

Report by - KJF Consultancy Ltd

Title - Bat Survey Report on Dwelling at Oakland Farm, New Mill Rd, Eversley,
Hook RG27 0RB

Purpose - Advise the Local Planning Authority (LPA) of the details, findings, and
conclusion of bat surveys carried out

Proposed development - Extend the dwelling at the rear and replace the roof

LPA - Wokingham Borough Council

LPA Reference - Not known at the time of this report

Architect - Tony Holt Design

Client - Duncan Walley

Author - Karl Forkasiewicz AISEP, MCIQB, CEnv (Bat Survey Licence Level 2)



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Bat activity surveys - this is the general term for bat surveys carried out when bats are active (generally March to November in the south) and not hibernating. Where there isn't a known bat roost, bat activity surveys carried out to ascertain if a bat roost is present or absent are called presence/absence surveys. Bat activity surveys carried out to record bats emerging from a known bat roost are called Bat Roost Characterisation Surveys that normally consist of three emergence surveys. Presence/absence surveys and Bat Roost Characterisation Surveys/emergence surveys are recorded using Night Vision Aids (night vision/infrared/thermal imaging cameras) and bat detectors to record calls from bats. The optimal survey period for bat activity surveys is generally May to August and surveys are valid for at least the survey period they were carried out i.e. to August. Advice must be sought from KJF Consultancy Ltd regarding the validity of surveys after the survey period they were carried out as this can vary.

Quality Assurance

Report title	Bat Survey Report on Dwelling at Oakland Farm, New Mill Rd, Eversley, Hook RG27 0RB
Version	V1
Report ref	BSR.V1.D.OF.NMR.E.H
Report checked by	Jan Forkasiewicz BA (Hons)
Date produced	23/09/2025

Distribution List

Architect	✓
Client	✓

Previous reports by KJF Consultancy Ltd

Report title	PRA - Dwelling and garage at Oakland Farm, New Mill Rd, Eversley, Hook RG27 0RB
Version	V1
Report ref	PRA.V1.D.G.OF.NMR.E.H
Date produced	03/08/2025

Distribution List

Architect	✓
Client	✓

Executive summary

This report follows a PRA report (PRA - Dwelling and garage at Oakland Farm, New Mill Rd, Eversley, Hook RG27 0RB) that was produced 03/08/2025. The report should be referred to while reading this report as only some of the details are provide in this report. Although no external evidence of bat activity was found during the PRA, and a bat was not discovered, bat droppings were found in the roof space of the dwelling, at the base of both (southeast and northeast) gable end walls; no feeding remains were found. DNA analysis confirmed the droppings were from the Soprano pipistrelle (*Pipistrellus pygmaeus*); a common species found widespread throughout the UK (<https://www.bats.org.uk/about-bats/what-are-bats/uk-bats/soprano-pipistrelle>).

Finding bat droppings means the dwelling contains two *S. pipistrelle* bat roosts; bats and their roosts are protected - bat roosts are protected even if bats are not present. As recommend within the PRA report, the Local Environmental Records Centre (LERC) were contacted to find out if they held a record of a bat roost on the property, and the Bat Roost Characterisation Survey (BRCS) has been carried. The LERC do not hold a record of a bat roost on the property and the BRCS consisted of three emergence surveys that were recorded with Night Vision Aids (NVAs). The surveys were carried out in July, August, and September 2025; two of the surveys were carried out during the optimal survey period. The surveys were carried out during optimal conditions and were spaced ≥ 3 -weeks apart. During the first survey, 6 *S. pipistrelle* emerged from the southeast gable end (the exact location is shown within this report); no bats were recorded emerging from either gable end during the second and third surveys. All the species recorded are found widespread throughout the UK. The BRCS gives confidence in the roosts being transitional/occasional day roosts that are used by ≤ 6 *S. pipistrelle*. If planning permission is granted, to implement the planning permission and legally destroy the bat roosts, a Bat Mitigation Licence will need to be obtained from Natural England. 'Like-for-like' permanent replacement roosts will be provided by placing Bat Ridge Roosts at the apex of the gable ends of the new roof.

The surveyor's credentials are given at 1; the survey methodology is given at 2. The details of the surveys, the results, and the bat calls recorded, are given at 3. Any limitations on the survey are given at 4. Recommendations are given at 5 that include mitigation and compensation measures.

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References

1. Surveyor's credentials

1.1 The PRA and the BRCS/emergence surveys were carried out by Karl Forkasiewicz; his credentials are below:-

- Associate Member of The Institute of Sustainability & Environmental Professionals (AISEP).
- Professional Member of The Chartered Institute of Building (MCIOB).
- Chartered Environmentalist (CEnv).
- Registered with Natural England and Licenced since 2016 to disturb and handle bats CL18 (Bat Survey Licence level 2).
- Carried out many PRAs, presence/absence surveys, and BRCS/emergence surveys.
- Produced many PRA/bat survey reports as supporting information for planning applications and proposed developments.

2. Survey methodology

2.1 The BRCS/emergence surveys were carried out in accordance with good practice guidelines (Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).

2.1.1 To comply with employment law, I carry out BRCS/emergence surveys alone. At the start and end of an emergence survey, I record the [1] ambient conditions with a [2] metre on a tripod and in a suitable location on site. I take photographs of the metre screen at the start and end of a survey and provide these and provide details of any periods of rain and/or strong wind. I always use NVAs to record any bats that emerge during a survey. I use [3] camcorders placed on tripods with built in infrared (IR) capability and enhance the cameras IR with separate powerful IR [4] lights (illuminators) placed on each camera 'hot shoe.' Where possible, I position myself so that I can see all the NVAs etc; this enables me to check them and ensure they are operating and recording throughout a survey. Given I use Professional equipment, malfunctions are unlikely; however, any malfunctions are discussed. I record bat calls during surveys with the Echo Meter Touch 2 Pro bat detector and record any observations during surveys on a Dictaphone and details are provided. NVA recordings are reviewed the day after a survey, and short videos are provided of any emerging bats; photographs are taken from the NVAs that show the recording areas of the NVAs and are provided.

2.1.2 Essentially, I do everything necessary to ensure emerging bats are not missed so that the result of my surveys provides a degree of certainty confidence.

[1] °C, %RH (Relative Humidity), VEL (Wind speed in mph) are recorded.

[2] HOLDPEAK HP-866A Digital Anemometer Handheld CFM Meter with USB Port (https://holdpeak-store.com/search.php?search_query_adv=866a).

[3] Canon XA40 Professional UHD 4K Camcorders with built in infrared capability (IR) (<https://www.canon.co.uk/store/canon-xa40-camcorder/3666C006/>) with a 29.3 - 601mm wide angle lens.

[4] Lights with 20 IR LEDs, a built-in light sensor, and 120° wide angle illumination to 80m.

3. Details of the surveys, results, and the bat calls recorded

3.1 The surveys were carried out:-

- During the optimal survey period (May to August).
- Under optimal conditions at sunset ($\geq 10^{\circ}\text{C}$, no heavy rain [greater than 7.6 mm h] or strong wind [Beaufort Scale 6]).
- $\geq 15\text{min}$ before sunset.
- $\geq 1.5\text{h}$ after sunset.
- With NVAs etc; and
- With bat detectors.

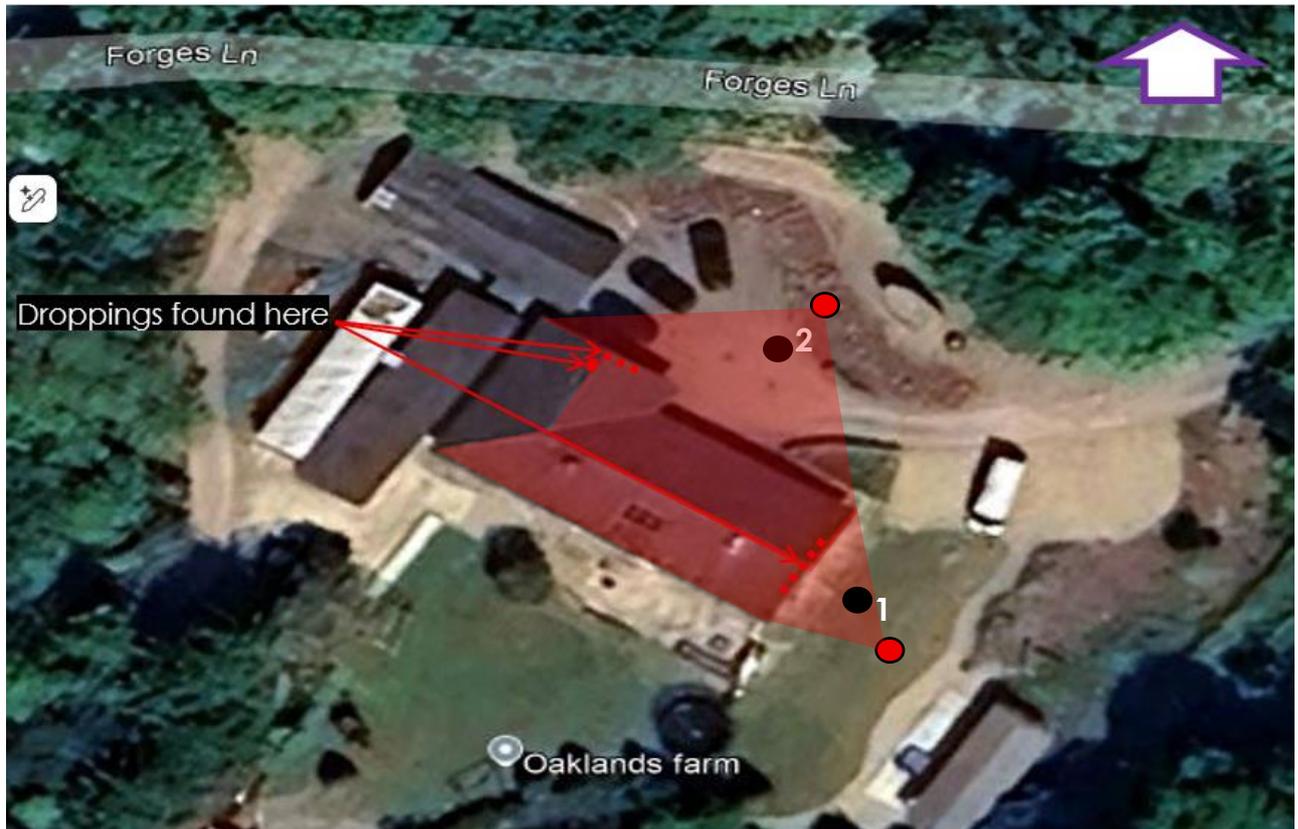
Buildings surveyed - Dwelling at Oakland Farm, New Mill Rd, Eversley, Hook RG27 0RB							
Survey date	28/07/2025	[5]sunset	20:55	Start	20:40	End	22:35
 <p>Ambient conditions at start</p>				 <p>Ambient conditions at end</p>			
<p>It was a warm evening with a clear sky with no rain or strong wind. The calls recorded are below and use the following naming convention ID_YYYYMMDD_HHMMSSWAV; ID is the first three letters of the genus and the first three letters of the species e.g. PIPPIP (<i>Pipistrellus pipistrellus</i>). YYYYMMDD_HHMMSS is the full timestamp; the year (YYYY), month (MM), day (DD), hour (HH), minute (MM), and seconds (SS), when the recording started, followed by the recording date (xx/xx/xxxx), time (xx:xx), and length in seconds (xx:xx:xx). The calls recorded are below; all the species recorded are found widespread throughout the UK. 6 S. pipistrelle were recording emerging during the survey from the southeast gable end - at the edge of the roof where there is missing mortar.</p>							
<ul style="list-style-type: none"> PIPPIP_20250728_222904 28/07/2025 22:30 00:00:14 PIPPIP_20250728_222808 28/07/2025 22:29 00:00:14 PIPPIP_20250728_214911 28/07/2025 22:28 00:00:14 PIPPIP_20250728_222707 28/07/2025 22:27 00:00:14 PIPPYG_20250728_222616 28/07/2025 22:26 00:00:09 PIPPIP_20250728_223005 28/07/2025 22:25 00:00:09 PIPPIP_20250728_213617 28/07/2025 21:36 00:00:12 PIPPYG_20250728_213343 28/07/2025 21:33 00:00:07 PIPPYG_20250728_213233 28/07/2025 21:32 00:00:04 PIPPYG_20250728_213122 28/07/2025 21:31 00:00:08 PIPPYG_20250728_211609 28/07/2025 21:16 00:00:04 PIPPYG_20250728_211000 28/07/2025 21:10 00:00:05 PIPPYG_20250728_210504 28/07/2025 21:05 00:00:04 PIPPYG_20250728_210346 28/07/2025 21:03 00:00:04 PIPPYG_20250728_210242 28/07/2025 21:02 00:00:05 PIPPYG_20250728_210106 28/07/2025 21:01 00:00:05 <p>Calls recorded on bat detector 1. 6 S. pipistrelle (PIPPYG) emerged at 21:01 to 21:16. Common pipistrelle (PIPPIP) calls were constantly recorded from 21:36 to 22:25 (too many calls were recorded to be shown).</p>				<ul style="list-style-type: none"> MYODAU_20250728_222906 28/07/2025 22:29 00:00:02 NYCNOC_20250728_222810 28/07/2025 22:28 00:00:08 PIPPIP_20250728_222713 28/07/2025 22:27 00:00:03 PIPPYG_20250728_222618 28/07/2025 22:26 00:00:03 PIPPIP_20250728_222422 28/07/2025 22:24 00:00:04 PIPPIP_20250728_211136 28/07/2025 21:11 00:00:05 PIPPYG_20250728_210343 28/07/2025 21:03 00:00:01 PIPPYG_20250728_210234 28/07/2025 21:02 00:00:02 PIPPYG_20250728_210036 28/07/2025 21:00 00:00:02 <p>Calls recorded on bat detector 2. Common pipistrelle calls were constantly recorded from 21:11 to 22:24 (too many were recorded to be shown).</p>			

[5] <http://www.sunset-times.co.uk/>

Survey date	19/08/2025	Sunset	20:16	Start	20:00	End	21:52
				<p>Ambient conditions at start</p> <p>Ambient conditions at end</p>			
<p>It was a warm evening throughout the survey with a clear sky with no rain or strong wind; there was a 'light air (Beaufort Wind Scale 1)' during the survey. The calls recorded are below; all the species recorded are found widespread throughout the UK. No bats were seen emerging on the NVA recordings.</p>							
<p>PIPPYG_20250819_215116 19/08/2025 21:51 00:00:02</p> <p>PIPPYG_20250819_215108 19/08/2025 21:51 00:00:03</p> <p>PIPPIP_20250819_214824 19/08/2025 21:48 00:00:06</p> <p>NYCNOC_20250819_214615 19/08/2025 21:46 00:00:02</p> <p>PIPPIP_20250819_214607 19/08/2025 21:46 00:00:02</p> <p>EPTSER_20250819_214559 19/08/2025 21:38 00:00:06</p> <p>PIPPYG_20250819_213849 19/08/2025 21:36 00:00:02</p> <p>PIPPYG_20250819_213623 19/08/2025 21:36 00:00:03</p> <p>NYCNOC_20250819_213006 19/08/2025 21:33 00:00:02</p> <p>NYCNOC_20250819_213357 19/08/2025 21:32 00:00:07</p> <p>PIPPIP_20250819_213208 19/08/2025 21:30 00:00:14</p> <p>NYCNOC_20250819_212949 19/08/2025 21:29 00:00:05</p> <p>PLEAUR_20250819_212941 19/08/2025 21:16 00:00:03</p> <p>PIPPIP_20250819_211653 19/08/2025 21:16 00:00:02</p> <p>PLEAUR_20250819_211648 19/08/2025 21:16 00:00:03</p> <p>PIPPYG_20250819_211606 19/08/2025 21:15 00:00:02</p> <p>PIPPIP_20250819_211553 19/08/2025 21:04 00:00:14</p> <p>NYCNOC_20250819_210402 19/08/2025 20:59 00:00:03</p> <p>PIPPIP_20250819_205932 19/08/2025 20:57 00:00:03</p> <p>PLEAUR_20250819_205723 19/08/2025 20:55 00:00:05</p> <p>PIPPYG_20250819_205530 19/08/2025 20:48 00:00:04</p> <p>PIPPYG_20250819_204809 19/08/2025 20:46 00:00:05</p> <p>NYCNOC_20250819_204432 19/08/2025 20:36 00:00:06</p> <p>PIPPIP_20250819_203111 19/08/2025 20:28 00:00:02</p> <p>Calls recorded on bat detector 1.</p>				<p>PIPPYG_20250819_214932 19/08/2025 21:49 00:00:05</p> <p>PIPPIP_20250819_214826 19/08/2025 21:48 00:00:06</p> <p>PIPPIP_20250819_214610 19/08/2025 21:46 00:00:12</p> <p>PIPPYG_20250819_214453 19/08/2025 21:44 00:00:04</p> <p>PIPPYG_20250819_214151 19/08/2025 21:41 00:00:04</p> <p>PIPPYG_20250819_214001 19/08/2025 21:40 00:00:05</p> <p>PIPPYG_20250819_213917 19/08/2025 21:39 00:00:08</p> <p>PIPPYG_20250819_213505 19/08/2025 21:35 00:00:05</p> <p>PIPPIP_20250819_213210 19/08/2025 21:32 00:00:14</p> <p>PLEAUR_20250819_212923 19/08/2025 21:29 00:00:08</p> <p>PLEAUR_20250819_212850 19/08/2025 21:28 00:00:04</p> <p>PIPPIP_20250819_212625 19/08/2025 21:26 00:00:14</p> <p>PIPPIP_20250819_211753 19/08/2025 21:17 00:00:05</p> <p>NYCNOC_20250819_210403 19/08/2025 21:04 00:00:10</p> <p>PIPPYG_20250819_205538 19/08/2025 20:55 00:00:03</p> <p>PIPPYG_20250819_205102 19/08/2025 20:51 00:00:05</p> <p>NYCNOC_20250819_204430 19/08/2025 20:44 00:00:04</p> <p>PIPPIP_20250819_203652 19/08/2025 20:37 00:00:09</p> <p>NYCNOC_20250819_203558 19/08/2025 20:36 00:00:14</p> <p>PIPPIP_20250819_203452 19/08/2025 20:34 00:00:05</p> <p>PIPPIP_20250819_203034 19/08/2025 20:30 00:00:03</p> <p>PIPPYG_20250819_202754 19/08/2025 20:28 00:00:05</p> <p>Calls recorded on bat detector 2.</p>			

Survey date	21/09/2025	Sunset	19:02	Start	18:45	End	20:35				
				<p>Ambient conditions at start</p> <p>Ambient conditions at end</p>							
<p>It was a cool evening that became cold toward the end, with a largely clear sky with no rain or strong wind. The calls recorded are below; all the species recorded are found widespread throughout the UK. No bats were seen emerging on the NVA recordings.</p>											
 PIPPYG_20250921_203339 <td>21/09/2025 20:33</td> <td>00:00:07</td> <td>  NYCNOC_20250921_203201 <td>21/09/2025 20:32</td> <td>00:00:04</td> <td>  PIPPYG_20250921_203207 <td>21/09/2025 20:32</td> <td>00:00:10</td> <td>  PIPPIP_20250921_202912 <td>21/09/2025 20:29</td> <td>00:00:14</td> </td></td></td>	21/09/2025 20:33	00:00:07	 NYCNOC_20250921_203201 <td>21/09/2025 20:32</td> <td>00:00:04</td> <td>  PIPPYG_20250921_203207 <td>21/09/2025 20:32</td> <td>00:00:10</td> <td>  PIPPIP_20250921_202912 <td>21/09/2025 20:29</td> <td>00:00:14</td> </td></td>	21/09/2025 20:32	00:00:04	 PIPPYG_20250921_203207 <td>21/09/2025 20:32</td> <td>00:00:10</td> <td>  PIPPIP_20250921_202912 <td>21/09/2025 20:29</td> <td>00:00:14</td> </td>	21/09/2025 20:32	00:00:10	 PIPPIP_20250921_202912 <td>21/09/2025 20:29</td> <td>00:00:14</td>	21/09/2025 20:29	00:00:14
 NYCNOC_20250921_203108 <td>21/09/2025 20:31</td> <td>00:00:07</td> <td>  PIPPYG_20250921_202659 <td>21/09/2025 20:27</td> <td>00:00:14</td> <td>  PIPPYG_20250921_203035 <td>21/09/2025 20:30</td> <td>00:00:07</td> <td>  PIPPIP_20250921_202536 <td>21/09/2025 20:25</td> <td>00:00:04</td> </td></td></td>	21/09/2025 20:31	00:00:07	 PIPPYG_20250921_202659 <td>21/09/2025 20:27</td> <td>00:00:14</td> <td>  PIPPYG_20250921_203035 <td>21/09/2025 20:30</td> <td>00:00:07</td> <td>  PIPPIP_20250921_202536 <td>21/09/2025 20:25</td> <td>00:00:04</td> </td></td>	21/09/2025 20:27	00:00:14	 PIPPYG_20250921_203035 <td>21/09/2025 20:30</td> <td>00:00:07</td> <td>  PIPPIP_20250921_202536 <td>21/09/2025 20:25</td> <td>00:00:04</td> </td>	21/09/2025 20:30	00:00:07	 PIPPIP_20250921_202536 <td>21/09/2025 20:25</td> <td>00:00:04</td>	21/09/2025 20:25	00:00:04
 NYCNOC_20250921_202917 <td>21/09/2025 20:29</td> <td>00:00:05</td> <td>  NYCNOC_20250921_202443 <td>21/09/2025 20:24</td> <td>00:00:14</td> <td>  NYCNOC_20250921_202800 <td>21/09/2025 20:28</td> <td>00:00:02</td> <td>  PIPPYG_20250921_202206 <td>21/09/2025 20:22</td> <td>00:00:14</td> </td></td></td>	21/09/2025 20:29	00:00:05	 NYCNOC_20250921_202443 <td>21/09/2025 20:24</td> <td>00:00:14</td> <td>  NYCNOC_20250921_202800 <td>21/09/2025 20:28</td> <td>00:00:02</td> <td>  PIPPYG_20250921_202206 <td>21/09/2025 20:22</td> <td>00:00:14</td> </td></td>	21/09/2025 20:24	00:00:14	 NYCNOC_20250921_202800 <td>21/09/2025 20:28</td> <td>00:00:02</td> <td>  PIPPYG_20250921_202206 <td>21/09/2025 20:22</td> <td>00:00:14</td> </td>	21/09/2025 20:28	00:00:02	 PIPPYG_20250921_202206 <td>21/09/2025 20:22</td> <td>00:00:14</td>	21/09/2025 20:22	00:00:14
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 PIPPYG_20250921_195302 <td>21/09/2025 19:53</td> <td>00:00:07</td> <td>  PIPPIP_20250921_192446 <td>21/09/2025 19:24</td> <td>00:00:08</td> <td>  PIPPYG_20250921_194957 <td>21/09/2025 19:50</td> <td>00:00:05</td> <td>  PIPPIP_20250921_192339 <td>21/09/2025 19:23</td> <td>00:00:07</td> </td></td></td>	21/09/2025 19:53	00:00:07	 PIPPIP_20250921_192446 <td>21/09/2025 19:24</td> <td>00:00:08</td> <td>  PIPPYG_20250921_194957 <td>21/09/2025 19:50</td> <td>00:00:05</td> <td>  PIPPIP_20250921_192339 <td>21/09/2025 19:23</td> <td>00:00:07</td> </td></td>	21/09/2025 19:24	00:00:08	 PIPPYG_20250921_194957 <td>21/09/2025 19:50</td> <td>00:00:05</td> <td>  PIPPIP_20250921_192339 <td>21/09/2025 19:23</td> <td>00:00:07</td> </td>	21/09/2025 19:50	00:00:05	 PIPPIP_20250921_192339 <td>21/09/2025 19:23</td> <td>00:00:07</td>	21/09/2025 19:23	00:00:07
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3.1.1 The aerial photograph below (courtesy of Google) shows where the NVAs etc., were placed during all the surveys.



- NVAs ●
- NVA recording areas ■
- Bat detectors 1 and 2 ●

3.1.2 The exact location where the bats emerged is shown below; from under a roof tile at the edge of the southeast gable end, where there is a hole due to missing mortar.



Southeast gable end.

3.1.3 In accordance with the guidelines, the photographs below are from the end of the first survey NVA recordings. The NVAs etc., were placed in the same locations during the second and third surveys so the photographs would be virtually identical.



NVA etc., placed adjacent to the southeast gable end, with bat detector 1.



NVA etc., placed adjacent to the northeast gable end, with bat detector 2.

4. Limitations

4.1 The differing activities of bats at different times of the year, and the varying capabilities of NVAs and bat detectors are acknowledged.

5. Recommendations

1. If planning permission is granted, the LPA should attach a condition to the decision notice e.g. *All works must be carried out in accordance with the mitigation and compensation measures given within the Bat Survey Report by KJF Consultancy Ltd unless otherwise agreed by the LPA.*

2. The mitigation and compensation measures below must be implemented.

Bat Mitigation Licence - to legally implement the planning permission and destroy the S. pipistrelle bat roosts, a Bat Mitigation Licence must be obtained from Natural England. All the licence conditions must be met.

Timing - there is no timing restriction on the works.

Temporary roost - the *Named Ecologist will place an improved cavity bat box as a temporary roost, on a tree within the site.

****Tool box talk;** the Named Ecologist will give a 'tool box talk' to include the action that must be taken if a bat is discovered at any time when the Named Ecologist is not on site.

Inspections of roosts - the Named Ecologist will inspect the roosts for bats. If bats are discovered, the Named Ecologist will retrieve them by gloved hand or hand-held net, give them a health check and place them carefully inside a draw-string, calico cloth holding bag (or similar) and will place the bats in the bat box previously placed where the bats can safely and securely roost. If a bat is discovered and appears injured, the bat will be placed inside a draw-string, calico cloth holding bag (or similar) and the BCT will be contacted to obtain the details of a local bat carder that will be contacted. On completion of the inspections; removal of the roof will commence. In the unlikely event of the Named Ecologist discovering a hibernating bat (if works are carried out when bats are hibernating i.e. December to February in the south), the bat will be left undisturbed in the roost, and the Named Ecologist will seek advice from Natural England; any advice given will be followed.

Roofing membrane - bats can become tangled in the fibres of roofing membranes that are non-bitumen coated and can die. Therefore, the roofing membrane to be placed in the new roof will either be bitumen 1F felt or will pass a 'snagging propensity test.'

Permanent replacement roosts - 'like-for-like' permanent replacement roosts will be provided by placing Bat Ridge Roosts at the apex of the gable ends of the new roof (<https://www.manthorpebp.co.uk/>), thereby maintaining the population of the species concerned at a 'Favourable Conservation Status.'

Lighting - to avoid impacting bats that forage above the site and pass over the site, all new external lighting and within the site, must be suitable for bats; reference will be made to Guidance Note GN08/23 Bats and Artificial Lighting At Night; particularly the **Appropriate luminaire specifications, 4.29, page 29**. GN08/23 is free to download and is available from <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Post-development monitoring - not required for the species concerned and the roost type.

* Or Accredited Agent.

** The tool box talk will be based on the template contained in the UK Bat Mitigation Guidelines 2023.

References

Bat Conservation Trust (www.bats.org.uk).

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6 (<https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>).

Echo Metre Touch 2 Pro (<https://www.wildlifeacoustics.com/products/echo-meter-touch-2-pro>).

Natural England Standing Advice regarding Bats (<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>).

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 (https://cieem.net/resource/uk-bat-mitigation-guidelines-2023/?filter_topic=206).

The Conservation of Habitats and Species Regulations. 2017 (<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>).

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>).

University of Bristol, School of Biological Sciences (www.bio.bris.ac.uk).