

Emergence Survey Report – Bats

Site Location	The Horns Public House, Crazies Hill, Wargrave, RG10 8LY
Document reference	CE1119-02 (Updated 7 th March 2025)
Date of survey	Visit 1: 14th July 2024 Visit 2: 10th August 2024 Visit 3: 2nd September 2024
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1.0 Introduction

Brief

This report will present the findings of an emergence survey of the named site on the below dates;

Visit 1: 14th July 2024

Visit 2: 10th August 2024

Visit 3: 2nd September 2024

2.0 Executive Summary

Chase Ecology undertook an emergence survey at the named site to assess the building for bats following a preliminary roost assessment which deemed the structure to offer value for roosting.

Survey Methodology	All emergence surveys were conducted during the optimal recommended survey times following best practice guidelines. All surveys were carried out during optimal weather conditions. Each elevation of the structure which offers value to bats was viewed during the survey visit with no limitations.
Results of emergence surveys	Following the emergence survey of the structure, it has been identified that bats are using the building for daytime roosting and the following roosts were identified; Roost 1 – Common Pipistrelle – 1 x peak count – South/West gable claddings/eaves. Roost 2 – Common Pipistrelle - 1 x peak count – Nort/West facing roof coverings behind the flat roof section. In addition to the above recorded bat roosts, several other bats were observed to be using the site for both feeding and commuting. See Section 5: Results of Phase 2 Activity Surveys
Requirements for Additional Survey	No further survey requirements have been identified during the emergence surveys conducted to date. Appendix 1: Protection & Avoidance
Predicted Impacts of Development on Bats	No impacts will be offered to bats if all guidance & recommendations within appendix one for mitigation, protection and enhancement are implemented during all stages of development. Appendix 1: Protection & Avoidance
Licensing Requirements for Bats	No licencing requirements have been identified if all protection and avoidance measures within appendix one are maintained during all proposed works. Appendix 1: Protection & Avoidance

3.0 Legislation

- 1.1.1** All British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2017, making it an offence to:
- Deliberately kill, injure or capture a bat;
 - Deliberately disturb bats;
 - Damage or destroy a breeding site or resting place
- 1.1.2** In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly Obstruct access to any structure or place which any bat uses for shelter or protection; or Disturb any bat while occupying a structure or place which it uses
- 1.1.3** If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural England, which would be subject to appropriate measures to safeguard bats.
- 1.1.4** In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended). All wild birds, their nests and eggs are protected it an offence to: • kill, injure, or take any wild bird; • take, damage or destroy the nest of any such bird whilst it is in use or being built; or • take or destroying an egg of any such wild bird.
- 1.1.5** Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

4.0 METHODOLOGY

- 4.1 All reporting undertaken by Mr Garry Smith who is an experienced licensed bat ecologist in England [Class 2 registration 2017-28032-CLS-CLS] with over 9 years' experience practical of professional ecological surveys.
- 4.2 It is recommended that emergence surveys should be carried out within the optimal survey season from May to August, September are also useful times if weather conditions remain optimal.
- 4.3 Surveys were conducted following all best practice survey guidelines. See section seven.
- 4.4 All elevations of the structure were visible throughout the survey to capture any bats emerging from within or into the structure throughout the duration of the survey.

5.0 Results of Phase 2 Activity Surveys

Date	14 th July 2024					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
21:14	20:55	23:10	Start 18	End 15	0	5%
	Name	Position		Detector		
Lead Surveyor	Toby Bowman	South/East		EMT 2 Pro/Nightfox IR		
Assistant Surveyor	Mia Shacham	North/East		EMT 2 Pro/Nightfox IR		
Assistant Surveyor	James McConnell	South/West		EMT 2 Pro/Nightfox IR		
Assistant Surveyor	Debbie Reed	North/West		EMT 2 Pro/Nightfox IR		

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

No roosting activity recorded during the survey times noted

Activity from Bats during survey

Species	Activity	
Noctule	Early	1 x commuting pass above site
	Mid	-
	Late	-
Common Pipistrelle	Early	1 x commuting pass West to East across front of site.
	Mid	2 x brief foraging across North areas of the site. 1 x commuting pass North to South through site.
	Late	-
Brown Long-eared	Early	-
	Mid	-
	Late	1 x brief foraging, no visual.

Date	10 th August 2024					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
20:35	20:17	22:30	22°C	19°C	3	90%
	Name	Position	Detector			
Lead Surveyor	Kim Burt	South/East	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Mia Shacham	North/East	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Charley Gavin	South/West	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Steve Burt	North/West	EMT 2 Pro/Nightfox IR			

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

Point	Time	Species	Activity
One	20:45	Common Pipistrelle	1 x emerged from between claddings and eaves to South/West gable.
Two	20:49	Common Pipistrelle	1 x emerged from rear North/West facing roof coverings.

Activity from Bats during survey

Species	Activity	
Common Pipistrelle	Early	1 x commuting pass Nort to South through site.
	Mid	2 x commuting pass West to East across site 1 x brief foraging across North/East areas of the site. 1 x commuting pass, no visual. 1 x foraging across South areas of the site and towards neighbouring site across road for up to 10 minutes.
	Late	-

Any other information including photographs of emergence points

Emergence One



Emergence Two



Date	2 nd September 2024					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
19:47	19:30	21:45	19°C	18°C	2	100%
	Name	Position	Detector			
Lead Surveyor	Kim Burt	South/East	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Mia Shacham	North/East	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Charley Gavin	South/West	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Steve Burt	North/West	EMT 2 Pro/Nightfox IR			

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

Point	Time	Species	Activity
One	20:03	Common Pipistrelle	1 x emerged from between claddings and eaves to South/West gable.

Activity from Bats during survey

Species	Activity	
Common Pipistrelle	Early	1 x foraging across North areas of the site for up to 15 minutes. 1 x commuting pass across East areas of the site. 1 x commuting pass, no visual. 1 x commuting pass West to East across front of site.
	Mid	1 x brief foraging across the North areas of the site.
	Late	-
Noctule	Early	1 x commuting pass, no visual.
	Mid	-
	Late	-
Soprano Pipistrelle	Early	-
	Mid	1 x commuting pass East to West over rear section of the property.
	Late	

Any other information including photographs of emergence points

Emergence One



Additional imaged to show roof coverings to roost two and surrounding areas



6.0 Ecological Experience

Debbie Davies – Debbie has worked within the ecology sector since 2017 as a seasonal survey assistant.

Debbie has worked on both private and commercial developments and holds a clear understanding of bat survey best practice guidelines and correct use of technologies whilst conducting emergence surveys.

Kim Burt – Kim has worked within the ecology sector since 2021 and has supported Chase Ecology since this time on both private and commercial bat survey projects.

She has a clear understanding of following and maintaining best practice guidelines and correct use of survey technologies and supporting other ecologist/survey assistance as a team leader.

She holds a firm knowledge for report writing and design/implementation of protection and enhancement features for bats.

Toby Bowman – Toby has worked within the ecology sector since 2016.

He joined the Chase Ecology team in 2021 and in this time has worked on several bat survey contracts from both small residential sites to larger commercial buildings.

He has experience and the ability to lead emergence surveys for bats and a clear understanding of maintaining survey protocol and best practice guidelines.

Toby has been involved with both phase-1 & phase-2 survey practices and good knowledge of using survey technologies during said surveys.

James McConnell - James has worked within the ecology sector since 2022 as a seasonal survey assistant.

He has worked on both private and commercial developments and holds a clear understanding of bat survey best practice guidelines and correct use of technologies whilst conducting emergence surveys.

Mia Shacham- Alys has worked within the ecology sector since 2023 as a seasonal survey assistant.

She has worked on both private and commercial developments and holds a clear understanding of bat survey best practice guidelines and correct use of technologies whilst conducting emergence surveys.

Charlie Gavin - Charlie has worked within the ecology sector since 2023 as a seasonal survey assistant.

He has worked on both private and commercial developments and holds a clear understanding of bat survey best practice guidelines and correct use of technologies whilst conducting emergence surveys.

7.0 References

Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition 2024

UK Bat Mitigation Guideline or ILP/BCT 'Bats and Artificial Lighting in the UK' GN 08 / 23

CIEEM 2023

Bat Conservation Trust.

<https://magic.defra.gov.uk/MagicMap.aspx>

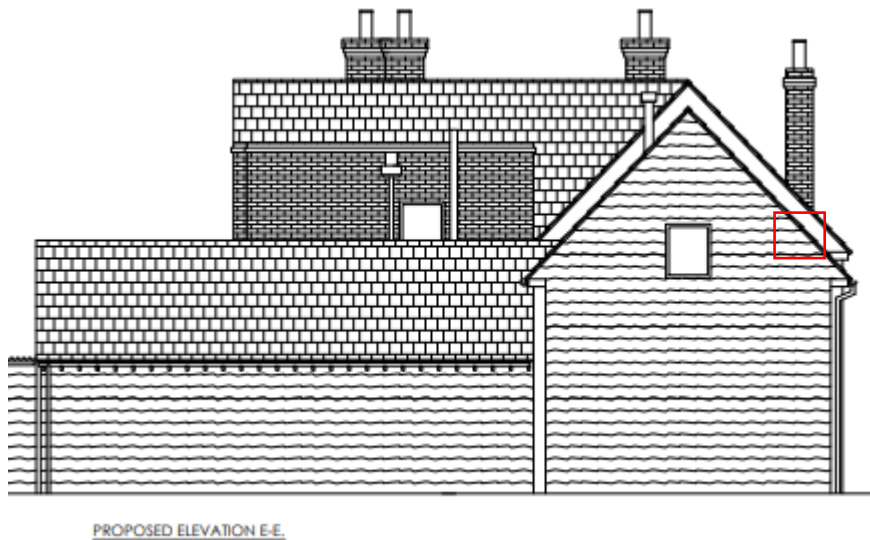
Google Maps

Appendix 1: Protection & Avoidance

This document must be available to all involved in the planned development. All contractors must be aware of the potential of protected & priority species being found on site and care should be taken during works to avoid harm (including during any tree works), if protected species are found then all work should cease and an ecologist should be consulted immediately.

During the three emergence surveys a total of two individual daytime bat roosts were identified as below;

Roost 1 – Common Pipistrelle – 1 x peak count – South/West gable claddings/eaves as below in red

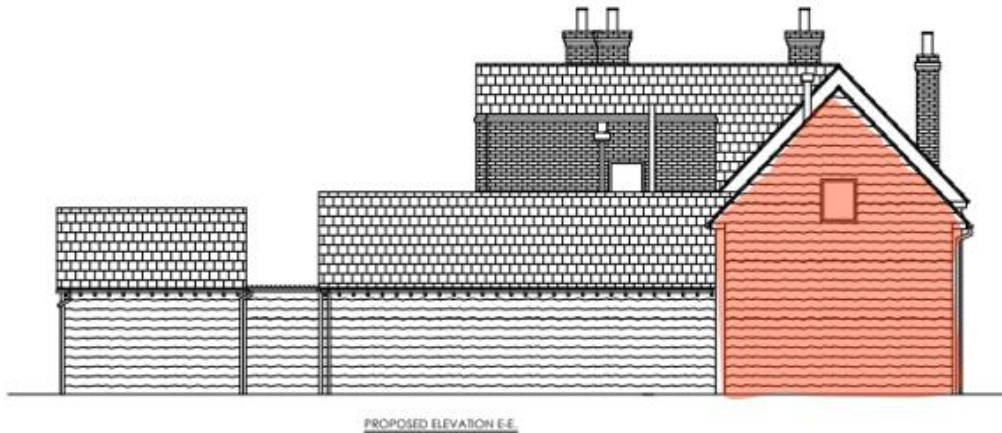


Roost 2 – Common Pipistrelle - 1 x peak count – North/West facing roof coverings behind the flat roof section as below in red



Roost One – Protection & Avoidance Measures

It is agreed that the below zones in red will suffer no impacts or modifications during all stages of the proposed works to prevent any disturbance to roost one



The highlighted area in red must be maintained at all times with no impacts such as;

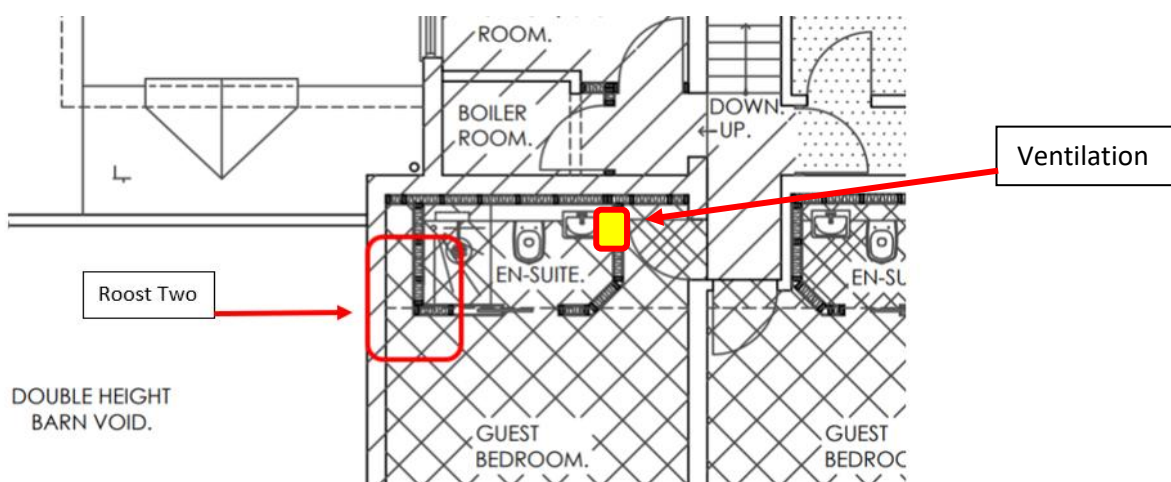
- No access equipment or other working platforms which may cause obstruction
- No loading out of materials
- No use of hand/power tools
- No modification to materials both externally or internally

If protection measures cannot be maintained during all stages of development, then a protected species mitigation licence must be sort prior to works.

Roost Two – Protection & Avoidance Measures

The roosting location for roost two will suffer no impacts or modifications during the proposed internal works below the current plaster boarded ceiling coverings. However, it is likely that the installation of the new bathroom pod may cause short term noise and vibration during installation.

In addition, a new vent will be installed which will cause modifications to the tiled roof coverings to the side of the roost approx. 2.5 meters away.



To offer a suitable level of protection and to alleviate the requirements for a protected species mitigation licence, the works will be carried out under supervision of an ecological clerk of works (ECoW) that holds a bat licence who will coordinate the works close to roost two and to ensure that no direct impacts or long-term disturbance is caused.

During this process, the contractor will be required clearly work out the correct location of the vent and the operation must be delivered from external to internal and not internal to external. This process will then allow the ECoW to safely inspect under each tile via endoscope to assess for any evidence from bats and to establish no impacts to said species.

When the tiles have safely been removed/moved, the ECoW can then supervise the contractor continuing the process of cutting through the plasterboard coverings.

Under no circumstances should the plasterboard ceiling coverings be disturbed or drilled through from the underside prior to tile removal for the vent as this may cause disturbance to bats or their roost if occupied.

If any evidence from bats or other evidence from roosting is observed, then all works must stop, and a protected species licence must be obtained.

The ECoW will also supervise the roof section of the pod being installed to confirm that no additional fixing upwards into the ceiling are caused as this would likely offer impacts to bats or their roost if occupied.

If at any time during the installation of the bathroom suit the ECoW feels the works cannot be progressed without direct disturbance to the roost or bats, then all works must stop, and a protected species mitigation licence must be sort.

In addition to the above process, the ceiling coverings to the guest bedroom below roost two must remain intact and undisturbed during all stages of the development. This will include no removal or replacement of ceiling coverings or additional drilling or fixing operations which may cause disturbance from vibration.

Additional protection measures to be implemented during development

Lighting

It is recommended that during the development process the levels of lighting such as security floodlighting and lighting around working platforms if any should be limited to reduce the level of disturbance caused to bats which have been recorded locally.

Disturbance caused by high power lighting can cause disturbance to common commuting and foraging areas currently used by bats.

It is advised that all works should be carried out during the hours of daylight to further reduce the levels of disturbance caused to bats and other nocturnal wildlife in the surrounding environment.

Nesting Birds

Although no nesting activities were demonstrated within the building where development will take place consideration and protection must be implemented during March to September to prevent disturbance.

If nesting birds are identified within the building during this time which may face disturbance from any planned works the client should seek advice from an experienced ecologist.

Protection of Wildlife During the development

All excavations if any should be closed where possible during the hours of darkness to prevent entrapment of wildlife such as mammals which may use the site during the hours of darkness for commuting & foraging.

For excavations which require to be left open a shallow slope should be in place to aid escape.

All external pipe's & services must be capped during development/overnight to prevent animals entering/entrapment.

The site should remain in a tidy fashion with waste materials removed daily to prevent any use from wildlife as an artificial refugia.

Appendix 2: Roost Creation

To offer a suitable level of roost creation/habitat during the proposed development works, a single Beaumaris Woodstone Bat Box (Maxi Black or White) will be installed on the South/West facing brickworks as below;

