



Bats & Barns

Our staff have considerable experience in the development and construction sector. We are able to advise on legislation, design bat surveys and provide advice for the design of mitigation strategies that are appropriate and proportionate.

Case study: Lodge Farm, Essex

MKA Ecology was commissioned to undertake an assessment of bat activity at Lodge Farm prior to proposed development. The assessment was to encompass both bat activity on the farmland and inspections of potential bat roosts in the farm buildings.

The methodology followed the recommended best-practice guidelines. To ascertain the presence of bat roosts within the buildings inspection surveys were completed together with a series of dusk emergence surveys and dawn re-entry surveys.

The inspection surveys of the buildings showed very little indication of the presence or potential presence of bats at the site.

A single Common Pipistrelle bat was observed entering a building during a dawn re-entry survey. It was considered unlikely that a European Protected Species Licence was required and it was advised that the development could proceed on the condition that the timings of the work did not affect the Common Pipistrelle roosting at the site.



Example of results for the activity surveys undertaken at Lodge Farm to identify bat species within the site boundary and a Noctule Bat which was recorded on transects in surrounding farmland.

Further recommendations were made to incorporate bat roosting opportunities within the planned development

To assess bat activity across the site a series of transects were walked and bat species and activity were mapped. The results of the activity surveys identified key habitat features that provided commuting and foraging habitat for local bat species.

The results were used to inform recommendations to maintain the higher quality features on the site, such as the mature trees and hedgerows.