

**14 Sandstone Close
Winnersh
Wokingham
Berkshire
RG41 5XS**

Bat Emergence Survey

Report ref.: R2924_BES_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Rachel and Adam Wescott-Brown to undertake a Bat Emergence Survey at 14 Sandstone Close, a detached house in Wokingham, Berkshire. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single storey front extension and second storey extensions to the southeastern and southwestern sides of the property.
- 1.1.2** The bat emergence survey was commissioned following a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy on the 10th April 2025 (Report ref.: S2937_PRA_a). The PRA found no evidence in the loft space or around the exterior of the house but identified a single potential roost feature suitable for crevice-dwelling bat species, comprising a gap in the verge mortar on the single storey sloped roof to the front of the house; therefore, the house was assigned low suitability for roosting bats.
- 1.1.3** In accordance with best practice guidance (Collins 2023), one evening emergence survey visit was conducted for the house on the 8th May 2025. No bats were observed emerging from the house during this survey.
- 1.1.4** The survey data shows that the proposals are highly unlikely to result in bat roosts being damaged or destroyed, or to bats being disturbed. As such, a European Protected Species Mitigation Licence is not required for the planned works to go ahead lawfully.
- 1.1.5** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Rachel and Adam Wescott-Brown to undertake a Bat Emergence Survey at 14 Sandstone Close, a detached house in Wokingham, Berkshire. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single storey front extension and second storey extensions to the southeastern and southwestern sides of the property.

2.1.2 The bat emergence survey was commissioned following a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy on the 10th April 2025 (Report ref.: S2937_PRA_a). The PRA found no evidence in the loft space or around the exterior of the house but identified a single potential roost feature suitable for crevice-dwelling bat species, comprising a gap in the verge mortar on the single storey sloped roof to the front of the house; therefore, the house was assigned low suitability for roosting bats.

2.1.3 In accordance with best practice guidance (Collins 2023), one evening emergence survey visit was conducted for the house on the 8th May 2025.

2.2 Site Location and Context

2.2.1 The detached two-storey property is located on the northern side of Sandstone Close in Winnersh, Wokingham (central OS Grid Reference: SU 78070 70220).

2.2.2 The property is situated within a suburban area with neighboring properties and their associated gardens along Sandstone Close on all sides. The nearby surroundings are primarily suburban to the north and rural to the south with arable fields situated approximately 70 metres from the site, beyond the M4. Recreational grounds are situated 80 metres to the northeast. A strip of broadleaved woodland is situated approximately 90 metres to the south. Further parcels of mixed priority woodland are situated approximately 220 metres to the southwest and 520 metres to the east as well as a railway line 500 metres to the

northeast providing a good commuting and foraging route for bats in the local suburban area.

2.3 Report Objectives

- 2.3.1** The aim of the bat emergence survey is to determine the presence or likely absence of roosting bats and to characterise the bat roost(/s) in cases where presence is confirmed. The emergence survey findings inform an impact assessment and mitigation strategy for the development proposals and ascertain whether a European Protected Species (EPS) mitigation licence would be required to allow the works to proceed lawfully.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that 'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.' This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a

development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of '*preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*'
- (9)(a) – there is '*no satisfactory alternative*' to the derogation; and
- (9)(b) – '*the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*'

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced

ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Emergence Survey

- 4.1.1** One dusk emergence survey visit was undertaken for the detached house on the 8th May 2025 by experienced bat surveyor Conor Watson ACIEEM (CL18: 2024-11877-CL18-BAT).
- 4.1.2** The equipment used during surveys included full-spectrum sampling bat detectors (Batlogger M) and infrared night vision aids (Sionyx Aurora Pro camera with infrared torch). A still shot of the darkest points of the surveys has been included for all night vision aids in **Appendix 1**.
- 4.1.3** The surveyor were located on the front driveway at the southeast corner of the detached house covering the single potential roost feature (Survey Location 1) - refer to emergence survey plan in **Appendix 2**.
- 4.1.4** The emergence survey started 15 minutes before sunset and continued for 1 hour and 30 minutes after sunset. Within a five-day period after the survey, the bat call recordings were processed and analysed using the BatExplorer computer software package and the night vision video footage was reviewed in the VLC Media Player.

4.2 Desk Study

- 4.2.1** The Berks & South Bucks Bat Group (BSBBG) was commissioned to carry out a search of pre-existing records held by them for the site and land within a 2km radius. In addition, the MAGIC website was used to search for previous European Protected Species (EPS) licenses granted within a 2km radius.

4.3 Survey Constraints

- 4.3.1** There were no significant constraints to the bat emergence survey, which was undertaken during the optimal survey season, i.e. May to August, and in conditions suitable for bat activity, i.e. dry and calm with air temperatures 10°C or above at sunset (Collins 2023).
- 4.3.2** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

5 SURVEY FINDINGS

5.1 Overview

- 5.1.1 The bat emergence survey findings are described below, summarised in the **Tables 1 & 2** below and illustrated in the survey plan in **Appendix 2**; the raw detector data is supplied in **Appendix 3**.

5.2 Emergence Survey

8th May 2025

- 5.2.1 No bats were observed or recorded emerging from the house; however, common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*) were recorded during the survey.

Table 1. Weather conditions and survey timings

	Wind (BF0-12)	Cloud cover (%)	Rain	Temp start (°C)	Temp end (°C)
Weather	1	80	Dry	13	9
Start time	20:23	Sunset time	20:38	Finish time	22:08

Table 2. Surveyor recordings at Survey Location 1

Species	Recordings*	Emergences	Time of first call after sunset
<i>Pipistrellus pipistrellus</i>	80	None	21:02 (24 mins)
<i>Pipistrellus pygmaeus</i>	1	None	21:29 (51 mins)
<i>Nyctalus noctula</i>	4	None	21:14 (96 mins)

*recordings are the number of times that the detector was triggered when bat calls were detected.

- 5.2.2 The first bat recorded during the survey was a common pipistrelle (*P. pipistrellus*) that was heard and seen by the surveyor at 21:02 (24 minutes after sunset) commuting in a southern direction from the western side of the house. Common pipistrelle (*P. pipistrellus*) and noctule (*N. noctula*) passes were intermittently heard and seen by the surveyor, with the noctule (*N. noctula*) being heard at 21:38. These timings fall within the typical emergence period for common pipistrelle species, indicating that this species is roosting nearby.
- 5.2.3 The amount of bat activity was moderate and primarily comprised pipistrelle bat (*Pipistrellus* spp.) and noctule (*N. noctula*) foraging passes along the west and east elevation of the detached house and looping around the surveyor at the front south-east driveway.
- ### 5.3 Habitat Features Suitable for Bats
- 5.3.1 The habitats on site consisted of typical residential garden habitats with hardstanding, closely mown garden lawn, scattered trees, planted shrubs

and ornamental hedges. The local landscape comprises suburban housing immediately surrounding the property with a network of gardens, hedgerows and treelines connecting the property to nearby high-quality foraging habitat such as recreational grounds, arable fields, parcels of woodland and a railway line.

5.4 Desk Study

5.4.1 The BSBBG returned records for at least seven species including common pipistrelle (*P. pipistrellus*), soprano pipistrelle (*P. pygmaeus*), brown long-eared (*Plecotus auritus*), common noctule (*N. noctula*), Daubenton's bat (*Myotis daubentonii*), serotine bat (*Eptesicus serotinus*) and Natterer's bat (*Myotis nattereri*). The closest records include *P. pipistrellus*, *N. noctula* and *P. auritus* recorded within a 200m radius from the detached house; the most recent of which being *P. auritus* during an emergence survey of a residential building on 21st July 2022.

5.4.2 Two bat mitigation licences have been granted within a 2-kilometre radius of the property for five different species including common pipistrelle (*P. pipistrellus*), soprano pipistrelle (*P. pygmaeus*), brown long-eared bat (*P. auritus*), noctule (*N. noctula*) and Daubenton's bat (*M. daubentonii*). The nearest licence, approximately 820 m southeast of the property, covered the destruction of a *P. pipistrellus* resting place (Case ref.: 2015-13607-EPS-MIT-1).

6 DISCUSSION AND RECOMMENDATIONS

6.1 Assessment of Bat Roost Status

6.1.1 During the survey, no bats were seen emerging from the detached house. However, common pipistrelle (*Pipistrellus pipistrellus*) bats were recorded 24 minutes after sunset which is within the typical emergence time period for this species so presumed to be roosting in properties nearby.

6.1.2 The survey findings, combined with the absence of roosting evidence during the preliminary roost assessment survey findings, provide sufficient confidence that roosting bats are absent from the property.

6.2 Impact of Proposals and Recommendations

6.2.1 The survey data shows that the development proposals are highly unlikely to result in the damage or destruction of any bat roosts, or to the disturbance of bats occupying roosts. As such, a European Protected Species Mitigation License will not be required for the planned works to go ahead lawfully.

6.2.2 Bats are highly mobile and therefore it is possible that bats could be present in the future and use the potential roost feature identified. In the unlikely event that bat(s) are discovered during the course of the work, work must stop immediately, and a licensed ecologist must be called to site to provide further advice and attend to the bat(s).

7 REFERENCES

Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th Edition. Bat Conservation Trust, London.

Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough. ISBN 978-1-78354-494-3.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3RD Edition)*. JNCC, Peterborough.

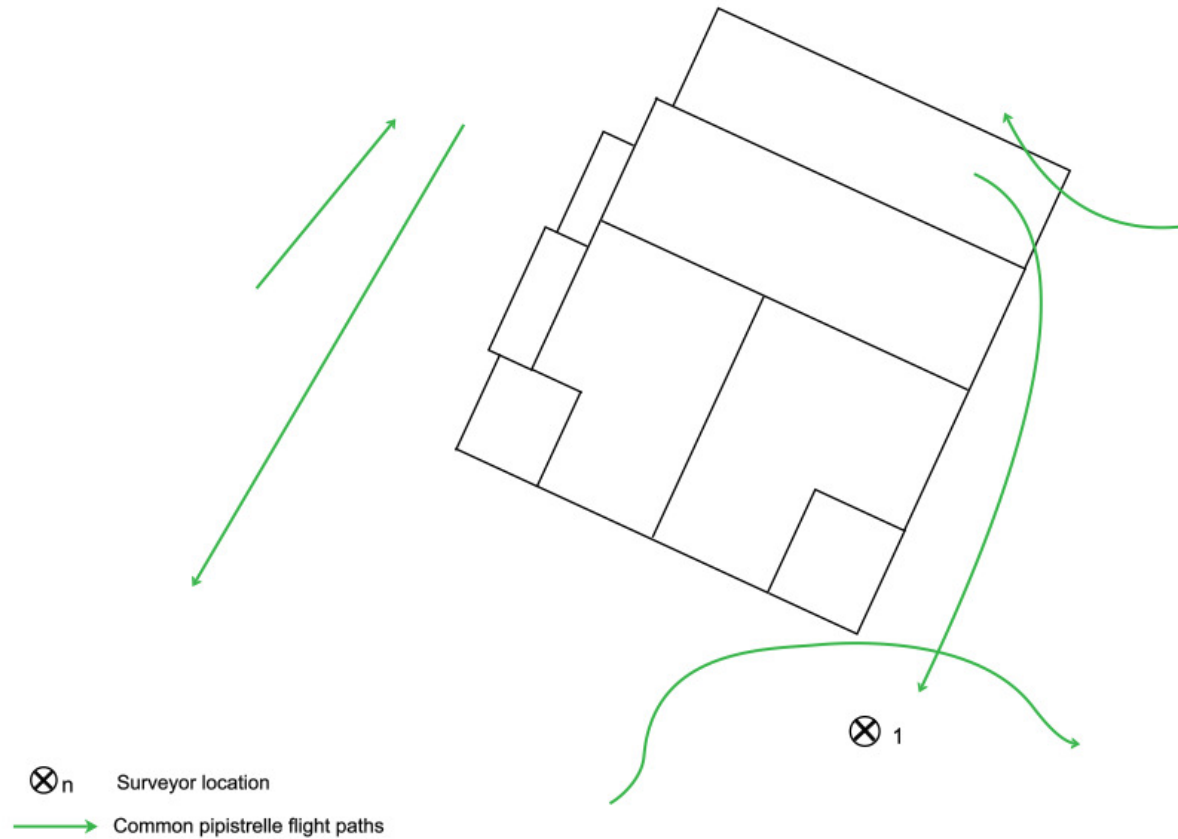
Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

APPENDIX 1 – DARKEST POINT OF SURVEY FOR NIGHT VISION AIDS



Survey Location 1.

APPENDIX 2 – BAT EMERGENCE SURVEY FINDINGS



Drawn by:	Date:	Scale:	14 Sandstone Close, Wokingham	
LH	May 2025	Not to scale	Bat Emergence Survey Findings	

APPENDIX 3 – BAT EMERGENCE SURVEY RAW DATA TABLES

8th May 2025 – Conor Watson at Location 1 (Batlogger M)

Time	Species	Number of recordings [#]
21:02	<i>Pipistrellus pipistrellus</i>	7
21:03	<i>Pipistrellus pipistrellus</i>	3
21:04	<i>Pipistrellus pipistrellus</i>	5
21:09	<i>Pipistrellus pipistrellus</i>	3
21:09	<i>Pipistrellus pipistrellus</i>	1
21:09	<i>Pipistrellus pipistrellus</i>	1
21:10	<i>Pipistrellus pipistrellus</i>	8
21:10	<i>Pipistrellus pipistrellus</i>	1
21:10	<i>Pipistrellus pipistrellus</i>	2
21:10	<i>Pipistrellus pipistrellus</i>	8
21:11	<i>Pipistrellus pipistrellus</i>	6
21:11	<i>Pipistrellus pipistrellus</i>	3
21:11	<i>Pipistrellus pipistrellus</i>	6
21:11	<i>Pipistrellus pipistrellus</i>	11
21:12	<i>Pipistrellus pipistrellus</i>	5
21:12	<i>Pipistrellus pipistrellus</i>	1
21:12	<i>Pipistrellus pipistrellus</i>	7
21:12	<i>Pipistrellus pipistrellus</i>	3
21:12	<i>Pipistrellus pipistrellus</i>	11
21:13	<i>Pipistrellus pipistrellus</i>	4
21:13	<i>Pipistrellus pipistrellus</i>	1
21:13	<i>Pipistrellus pipistrellus</i>	24
21:14	<i>Nyctalus noctula</i>	1
21:16	<i>Pipistrellus pipistrellus</i>	1
21:19	<i>Pipistrellus pipistrellus</i>	2
21:19	<i>Pipistrellus pipistrellus</i>	4
21:20	<i>Pipistrellus pipistrellus</i>	3
21:20	<i>Pipistrellus pipistrellus</i>	4
21:21	<i>Pipistrellus pipistrellus</i>	2
21:22	<i>Pipistrellus pipistrellus</i>	1
21:23	<i>Pipistrellus pipistrellus</i>	8
21:23	<i>Pipistrellus pipistrellus</i>	5
21:24	<i>Pipistrellus pipistrellus</i>	14
21:24	<i>Pipistrellus pipistrellus</i>	1
21:25	<i>Pipistrellus pipistrellus</i>	4
21:26	<i>Pipistrellus pipistrellus</i>	8
21:27	<i>Pipistrellus pipistrellus</i>	18
21:28	<i>Pipistrellus pipistrellus</i>	11
21:29	<i>Pipistrellus pipistrellus</i>	26
21:29	<i>Pipistrellus pipistrellus</i>	7

21:29	<i>Pipistrellus pipistrellus</i>	5
21:30	<i>Pipistrellus pipistrellus</i>	8
21:30	<i>Pipistrellus pipistrellus</i>	2
21:31	<i>Pipistrellus pipistrellus</i>	21
21:32	<i>Pipistrellus pipistrellus</i>	13
21:35	<i>Pipistrellus pipistrellus</i>	1
21:35	<i>Pipistrellus pipistrellus</i>	3
21:35	<i>Pipistrellus pipistrellus</i>	1
21:36	<i>Pipistrellus pipistrellus</i>	1
21:37	<i>Nyctalus noctula</i>	1
21:38	<i>Nyctalus noctula</i>	1
21:38	<i>Nyctalus noctula</i>	3
21:38	<i>Pipistrellus pipistrellus</i>	19
21:38	<i>Pipistrellus pipistrellus</i>	1
21:39	<i>Pipistrellus pipistrellus</i>	4
21:40	<i>Pipistrellus pipistrellus</i>	5
21:42	<i>Pipistrellus pipistrellus</i>	1
21:42	<i>Pipistrellus pipistrellus</i>	1
21:42	<i>Pipistrellus pipistrellus</i>	1
21:43	<i>Pipistrellus pipistrellus</i>	2
21:43	<i>Pipistrellus pipistrellus</i>	6
21:46	<i>Pipistrellus pipistrellus</i>	13
21:49	<i>Pipistrellus pipistrellus</i>	4
21:49	<i>Pipistrellus pipistrellus</i>	1
21:54	<i>Pipistrellus pipistrellus</i>	5
21:58	<i>Pipistrellus pipistrellus</i>	7
21:58	<i>Pipistrellus pipistrellus</i>	7
21:59	<i>Pipistrellus pipistrellus</i>	3
21:59	<i>Pipistrellus pipistrellus</i>	1
21:59	<i>Pipistrellus pipistrellus</i>	5
22:00	<i>Pipistrellus pipistrellus</i>	2
22:01	<i>Pipistrellus pipistrellus</i>	4
22:04	<i>Pipistrellus pipistrellus</i>	6
22:04	<i>Pipistrellus pipistrellus</i>	1
22:04	<i>Pipistrellus pipistrellus</i>	12
22:04	<i>Pipistrellus pipistrellus</i>	2
22:06	<i>Pipistrellus pipistrellus</i>	3
22:06	<i>Pipistrellus pipistrellus</i>	1
22:07	<i>Pipistrellus pipistrellus</i>	3
22:07	<i>Pipistrellus pipistrellus</i>	1
22:08	<i>Pipistrellus pipistrellus</i>	3
22:08	<i>Pipistrellus pipistrellus</i>	2
22:09	<i>Pipistrellus pipistrellus</i>	8
22:09	<i>Pipistrellus pipistrellus</i>	1