

Bat Mitigation Strategy 2025

**Moyle House, Fleet Hill, Finchampstead,
Wokingham, Berkshire, RG40 4LJ**

Contents

1.0	INTRODUCTION.....	2
	BACKGROUND	2
	SITE CONTEXT AND STATUS.....	2
	LEGISLATION	5
2.0	METHODOLOGY	6
	INTERNAL AND EXTERNAL BUILDING INSPECTIONS	ERROR! BOOKMARK NOT DEFINED.
	BAT EMERGENCE SURVEYS AND RE-ENTRY SURVEYS	6
	LIMITATIONS	7
3.0	RESULTS.....	ERROR! BOOKMARK NOT DEFINED.
	2025 - INTERNAL AND EXTERNAL BUILDING INSPECTIONS	8
	2025- EMERGENCE AND RE-ENTRY SURVEYS	9
	CURRENT PROPOSALS	9
	BAT SURVEY RESULTS.....	9
	NEW ROOST CREATION	102
	LIGHTING	123
	LICENCE APPLICATION.....	13
5.0	CONCLUSIONS	13
6.0	REFERENCES.....	14
	APPENDIX 1: RAW DATA (2025).....	18

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 INTRODUCTION

Background

- 1.1 This report was commissioned to develop a bat mitigation strategy for the redevelopment of Moyle House, Fleet Hill, Finchampstead, Wokingham, Berkshire, RG40 4LJ.
- 1.2 The house was subject to a phase 1 and 2 survey in 2025. A summary of these reports and surveys are detailed in section 3 of this report.
- 1.3 Section 2 of this report sets out the survey methodologies. In section 3 the results of the surveys are presented. Discussions and implications for development are found in section 4. Section 5 presents the conclusions drawn from the report.

Site Context and Status

- 1.4 The application site is located in Churt Parish (National Grid Reference SU863382, Figure 1). The application site comprises a detached house, and enclosed garden.

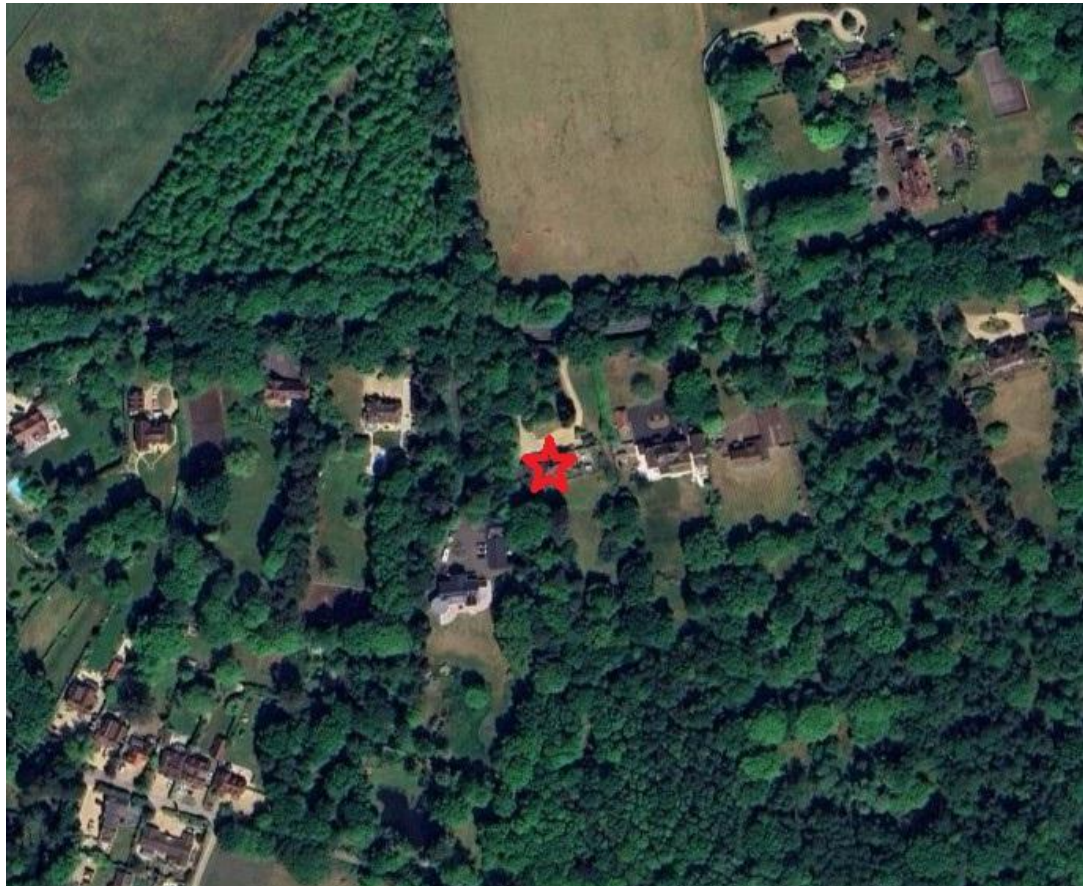


Figure 1. Location of Moyle House. Courtesy of Google images

- 1.5 The red line boundary of the site is shown in Figure 1.

Legislation

- 1.6 Under the NERC Act (2006) it is now the duty of every Government department in carrying out its functions *“to have regard, so far as it is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention”*.
- 1.7 Bats are covered by the following relevant legislation: The Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).

Under the WCA 1981 it is an offence to:

- intentionally, recklessly or deliberately disturb a roosting or hibernating bat i.e. disturbing it whilst it is occupying a structure or place used for shelter or protection)
- intentionally or recklessly obstruct access to a roost (i.e. a structure or place used for shelter or protection).

Under the CHSR 2010 it is an offence to:

- deliberately capture (or take), injure or kill a bat
- intentionally, recklessly or deliberately disturb a bat, in particular (i) any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young; (ii) any disturbance which is likely to impair their ability in the case of hibernating or migratory species, to hibernate or migrate; or (iii) any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place (roost) of a bat.

2.0 METHODOLOGY

Internal and External Assessment for Bats

2.1 The surveyor undertook an internal and external examination of the building to be affected by the proposed works, including all accessible roof voids. The surveyor assessed the buildings visually and searched for evidence such as:

- Staining beneath or around a hole caused by natural oils in bat fur.
- Bat droppings beneath a hole, roost or resting area.
- Bat droppings and/or insect remains beneath a feeding area.
- Audible squeaking from within a hole.
- Insects (especially flies) around a hole.
- Dead bats.

2.2 The house was accessed during the day on 29th July 2025. An external investigation assessed the tiles and structural timber joints of the buildings. This was undertaken in order to see if there were access points readily available for bats to utilise or crevices that bats could be roosting in.

2.3 Buildings which are considered to have a higher potential to support roosting bats would include the following:

- Agricultural buildings (e.g. farmhouses, barns and out buildings) of traditional brick or stone construction and/or with exposed beams;
- Buildings with weatherboarding and/or hanging tiles that are within 200m of woodland and/or water;
- Pre-1960s detached buildings and structures within 200m of woodland and/or water;
- Pre-1914 buildings within 400m of woodland and/or water;
- Pre-1914 buildings with gable ends or slate roofs regardless of location;
- Buildings which are located within or immediately adjacent to woodland and/or immediately adjacent to water;
-

2021 Bat Emergence Surveys and Re-Entry Surveys

-
- 2.4 The surveys conducted in 2025 were undertaken by Dr.Jonty Denton and team (Ruby Denton, Laura Denton & Holly Hudson and Ollie Hudson) on the 8th and 29th August and 19th September.
- 2.5 During the surveys, all activity including emergence points from the building were recorded. The surveys followed BCT guidelines (Collins, 2023). Prior to the surveys the building was inspected externally in order to assess features of interest and all potential exit locations. Surveyors were positioned in such a way in order to cover areas of interest and record any flyovers and activity around the building
- 2.6 Dusk emergence surveys started 30 minutes before sunset and observations were maintained until 90 minutes after sunset. Bats usually emerge about twenty minutes after sunset depending on the species, light level, weather conditions and time of year. Peak activity will normally last for about two hours after sunset, during times of peak insect activity.
- 2.7 All surveyors were equipped with full spectrum bat detectors and infra-red and thermal imaging cameras were also employed.

Limitations

- 2.8 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment.

3.0 RESULTS

2025- Internal and External Building Inspections

- 3.1 The residential dwelling within the site comprises a three-storey detached structure. The roof has three single pitched dormers with potential openings into the under-tile spaces.
- 3.2 The roof space is incorporated into the living rooms on the third floor.

2022 Emergence and Re-entry Surveys

- 3.3 The surveys conducted in 2025 were undertaken by Dr.Jonty Denton who is a licensed bat ecologist with over 30-years experience monitoring bats across England & Wales. and team (Ruby Denton Bsc (Hons) has over 8-years experience, clocking up over 1500 hours on Phase 2 emergence/re-entry and transect work, and has experience of 9 species across South-East England., Laura Denton Bsc (Hons) has over 6-years experience, clocking up over 500 hours on Phase 2 emergence/re-entry and transect work, and has experience of 9 species across South-East England, Holly Hudson (Hons) who has 6-years experience, clocking up over 300 hours on Phase 2 emergence surveys across South-East England & Ollie Hudson Bsc(Hons) who has over 300 hours on Phase 2 emergence surveys across South-East England) on the 8th an 29st August and 19th September.



Fig.2. Emergence points on property 2025

- 3.4 The first dusk survey was carried out on 8th August recorded five common pipistrelles emerging from the house from four roost spaces.
- 3.5 The second dusk survey, was undertaken on 29th August recorded four common pipistrelles emerging from the west hip of the house roof.

-
- 3.6 The third survey on undertaken on 19th September was conducted on clear calm and mild evening. No bat emerged from the property and activity was low.

Current Proposals

- 4.1 The land around Moyle House is dominated by large mature gardens associated with large, detached properties, and mature woodland. This offers prime foraging opportunities for the majority of UK bat species as well as connectivity to further habitat in the local area.
- 4.2 The proposals for the site are for the redevelopment of the roof and addition of extensions off the south elevations

Bat Survey Results

- 4.3 The initial internal survey undertaken in July 2025, identified that the house had high potential for roosting bats. The phase 2 emergence surveys in 2025 found that common pipistrelles were roosting in the under-tile spaces on the roof and from spaces in the eaves.
- 4.6 As such the house is considered to support day roosts of common pipistrelles emerging from 5 roost spaces.
- 4.7 Day roosts are considered to be of lower conservation value, however, as there are a number of roosts, the site is considered to be of local value, and the redevelopment of the site will require a low impact licence.

Implications for the Development

- 4.8 The re-development at Moyle House must be undertaken under a bat license. To fulfil the obligations of the Habitats Directive and in order to secure a licence, a suitable mitigation strategy would need to be developed in order to ensure that the favourable conservation status of bats in the local area will not be impacted upon by development.

-
- 4.9 As the house supports multiple day roosts of common pipistrelles, the level of mitigation must reflect this. As such a like for like mitigation strategy, alongside timings restrictions, must be made.

New Roost Creation

- 4.10 The redevelopment would result in the loss of all roosts. As such new roost creation must occur within the site and incorporated into the development.
- 4.11 Prior to any works a range of bat boxes must be established on site within the grounds of house. These provide alternative roosting habitat throughout the year for the species which have been recorded utilising the building.
- 4.12 An Improved Cavity Bat Box (shown in figure 3 below) should also be established on the western gable. These are suitable for the smaller British bats, including pipistrelles.



Figure 3: The improved cavity box to be established on site

- 4.13 The siting of bat boxes is important, bat boxes are best located, and have the best rate of occupancy, when they are situated within or adjacent to bat-friendly features, such as

hedgerows or woodland, providing connectivity to the wider landscape. The bat boxes should be situated where they are sheltered from strong winds, and should be exposed to the sun for most of the day, therefore southern aspects are favourable. Bat boxes should be hung as high as possible, preferably around 5m high, although lower boxes may also be used by brown long-eared bats.

- 4.15 The redeveloped dwelling will incorporate integral roost spaces accessed via openings in the tiling on the southern elevations,

Figure: 4. Elevations of new build showing approximate locations of integral bat roost features.

- 4.16 These should be placed where they will receive sunlight for most of the day as temperature is an important factor in the success of artificial bat roosts. They should also be placed as close to the eaves or gable apex as possible and not above windows to reduce the risk of cat predation. Due to the nature of these features, these will require no future management.

Timing and General Working Practices

- 4.17 As the bat roosts are all day roosts and not roosts of higher conservation value such as maternity or hibernation, there are no restrictions due to timing of works
- 4.18 The method statement of works would include the following:
- Ensure NE licence is in place;
 - Establish bat boxes on site prior to any building works;
 - Once scaffolding is established, provide a tool box talk (TBT) to all personnel on site, with regards to the legal protection of bats, what to do if a bat is found and method of works;
 - Proceed with the hand removal tiles under ecological supervision;
 - Any internal membrane / felt also to be removed under ecological supervision;
 - Hand removal of hanging tiles and lead flashing around dormers;
 - Once all tiles are removed, and all features which can be utilised by bats have been cleared and the licence holder is happy, the remaining sections of the roof can be cleared without further involvement of the licenced ecologist;

-
- Once the internal measures are in place the ecologist will be able to submit a licence return form, that all mitigation measures are completed within the appropriate time scale and in the correct locations.

Lighting

- 4.19 As a number of bats were observed commuting across the site, lighting must also be considered as part of the proposal. Lighting can be detrimental to roosting, foraging and commuting bats and many bats, including brown long-eared bats are known to light sample - only leaving the roost if the ambient light is considered viable. Any new lighting around the buildings must be focused away from the tree lines and new integral bat roosts, hooded or baffled to ensure minimal light spillage. Lamps of greater than 2000 lumens (150 W) must not be installed. Lights should not be directed at any areas where bats may use as entrance and exit locations.

Licence Application

- 4.21 The timing of the works with regards to the licence requirements is as follows:
- Once full planning is secured or outline planning with relevant conditions has been discharged then the licence will be applied for.
 - The bat box recommended should be established on the building.
 - Once the licence is issued, which should take 30 working days (albeit this depends on NE workloads and can take 50 working days), all licensable works can commence (if weather conditions are appropriate). All licensable works, including removal of tiles, should be undertaken under ecological supervision.
 - Any enhancements as part of the mitigation scheme will be checked by the ecologist to ensure they are fitted during the works.

5.0 CONCLUSIONS

- 5.1 Phase 2 emergence surveys in 2025 confirmed that the house is used by day roosting common pipistrelles. It is considered that these surveys are robust and sufficient to support a planning application.

-
- 5.2 A Natural England licence must be applied for prior to any works on the building. The NE licence will document all of the working practises and the mitigation methods ensuring that works are undertaken.
- 5.3 This report has documented the detailed mitigation strategy and also includes general working practises. All initial works, including removal of hanging tiles, roof tiles and felt, will have to occur under the supervision of an ecologist.
- 5.4 It is considered that the working practises and timings recommended that the favourable conservation status of bats will not be impacted upon and the ecological functionality of the roosts will be retained.

6.0 REFERENCES

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

Denton, J. (2025a) *Provisional Roost assessment (phase 1 bat survey) of Moyle House*. Unpublished report

Denton, J. (2025b) *Phase 2 bat emergence survey of Moyle House*. Unpublished report

Internet resources:

Google Maps: www.maps.google.co.uk

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Raw Data (2022)

Entries in bold relate to emergence/re-entry sightings

Project		Start time	20.05	Finish	22.08	Temperature	17 C at start 16 C at finish
		8.8.25		sunset	20.38	Weather 0% cloud beaufort 0	
Bat passes heard							
Station no.	Start time		No.	passes	comments		
SE,SW	20.41	Common pipistrelle	1	1	Emerged from edge of east hip flew off SW (Flightpath A on fig 1)		
SE, SW	20.43	Common pipistrelle	1	1	Emerged from below lead cistern flew off SW (Flightpath B on fig 1)		
NE	20.45	Common pipistrelle	1	1	Emerged from west face of small front dormer flew off NE (Flightpath C on fig 1)		
SE, SW	20.45	Common pipistrelle	1	1	Flew in from east and away past south side of house		
SE, SW	20.46	Common pipistrelle	1	1	Emerged from balcony overhang flew off SW (Flightpath D on fig 1)		
SE, SW	20.49	Common pipistrelle	1	1	Emerged from below lead cistern flew off SW (Flightpath B on fig 1)		
SE, SW	21.05	Noctule	1	1	Pass over back garden at tree top height headed west		
SE, SW	21.05-7	Common pipistrelle	2	10+	Foraging mainly over south garden		
SE, SW	21.11-13	Common pipistrelle	2	10+	Foraging mainly over south garden		
SE, SW	21.17-23	Common pipistrelle	1	10+	Foraging mainly over south garden		
SE, SW	21.17-23	Common pipistrelle	1	10+	Foraging mainly over south garden		

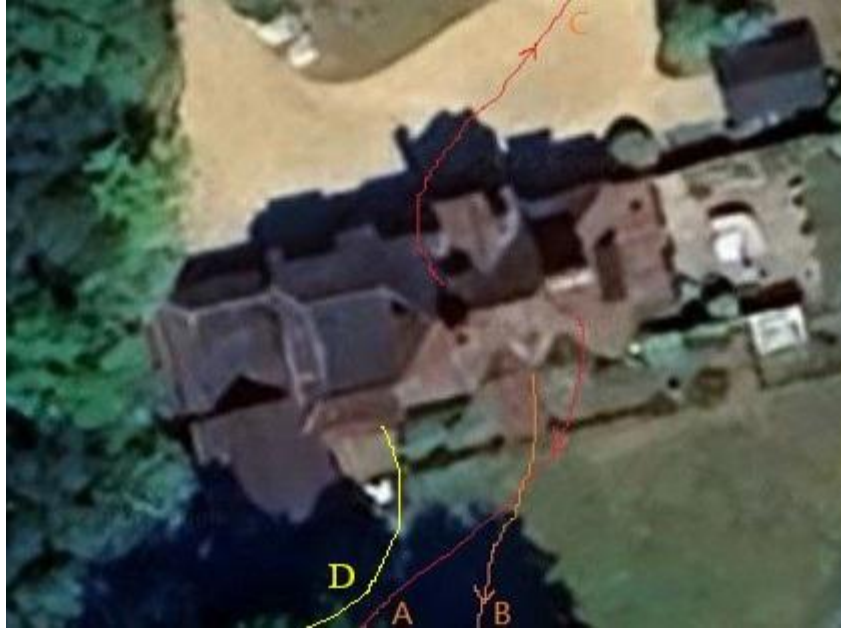


Figure 2. Emergee flightpaths on 8.8.2025

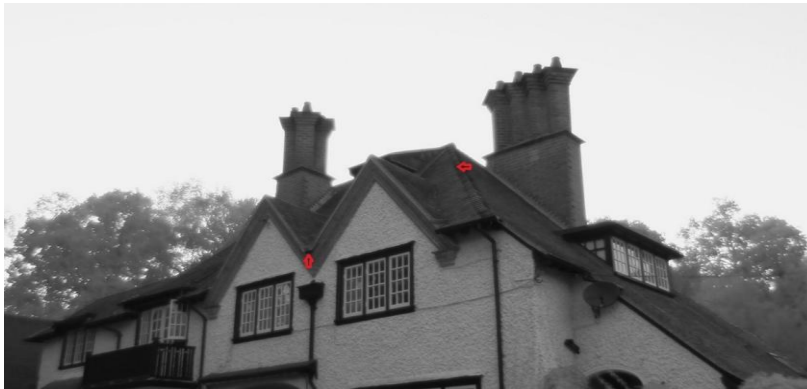


Figure 3. Emergence points on 8.8.2025



Figure 4. Emergence point of common pip on 8.8.25



Figure 5. Southwest camera dark sky 8.8.2025



Figure 6. Northeast camera dark sky 8.8.2025



Figure 7. Southeast camera dark sky 8.8.2025



Figure 8. Northwest camera dark sky 8.8.2025

29th August 2025

Project		Start time	19.15	Finish	21.25	Temperature	17 C at start 16 C at finish
		29.8.25		sunset	19.51	Weather 0% cloud beaufort 0	Moon 4/8
Bat passes heard							
Station no.	Start time		No.	passes	comments		
SE,SW	20.01	Common pipistrelle	1	1	Emerged from edge of west hip flew off W (Flightpath A on fig. 9)		
SE, SW	20.03	Common pipistrelle	1	1	Emerged from edge of west hip flew off W (Flightpath A on fig. 9)		
SE, SW	20.05	Common pipistrelle	1	1	Emerged from edge of west hip flew off W (Flightpath A on fig. 9)		
SE, SW	20.09	Common pipistrelle	1	1	Emerged from edge of west hip flew off W (Flightpath A on fig. 9)		
SE, SW	20.12	Common pipistrelle	1	1	Emerged from balcony overhang flew off SW (Flightpath B on fig. 9)		
SE, SW	20.22	Common pipistrelle	1	5+	Foraging mainly over south garden		
SE, SW	20.32	Common pipistrelle	1	10+	Foraging mainly over south garden		



Figure 9. Emergees on 29.8.2025



Figure 10. Southeast camera dark sky 29.8.2025



Figure 11. Southwest camera dark sky 19.8.2025



Figure 12. Northeast camera dark sky 29.8.2025



Figure 13. northwest camera dark sky 19.8.2025

19th September 2025

Project		Start time	18.35	Finish	20.37	Temperature	17 C at start 16 C at finish
		19.9.25		sunset	19.07	Weather	0% cloud beaufort 0
Bat passes heard							
Station no.	Start time		No.	passes	comments		
SE,SW	19.27-31	Common pipistrelle	1	10+	Foraging around oak to SW of house		
SE, SW	19.32-37	Soprano pipistrelle	1	5+	Foraging around oak to SW of house		
SE, SW	19.38-40	Common pipistrelle	2	10+	Foraging around house		
SE, SW	19.43-50	Common pipistrelle	1-2	10+	Foraging around house		
SE, SW, NW	19.54-19.59	Soprano pipistrelle	1	5+	Foraging around house		
All	19.54-59	Common pipistrelle	1-2	1	Foraging around house		
All	20.00-05	Common pipistrelle	1-2	1	Foraging around house		



Figure 14. southeast camera dark sky 19.9.2025



Figure 15. southwest camera dark sky 19.9.2025



Figure 16. northwest camera dark sky 19.9.2025



Figure 17. northwest camera dark sky 19.9.2025