





Bat Activity Survey Report

Boldon Golf Club,

East Boldon

Tyne and Wear

NE36 0PQ

21 High Green
Great Ayton
North Yorkshire
TS9 6BJ
T 01642 724800
F 01642 722005
M 07572 396517
E Enquiries@ecosurv.co.uk

Prepared by

Harriet Davis BA (Hons)

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1 EXECUTIVE SUMMARY

Ecosurv Ltd were instructed by Simpson Property Consultants to undertake two bat activity surveys at Boldon Golf Club, East Boldon.

A Bat Risk Assessment was carried out in March 2026. The survey effort found possible bat droppings within the top storey roof void, showing this structure has potentially been utilised by roosting bats. Overall, the property presented '**moderate**' bat roost suitability as it has numerous potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status. The surrounding habitat also provides appropriate habitat for commuting, foraging and roosting.

The proposals are for the roof on the main body of the building to be repaired including removal of the gable parapets. The dormer on the eastern elevation is to be removed, whilst the dormer to the west is to be repaired. These works will impact on some of the potential roosting features identified on the property.

In accordance with current survey guidelines, two bat activity surveys have been carried out on the property to determine the presence or likely absence of roosting bats.

The survey effort undertaken did not indicate that the property is currently being utilised by roosting bats, however given the mobile nature of the species observed and bat activity recorded on the site during the surveys, precautionary measures should be taken throughout construction works.

Externally mounted and integrated bat and bird boxes should be installed across the building and site to compensate the loss of PRFs and to enhance the biodiversity value of the site post-development. Some example designs have been included within Appendix 8.3.

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2 INTRODUCTION

Ecosurv Ltd were instructed to undertake two bat activity surveys at Boldon Golf Club, East Boldon centred on grid reference NZ35746103 (Figure 1).

A Bat Risk Assessment was carried out in March 2026. The survey effort found possible bat droppings within the top storey roof void, showing this structure has potentially been utilised by roosting bats. Overall, the property presented '**moderate**' bat roost suitability as it has numerous potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status. The surrounding habitat also provides appropriate habitat for flight paths, foraging and roosting.

In accordance with current survey guidelines, two bat activity surveys have been carried out on the property to determine the presence or likely absence of roosting bats. The dusk emergence surveys were carried out on 20th May and 29th June 2026 in suitable weather conditions. The purpose of this report is to detail the findings of survey effort undertaken and outline appropriate licensing requirements, mitigation, compensation, as well as any other potential ecological issues as is relevant.

2.1 Location

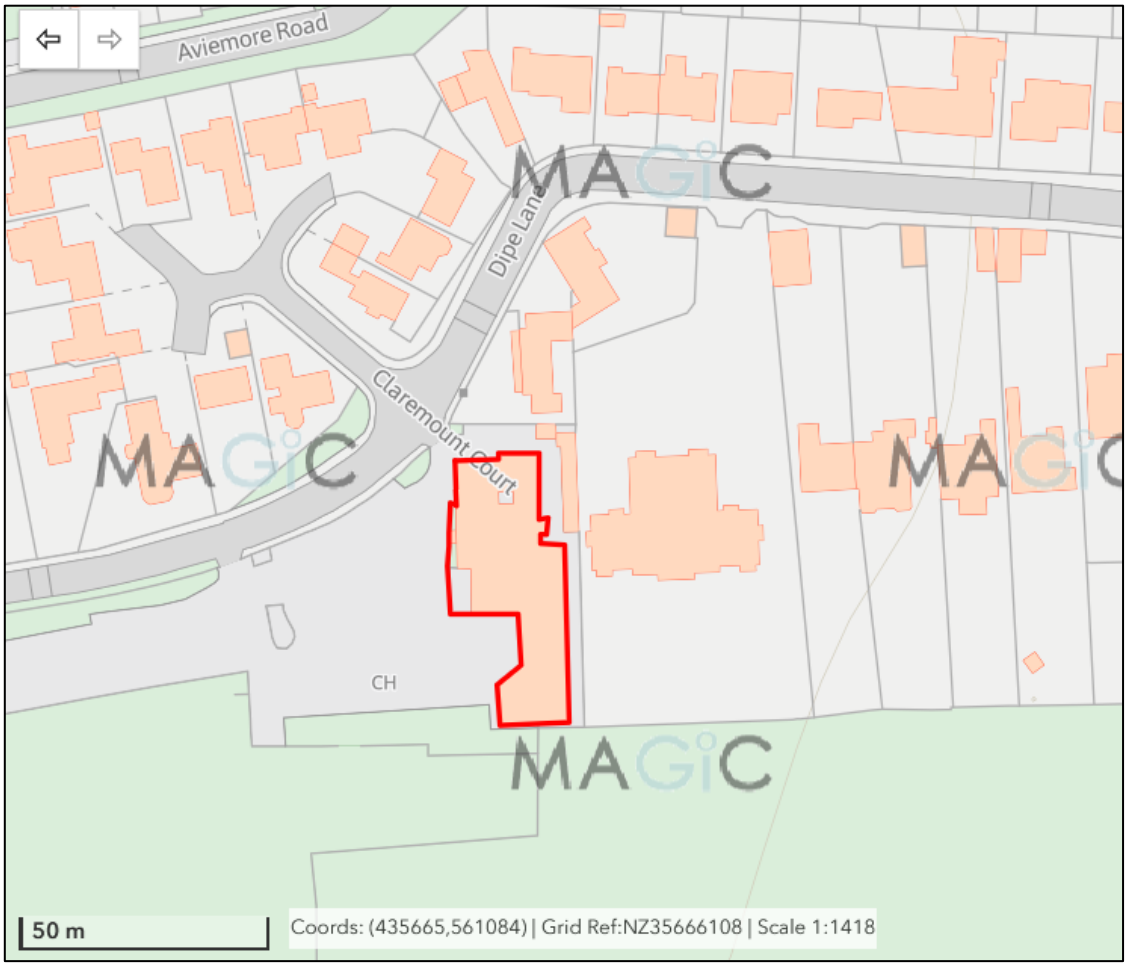


Figure 1. Site location plan.

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3 SUMMARY OF LEGISLATION

Bats

All British bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and are afforded protection under Section 9 of this Act. In addition, all British bat species are listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 and are protected under Regulation 39 of these Regulations. They make provision for the purpose of implementing European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992, under which bats are included on Annex IV. The Act and Regulations makes it an offence, *inter alia,* to:

- Intentionally kill, injure, take (handle) or capture a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not) – under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection – under the Habitats Regulations it is an offence to deliberately disturb a bat (this applies anywhere, not just at its roost) in such a way as to be likely to affect its ability to survive, breed, reproduce, rear or nurture its young, or hibernate.

Breeding Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

Species listed on Schedule 1 of The Act, e.g. Barn Owl *Tyto alba*, receive further protection which makes it an offence to intentionally or recklessly disturb these species while building a nest, or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird. Further enhanced statutory protection is provided for bird species included on Annexe 1 of the Wild Birds Directive.

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4 METHODS

4.1 Survey Area



Figure 2. Location of the surveyed site.

4.2 Activity Surveys

In accordance with current survey guidelines, two dusk emergence surveys have been carried out on the property to determine the presence or likely absence of roosting bats. The surveys were carried out on 20th May and 19th June 2026.

The weather conditions for the activity surveys were considered suitable for bats to be active and are summarised in Table 1.

Table 1. Bat Activity Survey Weather Conditions

Date & Survey Type	Survey Start	Sunrise/ Sunset	Survey End	Temp (°C)	Precipitation	Wind (Beaufort)	Cloud (Oktas)
20/05/2026	21:00	21:16	22:45	13	0	4	7
29/06/2026	21:30	21:47	23:15	18	0	2	3

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The surveys were conducted by Harry Cuthbert BSc MSc (Hons) and Harriet Davis BA (Hons) who were assisted by experienced bat surveyors Caitlin Astley, Saul Kelly, Jed Henshaw and Sophie Dunne. Surveys were carried out using full spectrum bat detectors (Echo Meter Touch 2 Pro, Anabat Scout), night vision aids as well as direct visual observation.

Table 2. Surveyor Names and Equipment - Dusk Emergence Survey 20/05/2026

Name	Equipment Used	Location ID on corresponding results map
Jed Henshaw	Echo Meter Touch 2 Pro	1
Harry Cuthbert	Echo Meter Touch 2 Pro	2
Sophie Dunne	Echo Meter Touch 2 Pro	3
Caitlin Astley	Anabat Scout	4
NVA's		
Nightfox Whisker (See Image 1 for coverage)	N/A	A
Nightfox Whisker (See Image 2 for coverage)	N/A	B
Nightfox Whisker (See Image 3 for coverage)	N/A	C
Nightfox Whisker (See Image 3 for coverage)	N/A	D

Table 3. Surveyor Names and Equipment - Dusk Emergence Survey 29/06/2026

Name	Equipment Used	Location ID on corresponding results map
Harriet Davis	Echo Meter Touch 2 Pro	1
Harry Cuthbert	Echo Meter Touch 2 Pro	2
Saul Kelly	Anabat Scout	3
Caitlin Astley	Anabat Scout	4
NVA's		

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Nightfox Whisker (See Image 4 for coverage)	N/A	A
Nightfox Whisker (See Image 5 for coverage)	N/A	B
Nightfox Whisker (See Image 6 for coverage)	N/A	C
Nightfox Whisker (See Image 6 for coverage	N/A	D

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5 RESULTS

5.1 Dusk Emergence Survey 20th May 2026

The first bat recorded was a common pipistrelle at 21:35 which was heard not seen by surveyors 2, 3 and 4.

At 21:40, 2 common pipistrelles were seen by surveyor 1 foraging along the southern tree line.

At 21:51, 2 common pipistrelles were seen foraging to the buildings rear, circling back to the adjacent trees; seen by surveyors 3 and 4. This foraging was continuous for 10 minutes.

At 22:01, a common pipistrelle was seen foraging along the east fence of the building; seen by surveyor 1.

At 22:08, 3 common pipistrelles were seen foraging along the back alley and treeline of the building; seen by surveyors 3 and 4. This foraging remained continuous until 22:40.

At 22:10, a common pipistrelle was seen commuting north to south over the building; seen by surveyor 2. This was repeated by another common pipistrelle at 22:12.

At 22:13, a noctule was heard but not seen by surveyor 1.

At 22:38, a common pipistrelle was seen foraging around the southern chimney stack by surveyor 1.

No bats were observed emerging from the structure.

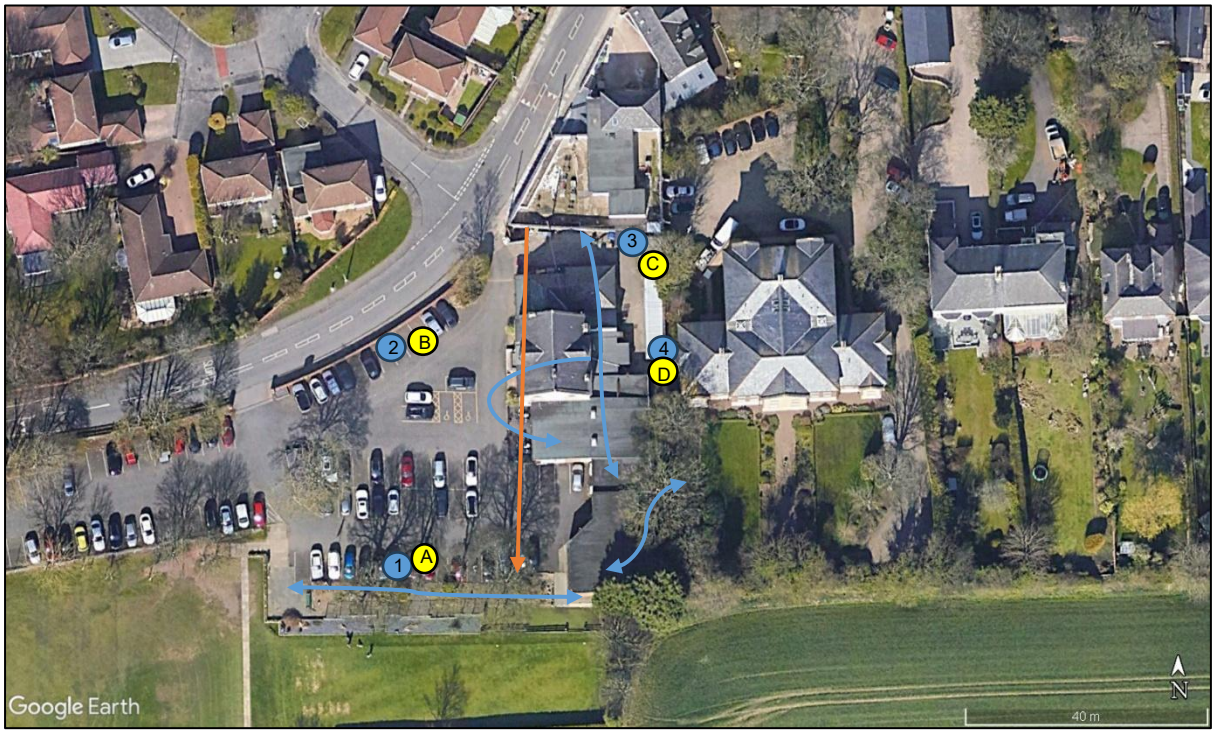


Figure 3. Summary of dusk emergence survey results 20/05/2026

(Blue dots indicate surveyor locations; Yellow dots indicated NVA location; blue lines indicate foraging bats; orange lines indicate commuting bats).

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5.2 Dusk Emergence Survey 29th June 2026

The first bat recorded was a common pipistrelle which was heard not seen by surveyor 1 at 22:16

At 22:18, a common pipistrelle was seen commuting along the southern treeline, travelling west to east; seen by surveyor 1.

At 22:20, a common pipistrelle was seen commuting along the southern treeline, travelling west to east; seen by surveyor 1.

At 22:21, a common pipistrelle was seen foraging along the southern treeline; seen by surveyor 1.

At 22:23, a common pipistrelle was seen foraging along the southern treeline, coming into the main car park area; seen by surveyor 1.

At 22:29, a common pipistrelle was heard but not seen by surveyor 2.

At 22:50, a common pipistrelle was seen foraging in eastern treeline by surveyor 4.

Between 22:55 and 23:14, a common pipistrelle was heard but not seen 4 times by surveyor 2.

No bats were observed emerging from the structure.

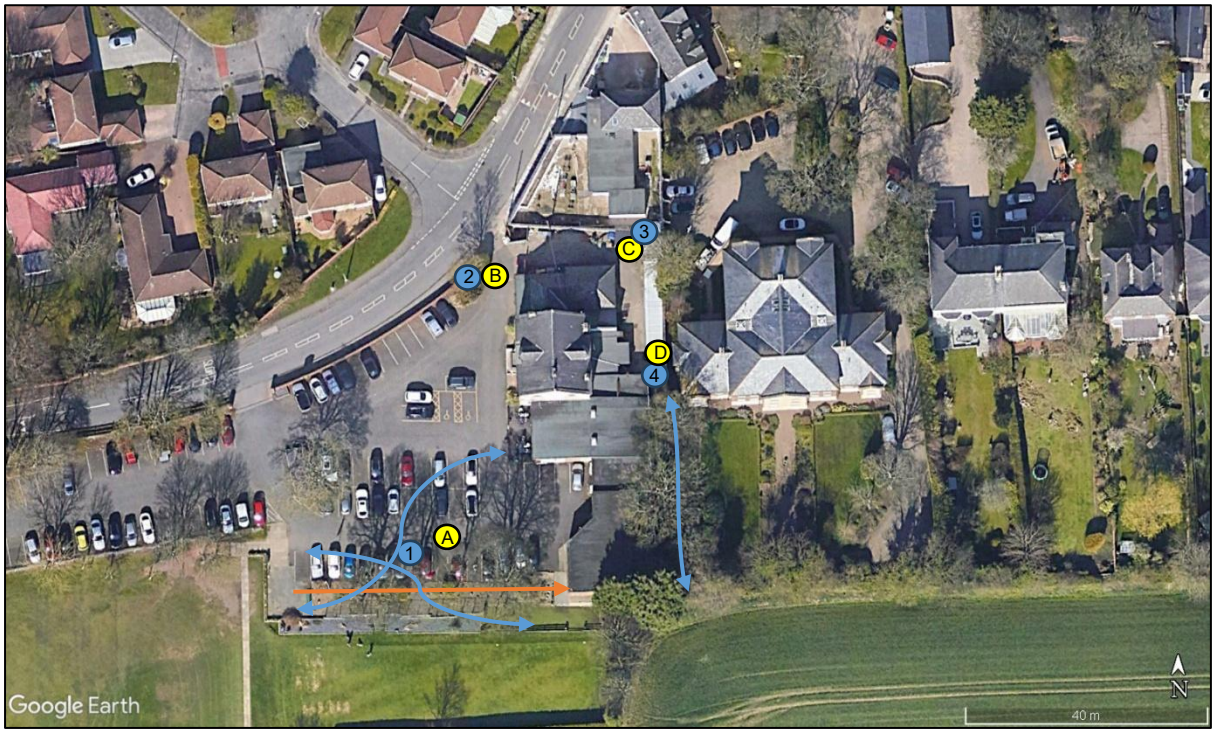


Figure 4. Summary of dusk emergence survey results 29/06/2026

(Blue dots indicate surveyor locations; Yellow dots indicated NVA location; blue lines indicate foraging bats; orange lines indicate commuting bats)

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6 CONCLUSIONS & RECOMMENDATIONS

The survey effort undertaken did not indicate that the property is being utilised by roosting bats however bat activity was recorded throughout the survey including foraging and commuting around the surrounding trees. Given the mobile nature of the species observed, and activity in the area precautionary measures should be taken when carrying out the construction works.

The sections below outline the suitable mitigation and compensation measures to be implemented, as well as enhancement measures in order to achieve a net gain in biodiversity under NPPF requirements.

6.1 Mitigation

- Precautionary measures should be taken during construction works as follows;
    - Where possible, works should occur outside of the peak maternity season, May to August.
- Any roof features should be removed carefully by hand:
    - The underside of any tiles and facias should be checked for any bats clinging on, before being discarded.
    - The discovery of any bats or evidence of bats (e.g. droppings) during this process would mean the works would have to stop temporarily and the on-site ecologist should be informed immediately (if not in the immediate area). The bat should be left in-situ and covered over to keep it sheltered and the on-site ecologist will make an appropriate decision on action to be undertaken.
- A sensitive lighting scheme should be implemented during and after construction to avoid indirect disturbance to foraging and commuting bats, birds and small mammals that may be using the surrounding habitats, and should include the following elements:
    - Sensitive positioning of lighting: to avoid unnecessary spill onto the adjacent trees;
    - Angle of lighting: avoidance of direct lighting and light spill onto areas of habitat that are of importance as commuting pathways and/or foraging areas;
    - Type of lighting: studies have shown that light sources emitting higher amounts of UV light have a greater impact to wildlife. Use of narrow-spectrum bulbs that avoid white and blue wavelengths are likely to reduce the number of species impacted by the lighting;
    - Reduce the height of lighting columns to avoid unnecessary light spill.

6.2 Compensation/ Enhancement

- Externally mounted and integrated bat and bird boxes should be installed across the building within the roof and surrounding site to compensate the loss of PRFs and to enhance the biodiversity value of the site post-development. Example designs have been included within Appendix 8.3.

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7 REFERENCES

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8 APPENDICES

8.1 Legislation

British wildlife is protected by a range of legislation, the most important being the Wildlife and Countryside Act 1981, the Countryside Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017. The Wildlife and Countryside Act, as amended mainly by the Countryside Rights of Way Act, protects species listed in Schedules 5 and 8 of the Act (animals and plants respectively) from being killed, injured, and used for trade. For some species, such as great crested newts and all bat species, the provisions of this act go further to protect animals from being disturbed or taken from the wild and protects aspects of their habitats. The Act also stipulates that offences occur regardless of whether they were committed intentionally or recklessly. The parts of this legislation that apply to most reptile species are in regard to killing, injury and trade only and do not protect their habitat, nor are they protected from disturbance or from being taken from their habitat.

The Conservation of Habitats and Species Regulations is the English enactment of European legislation and provides similar but subtly different protection for species listed on Schedules 2 and 4 of those regulations. A recent change in this legislation means that the provisions of this act now complement those of the Wildlife and Countryside Act more. Species to which these provisions apply are the European Protected Species. Activities that might cause offences to be committed can be legitimised by obtaining a licence from the relevant statutory body.

All British bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and are afforded protection under Section 9 of this Act. In addition, all British bat species are listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 and are protected under Regulation 39 of these Regulations. They make provision for the purpose of implementing European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992, under which bats are included on Annex IV. The Act and Regulations makes it an offence, *inter alia,* to:

- Intentionally kill, injure, take (handle) or capture a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not) – under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection – under the Habitats Regulations it is an offence to deliberately disturb a bat (this applies anywhere, not just at its roost) in such a way as to be likely to affect its ability to survive, breed, reproduce, rear or nurture its young, or hibernate.

Further details of the above legislation, and of the roles and responsibilities of developers and planners in relation to bats, can be found in Natural England's (formerly English Nature) Bat Mitigation Guidelines (Mitchell-Jones, 2004).

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8.2 Survey Images

No.	Description	Image
1.	20th May: NVA A	
2.	20th May: NVA B	
3.	20th May: NVA C	

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4.	20th May: NVA D	
5.	29th June: NVA A	
6.	29th June: NVA B	

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7.	29th June: NVA C	
8.	29th June: NVA D	

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8.3 Indicative Compensatory and Enhancement Features

Habibat Integrated Nest Boxes; Sparrow Terrace (Left) and Swift Bricks (right)





Integrated Bat Roosting/Access Features

3S Integrated Bat Box



Clay Access Tile



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Habibat Wall/Tree Mounted Bat Boxes

017 External Access Box



Triple Chambered Access Box



Habibat Tree/Wall Mounted Nest Boxes

Timber Sparrow Box



General Purpose Bird Boxes



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