

HOGWOOD FARM, FINCHAMPSTEAD

DETAILED BAT MITIGATION STRATEGY – LAND SOUTH OF PARCEL 15 (SPORTS HUB LAND)

Prepared for CALA Homes Thames Ltd

by

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1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This report describes a Detailed Bat Mitigation Strategy in relation to the Land South of Parcel 15 (Sports Hub Land) area of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Land South of Parcel 15 (Sports Hub Land) development area comprises approximately 7.12ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU 775 639. The Detailed Bat Mitigation Strategy was commissioned by CALA Homes Thames Ltd in May 2024.

1.1.2 The Land South of Parcel 15 (Sports Hub Land) development parcel is located to the north-west of the village of Finchampstead, Berkshire. In general terms, it comprises part of two modified grassland fields with small areas of scrub, intersected by a track and ditch with associated scrub and scattered trees. In addition, the site includes a line of scrub and trees with a dry ditch bordering Park Lane. The Land South of Parcel 15 (Sports Hub Land) site is bordered to the south by Park Lane with fields beyond; to the east by Park Lane, industrial units, grassland fields and woodland; to the north by a construction site associated with Parcels 14 and 15; and to the west by ancient woodland and a grassland field associated with a Suitable Alternative Natural Greenspace (SANG) and farmland. The location and boundary of the Land South of Parcel 15 (Sports Hub Land) site is shown in *Appendix A*.

1.1.3 The Land South of Parcel 15 (Sports Hub Land) site is part of a larger area covering a total of 110ha, hereinafter referred to as the 'wider site'. The wider site includes residential properties associated with Parcel 1 and a construction site associated with Parcel 2 in the north-west and a SANG in the south which comprises a mix of wetland, species-rich grassland, scrub and woodland habitats. In general terms, the western area of the wider site is comprised of three fields of disturbed ground dominated by short ruderal vegetation with scattered areas of tall ruderal vegetation and large spoil heaps bordered by mature trees and woodland with scrub field margins. The central and eastern areas of the wider site are comprised of areas of hardstanding and construction/disturbed ground bordered by mature treelines and woodland. Woodland shaws and copses are located in the northern, western and central areas of the wider site, including mixed, broadleaved and broadleaved plantation woodland types, some of which are included on Natural England's Inventory of Ancient Woodland. Wetland habitats within the wider site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the wider site. The wider site is bordered to the north by a construction site, the Bohunt School and the Hogwood Industrial Estate; to the east by Park Lane beyond which lie residential dwellings and park homes; to the south by Park Lane and farmland; and to the west by A327 Reading Road

and Sheerlands Road beyond which lie farmland and woodland. The wider area is dominated by agricultural land interspersed with woodland and residential properties.

- 1.1.4 Further information on the extent and composition of habitats across the Land South of Parcel 15 (Sports Hub Land) site and the wider site is provided in the Phase 1 Habitat Survey and Target Notes (HDA, 2024a).

1.2 Legislative context

- 1.2.1 All UK bat species are 'European Protected Species' (EPSs) protected under the 2017 Conservation of Habitats and Species Regulations (as amended). In relation to an EPSs, unless subject of an appropriate Natural England derogation licence the 2017 Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of an EPS;
- Deliberately disturb wild animals of any such species, in particular any disturbance which is likely to: (i) impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or to hibernate or migrate; (ii) affect significantly the local distribution or abundance of the species to which they belong;
- Damage or destroy a breeding site or resting place of such an animal; and/or
- To (a) be in possession of, or to control; (b) to transport any live or dead animal or any part of an animal; (c) to sell or exchange or (d) offer for sale or exchange any live or dead animal or part of an animal of an EPS.

- 1.2.2 In addition, all UK bats are protected under the 1981 Wildlife and Countryside Act (as amended). All species are listed on Schedule 5 of the Act and are subject to the provisions of Sections 9.4b and 9.4c, which make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection; and/or
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat.

- 1.2.3 If works are planned that are likely to constitute an offence under the current legislation, an application for a derogation licence should be made to Natural England.

- 1.2.4 Seven species of bat (Barbastelle, Bechstein's, Noctule, Soprano Pipistrelle, Brown Long-eared, Greater Horseshoe and Lesser Horseshoe) are also identified as Species of Principal Importance under Section 41 of the 2006 Natural Environment and Rural Communities (NERC) Act. This requires planning authorities to regard these species as a material consideration in the planning process.

1.3 Development proposals

- 1.3.1 Planning permission (O/2014/2179 and 140764) was granted in January 2017 for a hybrid application. This comprises:

- Outline permission for demolition of all existing buildings on site; up to 1,500 new dwellings; employment floor space; a Neighbourhood Centre; a primary school; sports pitches and associated pavilion building; highways infrastructure; associated landscaping, public realm, open/green space and sustainable urban drainage systems; and
- Full permission for a 29.7ha Suitable Alternative Natural Greenspace (SANG) in the south of the site.

The hybrid planning permission was subsequently amended by a Section 73 application (181194) which was approved in November 2018.

1.4 Scope and purpose of the report

1.4.1 Surveys of the Land South of Parcel 15 (Sports Hub Land) site and wider site undertaken by Entec in 2008 and Amec in 2012 identified features suitable for roosting and foraging bats. During subsequent bat activity surveys, species recorded included Common Pipistrelle, Soprano Pipistrelle, Nathusius' Pipistrelle, *Myotis* sp., Brown Long-eared bat, Noctule and Serotine (Royal Haskoning DHV, 2014). Further survey work was carried out between 2017-2021 by HDA to assess the suitability of buildings and trees within the site and wider site to support roosting, foraging and commuting bats.

1.4.2 In recognition of the potential of the Land South of Parcel 15 (Sports Hub Land) site to support bats, the time that has passed since the original surveys were undertaken and within the legislative context set out in *Section 1.2*, an updated Phase 1 bat roost scoping survey, Phase 2 bat roost surveys of the Land South of Parcel 15 (Sports Hub Land) site and Phase 2 bat activity survey were carried out by HDA between 2022-2024 to assess the suitability of buildings and trees within the site and wider site to support roosting, foraging and commuting bats. Together with the work undertaken in 2008, 2012 and 2017-2021 this information has been used to inform this Detailed Bat Mitigation Strategy for the Land South of Parcel 15 (Sports Hub Land) area of the proposed development.

1.4.3 This Detailed Bat Mitigation Strategy describes the results of the suite of bat surveys, provides an assessment of the likely effects of the proposed development on bats, and identifies measures to maintain and, where possible, enhance the value of the site for the local bat population. Specifically, the aims of the study are:

- i) To identify potential bat roost sites within the Land South of Parcel 15 (Sports Hub Land) site;
- ii) To determine the need for any further surveys prior to development commencing to identify the presence/likely absence of roosting bats within suitable features where affected by the proposed development, and identify species and numbers present;
- iii) To determine levels of bat foraging and commuting activity within habitat potentially affected by the Land South of Parcel 15 (Sports Hub Land) development;

- iv) To determine the requirement, if any, for licensing in respect of bats; and
- v) To identify appropriate mitigation and/or enhancement measures to ensure that the Land South of Parcel 15 (Sports Hub Land) development avoids adverse impacts on bats, and, where possible, provides enhancements to support the long-term favourable conservation status of bats in accordance with nature conservation legislation, planning policy and the 2006 NERC Act.

1.4.4 With respect to the Land South of Parcel 15 (Sports Hub Land) development, this Detailed Bat Mitigation Strategy for the Land South of Parcel 15 (Sports Hub Land) site also addresses Planning Condition 24, which requires that:

“Prior to or concurrent with the submission of a reserved matters application for any sub phase of the development a detailed bat mitigation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed bat mitigation strategy shall include an appropriate detailed lighting scheme that maintains the dark corridors as set out in Appendix 1 Recommended Dark Corridor Locations Plan of the submitted Hogwood Garden Village Bat Activity Survey Report - Revision: 02/Final (Royal Haskoning DHV, 10th September 2015) and should be in accordance with the submitted Hogwood Garden Village Bat Activity Survey Report - Revision: 02/Final (Royal Haskoning DHV, 10th September 2015). The mitigation, contingency and enhancement measures contained within each of the submitted detailed bat mitigation strategies shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.”

2 METHODOLOGY

2.1 Introduction

2.1.1 The methodology followed by HDA in relation to all updated bat survey work undertaken at the site is consistent with current legislation and good practice guidelines set out by the Bat Conservation Trust, at the time of the survey (BCT, 2016; BCT, 2023). The following sections detail the suite of surveys undertaken to date to inform the development of the Land South of Parcel 15 (Sports Hub Land) site and the wider site and the results of these surveys are provided in *Section 3*.

2.2 Phase 1 bat scoping survey

2.2.1 The Land South of Parcel 15 (Sports Hub Land) site (as part of a survey of approximately 58.5ha of the wider site) was subject to a Phase 1 bat scoping survey by Fiona Muir of HDA on the 1st and 7th April, 4th May and 29th July 2022 (HDA, 2023). In addition to update the information detailed within this bat report, an ecological walkover survey including an updated Phase 1 bat scoping survey was carried out of the Land South of Parcel 15 (Sports Hub Land) site on the 14th August 2023 by Fiona Muir of HDA. All buildings and trees within the site and wider site were assessed for their potential to support roosting bats and classified according to their potential. No buildings are located within the Land South of Parcel 15 (Sports Hub Land) site.

Phase 1 tree survey

- 2.2.2 All trees within and adjacent to the Land South of Parcel 15 (Sports Hub Land) site and wider site were inspected from ground-level with the aid of binoculars and a powerful torch to identify potential features suitable for use by roosting bats. Potential features include splits, cracks and cavities, peeling bark, woodpecker holes, broken branches and a covering of ivy where this is of a sufficient age to provide a suitable microclimate between the tree and ivy stem(s).
- 2.2.3 In accordance with current best practice guidelines at the time of the survey (BCT, 2016), trees were placed into one of five categories. Categorisation was based on the nature, size, location and quality of features present in each tree:
- Negligible suitability - Trees with no or negligible features for roosting bats;
 - Low suitability - Trees of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential;
 - Moderate suitability - Trees with one or more potential roost sites that could be used by bats but are unlikely to support roost types of high conservation status;
 - High suitability - Trees with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time; or
 - Known or confirmed bat roost.

2.3 Phase 2 bat roost surveys

- 2.3.1 The results of the Phase 1 bat scoping survey were used to determine the need for Phase 2 survey work of trees potentially affected by the emerging development proposals. Emergence/re-entry surveys were conducted to determine presence/probable absence of roosting bats and, where present, identify species and numbers. The level of survey effort conducted was determined with reference to the identified bat roosting potential of each feature in accordance with best practice guidelines, at the time of the survey.
- 2.3.2 Surveyors with electronic bat detectors¹ were positioned around each feature to record bats emerging from or entering the trees. For the more complex/dark locations, surveyors were supplemented by infrared camcorders² coupled with infrared lights to illuminate the possible roost features. Potential emergences/re-entries were analysed in real-time by an ecologist the following day. Surveyors and camcorders were positioned to provide adequate coverage of all potential emergence/re-entry points on each feature surveyed. The surveyors carrying out the surveys were all experienced at carrying out bat

¹ Anabat Walkabout and Anabat Express with 'Analook' recording software.

² Canon XA40 4K camcorders with infrared capability.

emergence/re-entry surveys. Dusk emergence surveys generally began 15 minutes before sunset, ending approximately 1.5 hours after sunset. Dawn re-entry surveys generally began approximately 1.5 hours before sunrise and ended at sunrise or shortly thereafter. Records were made of any emergences and re-entries, and incidental records were also made of bat commuting and foraging activity in the vicinity of each surveyor.

Table 1: Details of Phase 2 roost surveys associated with the Land South of Parcel 15 (Sports Hub Land) site

Tree ref	Date / Time	Sunset / Sunrise	Conditions
2 & 97	04/05/2022 20.15-22.00	20.30	100% cloud cover, Beaufort Scale = 0, dry, 13-10°C
	01/07/2022 03.21-05.04	04.51	60% cloud cover, Beaufort Scale = 1, dry, 11°C
	20/07/2022 20.53-22.38	21.08	100% cloud cover, Beaufort Scale = 2, light rain showers between 21.30 - 22.15, 20°C
G2	04/05/2022 20.15-22.00	20.30	100% cloud cover, Beaufort Scale = 0, dry, 13-10°C
	14/07/2022 21.00-22.45	21.15	5% cloud cover, Beaufort Scale = 1, dry, 20°C
G4 & AF	30/06/2022 21.09-22.54	21.24	90% cloud cover, Beaufort Scale = 1, dry, 19-16°C
	14/07/2022 21.00-22.45	21.15	5% cloud cover, Beaufort Scale = 1, dry, 20°C

2.4 Phase 2 bat activity survey

Bat activity transects

- 2.4.1 In order to confirm the importance of the Land South of Parcel 15 (Sports Hub Land) site (as part of a survey of approximately 58.5ha of the wider site) for foraging and commuting bats, a suite of dusk and dawn activity surveys were most recently undertaken between May and September 2022. Due to the size of the survey area, the survey area was divided into two survey area transects of which the Land South of Parcel 15 (Sports Hub Land) site was located within Transect 2. Surveyors carrying hand-held bat detectors walked transects of the site and wider site, with listening stops at regular intervals for periods of up to 5 minutes. Visual observations of bats and bat call registrations were noted, recording time, location, activity and, where known, species. Recordings of foraging and/or commuting activity made using digital devices were subsequently analysed to determine the identity of any unconfirmed species recorded during the surveys. Times and dates of surveys carried out are given in *Table 2* below, along with weather conditions.

Table 2: Details of bat activity surveys of Transect 2 (within which the Land South of Parcel 15 (Sports Hub Land) site is located)

Date	Sunset / sunrise	Time	Weather conditions
04/05/2022	20.30	20.30 - 22.30	100% cloud cover, Beaufort Scale = 0, dry, 13-10°C
20/07/2022	21.08	21.08 - 23.08	100% cloud cover, Beaufort Scale = 2, light rain showers between 21.30 - 22.15, 20°C
13/09/2022	06.35	04.35 - 06.35	80% cloud cover, Beaufort Scale = 1, dry, 15°C

Automated surveys

2.4.2 Automated surveys were carried out as a supplement to the activity transect surveys and to gain further information on the species and frequency of bat activity at the Land South of Parcel 15 (Sports Hub Land) site and wider site. Two programmable electronic bat detectors³ were positioned in suitable habitat and left in place on three occasions between May and October 2022. The detectors were programmed to record all bat activity. Details of the times and dates of automated bat detector deployments are provided in *Table 3* below.

Table 3: Details of automated bat detector deployment

Location**	Deployment and collection date	Sunset / Sunrise	Temp. Max. / Min. (°C)
A & B*	04.04.2022 – 05.04.2022	19:42 / 06:30	13 / 9
	05.04.2022 – 06.04.2022	19:43 / 06:28	11 / 8.
	06.04.2022 - 07.04.2022	19:45 / 06:26	9 / 7
	07.04.2022 - 08.04.2022	19:47 / 06:23	7 / 4
	08.04.2022 - 09.04.2022	19:48 / 06:21	8 / 2
	09.04.2022 - 10.04.2022	19:50 / 06:19	9 / 2
C & D	14.07.2022 - 15.07.2022	21:15 / 05:04	20 / 9
	15.07.2022 - 16.07.2022	21:14 / 05:05	21 / 11
	16.07.2022 - 17.07.2022	21:13 / 05:06	23 / 12
	17.07.2022 - 18.07.2022	21:12 / 05:08	24 / 14
	18.07.2022 - 19.07.2022	21:11 / 05:09	28 / 18
E & F	28.09.2022 - 29.09.2022	18:48 / 07:01	18 / 3
	29.09.2022 - 30.09.2022	18:46 / 07:02	15 / 4
	30.09.2022 - 01.10.2022	18:44 / 07:04	14 / 11
	01.10.2022 - 02.10.2022	18:41 / 07:05	16 / 12
	02.10.2022 – 03.10.2022	18:39 / 07:07	17 / 5

* The static at Location B recorded one less night than the static at Location A (i.e. until the 09.04.2022).

** A description of the locations of each of these statics is given in Table 7 below and those statics in proximity to the site are shown on the plan in Appendix B.

2.4.3 The results of the updated bat activity transect and automated detector surveys have been used to support the earlier assessment of bat foraging and commuting activity made

³ Anabat Express with remote microphone and 'Analook' software.

in the Ecology Chapter of the Environmental Assessment submitted in support of the planning application (Royal Haskoning, 2014) and the bat activity surveys undertaken by HDA between 2017 to 2018 (HDA, 2019).

2.5 Limitations of surveys

2.5.1 All surveys followed best practice guidelines (BCT, 2016) and were conducted at an appropriate time of year, under favourable weather conditions and with an appropriate level of survey effort both in terms of the number of surveyors used and number of survey visits undertaken. Although periods of rain were experienced on one of the bat emergence surveys and one of the activity surveys, this was not found to have affected levels of bat activity and is not considered a constraint to the findings of the Phase 2 surveys. The surveys are therefore considered sufficient to allow a robust assessment of the likely effects of the proposed development on bats and to inform the recommendations provided in *Section 5* of this report.

3 RESULTS

3.1 Phase 1 bat roost scoping survey

3.1.1 No buildings are located within the Land South of Parcel 15 (Sports Hub Land) site. All trees identified as having potential to support roosting bats within the Land South of Parcel 15 (Sports Hub Land) site are described in *Table 4* below and their locations are given in *Appendix A*.

Table 4: Results of Phase 1 bat scoping tree survey

Tree ref*	Species	Findings	Bat Roost Potential (BCT, 2016)
2	Pedunculate Oak	Broken branch on northern aspect which appears hollow and has a cavity. Two possible openings into trunk where large branches have torn away from main stem.	High
4	Pedunculate Oak	Two dead branches, one with large split and the other with a potential cavity on western aspect.	Moderate
5	Pedunculate Oak	Possible cavity on western aspect.	Low
7	Dead	Limited features of bat roosting potential including narrow cracks in branches and a hole in trunk of limited depth.	Low
9	Pedunculate Oak	Dead branch with a possible opening on western aspect.	Low
11	Oak	Cavity at base of trunk.	Moderate
13	Willow	Tree scar with possible narrow cavity on southern aspect.	Low
14	Oak	Long knot hole on branch but without obvious depth, upward facing cavity and occluded wood without obvious depth on eastern aspect.	Low
15	Poplar	Some stem decay on northern aspect with broken limb and split wood of limited potential on southern aspect.	Low
16	Poplar	Broken branch with deadwood on northern aspect and main crown is lost with potential hidden cavities. Cavity at snapped branch leading into trunk.	Moderate
18	Oak	Mature Ivy coverage with Ivy plating that has lifted in places. Branch cavity of possible depth on eastern aspect.	Moderate

Tree ref*	Species	Findings	Bat Roost Potential (BCT, 2016)
19	Pedunculate Oak	Upward facing knot hole with possible depth on southern aspect.	Low
23	Pedunculate Oak	Dense Ivy coverage with deadwood. No suitable features identified from ground level, but suitable roosting features could be concealed.	Low
25	Birch	Section of occluded wood on southern aspect. Ivy coverage may have obscured featured from ground.	Low
26	Pedunculate Oak	Knot hole with limited potential on western elevation with Ivy potentially obscuring further features from view.	Low
97	Oak	Main trunk is partly hollow with cavities at base and at 1.5m. Further branch cavities on south-eastern aspect.	High
AF	Holly	Multi-stemmed Holly containing multiple trunk cavities.	Moderate
AK	Ash	Heavily Ivy clad. No suitable features identified from ground level, but suitable roosting features could be concealed.	Low
N	Oak	Many features on branches on all aspects including hollowing, knot holes, cavities and deadwood. The tree is covered with dense Ivy, some of which is mature.	Moderate
P	Poplar	Mature tree with dense Ivy coverage on main trunk, features could be concealed.	Low
Q	Oak	Dense Ivy coverage, features could be concealed.	Low
G1	Oak x 2	Deadwood with possible gap where two branches have fused together and small cavities in deadwood.	Low
G2	Oak x 2	Cavity with depth and occluded wood on southern aspect, possible cavity where branch has been removed.	Moderate
G4	Oak x 2	Scar with possible cavity and branch with deadwood and possible cavity.	Moderate
G6	Treeline	Treeline containing Holly and Birch. One Holly tree with an upwards facing limited crack and a Birch tree with a thick covering of Ivy. No further suitable features identified from ground level, but suitable roosting features could be concealed.	Low
G7	Treeline	Treeline containing Holly and Birch. Small, shallow knot holes within Holly on southern aspect and Birch with a thick covering of Ivy. No further suitable features identified from ground level, but suitable roosting features could be concealed.	Low
G8	Group of Holly trees	Group of Holly trees with shallow knot holes present on all aspects.	Low
G9	Group of Holly trees	Group of multi-stemmed Holly trees. Features include hollow branch on the southern aspect, trunk cavity with slight staining present on the southern aspect, branch cavity present on the western aspect and multiple small knot holes present on all aspects.	Moderate
G10	Group of Holly trees	Group of Holly trees forming part of treeline. Multiple trunk cavities leading into potentially hollow trunks. Some staining is present under several of the holes.	Moderate-High
G11	Treeline	Treeline containing Holly and Oak. A thick covering of Ivy where no suitable features identified from ground level, but suitable roosting features could be concealed.	Low

* Tree reference numbers relate to those used for the Tree Survey (RPS, 2017) except where additional information has been required to identify individual trees.

3.1.2 All other trees within and immediately adjacent to the Land South of Parcel 15 (Sports Hub Land) site were assessed as having negligible potential to support roosting bats.

3.2 Phase 2 bat roost surveys

3.2.1 The results of the Phase 1 bat scoping surveys were used to determine the requirement for Phase 2 bat roost survey work of trees where these had the potential to be affected by the development proposals at the time of the surveys. In accordance with current best practise guidelines at the time of the surveys (BCT, 2016) and the recommendations in the *Detailed Bat Mitigation Strategy – Parcels 14 and 15* (HDA, 2022)⁴; trees/tree groups were subject to Phase 2 emergence/re-entry surveys in 2022 using an appropriate number of surveyors to ensure comprehensive coverage.

3.2.2 *Table 5* provides a summary of the results of the Phase 2 bat roost surveys of trees proposed to be impacted by works for Parcels 14 and 15 which are within the Land South of Parcel 15 (Sports Hub Land) site.

Table 5: Results of Phase 2 roost surveys

Tree ref	Date / Time	Results	Updated Roost Status
2	04/05/2022 20.15-22.00	No emergences/re-entries	High
	01/07/2022 03.21-05.04	No emergences/re-entries	
	20/07/2022 20.53-22.38	No emergences/re-entries	
97	04/05/2022 20.15-22.00	No emergences/re-entries	High
	01/07/2022 03.21-05.04	No emergences/re-entries	
	20/07/2022 20.53-22.38	No emergences/re-entries	
G2	04/05/2022 20.15-22.00	No emergences/re-entries	Moderate
	14/07/2022 21.00-22.45	No emergences/re-entries	
G4	30/06/2022 21.09-22.54	No emergences/re-entries	Moderate
	14/07/2022 21.00-22.45	No emergences/re-entries	
AF	30/06/2022 21.09-22.54	No emergences/re-entries	Moderate
	14/07/2022 21.00-22.45	No emergences/re-entries	

3.3 Phase 2 activity transect surveys

3.3.1 Details of the date and time of bat activity transect surveys carried out, along with weather conditions and sunset/sunrise times, are provided in *Table 2*. The areas covered during each survey visit included all linear features within or in proximity to the Land South of Parcel 15 (Sports Hub Land) site, as part of a survey of the wider site.

⁴ It should be noted that part of the Parcels 14 and 15 boundary overlaps with the Sports Pitches and Allotments site boundary.

3.3.2 A visual summary of bat foraging and commuting activity recorded during the surveys of the Land South of Parcel 15 (Sports Hub Land) site has been provided in *Appendix B*. In total, three species were recorded during the transect surveys of this area: Common Pipistrelle, Soprano Pipistrelle and Noctule. A summary of each species recorded, their activity and an estimation of numbers using the Land South of Parcel 15 (Sports Hub Land) site and wider site during any one survey is provided in *Table 6* below.

Table 6: Summary of bat activity during transect surveys

Species	Activity summary	Approx. number recorded*
Common Pipistrelle	Common Pipistrelle was recorded on one occasion within the site in association with the treeline along the southern site boundary, but was the most frequently recorded species during the activity surveys of the wider site. The majority of Common Pipistrelle activity was recorded along woodland edge habitats in the centre and north-west of the wider site, at least 300m to the north-west of the Land South of Parcel 15 (Sports Hub Land) site. Common Pipistrelles were also recorded on a less frequent basis using hedgerows and woodlands bordering the grassland and arable fields in the remainder of the wider site. It is expected that up to 1 Common Pipistrelle bat could have been using the Land South of Parcel 15 (Sports Hub Land) site at any one time during the survey and that the Land South of Parcel 15 (Sports Hub Land) site forms part of a much larger foraging range for a low number of individuals of this species.	1
Soprano Pipistrelle	Soprano Pipistrelle was recorded on one occasion within the site in association with the ditch and scrub line aligned north to south through the centre of the site, but was the second most frequently recorded species during the activity surveys of the wider site. The majority of Soprano Pipistrelle activity was recorded along the woodland belt aligned east to west in the east of the wider site, approximately 180m to the north of the Land South of Parcel 15 (Sports Hub Land) site. Soprano Pipistrelles were also recorded on a less frequent basis scattered across the wider site, associated with the hedgerows and woodlands bordering the grassland and arable fields. It is expected that up to 1 Soprano Pipistrelle bat could have been using the Land South of Parcel 15 (Sports Hub Land) site at any one time during the survey and that the Land South of Parcel 15 (Sports Hub Land) site forms part of a much larger foraging range for a low number of individuals of this species.	1

Species	Activity summary	Approx. number recorded*
Noctule	Noctule was recorded on one occasion within the site in association with the treeline along the southern site boundary. Noctule activity was scattered across the wider site, with activity focused on a line of scrub and tall ruderal vegetation aligned east-west to the north-west of the Land South of Parcel 15 (Sports Hub Land) site within the wider site. Noctules were also recorded on a less frequent basis using hedgerows and woodlands bordering the grassland and arable fields in the remainder of the wider site. The remainder of recordings were largely associated with high level passes by individuals crossing the wider site. It is expected that up to 1 Noctule bat could have been using the Land South of Parcel 15 (Sports Hub Land) site at any one time during the survey and that the Land South of Parcel 15 (Sports Hub Land) site forms part of a much larger foraging range for a low number of individuals of this species.	1

**This is an approximation of the number of bats of any one species estimated to have been using the Land South of Parcel 15 (Sports Hub Land) site during any one visit.*

- 3.3.3 The bat activity recorded within the Land South of Parcel 15 (Sports Hub Land) site during the transect surveys related to individual passes by Common Pipistrelle, Soprano Pipistrelle and Noctule bats with up to one individual of each species considered to be using the Land South of Parcel 15 (Sports Hub Land) site at any one time.

3.4 Phase 2 automated activity surveys

- 3.4.1 The dates during which the automated detector was deployed, along with sunset/sunrise times and temperatures, are provided in *Table 3*.
- 3.5.2 The automated detectors were placed in six separate locations within the site and wider site to give an indication of the species and relative levels of activity throughout the night. A summary of bat activity recorded during the automated surveys in each location is provided below in *Table 7*. In total, five species/species groups were recorded during the automated surveys; Common Pipistrelle, Soprano Pipistrelle, Noctule, Brown Long-eared bat and *Myotis* sp. bat.

Table 7: Summary of bat activity recorded by the automated detector

Location	Activity summary
A	The automated detector at Location A recorded bat activity along a woodland belt aligned east-west in the east of the wider site, approximately 150m to the north of the Land South of Parcel 15 (Sports Hub Land) site. A total of 336 bat passes were recorded over 6 nights; an average of 56 bat recordings per night. Soprano Pipistrelle the most frequently recorded species (63.1% of the bat recordings), with occasional to regular foraging activity recorded during every night. Common Pipistrelle was the second most frequently recorded species (22.9% of the bat recordings), with occasional foraging activity recorded during every night. Occasional passes by Noctule and <i>Myotis</i> sp. bat were also recorded (12.5% and 1.5% of passes, respectively).
B	The automated detector at Location B recorded bat activity associated with a woodland belt aligned north-south in the west of the wider site, approximately 700m to the west of the Land South of Parcel 15 (Sports Hub Land) site. A total of 684 bat passes were recorded over 5 nights; an average of 137 bat recordings per night. Common Pipistrelle was the most frequently recorded species (55.7% of the bat recordings), with occasional to regular foraging activity recorded during every night. Soprano Pipistrelle was the second most frequently recorded species (32.6% of the bat recordings) with occasional to regular foraging activity recorded during every night in which bats were recorded. Occasional passes by Noctule, Brown Long-eared bat and <i>Myotis</i> sp. bat were also recorded (7.9%, 2.9% and 0.9% passes, respectively).
C	The automated detector at Location C recorded bat activity at the junction of a woodland belt and adjoining hedgerow in the east of the wider site, approximately 250m to the north of the Land South of Parcel 15 (Sports Hub Land) site. A total of 609 bat passes were recorded over 5 nights; an average of 122 bat recordings per night. Common Pipistrelle was the most frequently recorded species (80.8% of the bat recordings), with occasional to regular foraging activity recorded during most night. Soprano Pipistrelle was the second most frequently recorded species (17.7% of the bat recordings), with occasional foraging activity recorded during most nights. Occasional passes by Brown Long-eared bat and <i>Myotis</i> sp. bat were also recorded (0.5% and 0.1% of passes, respectively).

Location	Activity summary
D	The automated detector at Location D recorded bat activity along a woodland margin located in the centre of the wider site, approximately 180m to the north-west of the Land South of Parcel 15 (Sports Hub Land) site. A total of 1194 bat passes were recorded over 5 nights; an average of 239 bat recordings per night. Soprano Pipistrelle was the most frequently recorded species (69.3% of the bat recordings), with occasional to regular foraging activity recorded during most nights. Common Pipistrelle was the second most frequently recorded species (31.4% of the bat recordings), with occasional foraging activity recorded on all nights. Occasional passes by Brown Long-eared bat, Noctule and <i>Myotis</i> sp. bat were also recorded (0.8%, 0.3% and 0.1% of passes, respectively).
E	The automated detector at Location E recorded bat activity associated with a tree group in the centre of the wider site, approximately 560m to the north-west of the Land South of Parcel 15 (Sports Hub Land) site. A total of 49 bat passes were recorded over 5 nights; an average of 10 bat recordings per night. Common Pipistrelle and Soprano Pipistrelle were the most frequently recorded species (44.9 and 30.6% of the bat recordings), with occasional foraging activity recorded during most nights. Occasional passes by Noctule and Brown Long-eared bat were also recorded (14.3% and 10.2% of passes, respectively).
F	The automated detector at Location F recorded bat activity associated with the treeline and hedgerow on the southern boundary of the site. A total of 46 bat passes were recorded over 5 nights; an average of 9 bat recordings per night. Common Pipistrelle was the most frequently recorded species (80.4% of the bat recordings) with occasional foraging activity recorded during every night. Soprano Pipistrelle being the second most frequent recorded species (17.4% of bat recordings) with occasional foraging activity recorded during most nights. Occasional passes by <i>Myotis</i> sp. bat were also recorded (2.2% of passes).

3.5.3 In summary, the static detectors recorded Common Pipistrelle and Soprano Pipistrelle at all locations the remote detectors were deployed. *Myotis* sp. bat were recorded at all locations except Location E. Noctule bats were recorded at all locations except from Locations C and F. Brown Long-eared bats were recorded at all locations except from Locations A and F.

3.5.4 The greatest number of bat recordings was recorded at Location D and the highest diversity of bat species was recorded at Location B and D. The fewest number of bat recordings per night and lowest diversity of bat species was recorded at Location F. Soprano Pipistrelle and Common Pipistrelle were the most frequently recorded species relating to 47.8% and 46.7% of all bat passes recorded, respectively, with all locations

being used by foraging bats of these species on at least an occasional basis on each night. Noctule, followed by Brown Long-eared bat and *Myotis* sp. bats, were the next most recorded bat species/species groups (3.6%, 1.4% and 0.5% of all bat recordings, respectively), with similar patterns of activity to the Soprano and Common Pipistrelle bats however at much lower numbers.

4 SUMMARY AND IMPACT ASSESSMENT

4.1 Bat roosting habitat

4.1.1 In relation to the Land South of Parcel 15 (Sports Hub Land) site, the suite of bat surveys identified 3 trees/tree groups with high potential to support roosting bats (Trees 2 and 97 and Tree Group G10), 9 trees/tree groups with moderate potential to support roosting bats (Trees 4, 11, 16, 18, N and AF and Tree Groups G2, G4 and G9) and 18 trees/tree groups with low potential to support roosting bats (Trees 5, 7, 9, 13, 14, 15, 19, 23, 25, 26, P, Q and AK and Tree Groups G1, G6, G7, G8 and G11). No buildings are located within the site.

4.1.2 A *Tree Survey and Arboricultural Impact Assessment* (RPS, 2024) has been carried out for the Land South of Parcel 15 (Sports Hub Land) site. The *Tree Survey and Arboricultural Impact Assessment* has identified several trees, hedgerows and tree groups that will require works to facilitate the proposed development. Of those trees with potential to support roosting bats, the arboricultural impact assessment concludes the following works are required:

- Felling of Tree 7 with low bat roost potential.

4.1.3 An appropriate approach to works is given in *Section 5* to protect any bats that might be present and to maintain roosting opportunities at the site following works. All other trees within and bordering the Land South of Parcel 15 (Sports Hub Land) site which are proposed to be felled/trimmed were identified as having negligible potential to support roosting bats.

4.2 Foraging and commuting activity

4.2.1 Three bat species have been recorded foraging and commuting in proximity to the Land South of Parcel 15 (Sports Hub Land) site, with varying levels of activity observed throughout the surveys. The plan in *Appendix B* provides an overview of bat activity recorded during the transect surveys.

4.2.2 The bat activity recorded within the Land South of Parcel 15 (Sports Hub Land) site during the transect surveys related to individual passes by Common Pipistrelle, Soprano Pipistrelle and Noctule bats with up to one individual of each species considered to be using the Land South of Parcel 15 (Sports Hub Land) site at any one time.

- 4.2.3 During the automated detector surveys, Brown Long-eared bat and *Myotis* sp. bats were also recorded and it is anticipated that these species/species group may use the Land South of Parcel 15 (Sports Hub Land) site on an occasional basis as a small part of a much wider foraging territory for individuals of this species/species group.
- 4.2.4 Overall the level of bat activity recorded was generally considered to be low, relative to the size of the site, and similar and higher quality foraging and commuting opportunities are relatively widespread in the wider area. As a whole the Land South of Parcel 15 (Sports Hub Land) site is therefore considered to be of no more than site interest for foraging bats.
- 4.2.5 Notwithstanding this, development proposals should seek to maintain and, where possible, enhance roosting, foraging and commuting opportunities for bats using the site in accordance with nature conservation legislation, planning policy and the 2006 NERC Act. Recommendations to maintain and enhance the value of the Land South of Parcel 15 (Sports Hub Land) site for bats are provided in *Section 5* below.

5 MITIGATION STRATEGY

- 5.1 This section identifies measures to be implemented during development of the Land South of Parcel 15 (Sports Hub Land) site in order to avoid, mitigate and compensate potential impacts on bats, and to maintain the favourable conservation status of the local bat population. These measures will be implemented unless otherwise agreed with Natural England and/or the local planning authority. In addition, measures for long-term maintenance and enhancement of opportunities at the Land South of Parcel 15 (Sports Hub Land) site for roosting, foraging and commuting bats are included in accordance with the 2023 National Planning Policy Framework (NPPF) and the 2006 NERC Act.

5.2 Roosting bats

- 5.2.1 The Arboricultural Impact Assessment (RPS, 2024) has identified works to one tree with low bat roost potential (Tree 7). An assessment is given below on the potential impacts these works could have on roosting bats (if present) together with any further survey requirement and potential mitigation works.

Tree 7

- 5.2.2 Tree 7 has low potential to support roosting bats. Felling works will be carried out in accordance with the following procedure:
1. Trees suitable for climbing inspections will first be climbed by a licensed bat worker to inspect potential roost sites for bats. In the event that a bat (or evidence of bats) is encountered, and the tree cannot be retained, then felling/works to this

tree will be delayed until an EPS licence has been sought and obtained from Natural England prior to soft felling in accordance with the methodology described under point 2 below. In the event that no bats (or evidence of bats) are encountered during an exhaustive search then any features will be 'soft stopped' to prevent occupation prior to felling.

2. 'Low' potential trees that are unsuitable for climbing inspections and/or have not been subject to an emergence survey immediately in advance of works will be 'soft felled' under the supervision of a suitably qualified ecologist. Soft felling involves progressive removal of the tree, using ropes to gently lower sections of tree potentially supporting roosting bats to the ground for inspection by a suitably qualified ecologist. Where appropriate, features should be left on the ground overnight before clearing to allow any bats present to escape.

Other trees with bat roost potential

5.2.3 Due to the presence of opportunities for roosting bats within a number of trees across the site, an approach to future maintenance works on trees with potential to support roosting bats (e.g. for health and safety) is set out below. This involves either survey prior to works commencing to confirm presence or likely absence of roosting bats or through a sensitive approach to works. Measures to maintain the suitability of opportunities provided by these trees for roosting bats are given in *Section 5.2.6* below.

5.2.4 In the event that the future retention of a tree, or tree feature, identified as providing opportunities for roosting bats is not possible within the site (e.g. for reasons of health and safety), felling/trimming works will be carried out in accordance with the following procedure:

1. Trees with high or moderate potential to support roosting bats should first be subject to three aerial inspection surveys between May to September, with at least two of the surveys conducted from May to August by a licensed bat worker to inspect potential roost sites for bats (BCT, 2023). If a bat roost is encountered during survey of a tree not covered under an EPS licence, then felling/works to this tree should be delayed until an EPS licence has been sought and obtained from Natural England.
2. Trees with high or moderate potential to support roosting bats, for which an exhaustive climbed inspection is not possible or practical, should be subject to three emergence/re-entry surveys following current BCT best practice guidelines (BCT, 2023) to confirm the absence of roosting bats prior to any works affecting the tree commencing.
3. 'Low' potential trees that are unsuitable for climbing inspections and/or have not been subject to an emergence survey immediately in advance of works should be 'soft felled' under the supervision of a suitably qualified ecologist. Soft felling

involves progressive removal of the tree, using ropes to gently lower sections of tree potentially supporting roosting bats to the ground for inspection by a suitably qualified ecologist. Where appropriate, features should be left on the ground overnight before clearing to allow any bats present to escape.

- 5.2.5 In the event that a roosting bat is discovered during any of the above works, works will cease and Natural England contacted to agree an appropriate course of action. A licence may need to be applied for, and approved, before works can continue.

Maintenance of roosting opportunities

- 5.2.6 The integrity of retained roosting opportunities within and adjacent to the site will be conserved through the maintenance of connections to commuting and foraging habitat and sensitive use of lighting throughout the construction and operational phases (see *Section 5.3* below and the *Detailed Ecological Permeability Scheme – Land South of Parcel 15 (Sports Hub Land)* (HDA, 2024b)). In addition, trees not supporting roosting bats at the time of survey have potential to support bats in the future and therefore, where possible, these trees will be retained and their ability to support roosting bats maintained. Further measures to ensure that roosting opportunities provided by the site remain following development are given below.

Enhancement of opportunities for roosting bats

- 5.2.7 Development of the site will provide opportunities to enhance its current value for roosting bats in accordance with planning policy and the 2006 NERC Act through the provision of a range of new bat roosting features. CALA Homes Thames Ltd have an 'Urban Wildlife Strategy' in place for all their new developments. As part of this strategy CALA Homes Thames Ltd will incorporate at least one bat roosting features within each house and apartment block. Although no houses or apartment blocks are proposed as part of the Land South of Parcel 15 (Sports Hub Land) development, bat roosting features will be provided on the proposed pavilion and retained trees. In order to provide a variety of bat roosting opportunities suitable for a range of bat species, roost enhancement will consist of (or similar):

- 1 bat box on the Pavilion comprising a Ibstock bat box, Wildcare soffit bat box or Beaumaris Woodstone bat box will be incorporated into/on the building (suitable for crevice dwelling bat species);
- 3 x Greenwoods Ecohabitats Two Crevice Bat Boxes attached to trees (favoured by species preferring a wider cavity such as Brown Long-eared bats, Noctule, *Myotis* sp.); and
- 2 x Greenwoods Ecohabitats Medium Hollow Bat Boxes attached to trees (favoured by species preferring a wider cavity such as Brown Long-eared bats, Noctule, *Myotis* sp.).

- 5.2.8 These will be located away from areas most affected by construction and operational phase noise and lighting and will integrate the location of suitable retained trees and habitat connections with avoidance of areas subject to significant levels of light spill as shown on the *Land South of Parcel 15 (Sports Hub Land): Species Enhancements Plan* provided in *Appendix C*.
- 5.2.9 By providing a variety of roosting opportunities in different locations and orientations across the new building and retained trees, a range of roost spaces with varied microclimates will be provided by the new development, which would offer roosting opportunities for bats throughout the year and maintain and enhance the future long-term potential of the Land South of Parcel 15 (Sports Hub Land) site (and wider site) to support roosting bats.
- 5.3 Foraging and commuting bats**
- 5.3.1 The Land South of Parcel 15 (Sports Hub Land) site is considered as a whole to be of no more than site importance for foraging bats. The site comprises a low proportion of foraging habitat for individual Common Pipistrelle, Soprano Pipistrelle and Noctule and provides foraging habitat for individual Brown Long-eared bat and *Myotis* sp. bats on a more occasional or infrequent basis.
- 5.3.2 A number of the bat species identified within the Land South of Parcel 15 (Sports Hub Land) site and wider site (Soprano Pipistrelle, Noctule and Brown Long-eared bat) are listed as Species of Principal Importance under Section 41 of the 2006 NERC Act and therefore the effects of development on foraging and commuting habitat are a material consideration in the planning process.
- 5.3.3 The development proposals indicated on the *Land South of Parcel 15 (Sports Hub Land): Species Enhancements Plan* in *Appendix C* show the retention of the majority of hedgerows and treelines within and bordering the site. Proposals include the retention and strengthening of key terrestrial corridors associated with the site boundaries and the treeline situated north-south through the centre of the site. In addition, proposals include new native species-rich scrub and woodland planting along the northern and western site boundaries. These habitat corridors connect to habitats within the wider site including the SANG to the west of the site, the Green Corridor and Hogwood Shaw Local Wildlife Site (LWS) to the north-west of the site and open countryside to the south, east and west of the wider site. The development of the site will however result in the loss of limited areas of foraging habitat where sports pitches, buildings and hardstanding takes the place of areas currently dominated by grassland habitats. Although the field interiors are currently of limited value for foraging bats and it is expected that the proposed allotments, SuDS

basins, orchard and areas of open space will provide new opportunities for roosting bats as these mature. In addition, the Land South of Parcel 15 (Sports Hub Land) development planting scheme includes enhancement of hedgerows and treelines and inclusion of areas of rough and meadow grassland and new orchard, woodland and scrub habitats within areas of open space in order to maximise opportunities for foraging and commuting bats following development (Sports Hub Land Masterplan (CSA, 2024)).

5.3.4 A lighting assessment has been produced for the site and wider site (MMA Lighting Consultancy, 2018) which assessed that the site currently has limited light spill from off-site residential areas (MMA Lighting Consultancy assessed the site as having an E2 - Low District Brightness Areas). The lighting assessment details measures to achieve a minimum level of lighting required for public amenity and safety whilst restricting horizontal or vertical light spill into non-target areas. External lighting will be limited to the car park, footpath network and sports pitches and be designed to accord with WBC specifications to ensure public safety. Within the necessary safety requirements, in accordance with the lighting design and light spill plans set out in the MMA lighting report (MMA Lighting Consultancy, 2018), an Illustrative Lighting Parameters Plan (HDA, 2018) has been prepared that identifies Lighting Exclusion Zones and Lighting Restriction Zones. It should be noted however that at the time of preparation of the Illustrative Lighting Parameters Plan (HDA, 2018), it was understood that this area of the site would be designed by the council/others and subsequently lighting zones were not specified. It is proposed that the hedgerows/treelines/scrub lines along the western, southern and northern site boundaries and the scrub/treeline which bisects the site are located within Lighting Restriction Zones, with the remainder of the Land South of Parcel 15 (Sports Hub Land) site to be sensitively designed.

5.3.5 *Lighting Restriction Zones (Hedgerows/treelines/scrub/woodland along the northern/western/southern site boundaries and the tree/scrub line bisecting the site)*

Unless otherwise agreed with the local planning authority:

- Lighting will be avoided and lighting will be at the lowest level required for public safety; and
- Lighting Restriction Zones adjacent to retained native hedgerows/treelines will be at least 5m.

5.3.6 Within the Lighting Restriction Zones it is proposed that lighting will comprise low-level bollard luminaries along footpaths/cycleway/bridleway routes. These will be approximately 1.2m in height, and will use LED bulbs with full cut off optics to contain light on the footpath/cycleway/bridleway with negligible horizontal or vertical luminance on the opposite side of the roadway.

5.3.7 *Sensitive Lighting Zone (remainder of site)*

Within the remainder of the Land South of Parcel 15 (Sports Hub Land) site measures to achieve a minimum level of lighting required for public amenity and safety whilst restricting horizontal or vertical light spill into non-target areas will include:

- LED lighting with a correlated 'warm' colour temperature of 4000 Kelvin, which will be lowered to 2700 Kelvin (where practical).
- LED light sources contain no UV wavelengths and the warmer colour temperatures reduce the light emitted beyond the 550 nanometer wavelengths. These requirements are consistent with the current research on the impact of artificial lighting on bats as published by the Bat Conservation Trust and Institution of Lighting Professionals (BCT & ILP, 2023);
- Rear spill guards can be employed to focus light onto target areas;
- LED luminaires are suitable for dimming. A Remote Monitoring System will be considered for lighting in sensitive locations to allow luminaires to be dimmed to an appropriate level and then dimmed back further after a late night curfew (c. 23:00) (or alternatively the luminaires will be switched off entirely when not in use); and
- Pedestrian only footpaths/cycleways/bridleways will be unlit with the exception of bollard lighting at nodal points, fitted with LED luminaires and rear spill guards/louvres/cowls, as appropriate.

5.3.8 Furthermore, in addition to the above measures to maintain opportunities for foraging and commuting bats within and adjacent to the site, the proposed areas of informal public open space and SANG will provide extensive opportunities to enhance these areas of the wider site for bats through the creation and enhancement of meadow grassland, scrub, hedgerow and woodland habitats and the creation of new wetland features.

6 **CONCLUSION**

6.1 The bat survey work carried out at the site identified low activity within the Land South of Parcel 15 (Sports Hub Land) site. Development proposals seek to enhance opportunities for roosting bats within the site as described in *Section 5* above, through the provision of newly created roosting opportunities on the new building and retained trees.

6.2 Measures are also described for the maintenance and enhancement of current opportunities provided by the site for foraging and commuting bats. These include sensitive lighting design and planting and habitat creation works. The development area is currently dominated by grassland of limited value for foraging bats and it is likely that these measures could maintain and possibly enhance the value of the site in the long-term for this group.

- 6.3 Subject to the implementation of the measures described in *Section 5*, it is considered that the favourable conservation status of the local bat population would be maintained and, through long-term provision of higher quality roosting and foraging habitats, potentially enhanced. This would ensure compliance with the nature conservation objectives of the 2017 Conservation of Habitats and Species Regulations (as amended), the 2006 NERC Act and the guidance underpinning the 2023 National Planning Policy Framework.

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Commissioning Party: CALA Homes Thames Ltd

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1	Detailed Bat Mitigation Strategy – Land South of Parcel 15 (Sports Hub Land)	November 2024	

	Personnel	Position
Author	Clare Bird MCIEEM	Associate Ecologist
Approved for issue	Sarah Thornton-Mills MCIEEM	Principal Ecologist

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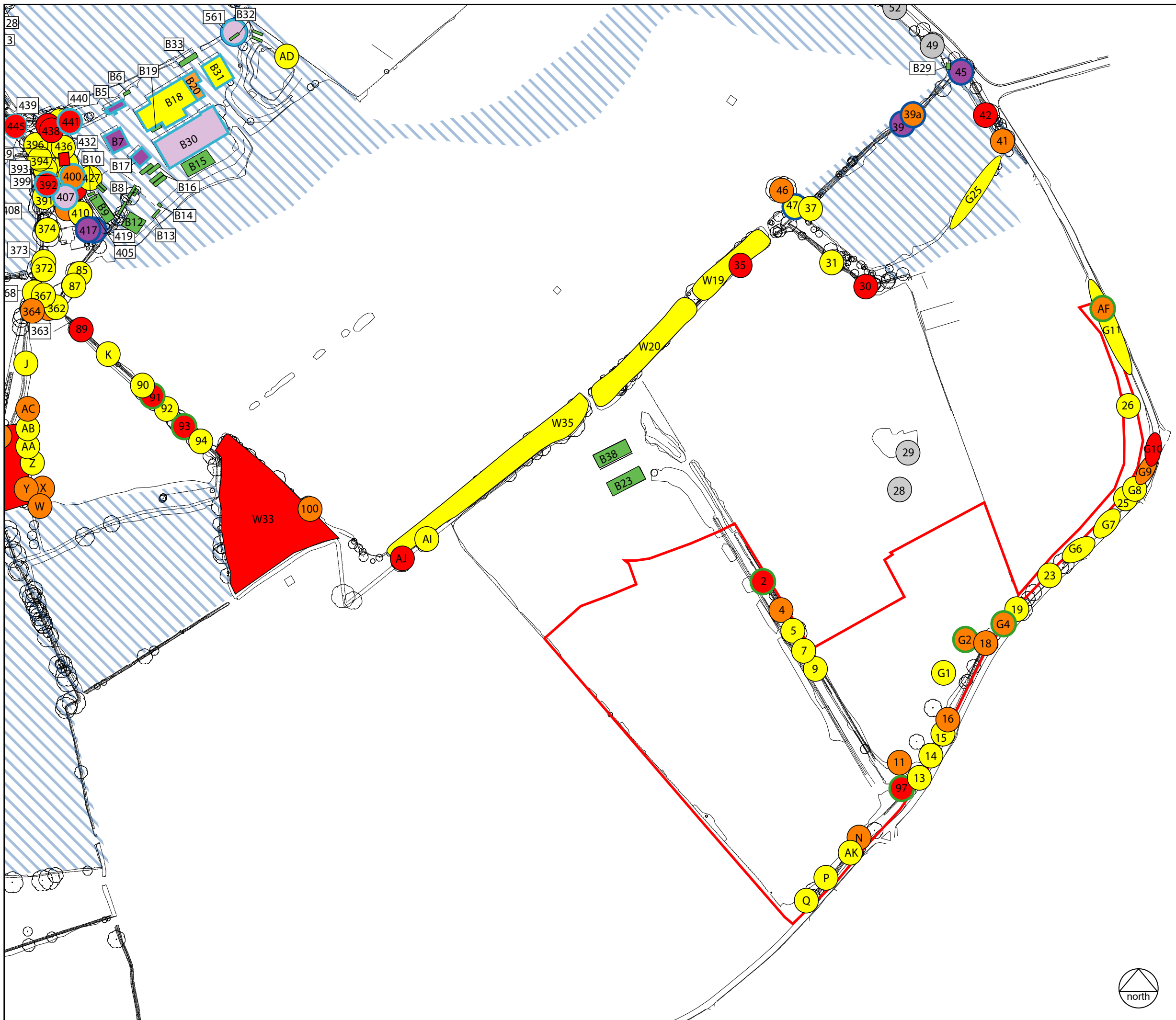
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APPENDIX A

Bat Roost Survey Summary Plan – Land South of Parcel 15 (Sports Hub Land)



- KEY**
- Site boundary
 - Areas of the wider site not subject to updated bat surveys in 2022.
 - Tree/building subject to emergence/re-entry survey in 2020 by HDA
 - Tree/building subject to emergence/re-entry survey in 2020 by Stantec
 - Tree/building subject to emergence/re-entry survey in 2022 by HDA

- BUILDINGS**
- Negligible bat roost potential

- TREES**
- Confirmed roost
 - High bat roosting potential
 - Moderate bat roosting potential
 - Low bat roosting potential
 - Tree collapsed in 2023

The highest bat roosting potential recorded are shown for the groups(G)/woodlands(W).

All other trees/tree groups within the development area are regarded as having 'Negligible' potential to support roosting bats.

Roosting categories relate to roost potential in accordance with the BCT 2016 guidelines.

CLIENT:
CALA Homes Thames Ltd

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Bat Roost Survey Summary Plan: Land South of Parcel 15 (Sports Hub Land)

SCALE AT A3: Not to scale

DATE: November 2024

868.1 / 105

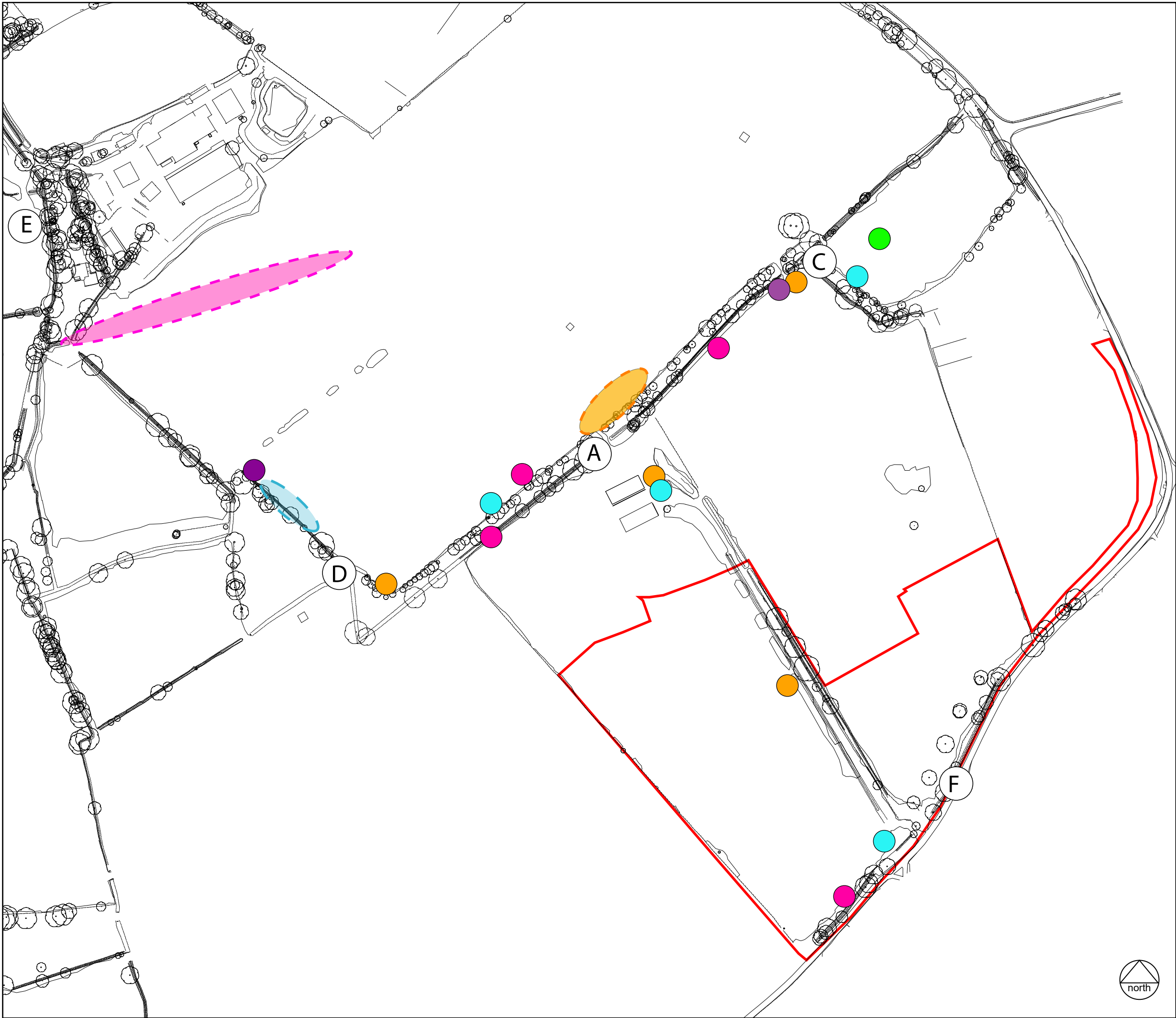
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APPENDIX B

Bat Activity Survey Summary Plan – Land South of Parcel 15 (Sports Hub Land)



KEY

Site boundary

Automated detector

Bat foraging and commuting activity

Common Pipistrelle

Single bat pass

Occasional bat pass/foraging

Moderate bat foraging

Soprano Pipistrelle

Single bat pass

Moderate bat foraging

Noctule

Single bat pass

Moderate bat foraging

Brown Long-eared bat

Single bat pass

Myotis sp. bat

Single bat pass

CLIENT:
CALA Homes Thames Ltd

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Bat Activity Survey Summary Plan: Land South of Parcel 15 (Sports Hub Land)

SCALE AT A3:
Not to scale

DATE:
November 2024

868.1/106

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APPENDIX C

Land South of Parcel 15 (Sports Hub Land): Species Enhancement Plan

