

ECOLOGICAL SURVEY REPORT (BATS)
(Emergence Surveys)

**WESTWOOD COTTAGE,
SHEERLANDS ROAD,
WOKINGHAM,
BERKSHIRE
RG40 4QX**



Prepared for:
Mrs N. RAY.
Date: 31/5/26.
Ref: NWP/ESR-31.5.26-version 2.

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EXECUTIVE SUMMARY

BatCraft was commissioned Mrs N. RAY to carry out two dusk emergence surveys at WESTWOOD COTTAGE, SHEERLANDS ROAD, WOKINGHAM, BERKSHIRE RG40 4QX. The surveys were undertaken at the property to provide presence/absence of bats following the PEA undertaken by COLLINGTON WINTER dated 20th NOVEMBER 2025, ref; CW20-3586 PRA 001 of the same address to inform appropriate mitigation for the proposed works, if required. This report is to support a forthcoming planning application

A search of the local records centre has not been undertaken.

A desk top study was conducted prior to the surveys based upon a 2km search radius and it revealed 3 statutory designated site within, these are:

LONGMOOR BOG- Site of Special Scientific Interest/local nature reserve.

BRAMSHILL- Site of Special Scientific Interest

THAMES BASIN HEATHS- Special Protection Area.

The dusk emergence surveys were conducted on 1/5/26 and 25/5/26.

Two species of bat were heard and seen throughout the surveys.

If bats are encountered during the work, all work must stop, and the project ecologist informed as an EPSL will be required.

This report is an addendum to and must be read in conjunction with the preliminary roost assessment completed by COLLINGTON WINTER dated 20th NOVEMBER 2025, ref; CW20-3586 PRA 001 of the same address.

This report confirms the findings of the survey, completed by an experienced licensed bat ecologist, in accordance with current best practice where possible, and outlines any ecological constraints or issues with the proposed works.

The combined result from the preliminary survey (negative) and activity surveys (negative) provides a high level of confidence set out in this report. No bats or evidence of bats were seen entering or emerging from the property during the activity surveys. This indicates that the property is not being and never has been used as a roost by bats and that an EPSL from Natural England (NE) is not required.

1.INTRODUCTION

1.1 Instruction

BatCraft was instructed by Mrs N. RAY to carry out two dusk emergence surveys of WESTWOOD COTTAGE, SHEERLANDS ROAD, WOKINGHAM, BERKSHIRE RG40 4QX to support a forthcoming planning application.

1.2 Aims and Objectives

The dusk emergence surveys are designed to:

- Identify the presence/likely absence of bats using the building to roost.
- Estimate the size and status of any existing bat roost within the building.
- Establish where the bats are accessing the building.
- Determine the potential impacts on any bat roost from the proposed development.
- Determine if an EPSL and ecological method statement is required.

The emergence surveys and report writing were carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition.

1.3 Proposed Works

The survey was commissioned in connection with a forthcoming planning application described as the replacement of an existing modern extension to a detached Grade II listed farmhouse, replacement of the large outbuilding with a triple garage with ancillary accommodation over for use by the farmhouse. Reroofing of dwelling.

1.4 Surveyor Background and Experience

The activity surveys were undertaken by Nicholas Powell and Adam Carroll and the report written by Nicholas Powell. Nicholas holds a Class 2 Bat License (CLS-11742) and has received training in bat ecology and surveying, bat detector use, acoustic monitoring/sonogram analysis, architectural terms for bat workers, bats and development, H & S awareness for bat workers, legislation for bat workers, British bats their ecology and conservation, surveying trees for bats, Bat ID and handling, bat biology.

Adam has received training in bat ecology and biology, surveying techniques, bat detector use, identification, acoustic monitoring, infrared equipment for ecologists, H and Safety awareness for bat workers.

2. Survey Methodology

2.1 Constraints/limitations

An external assessment of the buildings was conducted on 1/5/26 prior to the first survey being undertaken and there appeared to be no significant material changes to the site and no constraints or limitations to the surveys. Weather conditions were suitable for the surveys, being conducted during warm weather and with insects in abundance with bats being observed foraging and in transit during the surveys.

2.2 Dusk Surveys.

The dusk surveys were conducted on the evening of evenings of 1st May and 25th May 2026.

The surveyors/remote cameras were stationed (as shown in Figure 1) to ensure the features identified in the preliminary report could be observed, each surveyor position was covered with infrared equipment, a screenshot from each at the darkest point is shown below.

During the surveys bat activity was monitored using Batlogger m bat detectors along with Sony handycam night shot video cameras with high intensity IR lamps.

The detectors and cameras were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope pro 3 software, VLC media player and Motion Meerkat.

Figure 1.



During the surveys no bats were seen emerging from and/or returning to the buildings to roost. In total 2 species were recorded and

A simple summary of the bats recorded can be seen in Table 2.

The most frequently used flight paths of bats are shown in figure 3.

Figure 3.



WESTWOOD COTTAGE, SHEERLANDS ROAD, WOKINGHAM, BERKSHIRE RG40 4QX.

3.Survey Findings

3.1 Dusk Surveys

DATE:	1 st May 2026	25 th May 2026
SURVEYOR AND LOCATION	1 REMOTE 2 REMOTE 3 NICHOLAS POWELL 4 REMOTE 5 REMOTE 6 ADAM CARROLL	1 REMOTE 2.REMOTE 3 NICHOLAS POWELL 4 REMOTE 5 REMOTE 6 ADAM CARROLL
WEATHER CONDITIONS -START	Temperature 18.8 °C Cloud cover <5% Humidity 54.6% Dry Wind Beaufort 0	Temperature 26 °C, Cloud cover 10% Humidity 64.7% Dry Wind Beaufort 0-1
SUNSET	20.26	21.02
START TIME	20.00	20.45
FINISH TIME	22.30	23.15
DURATION	02.30	02.30
WEATHER CONDITIONS – FINISH	Temperature 16.2°C Cloud cover 0% Humidity 63.6% Dry Wind Beaufort 0- 1	Temperature 24.7°C, Cloud cover <5% Humidity 76.4% Dry Wind Beaufort 0

Table 2. Summary of bats seen and recorded.

DATE	SURVEYOR POSITION	TIME	SEEN	HEARD	SPECIES	COMMENT
1/5/26	1. Remote	20.00-22-30	N	N/A		No emergences/re-entry recorded
1/5/26	2. Remote	20.00-22-30	N	N/A		No emergences/re-entry recorded
1/5/26	3. N. Powell	20.00-22.30	Y	Y	C-PIPBLE	20.53 first C-PIP seen and heard foraging along the hedge/treeline on the southwestern boundary. 11 seen passes and heard throughout the survey, 7 heard, not seen. Reviewed gps data from Batlogger shows recorded position of C-pip/s using flight path as above. At 21.11, 2 C-pip entered site from southeastern direction, foraged over and around the pond in the garden. This was constant for approximately 40 mins before the foraging became intermittent, no further calls/sightings of bats using this flight path after 22.10. Last recorded C-PIP call for complete site recorded at 22.17.

						At 21.02 a single BLE was seen/heard foraging in front of the treeline on the southeastern boundary, there were 3 passes in total between 7-11 minute intervals. Insect activity was prolific during the survey.
1/5/26	4 Remote	20.00-22-30	N	N/A		No emergences/re-entry recorded
1/5/26	5.Remote	20.00-22-30	N	N/A		No emergences/re-entry recorded
1/5/26	A.Carroll	20.00-22-30	Y	Y	C-PIP BLE	C-pip activity along the boundary hedge was recorded and seen by surveyor with a match to surveyor N.Powell. The BLE was recorded as seen not heard. No interaction between the dwelling/buildings and bats recorded.

DATE	SURVEYOR POSITION	TIME	SEEN	HEARD	SPECIES	COMMENT
25/5/26	1 Remote	20.45-23.15	N	N/A		No emergencies/re-entry recorded
25/5/26	2. Remote	20.45-23.15	N	N/A		No emergencies/re-entry recorded
25/5/26	3 N. Powell	20.45-23.15	C-PIP BLE			At 21.11 2x C-PIP seen and heard foraging along southwestern boundary hedge. 3 further sightings of singular c-pip following same flight path, 7 passes by C-PIP foraging over/around pond between 21.32 and 22.41. BLE seen and heard in transit across southern edge of site, 1 pass at 22.11.
25/5/26	4 Remote	20.45-23.15	N	N/A		No emergencies/re-entry recorded.
25/5/26	5 Remote	20.45-23.15	N	N/A		No emergencies/re-entry recorded
25/5/26	6 A Carroll	20.45-23.15	Y	Y	C-PIP	C-pip/s were seen and recorded foraging along the southwestern boundary hedge/treeline. 5 total passes were heard and seen and 9 heard but not seen with intervals

						approximately 7-9 minutes apart. First recorded call at 21.05, feint and brief, last call at 22.52. No interaction between the dwelling/buildings and bats recorded.
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Screen shot from each camera at darkest point of survey.



WESTWOOD COTTAGE, SHEERLANDS ROAD, WOKINGHAM, BERKSHIRE RG40 4QX.

4. Conclusions/Interpretation

4.1 The calls detected and recorded from the survey provided identification of Common Pipistrelle, *pipistrellus pipistrellus* and Brown long Eared, *Plecotus auritus* foraging and/or in transit with no bat passes on the night vision cameras and no bat/s observed by the surveyors interacting with the buildings, when combined this data provides a high level of confidence in the species detected during the survey at

4.2. The property has features suitable for crevice dwelling bats to roost, however, there is no evidence to indicate that bats have roosted at the property. This is most probably due to a combination of effects including better opportunities in the surrounding habitat and the wider landscape.

As no bats were seen emerging from or returning to the property during the PEA'S we conclude that the property does not support roosting bats.

4.3 The survey conditions were good, with warm weather with a variety of insects flying in abundance.

4.4. The bat calls and field observations provide a high level of confidence in support of the opinions set out in this report. Only the calls from Common Pipistrelle and Brown Long Eared were recorded throughout the surveys, with both species seen multiple times, the most commonly used flight paths of the C-pip easily identified.

4.5. The cumulative evidence leads me to conclude that bats are not roosting at WESTWOOD COTTAGE, SHEERLANDS ROAD, WOKINGHAM, BERKSHIRE RG40 4QX and the property has a negligible potential to support roosting bats therefore an EPSL is not required, and the development can proceed with no further survey effort required.

4.6 All bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017, and the Wildlife and Countryside Act 1981 (as amended).

5. References

Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).
Bat Workers Manual – Mitchell-Jones & McLeish 2004.
Bat Mitigation Guidelines – Natural England 2006.
The Conservation and Habitat Regulations – 2017.

6. Queries

Any queries regarding this report should be addressed in the first instance to **BatCraft**.

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APPENDIX 1

In summary, the legislation combined makes it an offence to:

- Intentionally or recklessly damage, destroy or obstruct access to a structure or place used for shelter by a bat.
- Intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate.
- Intentionally or deliberately kill, injure or take any bat.

Planning Considerations:

Government guidance to Local Planning Authorities stipulates the need to consider biodiversity and protected species during the consideration of planning applications. The NPPF makes clear that the planning system should help minimise the impacts that development can have on biodiversity and provide net gains in biodiversity where possible. In addition, the ODPM Circular 04/2005 states “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.

Developments that compromise the protection afforded to bats or roosts under the provisions of the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 will require a European Protected Species (EPS) licence from Natural England (NE).

NE, the government’s statutory conservation advisory organisation, is responsible for issuing EPS licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations.

Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:

- Reg 44(2)(e) – the derogation is “in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Reg 44(3)(a) – there is “no satisfactory alternative” to the derogation.
- Reg 44(3)(b) – the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

Tests (a) and (e) can be met with the issue of planning permission for the proposed works. Test (b) is determined by NE’s ecology department that requires the development of a suitable mitigation strategy that would ensure that any bats present on site, are retained at the same population level or better.