



HILL END FARM, MAPPLEWELL.

**BAT SURVEY RESULTS & MITIGATION
STRATEGY 2026.**

Ref No: 260428/rev1.

Date: 7th July 2026.

1. Introduction.

1.1. Whitcher Wildlife Ltd were originally commissioned in 2022 to complete a Preliminary Roost Assessment (PRA) and dusk emergence surveys of the small farm complex in Mapplewell known as Hill End Farm. Those dusk emergence surveys were carried out between May & August of that year.

1.2. Throughout those surveys, no bats were found to be roosting with the buildings on site and therefore, no requirement for a licence or extensive mitigation was recommended.

1.3. However, as the planning application process remains ongoing, those surveys have now expired and therefore, Whitcher Wildlife Ltd have been commissioned to repeat the surveys. These were carried out during in May and June 2026, and this document confirms the results of these surveys and makes any relevant further recommendations.

1.4. For all information relating to the buildings themselves, this can be found within the original report referenced: 220527/REV2

1.5. The dusk emergence surveys were carried out on 12th May, 2nd June and 24th June. The first two surveys were led by Mitch Greenhalgh who holds a Natural England survey licence for bats (2025-84764-CL18-BAT) and the final survey was led by Ruth Georgiou who also holds a Natural England survey licence for bats (2025-85718-CL18-BAT). The results of all surveys are included within this report along with further recommendations and a mitigation strategy.

2. Survey methodology

2.1. The dusk emergence surveys were conducted in accordance with Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. They were conducted by a sufficient number of surveyors to cover all areas of roosting potential, in suitable weather conditions from fifteen minutes before sunset to at least an hour and half after.

2.2. All surveyors were equipped with Batbox Duet bat detectors, or similar. The use of static recording devices such as Anabat Rangers and night-vision aids (NVAs) were also utilised were appropriate.

3. PRA & Dusk emergence survey results.

3.1. First survey – 12th May 2026.

3.1.1. A repeat walkover of the site was carried out prior to the first dusk emergence survey to determine whether potential of the buildings on 2026 remained the same as it did in 2022.

3.1.2. That walkover found there to have been no substantial changes to the site, with all buildings (other than the L-shaped section of building 3) remaining in similar condition. No field signs were identified, although the debris on the floors of the building does inhibit a thorough check.

3.1.3. Overall, no change was made to the assessments made in 2022 and the buildings on site are still assessed as having high potential for roosting bats. Therefore, three dusk emergence surveys were carried out. The buildings were considered to have low potential for hibernating bats due to the lack of features which would provide the necessary stable temperatures or humidity.

3.1.4. The first survey covered all buildings on site, labelled 1, 2 and 3 within the original report. The L-shaped section of building 3 however no longer exists, although this held negligible potential for roosting bats anyway.

3.1.5. The survey was led by Mitch Greenhalgh, who holds a level 2 Natural England bat survey licence (2015-10823-CLS-CLS) along with two other surveyors, all of whom are experienced assistants.

3.1.6. The surveyors were equipped with Batbox Duet detectors and two-way radios. Static Anabat Ranger or Anabat Chorus recorders were deployed alongside the surveyors to record bat activity for subsequent computer analysis using Anabat Insight.

3.1.7. Five thermal cameras were also set up around the buildings ensuring that all aspects were covered. Shown below are timestamped photographs which show the view of each camera at the darkest point of the survey.

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2.



3.



4.



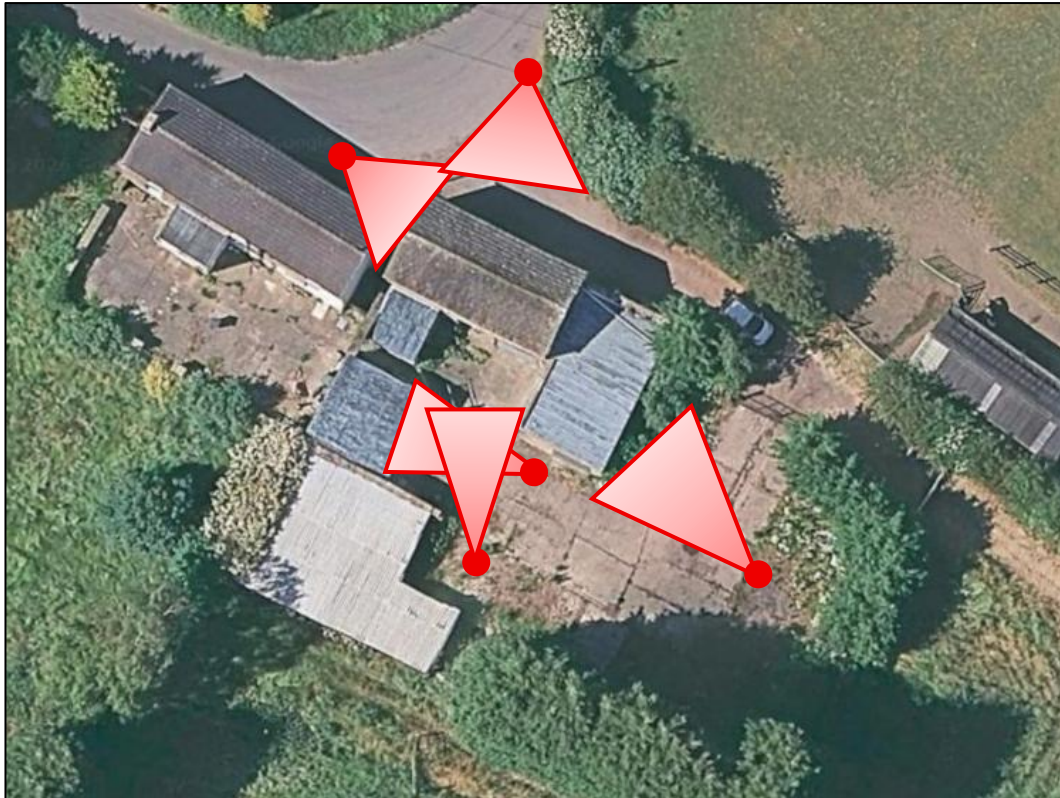
5.



3.1.8. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.



3.1.9. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.1.10. The survey was carried out on 12th May 2026. The evening was cool and clear with a temperature of 11°C at the start of the survey. Sunset was at 20:55 and therefore, the survey commenced at 20:40 and ceased at 22:25.

3.1.11. Bat activity recorded during the survey was significantly low, likely due to the reduced temperatures at the start of May. One common pipistrelle was observed commuting west to east along the access road during the survey, but no other bats were seen.

3.1.12. Subsequent analysis of the cameras confirmed that no bats emerged from either building during the survey.

3.1.13. Subsequent analysis of the Anabat recorders agreed with the findings of the surveyors and the total number of recordings per species is shown below.

Species	Count
Common pipistrelle <i>Pipistrellus pipistrellus</i>	2

3.2. Second survey – 2nd June 2026.

3.2.1. The second survey again covered the main barn on site and its attached smaller lean-to, labelled 1 and 2 and within the original report.

3.2.2. The survey was led by Mitch Greenhalgh, who holds a level 2 Natural England bat survey licence (2015-10823-CLS-CLS) along with one other surveyor, who is an experienced assistant.

3.2.3. The surveyors were equipped with Batbox Duet detectors and two-way radios. Static Anabat Ranger or Anabat Chorus recorders were deployed alongside the surveyors to record bat activity for subsequent computer analysis using Anabat Insight.

3.2.4. Four infrared cameras were also set up around the buildings ensuring that all aspects were covered. Shown below are timestamped photographs which show the view of each camera at the darkest point of the survey.

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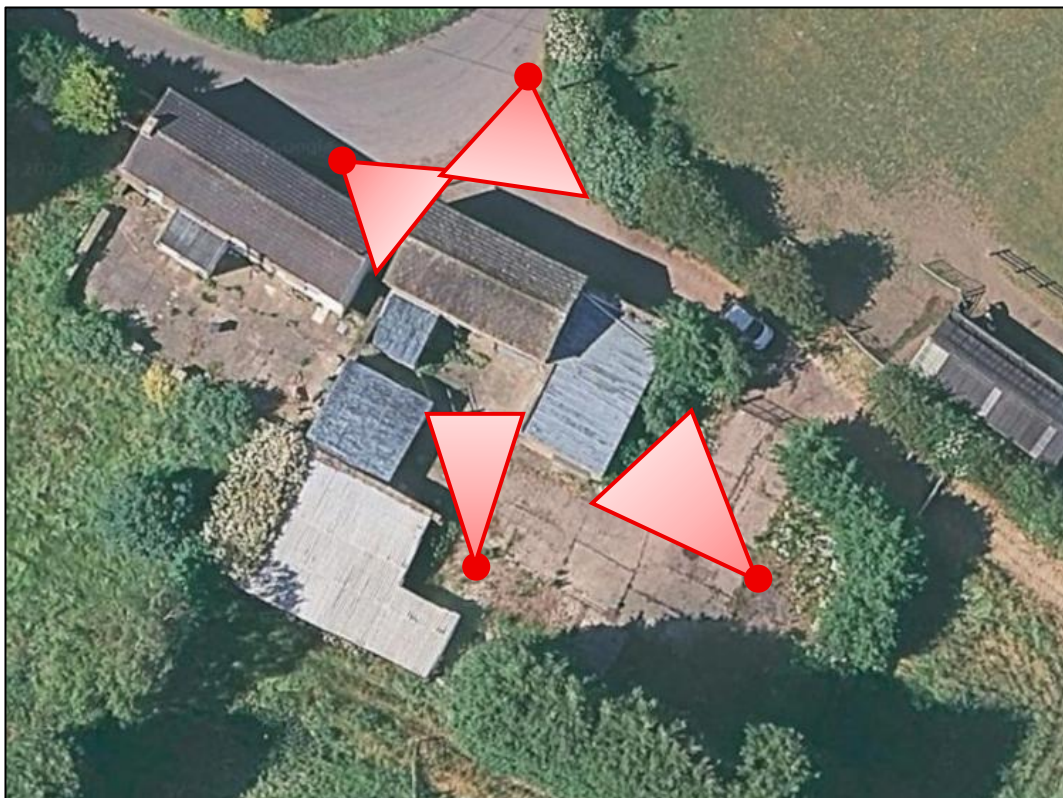
4.



3.2.5. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.



3.2.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.2.7. The survey was carried out on 2nd June 2026. The evening was mild with light cloud and a temperature of 16°C at the start of the survey. Sunset was at 21:25 and therefore, the survey commenced at 21:10 and ceased at 22:55.

3.2.8. Bat activity recorded during the survey was again significantly low, which was surprising given the more suitable weather conditions. One common pipistrelle was observed commuting west to east along the access road during the survey as with the first survey, and a further common pipistrelle passed up the road from the west and headed north.

3.2.9. Subsequent analysis of the cameras confirmed that no bats emerged from either building during the survey.

3.2.10. Subsequent analysis of the Anabat recorders agreed with the findings of the surveyors and the total number of recordings per species is shown below.

Species	Count
Common pipistrelle <i>Pipistrellus pipistrellus</i>	3

3.3. *Third survey – 29th July 2025.*

3.3.1. The third and final survey again covered the main barn on site and its attached smaller lean-to, labelled 1 and 2 and within the original report.

3.3.2. The survey was led by Ruth Georgiou, who holds a level 2 Natural England bat survey licence (2025-85718-CL18-BAT) along with one other surveyor, who is an experienced assistant.

3.3.3. The surveyors were equipped with Batbox Duet detectors and two-way radios. Static Anabat Ranger or Anabat Chorus recorders were deployed alongside the surveyors to record bat activity for subsequent computer analysis using Anabat Insight.

3.3.4. Five infrared cameras were also set up around the buildings ensuring that all aspects were covered. Shown below are timestamped photographs which show the view of each camera at the darkest point of the survey.

1.



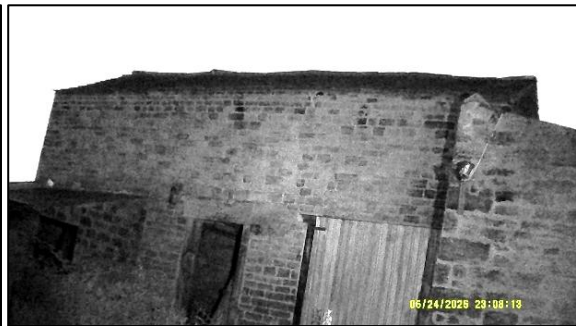
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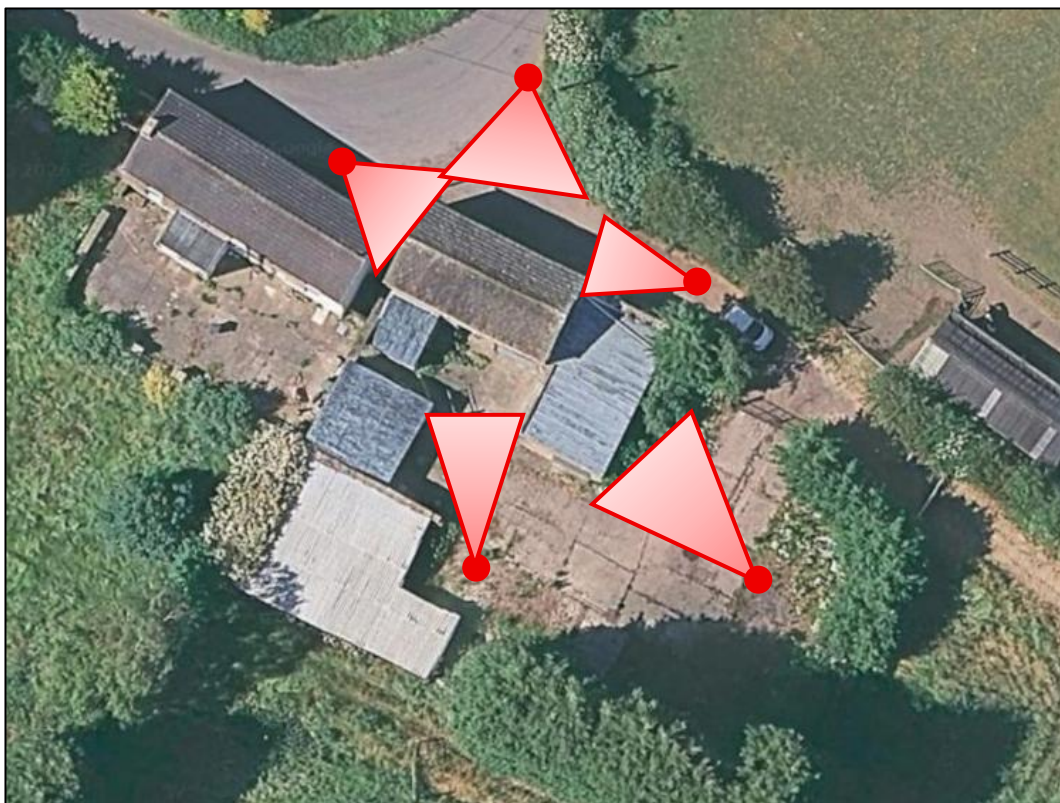
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3.3.5. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.



3.3.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.3.7. The survey was carried out on 24th June 2026. The evening was very warm with light cloud and a temperature of 24°C at the start of the survey. Sunset was at 21:40 and therefore, the survey commenced at 21:25 and ceased at 23:10

3.3.8. Bat activity recorded during the survey was higher than the previous surveys, but still could not be classed as high. However, one surveyor did observe one common pipistrelle emerging from the barn at 22:01, and then flying back in and out for the next minute. Other bats were heard foraging along the access path to the north of the building.

3.3.9. Subsequent analysis of the cameras confirmed that one bat emerged from the barn internally and then left through the main door. This bat was confirmed to be a common pipistrelle. The exact roost location is unknown, but it is expected that it would be within either the walls or between timbers. It is possible that the stone barn provided a suitable roost during a time of exceptionally high temperatures, explaining why it is not frequently used by bats. The building is therefore assessed as a common pipistrelle day roost.

3.3.10. Footage of the emergence can be provided upon request.

3.3.11. Subsequent analysis of the Anabat recorders agreed with the findings of the surveyors and the total number of recordings per species is shown below.

Species	Count
Common pipistrelle <i>Pipistrellus pipistrellus</i>	42

4. Evaluation and recommendations.

4.1. The first two surveys identified no bats using the barn to roost, which were consistent with all previous 2022 surveys, but the final survey identified one common pipistrelle to emerge from the barn. Therefore, the building is classed as a confirmed roost, even though it is clearly only used very sporadically.

4.2. Therefore, prior to any works commencing on the building, it will be necessary to obtain a European Protected Species (EPS) mitigation licence from Natural England although this will not be necessary until planning permission has been granted. However, a mitigation strategy will be required to support the planning application and this is detailed within the next section of this report.

4.3. No nesting birds were visually identified within the walls during the bat surveys, but during the first survey, calling chicks could be heard from atop the walls, confirming that birds do use the barn to nest. There are also previous pigeon nests and pellets present from the little owl which frequents the area and was seen during the surveys, although never within the building. It is therefore recommended that any works to the building are done over winter to ensure no impact on nesting birds.

5. Mitigation Strategy.

5.1. As the building has been confirmed as a sporadically used common pipistrelle day roost, there is a need to provide a mitigation strategy to support the planning application, and latterly a Natural England EPS mitigation licence.

5.2. As only one common pipistrelle has been identified, mitigation will be proportionate and should comprise a pair of integrated bat boxes being built into the new, converted dwelling on site. These can be selected to match the external finish of the dwelling. An example of this is the Ibstock Habibat Integrated Bat Box as shown below, but other similar boxes are available.



5.3. As the exact roost location is not known, it will be necessary for the works to commence throughout winter when bats will not be present within the building. The accepted timings for this will be from October to March inclusive.

5.4. If the works extend beyond this period, no temporary mitigation is to be recommended as there are minimal suitable locations for bat boxes, and minimal suitable locations to install a

pole-mounted bat box which will not be then disturbed by construction activities. The building is a very rarely used day roost and the bat using the site is not dependent on the building. However, best efforts should be made to complete this works within this timeframe.

5.5. Prior to works commencing, a licenced ecologist will carry out a pre-commencement endoscope check of the building to ensure as far as reasonably practicable that no bats are present prior to works starting. They may also supervise the destruction of any sensitive areas.

5.6. An ecologist will give any on-site staff a toolbox talk on bats to ensure that they know how to identify bats and their field signs. Should any bats or their field signs be identified, then Whitcher Wildlife Ltd will be notified to confirm whether works can continue to proceed under the licence.

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