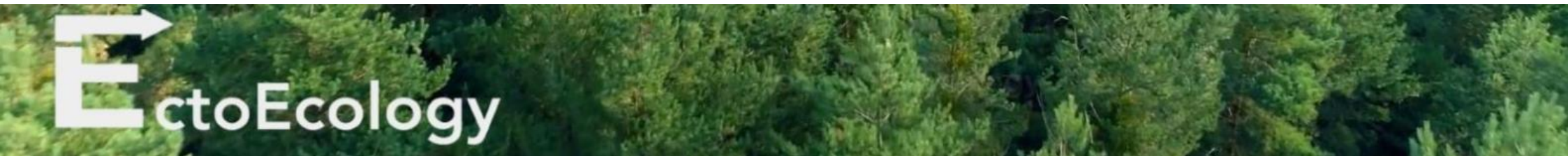


Bat Emergence Re-entry Survey
11A Belmont Road, Crowthorne, Berkshire, RG45 6SA
Date of Issue: 25/08/2026

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Executive summary

EctoEcology was commissioned by the client to conduct two bat emergence surveys across one building (B1), based on the findings from the Preliminary Roost Assessment (PRA) at 11A Belmont Road, Crowthorne, Berkshire, RG45 6SA to help inform the proposed development of the site.

The bat survey and report writing were carried out in accordance with Bat Surveys: Good Practice Guidelines (Collins, Bat Conservation Trust, 2023).

As recommended by the PRA, two emergence surveys were conducted on B1, which were undertaken on the 31st of July 2026 and the 22nd of August 2026. Conditions were good with warm weather on both nights, conditions during the surveys can be found in the results tables below in section 8. The emergence surveys began a minimum of 15 minutes before sunset and finished a minimum of one and a half hours after sunset.

Two surveyors (SL1 and SL2) each with a night vision aid (NVA) were positioned around the property to cover all Potential Roosting Features (PRFs) highlighted in the PRA.

The surveys conducted to date provided evidence of a likely absence of roosting bats in the building. There was foraging and commuting activity around the building from common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and serotine (*Cnephaeus serotinus*).

No nesting birds were recorded during the BERS surveys.

No further bat surveys are recommended.

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1. Introduction

EctoEcology was commissioned by the client to conduct two bat emergence surveys across one building (B1), based on the findings from the Preliminary Roost Assessment (PRA) at 11A Belmont Road, Crowthorne, Berkshire, RG45 6SA (hereafter referred to as 'the site') to help inform the proposed development of the site.

The bat survey and report writing were carried out in accordance with Bat Surveys: Good Practice Guidelines (Collins, Bat Conservation Trust, 2023).

The PRA was conducted on the 9th of July 2026. The site comprises three buildings; Building 1 (B1) a detached two-storey residential brick dwelling with clay roof tiles, Building 2 (B2) a wooden garden shed with a felted roof and Building 3 (B3) a detached brick garage. B2 and B3 were assessed as having negligible suitability for roosting bats and no further surveys were recommended. B1 was assessed as having moderate suitability for roosting bats, therefore, a minimum of two dusk emergence surveys each in the period of May to September with at least one of the surveys between May and August were recommended.

This report was prepared in accordance with the Chartered Institute of Ecology and Environmental Management; Guidelines on Ecological Report Writing (CIEEM 2017).

This report details the outcome of the dusk emergence surveys on B1, including an analysis of the results to inform recommendations and mitigation, where relevant. Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of EctoEcology. The survey report is based on information provided by our client, the development proposals and the results of the desk study and our survey of the site. The development proposal includes a downstairs rear extension, an upstairs full width dormer and gable hip to ceiling roof enlargement.

2. Site context

The site (OS Grid Reference: SU 83967 64935) was located within a residential development of the village of Crowthorne in Berkshire. The site comprised a detached two-storey residential brick dwelling with clay roof tiles (B1), a wooden garden shed with a felted roof (B2) and a brick-built single garage with a flat felt roof (B3). The buildings were situated within a private vegetated garden characterised by a hardstanding drive and patio, amenity grassland and ornamental shrubs and trees. The site was immediately surrounded by other residential properties. The wider

landscape comprises a mosaic of residential developments, woodland, golf courses and open green spaces including schools and parks. This semi-rural landscape matrix is likely to provide suitable roosting, foraging and commuting opportunities for a range of bat species. The site and the wider landscape can be seen in Figure 1 below.

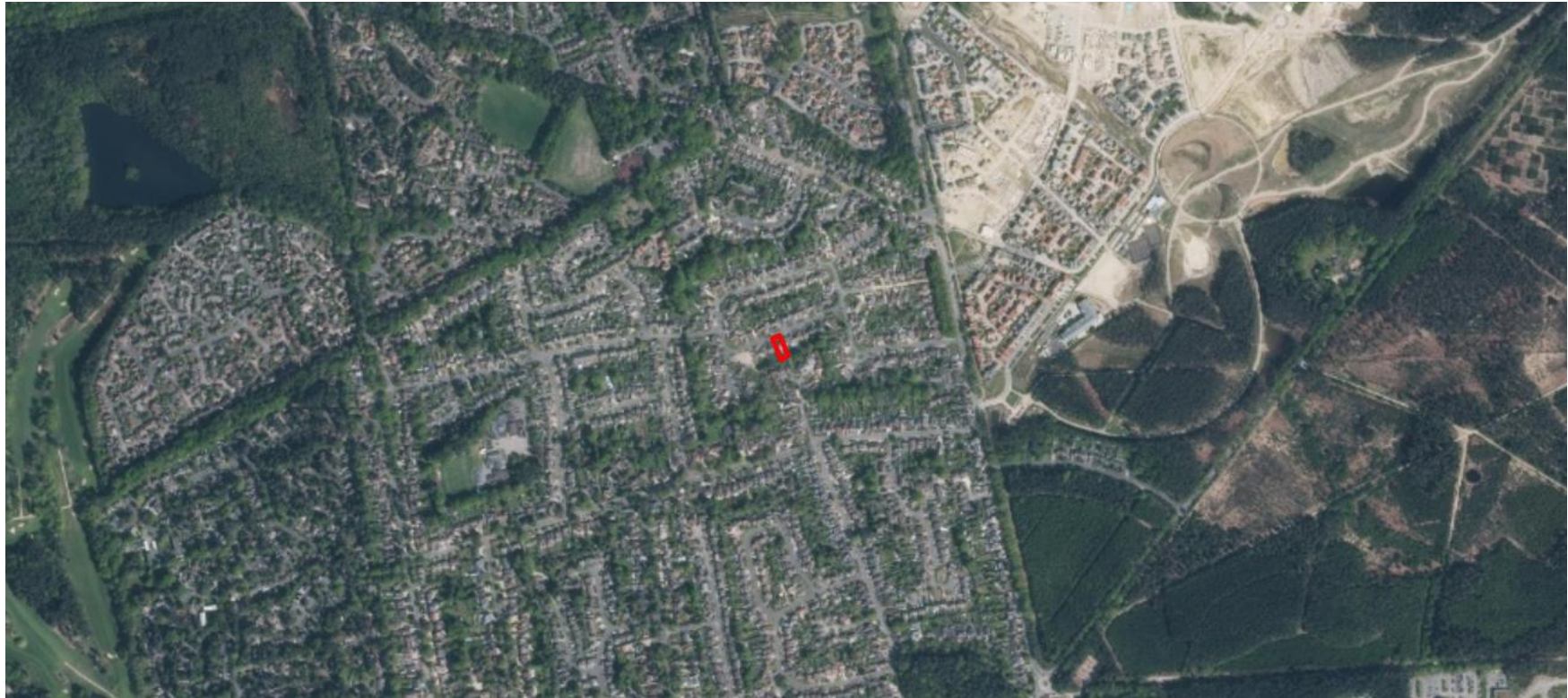


Figure 1. The site (outlined in red) and wider landscape. Aerial imagery from Natural England’s Multi-Agency Geographic Information for the Countryside (MAGIC) database, accessed on 25th of August 2026.

3. Objectives

- Identify whether bats are present and using the building on site.
- Identify the species of bats present at the site.
- Determine types of bat activity occurring within the site.
- Estimate the size and status of any existing bat roost(s) within the building.
- Determine the potential impacts on any bat roost(s) from the proposed development.
- Recommend any additional actions needed in terms of ecological mitigation and enhancement measures, where appropriate.

4. How bats are protected

All bats are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which affords them protection under Section 9, as amended. All bat species are further classified and protected as European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (amended by the Conservation of Habitats and Species Regulations (amendment) (EU Exit) 2019).

Therefore, it is illegal to:

- Deliberately kill, injure, disturb or capture any bat.
- Damage or destroy bat breeding sites and/or resting places (even when bats are not present).
- Possess, control or transport bats (alive or dead).

Additionally, under the Wildlife and Countryside Act 1981, it is an offence to intentionally or recklessly:

- Disturb bats while they are in a structure or place used for shelter or protection.

- Obstruct access to a place of shelter or protection.

In the event, any evidence of a bat roost is found after this report, work must cease while the advice of Natural England or a suitably qualified and licensed bat ecologist is sought.

5. Methodology

As recommended by the PRA, two emergence surveys were conducted on B1, which were undertaken on the 31st of July 2026 and the 22nd of August 2026. Conditions were good with warm weather on both nights, conditions during the surveys can be found in the results tables below in section 8. The emergence surveys began a minimum of 15 minutes before sunset and finished a minimum of one and a half hours after sunset.

Two surveyors (SL1 and SL2) each with an NVA were positioned around the property to cover all PRFs. Each surveyor was assigned an area of the building to observe for the duration of the survey. Surveyors were positioned around the property ensuring all potential roosting features could be observed on camera. Surveyor locations can be seen in Figure 2 and Figure 3.

Surveyors used Elekon Batscanner Bat Detectors or an EMT2. Each surveyor had bat echolocation calls recorded on an Audiomoth v1.2.0. allowing for the analysis of calls after the survey had been conducted. Calls were analysed using Wildlife Acoustics sound analysis software; Kaleidoscope V5.7.0 to facilitate species identification. As per the PRA, two NVA cameras were deployed, these were either a Nightfox Whisker or a Nightfox Nova. Each of the infrared (IR) cameras was accompanied by a Nightfox Arc Powerful IR Floodlight. Surveyors also used head torches, survey record sheets and pens/pencils for recording all activity observed during the surveys. Analysis of the footage, alongside survey sheets and echolocation recordings was subsequently undertaken to detect if there was any bat roosting activity.

6. Limitations

These surveys follow best practice guidance to confirm the likely absence or presence of roosting bats. However, this information is collected at finite dates and times and provides an indication of the conditions on site only at the dates and times of recording. No investigation can ensure the complete characterisation and prediction of the natural environment. Bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time.

7. Survey results

Two bat dusk emergence surveys were undertaken as part of the ecological assessment of the site. Surveys were carried out under suitable weather conditions in accordance with current bat survey guidance. Two surveyors were positioned at designated locations around the building alongside infrared cameras to monitor potential roosting features. During each survey, environmental conditions including temperature, cloud cover, wind speed, rainfall and humidity were recorded. Audio recordings, sonograms and infrared camera footage were subsequently reviewed alongside field observations to provide a complete record of survey conditions and observations for each survey. Details are in Tables 1 – 4 and Figures 2 and 3 below.

Table 1. Photographs of surveyor views, surveyor setups and NVA view at start and end of survey on 31 st July 2026.				
	Start of the survey	End of survey	Surveyor view	Surveyor setup
B1 SL1 NVA1 Infrared				
B1 SL2 NVA2 Infrared				

Table 2. Weather information, surveyor information and recordings, checked alongside camera footage and sonagram recordings summary on B1 on 31/07/2026. Surveyor locations and bat flight paths can be seen in Figure 2 below.

Date	31 st July 2026	
Start, End and Sunset time	Start: 20:41 End: 22:26 Sunset: 20:56	
Start Conditions	Temperature: 23 °C Cloud cover (%): 30 Wind (Beaufort Scale):1 Rain: No rain during the survey Humidity (%): 46	
End conditions	Temperature: 19 °C Cloud cover (%): 50 Wind (Beaufort Scale): 1 Rain: No rain during the survey Humidity (%): 50	
Experience	Ruben Mole BSc (Hons.), MSc, ACIEEM, CL17 holder: Fifth year of bat surveying.	Alex Mcvey BSc (Hons.): First year of bat surveying.
Surveyor location	SL1	SL2
Survey recordings, including post audio and video analysis, summary sheet for SL1	There was consistent bat activity throughout the survey with a total of 206 bat calls recorded. The following species were identified acoustically: • Common pipistrelle was recorded between 21:09 and 22:20 with 202 recordings. • Soprano pipistrelle was recorded between 21:36 and 21:43 with 4 recordings. In addition to the acoustic records, the following visual bat sightings were recorded: 20:50 - Common pipistrelle - Heard and seen (North - North) A 21:08 - Common pipistrelle - Heard and seen (Southeast - Northwest) B 21:09 - Common pipistrelle - Heard and seen (Northwest - Northeast) C 21:12 - Common pipistrelle - Heard and seen (North - South) D	

	21:26 - Common pipistrelle - Heard and seen (East - West) E 21:55 - Common pipistrelle - Heard and seen (East - West) E After reviewing the footage, no bats were seen emerging or re-entering the building.
Survey recordings, including post audio and video analysis, summary sheet for SL2	There was consistent bat activity throughout the survey with a total of 17 bat calls recorded. The following species were identified acoustically: • Common pipistrelle was recorded between 20:34:41 and 22:22:41 with 14 recordings. • Soprano pipistrelle was recorded between 21:36:46 and 21:36:51 with 3 recordings. No visual bat sightings were recorded. After reviewing the footage, no bats were seen emerging or re-entering the building.

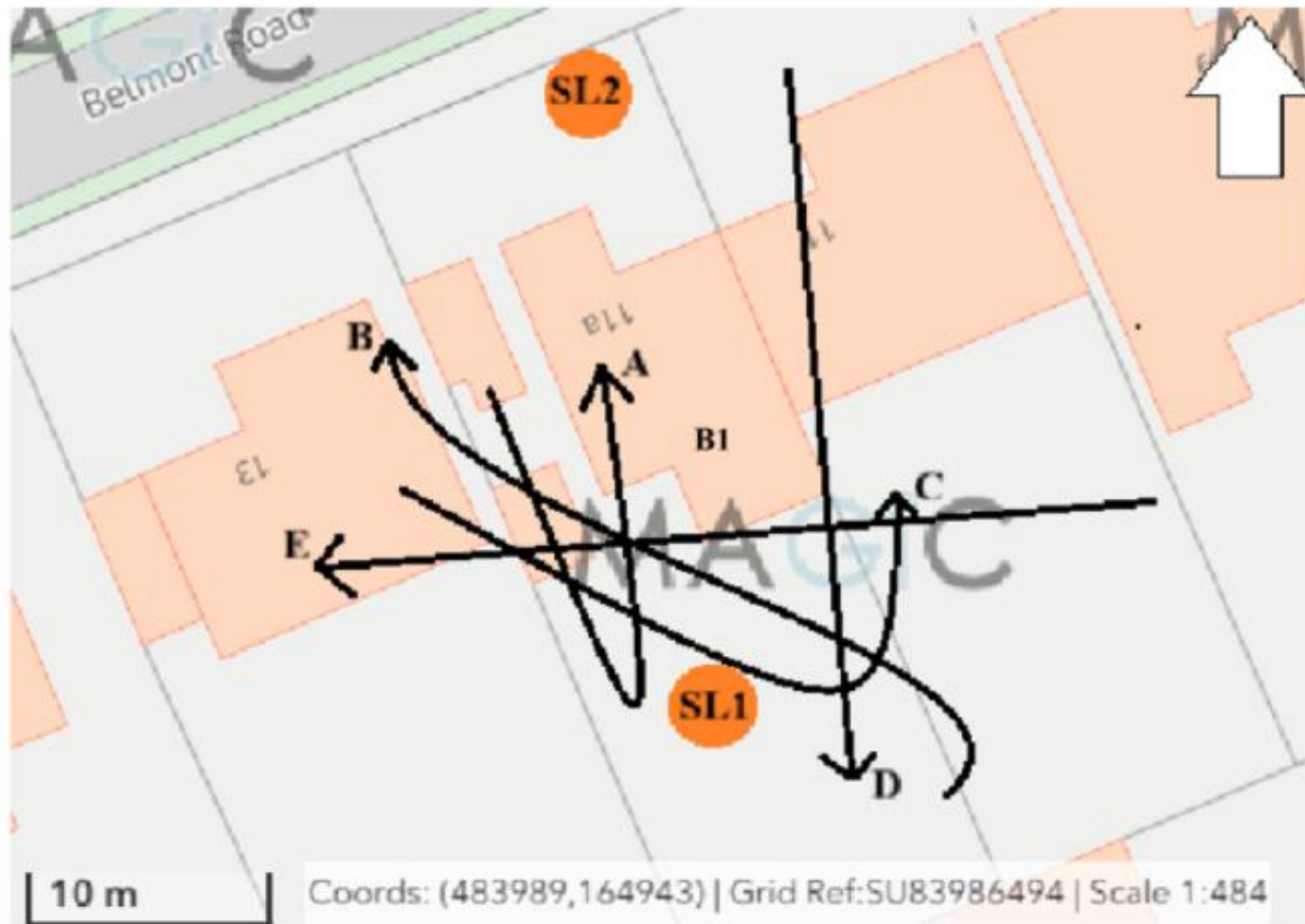


Figure 2. Surveyor locations and bat flight paths recorded on 31st July 2026.

Table 3. Photographs of surveyor views, surveyor setups and NVA views at start and end of survey on 22 nd of August 2026.				
	Start of the survey	End of survey	Surveyors view	Surveyor setup
B1 SL1 NVA1 Infrared				
B1 SL2 NVA2 Infrared				

Table 4. Weather information, surveyor information and recordings, checked alongside camera footage and sonagram recordings summary on B1 on 22/08/2026. Surveyor locations and bat flight paths can be seen in Figure 3 below.

Date	22 nd of August 2026
Start, End and Sunset time	Start: 19:56 End: 21:41 Sunset: 20:09
Start Conditions	Temperature: 21 °C Cloud cover (%): 10 Wind (Beaufort Scale): 0 Rain: No rain during the survey Humidity (%): 61
End conditions	Temperature: 17 °C Cloud cover (%): 20 Wind (Beaufort Scale): 1

	Rain: No rain during the survey Humidity (%): 68	
Experience	Ruben Mole BSc (Hons.), MSc, ACIEEM, CL17 holder: Fifth year of bat surveying.	Hassan Syed BSc (Hons.): First year of bat surveying.
Surveyor location	SL1	SL2
Survey recordings, including post audio and video analysis, summary sheet for SL1	There was consistent bat activity throughout the survey with a total of 306 bat calls recorded. The following species were identified acoustically: • 303 common pipistrelle were recorded between 20:28 and 21:42. • 2 soprano pipistrelle were recorded between 20:57 and 21:39. • 1 serotine was recorded at 21:34. In addition to the acoustic records, the following visual bat sightings were recorded: 20:39 - Common pipistrelle - Heard and seen - Flying (South to South) A 20:47 - Common pipistrelle - Heard and seen - Flying (West to South) B 21:06 - Common pipistrelle - Heard and seen - Flying (North to North) C 21:11 - Common pipistrelle - Heard and seen - Flying (East to West) D After reviewing the footage, no bats were seen emerging or re-entering the building.	
Survey recordings, including post audio and video analysis, summary sheet for SL2	There was consistent bat activity throughout the survey with a total of 33 bat calls recorded. The following species were identified acoustically: • 33 common pipistrelle were recorded between 20:28 and 21:30. In addition to the acoustic records, the following visual bat sightings were recorded: 20:28 - Common pipistrelle - Heard and seen - flying (West to East) E 20:46 - Common pipistrelle - Heard and seen - flying (North to East) F 20:46 - Common pipistrelle - Heard and seen - flying (East to Northwest) G After reviewing the footage, no bats were seen emerging or re-entering the building.	

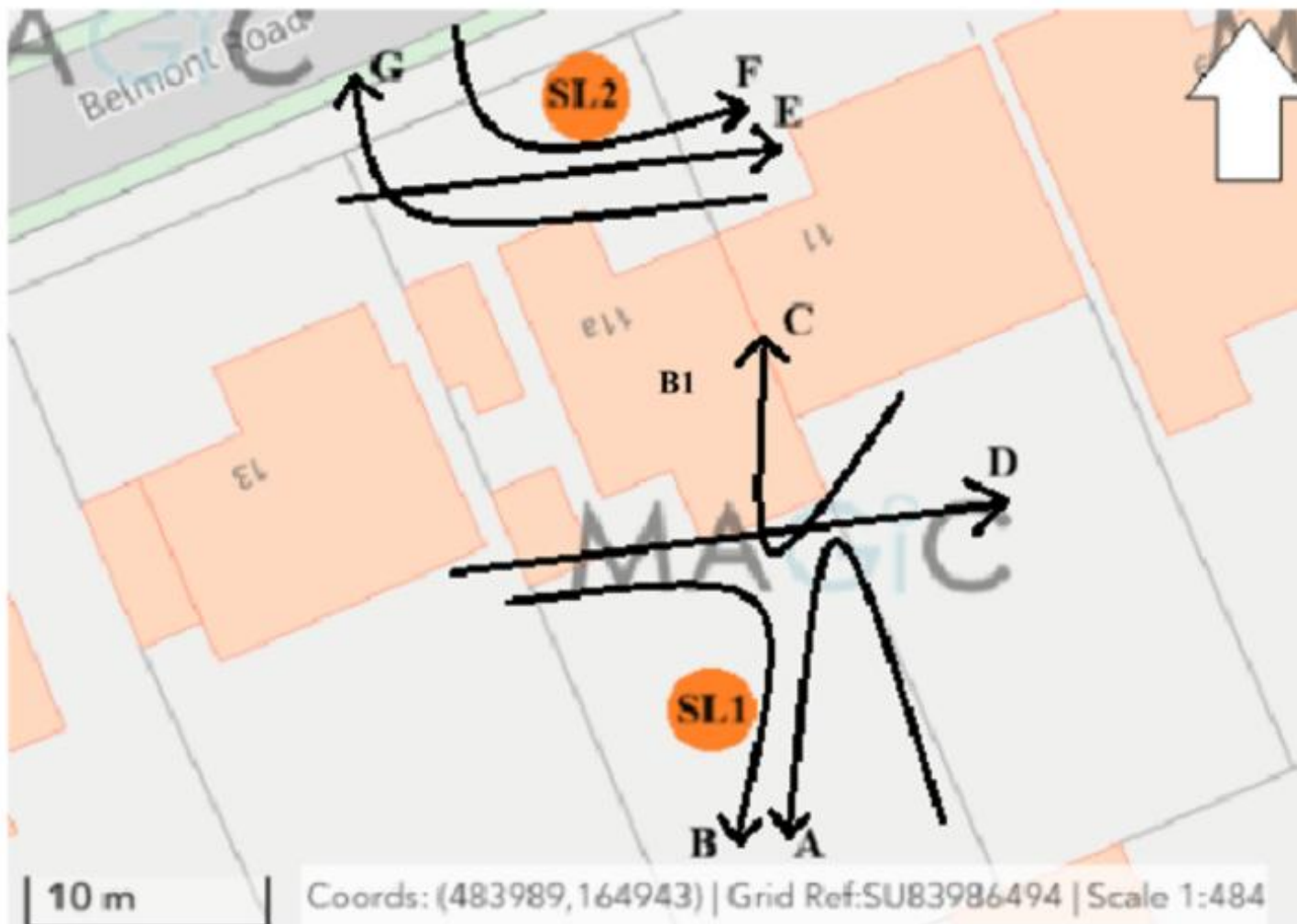


Figure 3. Surveyor locations and bat flight paths recorded on 22nd of August 2026.

8. Evaluation

Survey summary	No bats were observed or recorded emerging or entering B1 on the surveys conducted on the 31st of July and 22nd of August 2026. Therefore, the surveys conducted to date provide <u>evidence of a likely absence of roosting bats in Building 1</u>. There was foraging and commuting activity around the building from common pipistrelle (<i>Pipistrellus pipistrellus</i>), soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) and serotine (<i>Cnephaeus serotinus</i>). No nesting birds were recorded during the BERS surveys.
Further surveys	No further surveys are recommended.
Recommendations	It is recommended that at least one suitable bat box will be installed on a retained mature tree or building on-site. It will face between southeast and southwest, at a height of approximately 3 m, to ensure sunlight exposure. This recommendation has been made in accordance with paragraph 193 (d) of the NPPF (to improve biodiversity in and around developments.....integrated as part of their [developments] design). In accordance with the NPPF (2024), this report recommends implementing measures that would reduce the impact of artificial light on foraging and commuting bats, these measures could include directing any task lighting used during construction away from any vegetation. Setting any necessary security lighting on short timers with a sensitivity to large moving objects only. The use of hoods, cowls, or directional lighting to avoid light being directed at the sky or towards any boundary vegetation. These recommendations have been made to limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 198 of the NPPF (limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation areas). If bats are discovered during the development all work must cease and advice from Natural England or a licensed ecologist must be sought.

9. Legislation and Policy References

All bats are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which affords them protection under Section 9, as amended. All bat species are classified and protected as European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (amended by the Conservation of Habitats and Species Regulations (amendment) (EU Exit) 2019).

It is illegal to:

- Deliberately kill, injure, disturb or capture bats.
- Damage or destroy bat breeding sites and resting places (even when bats are not present).
- Possess, control or transport bats (alive or dead).

Additionally, under the Wildlife and Countryside Act 1981, it is an offence to intentionally or recklessly:

- Disturb bats while they are in a structure or place used for shelter or protection.
- Obstruct access to a place of shelter or protection.

Furthermore, seven bat species (barbastelle, Bechstein's, noctule, soprano pipistrelle, brown long-eared, lesser horseshoe and greater horseshoe) are also Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006.

In the event any evidence of a bat roost is found after this report, work must cease while the advice of Natural England or a suitably qualified and licensed bat ecologist is sought.

Further, under the Wildlife and Countryside Act 1981 (as amended) nesting birds are protected.

Protection of wild birds, their nests and eggs.

- (1) Subject to the provisions of this Part, if any person intentionally—
 - (a) kills, injures or takes any wild bird;
 - (aa) takes, damages or destroys the nest of a wild bird included in Schedule ZA1;
 - (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
 - (c) takes or destroys an egg of any wild bird,
- he shall be guilty of an offence.
- (2) Subject to the provisions of this Part, if any person has in his possession or control—
 - (a) any live or dead wild bird or any part of, or anything derived from, such a bird; or
 - (b) an egg of a wild bird or any part of such an egg.

Policy

UK Government (1981) *Wildlife and Countryside Act 1981 (as amended)*. London: HMSO.

UK Government (2017) *The Conservation of Habitats and Species Regulations 2017 (as amended)*. London: HMSO.

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Technical Guidance

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

10. References

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