

For and on behalf of
Boningale Developments Limited

Bat Activity Survey Addendum

Albrighton South

Outline application to include access for a mixed-use development comprising up to 800 dwellings, a care home of up to 80 units, a secondary school and local centre with associated access, infrastructure, landscaping and drainage

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1.0 INTRODUCTION

- 1.1 Beamsley Ecology Ltd was commissioned by Boningale Developments Limited (the 'Client') to undertake bat activity surveys relating to land south of Albrighton, Shropshire (the 'Site').
- 1.2 The results of bat activity surveys undertaken by PJA during October 2025 and by Beamsley Ecology between April and August 2026 were reported in the Albrighton South Bat Activity Survey Report, dated August 2026 (the 'Bat Activity Survey Report'). That report concluded that the Site is of Local importance for foraging and commuting bats and identified measures for the retention, buffering and enhancement of the principal habitats used by bats.
- 1.3 At the time the Bat Activity Survey Report was prepared, the final September 2026 static monitoring period had not been completed. The report therefore identified the absence of the September data as a limitation and based its assessment on the survey information available at that time.
- 1.4 Static detector monitoring was subsequently undertaken at monitoring locations B1–B4 for five consecutive nights commencing 1 September 2026, completing the planned 2026 static monitoring programme.
- 1.5 This Addendum has been prepared to summarise the results of the September monitoring and consider whether the additional information materially alters the assessment or recommendations set out in the Bat Activity Survey Report or the ecological conclusions presented in the Proof of Evidence.
- 1.6 This Addendum should be read in conjunction with the Albrighton South Bat Activity Survey Report (August 2026) and the ecological Proof of Evidence submitted in support of the Appeal.

2.0 RESULTS

- 2.1 A total of 6,878 acoustic registrations were made across the September monitoring period. Activity was spatially skewed, with 5,073 registrations (73.8%) recorded at B1, compared with 1,662 at B4, 115 at B3 and 28 at B2.
- 2.2 Common pipistrelle remained the most frequently recorded species during September, with 3,339 registrations, followed by soprano pipistrelle with 2,004 registrations. *Myotis* species accounted for a further 1,412 registrations. Brown long-eared bat, Nathusius' pipistrelle, barbastelle, noctule, Leisler's bat and lesser horseshoe bat were recorded at substantially lower levels.

Myotis Species

- 2.3 The most notable feature of the September monitoring was a marked increase in *Myotis* activity. A total of 1,412 registrations was recorded, compared with 147 during August. Of the September total, 1,371 registrations (97.1%) were recorded at B1.
- 2.4 The increase was not confined to a single recording event or night. *Myotis* activity at B1 was particularly elevated during the nights commencing 2, 3 and 4 September. Across all monitoring locations, 568 *Myotis* registrations were recorded on 2 September, 487 on 3 September and 308 on 4 September. A smaller peak of *Myotis* activity had previously been apparent at B1 during June.

Barbastelle

- 2.5 A total of 15 barbastelle registrations were recorded during September, comprising eight at B1 and seven at B4. When considered with the preceding monitoring, barbastelle remained restricted to these two peripheral hedgerow locations.

- 2.6 The September records increase the total number of barbastelle registrations recorded during the Beamsley Ecology April–September monitoring programme from 18 to 33 registrations. The species nevertheless remained a very small component of the overall recorded assemblage.

Nathusius' Pipistrelle

- 2.7 Nathusius' pipistrelle activity was confirmed during the September monitoring, with 37 registrations, all recorded at B4 during the night commencing 5 September. The registrations occurred within a relatively concentrated period and represented a discrete episode of activity at this location rather than evidence of regular use throughout the monitoring period.
- 2.8 Nathusius' pipistrelle had also previously been identified at very low level during the PJA October 2025 monitoring, when a single registration was recorded at MS2 (B2).

Other Species

- 2.9 Brown long-eared bat accounted for 55 registrations during September, including 29 at B1, 15 at B4, nine at B2 and two at B3.
- 2.10 Noctule was recorded on 14 occasions, while a single Leisler's bat registration was recorded at B3 and a single lesser horseshoe bat registration at B4.
- 2.11 The September results are summarised at **Appendix 1**.

3.0 DISCUSSION

- 3.1 The September monitoring completes the planned 2026 static monitoring programme and provides additional information on late-season use of the Site. It confirms that bat activity varies substantially both temporally and spatially and that the boundary features support the majority of bat activity on Site.

Myotis Activity at B1

- 3.2 The principal additional finding is the marked concentration of *Myotis* activity at B1 during September. This is consistent with the spatial pattern identified in the Bat Activity Survey Report. That report already identified B1 as supporting the majority of *Myotis* activity and recognised the location as being of particular relevance to the detailed design of the habitats at the proposed western access.
- 3.3 The September results indicate that the hedgerow and associated habitat around B1 provide a comparatively important feature for *Myotis* bats within the Site, including during the later part of the active season. The reason for the September increase cannot be determined from acoustic monitoring alone and may reflect a range of seasonal changes in foraging activity or movement through the landscape. The results do not, in themselves, establish any particular behavioural function or demonstrate that B1 represents a critical commuting route.
- 3.4 Importantly, the monitoring location at B1 was deliberately selected because it corresponds with the hedgerow affected by the proposed western access. The additional results therefore reinforce the need for the detailed design of the access to minimise hedgerow loss and maintain the continuity and quality of the adjoining habitat, including functional dark connectivity so far as is compatible with highway safety requirements.

Barbastelle and Other Species

- 3.5 The additional barbastelle records demonstrate continued late-season use of the hedgerow network at B1 and

B4. Although the number of registrations increased during August and September, barbastelle remained infrequently recorded relative to the overall dataset and no evidence was obtained of a consistently used flight line or core foraging resource. The September results therefore reinforce, but do not materially alter, the assessment of barbastelle presented in the Bat Activity Survey Report.

- 3.6 The Nathusius' pipistrelle registrations at B4 represent a noteworthy late-season episode of activity. However, the records were restricted to a single monitoring location and a single survey night. Taken together with the isolated PJA record from October 2025, the results demonstrate use of the wider landscape by the species but do not indicate regular or concentrated use of the Site across the survey programme.
- 3.7 The brown long-eared bat, noctule, Leisler's bat and lesser horseshoe bat records are similarly consistent with the previously identified assemblage and reinforce the value of retaining a connected network of hedgerows, mature trees and woodland-edge habitat.

Implications for the Assessment

- 3.8 Across the complete April–September Beamsley Ecology monitoring programme, 32,575 acoustic registrations were recorded. The assemblage remained strongly dominated by common and soprano pipistrelle, which together accounted for approximately 88% of all registrations. *Myotis* species accounted for approximately 8.9%, with all remaining species individually representing a substantially smaller component.
- 3.9 The September results demonstrate a stronger late-season concentration of activity at B1 than was apparent from the April–August dataset. They do not, however, alter the broader conclusion that the principal bat resource within the Site comprises the network of hedgerows, mature trees and woodland edges, with the predominantly arable fields providing comparatively limited value.
- 3.10 The September results also do not alter the mitigation approach established in the Bat Activity Survey Report. The majority of the Site's hedgerow, woodland, pond and mature-tree network is proposed for retention, while the detailed design is required to minimise localised hedgerow loss at the access points, reinforce habitat connectivity and maintain dark corridors through the retained ecological network. These measures already respond directly to the increased sensitivity now demonstrated at B1.
- 3.11 The additional data therefore strengthen the evidential basis for careful treatment of B1 through detailed design but do not identify a new ecological constraint requiring a material change to the proposed mitigation or enhancement strategy.

4.0 CONCLUSIONS

- 4.1 The September 2026 monitoring completes the planned static monitoring programme and provides additional information on late-season bat activity across the Site.
- 4.2 The principal additional finding is a marked concentration of *Myotis* activity at B1, particularly during the nights commencing 2–4 September. This strengthens the previous finding that B1 supports comparatively elevated *Myotis* activity and reinforces the importance of minimising habitat loss and maintaining functional dark connectivity at the proposed western access.
- 4.3 Additional late-season records of barbastelle, Nathusius' pipistrelle, brown long-eared bat and other species further demonstrate use of the Site's retained hedgerow network. They do not identify a new critical commuting route, core foraging resource or other ecological feature requiring a material change to the assessment.
- 4.4 The September results therefore do not materially alter the assessment of the Site as being of Local importance for foraging and commuting bats. They reinforce the mitigation and design principles already identified in the Bat Activity Survey Report, particularly in relation to B1 and the maintenance of dark, connected habitat.
- 4.5 Accordingly, the September monitoring results do not materially alter the overall conclusions or recommendations of the Bat Activity Survey Report or the ecological conclusions set out in the Proof of Evidence.

APPENDIX 1 SEPTEMBER 2026 MONITORING DATA

Table 1: *Summary of results from September Monitoring*

Species	B1	B2	B3	B4	Total
<i>Common pipistrelle</i>	2,327	7	39	966	3,339
<i>Soprano pipistrelle</i>	1,332	8	63	601	2,004
<i>Nathusius' pipistrelle</i>	-	-	-	37	37
<i>Myotis Sp.</i>	1,371	3	10	28	1,412
<i>Noctule</i>	6	1	-	7	14
<i>Brown long-eared bat</i>	29	9	2	15	55
<i>Leisler's bat</i>	-	-	1	-	1
<i>Barbastelle</i>	8	-	-	7	15
<i>Lesser horseshoe bat</i>	-	-	-	1	1
Total	5,073	28	115	1,662	6,878



