

**113A Nine Mile Ride
Wokingham
Berkshire
RG40 4HX**

Bat Emergence Survey

Report ref.: R31055_BES_a

Report Quality Control Information	
<i>Author</i>	<i>Jake Morgan (Qualifying member of CIEEM)</i>
<i>Reviewer</i>	<i>John Wenman MCIEEM</i>

July 2026



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 1 Diesel House, Honey Hill, Wokingham Berkshire RG40 3BL where you may look at a list of members' names.

CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	5
2.1	Project Background.....	5
2.2	Site Location and Context.....	5
2.3	Report Objectives	6
3	LEGISLATIVE AND POLICY BACKGROUND	7
3.1	Relevant Legislation.....	7
3.2	Planning Policy	7
3.3	Mitigation Licensing	8
4	SURVEY METHODOLOGY	9
4.1	Background Data Search.....	9
4.2	Emergence Survey	9
4.3	Survey Limitations and Report Validity	9
5	SURVEY RESULTS	10
5.1	Overview.....	10
5.2	Background Data Search.....	10
5.3	Emergence Survey	10
6	DISCUSSION AND RECOMMENDATIONS	16
6.1	Assessment of Bat Roost Status.....	16
6.2	Impact Assessment.....	17
7	MITIGATION AND COMPENSATION PROPOSALS	18
8	REFERENCES	21
	APPENDIX 1 – DARKEST POINT OF SURVEY AND/OR VIEWPOINT FOR NIGHT VISION AIDS	22
	APPENDIX 2 – BAT EMERGENCE SURVEY RAW DATA TABLES	25
	APPENDIX 3 – PROPOSED ELEVATIONS	28

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Douglas King to undertake a Bat Emergence Survey (BES) at 113A Nine Mile Ride in Wokingham, Berkshire. The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for a rear and first floor extension with associated alterations to the roof (refer to proposed plans in **Appendix 4**).
- 1.1.1** The BES follows a Preliminary Roost Assessment (PRA) conducted by John Wenman Ecological Consultancy in October 2025 (Report ref.: R3055_PRA_a). During the PRA approximately 200 - 250 medium-sized bat droppings resembling those typically deposited by long-eared bat (*Plecotus spp.*) species were observed within the roof void. Externally, the property had multiple potential roost features suitable for use by crevice-dwelling bats located under lifted roof tiles, behind hanging tiles, and between gaps in tile mortar.
- 1.1.2** In line with good practice guidelines (Collins 2023), dusk emergence survey visits were undertaken for the house on the 6th May, 28th May and 22nd June 2026, to characterise the confirmed roost and to confirm the presence/absence of further roosts within the property. A single common pipistrelle (*Pipistrellus pipistrellus*) was observed emerging from hanging tiles on the northeastern dormer window. DNA analysis of the droppings observed within the void confirm them to be from brown long eared (*Plecotus auritus*) bats, which were also recorded within their typical emergence period. The survey findings demonstrate that the property supports an occasional day roost for small numbers of male or non-breeding common pipistrelle bats and a transitional and/or an occasional day roost (i.e. summer resting place used by individual or small groups of male or non-breeding bats) for brown long-eared bats (*Plecotus auritus*) i.e. roosts of low conservation significance.
- 1.1.3** A European Protected Species (EPS) Mitigation Licence will be required to allow the work to proceed lawfully, and the survey findings establish that the site would qualify for “low impact” Bat Mitigation Class Licence (BMCL) WML-CL21 registration. Under the terms of a full EPS mitigation licence or BMCL, mitigation for the impacts of the work will be required to avoid harming bats and the mitigation strategy is set out in **Section 7**.
- 1.1.4** This report contains information regarding a mobile species so it will likely be valid for

up to 12 months only (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

- 2.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Douglas King to undertake a Bat Emergence Survey (BES) at 113A Nine Mile Ride in Wokingham, Berkshire.
- 2.1.2** The survey was commissioned to accompany a planning application submitted to Wokingham Borough Council seeking consent for a rear and first floor extension with associated alterations to the roof (refer to proposed plans in **Appendix 4**).
- 2.1.3** The Bat Emergence Survey follows a Preliminary Roost Assessment (PRA) conducted by John Wenman Ecological Consultancy in October 2026 (Report ref.: R3055_PRA_a). The PRA report states the following:

'Approximately 200-250 medium-sized bat droppings of a shape and size most typical of those deposited by the void-dwelling long-eared bat species (Plecotus spp.) were observed within the roof void. Externally the property had multiple potential roost features suitable for use by crevice-dwelling bats such as pipistrelle (Pipistrellus spp.) and small Myotis species. The potential roosting sites were located under lifted roof tiles, behind hanging tiles, and between gaps in tile mortar. These features could provide sufficient space, shelter, protection and conditions for regular use by individual or small non-breeding groups of crevice-dwelling bats, such as the locally recorded common pipistrelle (Pipistrellus pipistrellus). The number of droppings observed suggests the property is used by an individual or small number of non-breeding long-eared (Plecotus spp.) bats. The property has a confirmed roost within the roof void with a risk of regular use by a large number of void-dwelling bats, as well as moderate suitability for crevice-dwelling bats externally.'

- 2.1.4** The PRA report recommended the following:

'A minimum of three dusk emergence survey visits should be undertaken on the main property in the period of May to August; the survey visits should be spaced at least three weeks apart. These survey visits will determine the presence or likely absence of bats which is necessary to inform an impact assessment and mitigation strategy.'

2.2 Site Location and Context

- 2.2.1** The property is a detached residential house located on the northern side of Nine Mile

Ride, in a suburban area southwest of Wokingham (central OS grid reference: SU 78856 64729).

- 2.2.2** The property is neighboured by similar properties with associated private gardens. The wider surroundings consist of open arable and pastoral farmland with established hedgerows and priority habitat ancient woodland. Longmore Lake is situated less than 300 metres to the northwest of the property.

2.3 Report Objectives

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

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

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

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

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

3.2 Planning Policy

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

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

3.3 Mitigation Licensing

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

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

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

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

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Background Data Search

- 4.1.1** The Berkshire and South Buckinghamshire Bat Group (BSBBG) was commissioned to undertake a search of their records within a 2 kilometre radius of the property.

4.2 Emergence Survey

- 4.2.1** In line with good practice guidelines (Collins 2023), three dusk emergence survey visits were undertaken and these were completed on the 6th May, 28th May and 22nd June 2026. The survey visits were undertaken by experienced bat surveyors Vicky Potts MCIEEM (CL18; 2025-85632-CL18-BAT), Meghan Porter-Smith ACIEEM (CL17; 2025-86253-CL17-BAT), Jake Morgan – a qualifying member of CIEEM (CL17; 2025-85343-CL17-BAT), Hannah McEwen and Lauren Hayward – qualifying members of CIEEM, and Alex Porter-Smith. Each surveyor used an additional camera to ensure all elevations of the property were covered during all visits - refer to emergence survey plan in **Section 5** below.
- 4.2.2** The equipment used during the survey was full-spectrum sampling bat detectors (Batlogger M / M2), thermal imaging night vision aids (Pixfra ARC A613) and infrared imaging night vision aids (Nightfox Whisker and Sionyx Aurora Pro used with infrared illuminators). A still shot of the darkest point/viewpoint of the surveys has been included for the night vision aids in **Appendix 1**.
- 4.2.3** The emergence surveys started 15 minutes before sunset and continued for 1 hour and 30 minutes after sunset. Within a five-day period after the survey, the bat call recordings were processed and analysed using the BatExplorer computer software package and the night vision video footage was reviewed in the VLC Media Player.
- ### **4.3 Survey Limitations and Report Validity**
- 4.3.1** Whilst there were occasional heavy showers during the third survey visit on the 22nd June, bat activity was still recorded and observed by both surveyors. As such, there were no significant constraints to the bat emergence surveys, which were undertaken during the optimal survey season, i.e. May to August, (particularly for detecting and characterising breeding roosts) and in conditions suitable for bat activity, i.e. dry and calm with air temperatures 10°C or above at sunset (Collins 2023).
- 4.3.2** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

5 SURVEY RESULTS

5.1 Overview

- 5.1.1** The results from the data search are detailed below. The bat emergence survey findings are described, summarised in **Tables 1 – 6** and illustrated in **Figures 1 & 2** below; the raw detector data is supplied in **Appendix 2**.

5.2 Background Data Search

- 5.2.1** The BSBBG data search revealed that nine species have been recorded within the last 10 years: barbastelle (*Barbastellus barbastellus*), serotine (*Eptesicus serotinus*), Daubenton's bat (*Myotis daubentonii*), Natterer's bat (*Nyctalus nattereri*), Leisler's bat (*Nyctalus leisleri*), noctule (*Nyctalus noctula*), Nathusius's pipistrelle (*Pipistrellus nathusii*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared (*Plecotus auritus*). The nearest records include *E. serotinus*, *N. noctula*, *P. pipistrellus*, *P. pygmaeus* and *P. auritus* recorded within a 100m radius, including droppings, recordings during emergence surveys and injured bats.
- 5.2.2** The search of granted bat mitigation licences identified six species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*) soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared (*Plecotus auritus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), Natterer's (*Myotis nattereri*) and Serotine (*Eptesicus serotinus*). A *P. pipistrellus*, *P. pygmaeus* and *P. auritus* breeding site is situated approximately 1265 metres to the southeast (Case reference: 2019-39174-EPS-MIT). The closest licence to have been granted covers the destruction of a *P. pipistrellus* resting place at a residential site approximately 360 metres to the west (Case reference: 2015-18339-EPS-MIT).

5.3 Emergence Survey

6th May 2026

- 5.3.1** No bats were observed or seen on camera emerging or re-entering the property during this survey visit.

Table 1. Weather conditions and survey timings

Weather	Wind (BF0-12)	Cloud cover (oktas)	Rain	Temperature (°C)	
	1	7/8	Dry	Start	Finish
Start	20:19	Sunset	20:34	Finish	22:04

Table 2a. Surveyor recordings at location 1

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
Common pipistrelle	13	0	21:20 (46)
Soprano pipistrelle	1	0	21:38 (64)
Noctule	10	0	20:35 (1)
Serotine	7	0	21:00 (26)
Brown long-eared	2	0	21:13 (39)

Table 2b. Surveyor recordings at location 2

Common pipistrelle	11	0	20:49 (15)
Soprano pipistrelle	3	0	21:37 (63)
Noctule	10	0	21:06 (32)
Serotine	2	0	21:52 (78)
Brown long-eared	1	0	21:13 (39)

5.3.2 The first bat recorded during the survey was a noctule (*Nyctalus noctula*) that was heard by the surveyor at Surveyor Location 1 at 20:35 (1 minute after sunset). This falls within the earlier period of this species typical emergence period, indicating the individual was likely roosting within the nearby woodland (Collins 2023). Serotine (*Eptesicus serotinus*) and brown long-eared (*Plecotus auritus*) were also recorded in their typical emergence periods at 21:00 (26 minutes after sunset) at Surveyor Location 1 and at 21:13 (39 minutes after sunset) at both Surveyor Locations respectively (Collins 2023).

5.3.3 Common pipistrelle (*Pipistrellus pipistrellus*) were first recorded at 20:49 (15 minutes after sunset) at Surveyor Location 2 which falls within this species typical emergence period (Collins 2023). Soprano pipistrelle (*Pipistrellus pygmaeus*) were first recorded at 21:37 (63 minutes after sunset) at the same Surveyor Location which falls outside of this species typical emergence period (Collins 2023).

5.3.4 Activity was low and primarily comprised unseen *P. pipistrellus* foraging passes and *N. noctula* passes high overhead.

28th May 2026

5.3.5 A single common pipistrelle (*Pipistrellus pipistrellus*) bat was seen on camera emerging from hanging tiles on the northeastern corner of the northeast dormer window at 21:26 (21 minutes after sunset) where it then passed north over Surveyor Location 2

(Photograph 1)

Photograph 1 – Common pipistrelle emerging from dormer window

Table 3. Weather conditions and survey timings

Weather	Wind (BF0-12)	Cloud cover (oktas)	Rain	Temperature (°C)	
	0	1/8	Dry	Start	Finish
Start	20:50	Sunset	21:05	Finish	22:35

Table 4a. Surveyor recordings at location 1

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
Common pipistrelle	6	0	21:47 (42)
Noctule	1	0	22:27 (82)

Table 4b. Surveyor recordings at location 2

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
Common pipistrelle	41	0	21:12 (7)
Soprano pipistrelle	11	0	21:49 (44)
Noctule	9	0	22:27 (82)

- 5.3.6** The first bat recorded during the survey was a common pipistrelle (*Pipistrellus pipistrellus*) that was heard and seen by the surveyor at Surveyor Location 2 passing across the roof from east to west at 21:12 (7 minutes after sunset) before passing north towards the neighbouring property. This falls within the typical emergence period for this species indicating that the individual likely emerged nearby (Collins 2023). Soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*) were recorded outside of their typical emergence periods at 21:49 (44 minutes after sunset) at Surveyor Location 2 and at 22:27 (82 minutes after sunset) at both Surveyor Locations respectively (Collins 2023).

- 5.3.7** The amount of activity was moderate throughout the survey, primarily dominated by common pipistrelle (*Pipistrellus pipistrellus*) foraging passes within the rear garden, across the roof of the property and along the eastern elevation of the property.

22nd June 2026

- 5.3.8** No bats were observed or seen on camera emerging or re-entering the property during this survey visit.

Table 1. Weather conditions and survey timings

Weather	Wind (BF0-12)	Cloud cover (oktas)	Rain	Temperature (°C)	
	Start	Finish			
	2	8/8	Showers	24	21
Start	21:09	Sunset	21:24	Finish	22:54

Table 2a. Surveyor recordings at location 1

Species	Recordings*	Emergences [†]	Time of first call (minutes after sunset)
Common pipistrelle	12	0	21:48 (24)
Noctule	7	0	21:38 (14)
Serotine	1	0	22:09 (45)

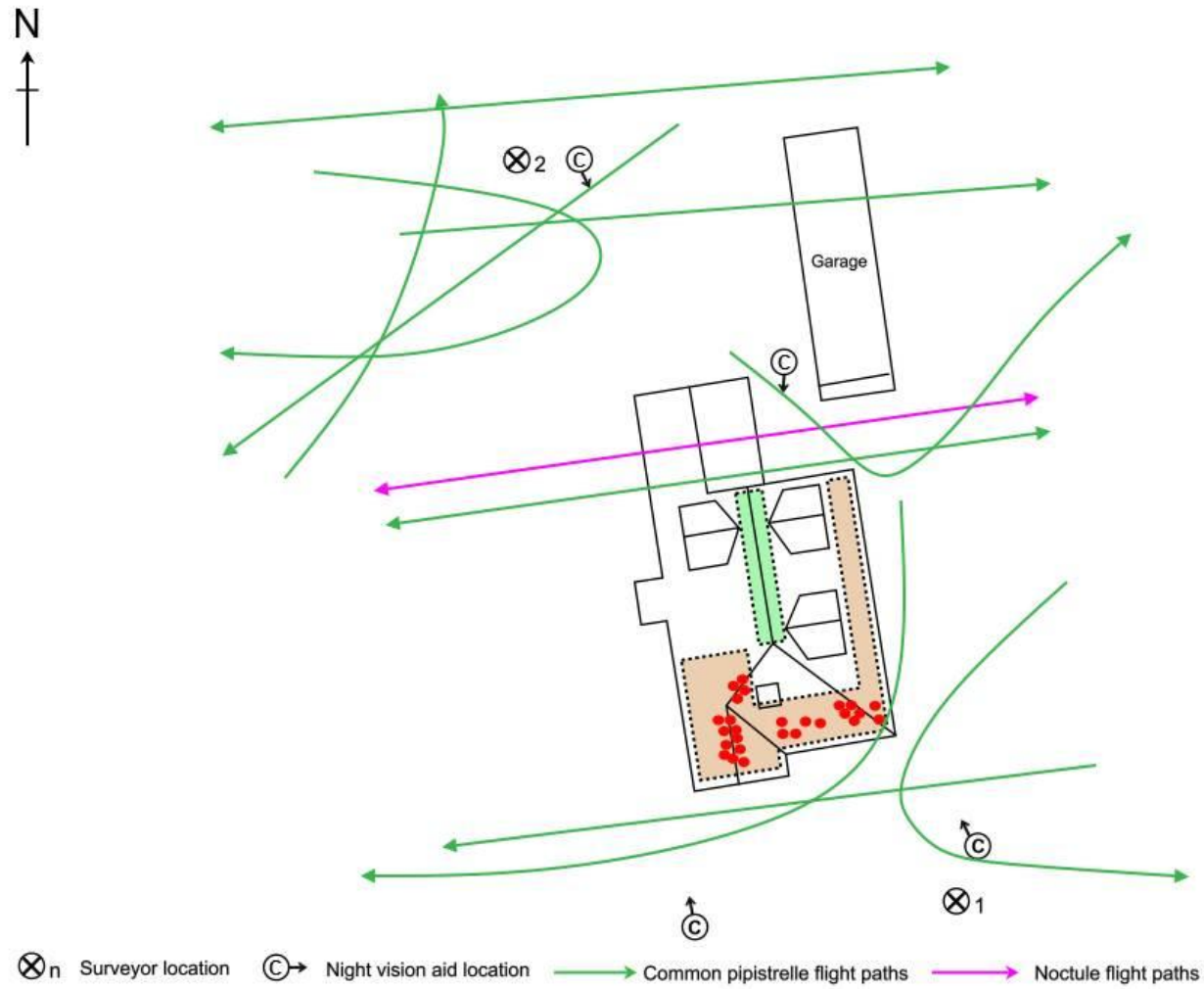
Table 2b. Surveyor recordings at location 2

Common pipistrelle	33	0	21:43 (19)
Noctule	6	0	21:39 (15)
Soprano pipistrelle	4	0	22:06 (42)

- 5.3.9** The first bat recorded during the survey was a noctule (*Nyctalus noctula*) that was heard at both Surveyor Locations at 21:38 (14 minutes after sunset), which falls within the typical emergence period for this species (Collins 2023). This was followed by common pipistrelle (*Pipistrellus pipistrellus*) which was first heard by the surveyor at Surveyor Location 2 at 21:43 (19 minutes after sunset) which also falls within the typical emergence period for this species (Collins 2023). Soprano pipistrelle (*Pipistrellus pygmaeus*) was first recorded by the same surveyor outside of the typical emergence period at 22:06 (42 minutes after sunset) (Collins 2023).
- 5.3.10** The amount of activity was moderate and primarily comprised unseen *P. pipistrellus* foraging passes behind Surveyor Location 2 as well as within the rear garden, along the eastern elevation of the property and across the front driveway.



113A Nine Mile Ride, Wokingham - Bat Emergence Survey (R3055_BES_a)
- 14 -



Drawn by:	Date:	Scale:	113A Nine Mile Ride, Wokingham	
JM	July 2026	Not to scale	Bat Emergence Survey Findings - Activity	

Figure 2 – Bat Emergence Survey Findings - Activity

6 DISCUSSION AND RECOMMENDATIONS

6.1 Assessment of Bat Roost Status

- 6.1.1** During the emergence surveys, a maximum count of one common pipistrelle (*P. pipistrellus*) was recorded emerging from hanging tiles on the northeastern corner of the northeastern dormer window, with the species confirmed by the surveyor at Surveyor Location 2. These findings are consistent with the building acting as a day roost (i.e. summer resting place used by individual or small groups of male or non-breeding bats) for small numbers of soprano pipistrelle (*P. pipistrellus*) bats with one access point.
- 6.1.2** Soprano pipistrelle (*P. pygmaeus*) and noctule (*N. noctula*) bats were also recorded within their typical emergence periods during both survey visits, indicating that these species are also highly likely to be roosting within the nearby area.
- 6.1.3** Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are crevice-dwelling species that are of the most abundant and widespread bats in Great Britain. These species occur in almost any habitat type and are well adapted to the built environments; they are species most regularly reported roosting in houses and churches (Mathews *et al.* 2018).
- 6.1.4** Day roosts used by common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) bats hold site level conservation importance only and the loss of such roosts is not usually significant beyond the scale of the site (Reason & Wray 2025).
- 6.1.5** Whilst not observed emerging, long eared bats (*Plecotus* spp.) were recorded within their typical emergence period during the first survey visit. DNA Analysis of the droppings found within the roof void during the initial PRA and confirmed the droppings to be from brown long eared bat (*Plecotus auritus*) bats. As such, the number of droppings observed during the internal survey carried out in October 2025 is consistent with the building acting as a transitional and/or an occasional day roost (i.e. summer resting place used by individual or small groups of male or non-breeding bats) for brown long-eared bats (*P. auritus*).
- 6.1.6** Brown long-eared bat (*P. auritus*) is a widespread species in Great Britain, commonly associated with broadleaved and mixed woodland habitats. This species will roost in trees, bat boxes and buildings but maternity roosts are predominantly located in barns, churches and houses with large internal flight spaces (Mathews *et al.* 2018).
- 6.1.7** Day roosts used by brown long-eared bats hold site level conservation importance only

and the loss of such roosts is not usually significant beyond the scale of the site (Reason & Wray 2025).

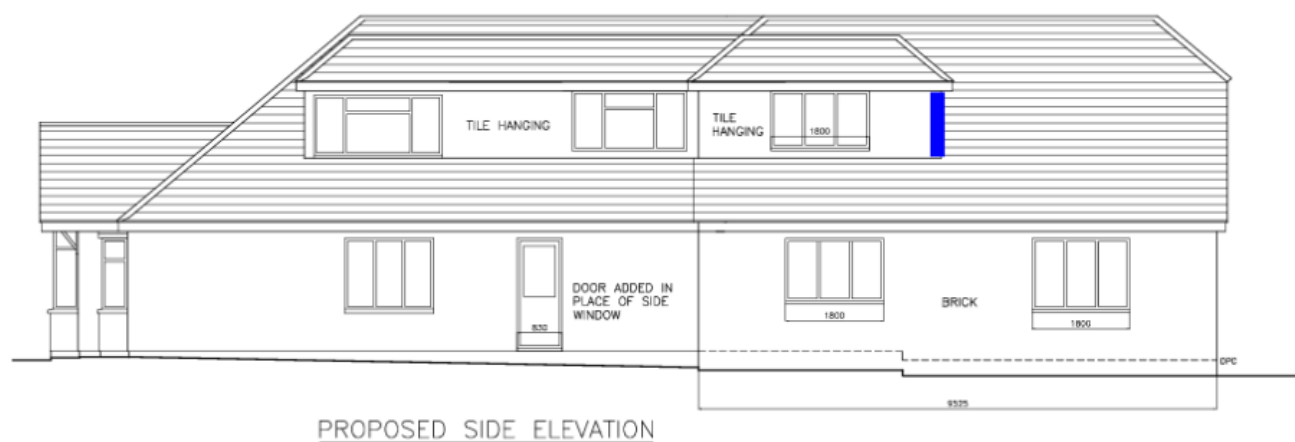
6.2 Impact Assessment

- 6.2.1** The proposals comprise a rear and first floor extension with associated alterations to the roof. These proposals will directly impact the confirmed common pipistrelle (*P. pipistrellus*) day roost identified at the northeastern dormer window. Furthermore, the proposals will have a major impact on the roof and will therefore result in the temporary damage of a brown long eared (*P. auritus*) transitional/day roost used by individual or low numbers of non-breeding bats. Additionally, in the absence of mitigation measures, the works could cause the disturbance, injury and or death of bats.
- 6.2.2** A European Protected Species (EPS) Mitigation Licence will be required to allow the work to proceed lawfully, and the survey findings establish that the property would qualify for registration under the “low impact” Bat Mitigation Class Licence (BMCL) WML-CL21. Under the terms of a full EPS mitigation licence or BMCL, mitigation for the impacts of the work will be required to avoid harming bats and the mitigation proposals outlining the strategy to be adopted under licence are set out in **Section 7** below.

7 MITIGATION AND COMPENSATION PROPOSALS

- 7.1.1** Following the grant of planning consent, before the licensable work begins i.e. removal of roof coverings and hanging tiles, a European Protected Species Mitigation Licence (EPSML) or confirmation of the registration of the site under the Bat Mitigation Class Licence (BMCL) (Low Impact) WML-CL21 will be obtained.
- 7.1.2** All licensable works to the house i.e. removal of roof coverings and hanging tiles will be undertaken outside of the winter hibernation season (mid-November to February) to minimise the risk of disturbing torpid bats. One woodcrete bat box will be fixed to a suitable mature tree or purpose-built pole in the rear garden to the north of the property prior to the works starting and will be in place for a minimum of five years (boxes can only be removed after the five years if no evidence of use has been found at this stage).
- 7.1.3** Removal of the roof coverings and hanging tiles will be carried out by a soft strip i.e. hand removal with handheld tools if necessary. Before the soft strip begins, the licensed ecologist or 'Registered Consultant' if working under the BMCL, will give a toolbox talk to the contractors on site detailing bats are present, the legislation protecting bats, the location of the roosting site in the buildings, good working practices, the measures that are required to protect bats during the work and what to do if bats are found. A copy of the licence will be available for inspection on site during all licensable works.
- 7.1.4** The work will be preceded by an inspection of the void by a licensed ecologist. If bats are present in the void, they would be captured by hand by the ecologist, where safe to do so, and transferred to the bat box. The roof coverings will be carefully removed by gloved hands under the supervision of a licensed ecologist, or Registered Consultant if working under the BMCL. If bat(s) are discovered during the work, the licensed ecologist or Registered Consultant would capture the bat(s) and transfer it/them directly to a bat box erected in advance of the works
- 7.1.5** In the long-term, the property will incorporate features that will continue to provide access points/roosting sites for brown long-eared and common pipistrelle bats. Most of the existing roof would be retained and increased in size (see **Figure 1** below). The existing void showing evidence of use by brown long eared bats and access will be retained.
- 7.1.6** The hanging tiles on the northeastern dormer window are to be replaced like-for-like. A 10-15mm gap will be created beneath the bottom edge of a newly installed hanging

tile by spacing it away from the tile beneath to recreate the pipistrelle roost.



■ Hanging tiles with 10mm gap along bottom edge

Drawn by: Developments in design LTD Amended by: JM	Date July 2026	Scale: Not to scale	113A Nine Mile Ride, Wokingham Bat Roost Mitigation and Enhancement	JOHN WENMAN ecological consultancy
--	-------------------	------------------------	--	--

Figure 3 – Bat Roost Mitigation

8 REFERENCES

CIEEM (2019b). *Advice Note on the Lifespan of Ecological Reports and Surveys*. CIEEM, Winchester.

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

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

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

Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

APPENDIX 1 – DARKEST POINT OF SURVEY AND/OR VIEWPOINT FOR NIGHT VISION AIDS

13th May 2026



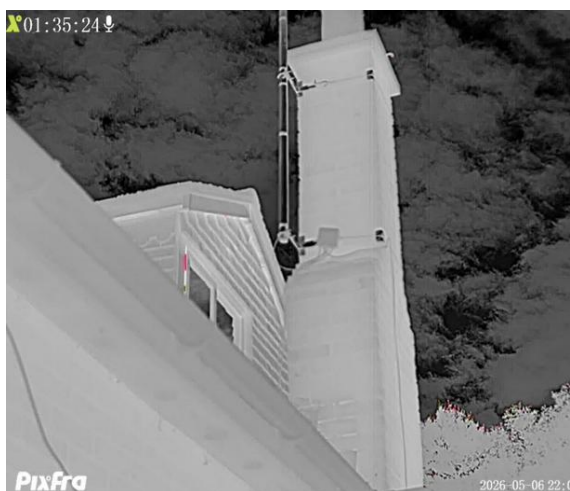
Pixfra ARC A613 at Surveyor Location 1.



Nightfox Whisker at Surveyor Location 1.



Pixfra ARC A613 at Surveyor Location 2.



Pixfra ARC A613 at Surveyor Location 2.

28th May 2026



Nightfox Whisker at Surveyor Location 1.



Pixfra ARC A613 at Surveyor Location 1.



Pixfra ARC A613 at Surveyor Location 2.



Sionyx Aurora Pro at Surveyor Location 2.

22nd June 2026



Nightfox Whisker at Surveyor Location 1.



Pixfra ARC A613 at Surveyor Location 1.



Pixfra ARC A613 at Surveyor Location 2.



Sionyx Aurora Pro at Surveyor Location 2.

APPENDIX 2 – BAT EMERGENCE SURVEY RAW DATA TABLES

6th May 2026

Surveyor Location 1 – Batlogger M2

Time	Species	Number of calls [#]
20:35	<i>Nyctalus noctula</i>	2
21:00	<i>Eptesicus serotinus</i>	12
21:05	<i>Eptesicus serotinus</i>	8
21:05	<i>Eptesicus serotinus</i>	2
21:06	<i>Eptesicus serotinus</i>	12
21:13	<i>Plecotus auritus</i>	2
21:20	<i>Pipistrellus pipistrellus</i>	1
21:20	<i>Pipistrellus pipistrellus</i>	1
21:25	<i>Pipistrellus pipistrellus</i>	7
21:25	<i>Nyctalus noctula</i>	5
21:28	<i>Plecotus auritus</i>	11
21:29	<i>Nyctalus noctula</i>	2
21:30	<i>Pipistrellus pipistrellus</i>	10
21:36	<i>Pipistrellus pipistrellus</i>	1
21:37	<i>Pipistrellus pipistrellus</i>	10
21:38	<i>Pipistrellus pipistrellus</i>	1

21:38	<i>Pipistrellus pipistrellus</i>	1
21:38	<i>Pipistrellus pygmaeus</i>	3
21:39	<i>Pipistrellus pipistrellus</i>	1
21:39	<i>Pipistrellus pipistrellus</i>	1
21:40	<i>Pipistrellus pipistrellus</i>	1
21:40	<i>Pipistrellus pipistrellus</i>	1
21:41	<i>Pipistrellus pipistrellus</i>	4
21:43	<i>Nyctalus noctula</i>	5
21:47	<i>Eptesicus serotinus</i>	15
21:47	<i>Eptesicus serotinus</i>	1
21:51	<i>Eptesicus serotinus</i>	3
21:51	<i>Nyctalus noctula</i>	7
21:52	<i>Nyctalus noctula</i>	3
21:54	<i>Nyctalus noctula</i>	4
21:57	<i>Nyctalus noctula</i>	6
21:57	<i>Nyctalus noctula</i>	2
22:00	<i>Nyctalus noctula</i>	1

Surveyor Location 2 – Batlogger M2

Time	Species	Number of calls [#]
20:49	<i>Pipistrellus pipistrellus</i>	3
21:06	<i>Nyctalus noctula</i>	12
21:13	<i>Plecotus auritus</i>	14
21:13	<i>Pipistrellus pipistrellus</i>	3
21:19	<i>Pipistrellus pipistrellus</i>	12
21:20	<i>Pipistrellus pipistrellus</i>	3
21:20	<i>Pipistrellus pipistrellus</i>	6
21:22	<i>Pipistrellus pipistrellus</i>	9
21:29	<i>Pipistrellus pipistrellus</i>	9
21:29	<i>Nyctalus noctula</i>	4
21:29	<i>Nyctalus noctula</i>	5
21:36	<i>Pipistrellus pipistrellus</i>	9
21:37	<i>Pipistrellus pipistrellus</i>	6

21:37	<i>Pipistrellus pipistrellus</i>	1
21:37	<i>Pipistrellus pygmaeus</i>	5
21:37	<i>Pipistrellus pygmaeus</i>	16
21:38	<i>Pipistrellus pygmaeus</i>	12
21:41	<i>Pipistrellus pipistrellus</i>	4
21:43	<i>Nyctalus noctula</i>	3
21:43	<i>Nyctalus noctula</i>	14
21:43	<i>Nyctalus noctula</i>	9
21:51	<i>Nyctalus noctula</i>	7
21:51	<i>Nyctalus noctula</i>	6
21:52	<i>Eptesicus serotinus</i>	10
21:54	<i>Nyctalus noctula</i>	2
21:57	<i>Nyctalus noctula</i>	13
22:00	<i>Eptesicus serotinus</i>	11

28th May 2026

Surveyor Location 1 – Batlogger M2

Time	Species	Number of calls [#]
21:47	<i>Pipistrellus pipistrellus</i>	5
21:52	<i>Pipistrellus pipistrellus</i>	5
22:07	<i>Pipistrellus pipistrellus</i>	7

22:13	<i>Pipistrellus pipistrellus</i>	10
22:25	<i>Pipistrellus pipistrellus</i>	9
22:25	<i>Pipistrellus pipistrellus</i>	8
22:27	<i>Nyctalus noctula</i>	2

Surveyor Location 2 – Batlogger M

Time	Species	Number of calls [#]
21:12	<i>Pipistrellus pipistrellus</i>	19
21:25	<i>Pipistrellus pipistrellus</i>	4
21:27	<i>Pipistrellus pipistrellus</i>	10
21:33	<i>Pipistrellus pipistrellus</i>	1
21:33	<i>Pipistrellus pipistrellus</i>	1
21:34	<i>Pipistrellus pipistrellus</i>	18
21:40	<i>Pipistrellus pipistrellus</i>	7
21:47	<i>Pipistrellus pipistrellus</i>	9
21:47	<i>Pipistrellus pipistrellus</i>	8
21:47	<i>Pipistrellus pipistrellus</i>	7
21:49	<i>Pipistrellus pipistrellus</i>	2
21:49	<i>Pipistrellus pygmaeus</i>	1
21:49	<i>Pipistrellus pipistrellus</i>	1
21:51	<i>Pipistrellus pipistrellus</i>	5
21:51	<i>Pipistrellus pipistrellus</i>	9
21:52	<i>Pipistrellus pipistrellus</i>	7
21:52	<i>Pipistrellus pipistrellus</i>	6
21:52	<i>Pipistrellus pipistrellus</i>	3
21:52	<i>Pipistrellus pipistrellus</i>	8
21:52	<i>Pipistrellus pipistrellus</i>	8
21:55	<i>Pipistrellus pipistrellus</i>	17
21:57	<i>Pipistrellus pygmaeus</i>	1
22:00	<i>Pipistrellus pipistrellus</i>	3
22:00	<i>Pipistrellus pipistrellus</i>	12
22:00	<i>Pipistrellus pipistrellus</i>	8
22:00	<i>Pipistrellus pipistrellus</i>	7
22:00	<i>Pipistrellus pipistrellus</i>	9
22:01	<i>Pipistrellus pipistrellus</i>	4
22:01	<i>Pipistrellus pygmaeus</i>	2
22:01	<i>Pipistrellus pygmaeus</i>	5

22:01	<i>Pipistrellus pygmaeus</i>	9
22:01	<i>Pipistrellus pygmaeus</i>	1
22:01	<i>Pipistrellus pipistrellus</i>	1
22:02	<i>Pipistrellus pipistrellus</i>	1
22:07	<i>Pipistrellus pygmaeus</i>	2
22:07	<i>Pipistrellus pipistrellus</i>	7
22:13	<i>Pipistrellus pipistrellus</i>	18
22:14	<i>Pipistrellus pipistrellus</i>	18
22:16	<i>Pipistrellus pipistrellus</i>	6
22:18	<i>Pipistrellus pipistrellus</i>	5
22:19	<i>Pipistrellus pipistrellus</i>	13
22:24	<i>Pipistrellus pipistrellus</i>	3
22:24	<i>Pipistrellus pipistrellus</i>	1
22:27	<i>Pipistrellus pygmaeus</i>	20
22:27	<i>Pipistrellus pipistrellus</i>	9
22:27	<i>Nyctalus noctula</i>	1
22:27	<i>Nyctalus noctula</i>	1
22:27	<i>Nyctalus noctula</i>	2
22:27	<i>Nyctalus noctula</i>	2
22:27	<i>Nyctalus noctula</i>	2
22:27	<i>Nyctalus noctula</i>	2
22:27	<i>Nyctalus noctula</i>	1
22:28	<i>Nyctalus noctula</i>	2
22:28	<i>Nyctalus noctula</i>	1
22:28	<i>Pipistrellus pygmaeus</i>	4
22:28	<i>Pipistrellus pygmaeus</i>	5
22:28	<i>Pipistrellus pipistrellus</i>	1
22:30	<i>Pipistrellus pygmaeus</i>	13
22:31	<i>Pipistrellus pipistrellus</i>	8
22:35	<i>Pipistrellus pipistrellus</i>	4
22:35	<i>Pipistrellus pipistrellus</i>	14

22nd June 2026

Surveyor Location 1 – Batlogger M2

Time	Species	Number of calls [#]
21:38	<i>Nyctalus noctula</i>	10
21:38	<i>Nyctalus noctula</i>	1
21:48	<i>Pipistrellus pipistrellus</i>	12
21:57	<i>Nyctalus noctula</i>	5
21:57	<i>Nyctalus noctula</i>	5
21:57	<i>Nyctalus noctula</i>	7
22:02	<i>Pipistrellus pipistrellus</i>	0
22:05	<i>Pipistrellus pipistrellus</i>	32
22:09	<i>Eptesicus serotinus</i>	14

22:11	<i>Pipistrellus pipistrellus</i>	10
22:13	<i>Pipistrellus pipistrellus</i>	2
22:15	<i>Pipistrellus pipistrellus</i>	16
22:26	<i>Pipistrellus pipistrellus</i>	10
22:28	<i>Pipistrellus pipistrellus</i>	2
22:30	<i>Pipistrellus pipistrellus</i>	13
22:34	<i>Pipistrellus pipistrellus</i>	10
22:38	<i>Nyctalus noctula</i>	8
22:38	<i>Nyctalus noctula</i>	6
22:38	<i>Pipistrellus pipistrellus</i>	3
22:39	<i>Pipistrellus pipistrellus</i>	8

Surveyor Location 2 – Batlogger M2

Time	Species	Number of calls [#]
21:39	<i>Nyctalus noctula</i>	10
21:43	<i>Pipistrellus pipistrellus</i>	11
21:50	<i>Pipistrellus pipistrellus</i>	15
21:53	<i>Pipistrellus pipistrellus</i>	3
21:53	<i>Pipistrellus pipistrellus</i>	17
21:58	<i>Nyctalus noctula</i>	3
21:58	<i>Nyctalus noctula</i>	5
22:03	<i>Nyctalus noctula</i>	3
22:05	<i>Pipistrellus pipistrellus</i>	28
22:06	<i>Pipistrellus pipistrellus</i>	8
22:06	<i>Pipistrellus pipistrellus</i>	7
22:06	<i>Pipistrellus pygmaeus</i>	6
22:06	<i>Pipistrellus pygmaeus</i>	4
22:06	<i>Pipistrellus pipistrellus</i>	1
22:06	<i>Pipistrellus pipistrellus</i>	13
22:12	<i>Pipistrellus pipistrellus</i>	18
22:12	<i>Pipistrellus pipistrellus</i>	8
22:12	<i>Pipistrellus pygmaeus</i>	10
22:12	<i>Pipistrellus pipistrellus</i>	4
22:12	<i>Pipistrellus pipistrellus</i>	2
22:13	<i>Pipistrellus pipistrellus</i>	6
22:13	<i>Pipistrellus pipistrellus</i>	11
22:13	<i>Pipistrellus pipistrellus</i>	8
22:13	<i>Pipistrellus pipistrellus</i>	20
22:13	<i>Pipistrellus pipistrellus</i>	8
22:14	<i>Pipistrellus pipistrellus</i>	7
22:14	<i>Pipistrellus pipistrellus</i>	15
22:14	<i>Pipistrellus pipistrellus</i>	10
22:14	<i>Pipistrellus pipistrellus</i>	6
22:14	<i>Pipistrellus pipistrellus</i>	11
22:15	<i>Pipistrellus pipistrellus</i>	2
22:15	<i>Pipistrellus pipistrellus</i>	11
22:15	<i>Pipistrellus pipistrellus</i>	3
22:15	<i>Pipistrellus pygmaeus</i>	5
22:15	<i>Pipistrellus pipistrellus</i>	6
22:15	<i>Pipistrellus pipistrellus</i>	2
22:15	<i>Pipistrellus pipistrellus</i>	2
22:16	<i>Pipistrellus pipistrellus</i>	2
22:16	<i>Pipistrellus pipistrellus</i>	7
22:38	<i>Nyctalus noctula</i>	2
22:38	<i>Nyctalus noctula</i>	9
22:42	<i>Pipistrellus pipistrellus</i>	15
22:51	<i>Pipistrellus pipistrellus</i>	2

APPENDIX 3 – PROPOSED ELEVATIONS

