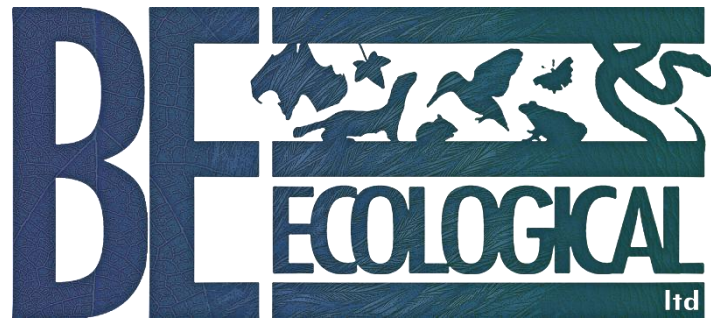




**MEAD FARM
MEAD LANE, REDWICK, NEWPORT**

BAT ACTIVITY SURVEY REPORT

**ISSUE 1VB
OCTOBER 2026**

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Executive Summary

It is proposed to install dormer windows to the top floor bedrooms and the master bedroom and to construct a single storey rear extension at Mead Farm, Mead Lane, Redwick, Newport. The planning application relates to the dormer windows, the new extension and a number of internal reconfigurations, including a new bathroom which will take up a small section of the loft within the rear gable.

The property was previously the subject of a bat inspection survey and three dusk emergence surveys undertaken by BE Ecological Ltd in 2024, which identified the building as a maternity roost for common pipistrelle bats (*Pipistrellus pipistrellus*). An updated inspection survey was undertaken on 3rd August 2026. Conditions at the property were unchanged from the previous survey, with droppings commensurate with a pipistrelle species scattered throughout the main roof void.

A single dusk emergence survey was undertaken on 3rd August 2026 to confirm the continued status of the roost. The building was confirmed to remain in use as a maternity roost for common pipistrelle bats, with a roost of approximately ten bats. Eight common pipistrelles were recorded emerging from an edge tile adjacent to the chimney on the north east aspect. A further two bats were recorded emerging from the single storey element on the north west aspect, one from beneath a roof tile and one from beneath a bargeboard. Soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*), Leisler's bat (*Nyctalus leisleri*), serotine (*Eptesicus serotinus*), Natterer's bat (*Myotis nattereri*) and unidentified *Myotis* species were also recorded foraging and commuting in the vicinity.

A European Protected Species Licence will be required along with mitigation and compensation prior to any works commencing on the building.

No evidence of breeding birds was found on the exterior of the building.

This report will be valid for a period of 24 months.

1 Introduction

1.1 Background

BE ECOLOGICAL LTD was commissioned by the client to undertake an initial bat inspection survey and subsequent activity survey of the property in support of a planning application to install dormer windows and construct a new single storey rear extension at Mead Farm, Mead Lane, Redwick, Newport.

This report includes the findings of the aforementioned bat activity surveys undertaken in the appropriate season.

The surveys were undertaken in line with the current guidance on standards for bat surveys (Bat Conservation Trust, 2023).

The building was confirmed as a common pipistrelle maternity roost in 2024 following three dusk emergence surveys undertaken in May, June and July. That survey effort established the species present, the roost status and the access points in use. The 2024 report was approaching the end of its 24 month validity period and the proposed scheme has since been revised. The purpose of the 2026 survey was therefore to confirm whether the building remains in use as a roost, and whether the access points and species assemblage have altered, rather than to establish presence or absence from the beginning. A single dusk emergence survey undertaken within the peak maternity period and supported by thermal imaging alongside static detectors is proportionate to that purpose.

The 2026 survey confirmed that the building remains in use as a common pipistrelle maternity roost. All species recorded are crevice dwelling. Further emergence surveys would not alter the conclusion that the works will affect a confirmed roost, that a European Protected Species Licence obtained from Natural Resources Wales is required, or that mitigation and compensation are mandatory. The assessment in this report proceeds on the precautionary basis that the roost continues to support a maternity colony of common pipistrelle bats.

1.2 Site Description

The site is located at Mead Farm, Mead Lane, Redwick. The property comprises a stone farmhouse beneath a slate roof. There are two ridges to the farmhouse. The first runs from north west to south east, with the second running from north east to south west.

There is a single storey building comprised of stone attached to the north west gable of the property. This building also has a pitched slate roof. Bargeboards and fascias, where present, are of timber.

The property is set within a wholly rural landscape and is situated 6m from the Gwent Levels, Redwick and Llandeenny SSSI. There is a patch of mature trees to the north west which leads to the wider landscape, comprising the SSSI, fields, reens and mature hedgerows.

1.3 Proposed Development

It is proposed to install dormer windows to the top floor bedrooms and the master bedroom and to construct a single storey rear extension. The planning application relates to the dormer windows and the new extension.

In addition, a number of internal reconfigurations are included in the application. The most relevant of these is a new bathroom accessed from the half landing, which will take up a small section of the loft within the rear gable.

2 Legislation & Policies

2.1 Conservation of Habitats & Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) provides safeguards for European Protected Species (those listed under Annex IV Habitats Directive). With regards to bats, this makes it an offence to:

- Deliberately (or recklessly in Scotland) capture, injure or kill a bat
- Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in Scotland) affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species
- Damage or destroy a roost (this is an 'absolute' offence)
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

2.2 Wildlife & Countryside Act 1981

The Wildlife & Countryside Act 1981 (as amended) is the legislation for England and Wales for nature conservation, making it an offence to:

- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost

2.3 Planning Policy Wales (Edition 12, February 2024)

The following sections are relevant. Section 6.2.8 requires planning authorities to ensure that development avoids and then minimises impact on biodiversity and ecosystems and provides opportunities for enhancement. Section 6.4.3 recognises that development needs to take place but requires the planning system to ensure there is a net benefit for biodiversity and ecosystem resilience. Section 6.4.5 states that development must not cause any significant loss of habitats or populations of species and must provide a net benefit for biodiversity. Section 6.4.35 confirms that the presence of a species protected under European or UK legislation is a material consideration when a planning authority is considering a development proposal.

2.4 Building with Nature

Applicants should consider standards for development design 'Building with Nature' which can be found at www.buildingwithnature.org.uk

2.5 Planning Policy Wales — Technical Advice Note 5: Nature Conservation and Planning

Section 6.2.1 – the presence of a protected species is a material consideration when a local planning authority is considering a development proposal that, if carried out, would be likely to result in disturbance or harm to the species or its habitat. Section 6.2.2 – it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted.

2.6 Environment (Wales) Act 2016 — The Biodiversity and Resilience of Ecosystems Duty

The Environment (Wales) Act became law on 21st March 2016. It puts in place legislation to enable Wales's resources to be managed in a more proactive, sustainable and joined-up manner. Newport City Council as a public body has obligations under section 6 of the Environment (Wales) Act 2016 to demonstrate how the Local Authority will seek to maintain and enhance biodiversity in the proper exercise of their functions and in doing so promote the resilience of ecosystems.

2.7 State of Natural Resources Report (SoNaRR)

The Environment (Wales) Act 2016 requires Natural Resources Wales (NRW) to publish a State of Natural Resources Report (SoNaRR) to provide information on the current state of our natural resources to enable Welsh Ministers to set priorities for action at the national level. The Authority is required to have regard to the findings of this report in exercising its functions.

2.8 Nature Recovery Plan

The Welsh Government launched the Nature Recovery Plan (NRP) which sets out its commitment to biodiversity in Wales. The NRP highlights the issues that need to be addressed and the objectives for action to address the underlying causes of biodiversity loss, specifically through putting nature at the heart of decision making, increasing the resilience of the natural environment, and taking specific action for habitats and species.

3 Methodology

3.1 Survey Objectives

- To carry out an initial bat inspection survey along with the recommended activity surveys
- To present the above details and if necessary recommendations for mitigation, future research and compensation within this report
- To carry out a scoping survey for breeding birds

3.2 Survey Summary

The bat survey comprised of two parts:

- Part 1 — Initial bat inspection survey
- Part 2 — A single activity survey

3.3 Surveyor Information

The survey was run by Beth Evans. Beth is the owner of BE ECOLOGICAL LTD and has a postgraduate degree in Environmental Biology: Conservation & Resource Management, specialising in British bats. Beth has 17 years' experience of ecological surveys, both in a small scale and large multi-disciplinary context. Beth also holds Natural Resources Wales and Natural England bat licences to disturb and handle bats.

Beth Evans was assisted during the activity survey by Stephen Shutt. Stephen Shutt is an experienced licenced bat ecologist.

3.4 Internal & External Inspection

An initial inspection survey was carried out on 3rd August 2026 to search all buildings, both internally and externally, to identify potential bat roosting areas and signs of bat use including; live bats, dead bats, droppings, urine staining, grease marks and discarded prey items. The buildings and all areas/items of interest were recorded and photographed. Extension ladders/steps were used to safely access roof areas and fascia boards etc; where no safe access was available the survey was conducted using close focus binoculars and/or a high powered lamp.

3.5 Activity Surveys (emergence/re-entry surveys)

Building 'emergence' and 're-entry' surveys were carried out on the following dates, times and weather conditions. Climatic conditions including rain, wind, temperature and cloud cover were recorded for each survey using a hand held Kestrel 4500 weather station.

3.5.1 Survey 1 — 3rd August 2026

A dusk survey was carried out on 3rd August 2026 using surveyors, positioned in such a way that as much of the building was visible to surveyors as possible. Surveyors were equipped with Batlogger M and M2 detectors, two Guide TK6012 thermal monoculars and a Pixfra Arc 613 thermal imaging camera.

3.6 Survey Limitations

Any survey for bat species can only be a series of snapshots in time. Bats are highly mobile, long lived creatures (capable of living up to 30 years, sometimes longer) with complex social structures and utilising multiple roost sites within a year. The implications of this are that surveys and surveyors have to make informed assumptions based on observations, recorded data, local information and a detailed knowledge of the species.

4 Results

4.1 Data Search

No previous bat survey records were identified on the planning portal. The property was previously the subject of a bat inspection survey and three dusk emergence surveys undertaken by BE Ecological Ltd in 2024, which identified the building as a maternity roost for common pipistrelle bats.

4.2 Inspection Survey

4.2.1 External Survey Results

Conditions on the exterior of the building were unchanged from the previous survey. No bats or evidence of bats was found on the exterior of the building, on either the single storey or the two storey element. A number of potential bat access points were noted on both elements of the building, namely:

- Gaps beneath slates
- Gaps beneath ridge tiles
- Gaps in stone work
- Gaps beneath bargeboards and fascias

4.2.2 Internal Survey Results

Conditions within the building were unchanged from the previous survey. Internally there is one void within the property. The void is large and is of a typical rafter and purlin construction. There is a water tank present within the void. The void is lined with what appears to be breathable roofing membrane and is insulated at joist level with fibre glass insulation. Droppings commensurate with a pipistrelle species were scattered throughout the void.

The single storey void was not possible to access for health and safety reasons.

5 Activity Surveys

The survey was undertaken as per the table below.

5.1 Survey Schedule and Weather Conditions

Table 1: Schedule and weather conditions

Visit	Date (sunset)	Start / End	Temp °C	Wind	Cloud Cover	Notes
Survey 1	03/08/26 (20:57)	21:12 / 22:42	24	Low	50%	Dry evening, insects flying

5.2 Activity Survey Results

5.2.1 Survey 1 — 3rd August 2026

Moderate levels of activity were recorded throughout the survey, with bats foraging over the garden for the majority of the survey period. Common pipistrelle was the dominant species recorded, accounting for 76.80% of recordings. Soprano pipistrelle was recorded at 10.50% of recordings, noctule at 6.63%, Leisler's bat at 2.21%, unidentified Myotis species at 1.93%, serotine at 1.66% and Natterer's bat at 0.28%.

Eight common pipistrelles were recorded emerging from an edge tile adjacent to the chimney on the north east aspect of the main building between 21:19 and 21:49. The roost is estimated to support approximately ten bats.

A further two bats were recorded emerging from the single storey element on the north west aspect. One bat emerged from beneath a roof tile at 21:07, for which no sonogram was recorded, and one common pipistrelle emerged from beneath a bargeboard at 21:32.

No bats were seen exiting from the south east aspect of the building.

5.3 Identified Roosts

5.3.1 Survey 1

The building was identified as a maternity roost for common pipistrelle bats, supporting approximately ten bats. Two roost locations were identified: an edge tile adjacent to the chimney on the north east aspect of the main building, and roost entrances beneath a roof tile and a bargeboard on the north west aspect of the single storey element.

6 Conclusion

The building has been identified as a maternity roost for common pipistrelle bats, supporting approximately ten bats. This is consistent with the findings of the previous survey undertaken in 2024, which identified the building as a maternity roost for common pipistrelle bats.

Two roost locations were identified during the 2026 survey. The principal roost entrance is an edge tile adjacent to the chimney on the north east aspect of the main building, from which eight common pipistrelles were recorded emerging. A second roost was identified on the north west aspect of the single storey element, with bats emerging from beneath a roof tile and from beneath a bargeboard.

Activity at the site was dominated by common pipistrelle, with soprano pipistrelle, noctule, Leisler's bat, serotine, Natterer's bat and unidentified Myotis species also recorded foraging and commuting in the vicinity. Moderate levels of foraging activity were recorded over the garden.

The proposed works will affect a confirmed roost. A European Protected Species Licence obtained from Natural Resources Wales will therefore be required, together with appropriate mitigation and compensation, before any works commence. Mitigation will be mandatory.

7 Breeding Birds

No evidence of breeding birds was found on the exterior of the building.

8 Interpretation & Impact Assessment

8.1 Active Season Usage

The building has been identified as a maternity roost for common pipistrelle bats, supporting approximately ten bats, with roost entrances on the north east aspect of the main building and on the north west aspect of the single storey element.

8.2 Hibernation Season Usage

It is considered possible that bats will use the crevices within the stonework of the building over winter.

8.3 Breeding Birds

No evidence of breeding birds was found on the exterior of the property. If at any point a birds nest is identified, it will be left until such a time that the young have fledged the nest of their own accord.

8.4 Ecological Impacts of Development

The impacts of the development have been assessed using the current information of the proposed works. Should any changes be made to the proposed works, the assessment will need to be reviewed and amended as necessary.

The proposed dormer windows are confined to the south east slope of the main roof. The roost entrance identified on the north east aspect is not located on this slope and will be retained. There remains potential for bats to be disturbed during the works, and for the access point to be obstructed by scaffolding, if appropriate measures are not implemented.

The single storey element on the north west aspect, which supports the second roost, will be removed to accommodate the proposed single storey rear extension. The roost entrances beneath the roof tile and the bargeboard may therefore be impacted by the proposed works, and compensation will be required.

In addition, the proposed bathroom will result in the loss of a small section of the loft within the rear gable, which supports droppings commensurate with a pipistrelle species. The remainder of the rear gable loft is retained. The works have the potential to disturb bats present within the void at the time.

It is possible that bats will be disturbed or injured if they are within the building at the time of the works, and the bats will be subject to the loss of their roost if appropriate measures are not implemented.

9 Mitigation / Compensation / Enhancement

9.1 Bats

The roost entrance on the north east aspect will be retained. The access point will be left unaltered and unobstructed throughout the works and will be excluded from the scaffold fixing zone. Scaffolding will be erected under the direct supervision of the licensed ecologist to confirm that the access point remains clear.

Should the access point be removed or disturbed during the course of the works, it will be reinstated in the same position, at the same height and on the same aspect on completion, to the same dimensions as the existing feature. Reinstatement will be undertaken under the supervision of the licensed ecologist.

The roost entrances identified on the single storey element may be impacted by the proposed works. Permanent compensation will therefore be provided, and the access points will be reinstated where this is practicable.

The roof of the new extension will be zinc finished with pressings and will not be accessible to bats. Suitable gaps for bat access will therefore be created beneath the bargeboards and fascias of the existing farmhouse, on all aspects where gaps are not already present, to provide bats with roosting space across a range of temperatures. Each gap will measure 15 to 20mm high by 20 to 50mm wide and will open into a crevice of the same depth between the timber and the wall. The gaps will not be sealed, filled or covered at any point.

Two Vivara Pro Build-in WoodStone Bat Boxes (<https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box>) will be integrated into the stone wall of the new single storey extension on the south west elevation. The boxes will be installed side by side to create a single larger chamber, as high on the elevation as practicable immediately beneath the eaves, and positioned away from the window, external lighting and other sources of disturbance.

A bat box will be available on site during the works to temporarily house any bats found. Prior to works commencing, a bat box will be erected on a retained tree within the grounds of the property under the supervision of the licensed ecologist.

As enhancement, two Elisa Bat Boxes (<https://www.nhbs.com/elisa-bat-box>) will be installed on the north west gable of the existing farmhouse. The boxes will be sited as high on the elevation as practicable, at a minimum height of 3m above ground level, clustered in close proximity to provide bats with a choice of thermal conditions, and positioned away from windows, external lighting and other sources of disturbance.

9.2 Birds

As enhancement for nesting birds, a sparrow terrace nest box (<https://www.nhbs.com/sparrow-terrace-nest-box>) will be attached to the north west elevation of the property at a minimum height of 3m above ground level.

10 Recommendations

10.1 Timing

The building supports a maternity roost for common pipistrelle bats. No works will be undertaken between 30th April and 30th September inclusive.

Where repointing of the stonework is undertaken, it will be carried out in Spring, 15th February to 29th April, or Autumn, 1st October to 15th November. Of the proposed works, repointing is the only element considered likely to affect hibernating bats. All crevices will be checked with an endoscope prior to infilling and will not be blocked while bats are present.

The remaining works may be undertaken outside the period 30th April to 30th September inclusive, subject to the conditions of the European Protected Species Licence and to the supervision requirements set out in this report.

10.2 Timber/Roofing Materials

All timber which bats may come into contact with will be untreated. If treatment is required, only tanalised timber will be used, ensuring that all excess residues are brushed off prior to use.

There will be no use of breathable roofing membrane in the new extension. Felt will be Type 1F bitumen only. It is acknowledged that breathable roofing membrane is already present within the existing building.

10.3 Lighting

Newly created access points and bat boxes will not be directly illuminated. All external lighting will face downwards and be set on timers to ensure that bats can use the area should they wish. In addition to this, any onsite lighting will conform to the following guidelines:

<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Flight paths to the bat boxes and the newly created bat mitigation will be kept dark at all times. Bats were recorded commuting to the west of the site and this flight line will be kept dark.

10.4 Bat Licensing

A European Protected Species Licence obtained from Natural Resources Wales will be required before any works commence.

10.5 Supervision

Supervision for the removal of the roof coverings and for the demolition of the single storey element will be required.

11 Method Statement (Once a Licence Has Been Obtained)

- A suitably licenced and experienced ecologist will be on site/call for the duration of the works.
- Before any work begins on site, a briefing for contractors and other site-staff 'toolbox talk' will be given by an ecologist. The briefing will cover the issues in respect of protected species they may encounter on site, where they might find them, methods of working, and what they need to know to avoid committing an offence. Every briefing attendee will be provided with a copy of a Method Statement and the contact details of an ecologist and Natural Resources Wales.
- Prior to works commencing, the bat boxes will be erected within the retained trees of the site under the supervision of the licensed ecologist.
- Scaffolding will need to be erected under the direct supervision of the ecologist to ensure there are no impacts (blocked access points etc) of the maternity roost in the main farm house.
- All suitable bat roosting features will need to be removed by hand (slates) and inspected by the onsite bat ecologist.
- The tiles will also need to be removed manually, one at a time, with the bed and underside inspected for bats/sign of bats by the onsite ecologist before moving onto the next.
- Any cavities opened up will be left open for a period of at least 24 hours before closing to ensure a means of escape for bats.
- Any crevices requiring repointing will be checked with an endoscope prior to their infilling. Should bats be identified, the crevices will not be blocked until the bats are no longer present. This includes all crevices within the building both on the exterior and the interior.
- If at any point bats are encountered, all works will cease until such a time the supervising ecologist has captured the bat and moved it out of harms way and into the previously erected bat boxes. Works will not recommence until such a time that the supervising ecologist has given permission to do so.
- If at any point more bats than stated in the licence are discovered or bats of any other species not named in the licence are encountered, all works will cease and NRW will be consulted. Works will not recommence until such a time NRW have given the permission to do so. This may involve further survey effort or an amendment to the licence.
- Only when the onsite bat ecologist is happy that there is no further potential for bats, may he/she leave and the works continue with no supervision. A licensed bat ecologist will be on call for the remainder of the works. In the unlikely event that bats are found during a period that the licensed bat ecologist is not present on site, all works must cease and the licenced bat ecologist engaged.

12 References

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