriate to species and population has been designed and implemented via a NEPS licence issued from the statutory authority (Natural England).
Roof and tile linings	‘When a bat roost is present and being mitigated/compensated we advise that the type of linear for the tiles/roof used is a bitumen type 1 traditional felt. The reasoning for this is twofold; firstly, bats can damage the Modern Roofing Membrane (MRM), meaning that the MRM will become useless allowing water to pass through from above and, secondly, bats will become trapped in the fibres and die from dehydration and starvation.

	There is no reason that building regulations will not allow a traditional ‘cold roof’ and, therefore, this should be designed into any project where bats will be able to access the roof/loft or hung tile/weatherboarding etc. However, Natural England will accept an MRM being used in a bat roost under the following circumstances - The MRM must have passed the testing regime set out in Essah <i>et al.</i> (2020) and a certificate must be provided as proof of this.’ Natural England will accept an MRM being used in a roost of any type with evidence of the MRM having passed the propensity snagging test.
Mitigation and compensation to be installed via a Standard Licence application	Standard Licence: A maternity roost for BLE and a day roost for CP x 3 has been located within the barn and, therefore, the timing of the works will be restricted as follows: No works can be undertaken during the period of May to October whilst the maternity roost is <i>in situ</i>. Works can occur outside of these times under the work schedule. Any re-roofing/demolition will require the supervision of a bat-licensed ecologist. The suitable roosting features will be stripped by hand only. All areas within the roof will be checked for bats i.e. endoscope. If bats are found, these will be removed by hand and placed in bat boxes that will be in place before works begin. Bat boxes will be installed on retained trees or buildings; it is currently understood that there are buildings/trees that can be used for this purpose. A minimum of three Chillon Woodstone bat boxes will be hung on the buildings/trees at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by Brown Long-Eared bats (BLEB) and crevice-dwelling species.



Figure 14: Chillon Woodstone Bat Box (British-made)

A bat loft will be required in the development (3m wide, 2.5m from apex to ceiling and at least 4m long, which will replace the current space to a like for like roost) to accommodate this maternity roost . The loft will be installed first in the main barn as part of the conversion to a dwelling. Plans to be provided at a later stage.

At least three maternity bat boxes e.g. large multi-chamber bat box must be installed at the same orientation and height and must have the same solar gain to ensure it replicates the current roost as closely as possible. These boxes will be used as a roosting feature which the maternity roost can utilise during the works period but will be retained on completion.



Figure 15: Large maternity/hibernation box (British-made)

	Commuting bats may be using the grounds and surrounds; therefore, any tree, hedges or linear feature should be retained where possible.
Lighting	Any lighting near or shining onto any trees, especially those with bat boxes in or commuting routes shown to be present, will be designed to minimise the impact it has on potential bat roosting and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimizing the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimized to 0.5lux. This will ensure that the roosting and commuting resources that the bats are likely to be using are maintained.

The local planning authority has a duty to impose enhancements. The following table details the affordable and simple enhancements suitable for the site (Table 9).

Table 9: Enhancements to allow a net gain for protected species.

Work	Specification
Enhancements to provide a net gain as per the LPA's duty.	A minimum of one Chillon Woodstone bat boxes or similar boxes (Figure 16) will be hung on the trees at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void-dwelling species.  Figure 16: Chillon Woodstone Bat Box (British-made)

5.0 References

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