

**310 Nine Mile Ride
Wokingham
Berkshire
RG40 4HX**

Bat Emergence Survey

Report ref.: R3165_BES_a (DRAFT)

Report Quality Control Information	
<i>Author</i>	<i>John Wenman MCIEEM & Janine Wenman</i>
<i>Reviewer</i>	<i>John Wenman MCIEEM</i>

September 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.....	6
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	15
6.1	Assessment of Bat Roost Status.....	15
6.2	Impact Assessment.....	15
7	MITIGATION AND COMPENSATION PROPOSALS	17
8	REFERENCES	18
	APPENDIX 1 – DARKEST POINT OF SURVEY AND/OR VIEWPOINT FOR NIGHT VISION AIDS	19
	APPENDIX 2 – BAT EMERGENCE SURVEY RAW DATA TABLES	22
	APPENDIX 3 – BAT ACCESS PROVISION	32
	APPENDIX 4 – EXISTING & PROPOSED ELEVATIONS.....	33

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Claudia Terry to undertake a Bat Emergence Survey (BES) at 310 Nine Mile Ride. The survey was commissioned to accompany a future householder planning application to be submitted to Wokingham Borough Council seeking consent for a rear, two-storey extension with associated alterations to the existing roof following the removal of the existing rear dormer windows (refer to existing and proposed plans in **Appendix 4**).
- 1.1.2** An EPS mitigation licence was previously granted for the property in 2015 for a proposed erection of a replacement dwelling, following demolition of the existing bungalow and ancillary building (Planning Application Number: 142295). The licence covered the destruction of a brown long-eared resting place. As part of the licence, post construction compensation included the creation of a bat roof void with access tiles within the new property. In addition, survey work carried out by John Wenman Ecological Consultancy LLP for the neighbouring property to the west identified a historical transitional roost or day roost used occasionally by an individual or low numbers of non-breeding brown long-eared (*Plecotus auritus*) bats.
- 1.1.3** The BES follows a Preliminary Roost Assessment (PRA) conducted by John Wenman Ecological Consultancy in March 2026 (Report ref.: R3165_PRA_a). During the PRA approximately 120-150 medium-sized bat droppings of a shape and size most typical of those deposited by the void-dwelling long-eared bat species (*Plecotus* sp.) were observed within the roof void with access likely via the external bat access tiles that formed part of the mitigation strategy for previous work carried out in 2015. Externally the property had multiple potential roost features suitable for use by crevice-dwelling bats such as pipistrelles (*Pipistrellus* spp.) and small *Myotis* species. The potential roosting sites were located under lifted roof tiles, behind hanging tiles, within gaps where the dormer and gables connect to the roof, and between the chimney and soffit. 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 potential for regular use by a large number of void-dwelling bats, as well as moderate potential suitability for crevice-dwelling bats externally.
- 1.1.4** In line with good practice guidelines (Collins 2023), dusk emergence survey visits were

undertaken for the house on 6 July, 27 July and 17 August 2026, to characterise the confirmed roost and to confirm the presence/absence of further roosts within the property. No bats were observed emerging from the property; however, brown long eared bat was recorded close to its typical emergence window during the last two surveys. The droppings observed within the void during the PRA completed in March 2026 confirmed the continued presence of a brown long eared (*Plecotus auritus*) bat day and/or transitional roost reinstated under a mitigation licence issued by Natural England in 2015. The survey findings demonstrate that the property supports an occasional day roost for small numbers of male or non-breeding brown long eared bats i.e. a roost of no more than site level conservation significance.

1.1.5 The work to extend the house will lead to the loss of two bat access points and the modification of the loft space. Furthermore, the works will temporarily open the void leading the temporary loss of the roost and potentially to the disturbance of bats, if present at the time. Therefore, 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 under the Bat Mitigation Class Licence (BMCL) WML-CL21 or Bat Earned Recognition Licence (BERL) WMI-CL47 registration. Under the terms of a full EPS mitigation licence or BMCL/BERL, mitigation for the impacts of the work will be required to avoid harming bats and access will be reinstated the mitigation strategy is set out in **Section 7**.

1.1.6 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 Claudia Terry to undertake a Bat Emergence Survey (BES) at 310 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 two-storey extension with associated alterations to the existing roof following the removal of the existing rear dormer windows (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 March 2026 (Report ref.: R3165_PRA_a). The PRA report states the following:

'Approximately 120-150 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 with access likely via the external bat access tiles that formed part of the mitigation strategy for previous work carried out in 2015. 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, within gaps where the dormer and gables connect to the roof, and between the chimney and soffit. 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 potential for regular use by a large number of void-dwelling bats, as well as moderate potential suitability for crevice-dwelling bats externally.'

- 2.1.4** The PRA report recommended the following:

'If the proposed works cannot be altered to avoid the potential adverse effects on bats in the dwelling, further surveys are recommended to establish the presence or absence of bat roosts, to be able to assess fully whether the development proposals will have an adverse effect on bats and design a mitigation strategy if necessary. A minimum of

three dusk emergence survey visits should be undertaken in the period of May to September, with at least two surveys between May and August.'

2.2 Site Location and Context

2.2.1 The property is a detached residential dwelling located on the southern side of Nine Mile Ride, in Finchampstead, a suburban area south of Wokingham (central OS grid reference: SU 80911 65025).

2.2.2 The property is neighboured by similar properties with associated private gardens. The rear garden directly borders a large parcel of mixed priority woodland and the wider surroundings consist of open arable and pastoral farmland with established hedgerows and priority habitat ancient woodland. King's Mere Lake and Queen's Mere lake are situated approximately 380 metres to the east and 580 metres to the northeast respectively.

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 and these were completed on 6 July, 27 July and 18 August 2026. The survey visits were undertaken by experienced bat surveyors Vicky Potts MCIEEM (CL18; 2025-85632-CL18-BAT), Andy Cruse, Hannah McCabe and John Wenman (2025-85948-CL18-BAT). 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 and EMT2 Pro) and thermal imaging night vision aids (Pixfra ARC A613 and Canon X A60). 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** 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 2019).

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 search of granted bat mitigation licences identified three species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*) soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared (*Plecotus auritus*). *P. pipistrellus*, *P. pygmaeus* and *P. auritus* breeding sites are situated approximately 1430 metres to the southwest (Case reference: 2019-39174-EPS-MIT) and 1530 metres to the southeast (Case reference 2018-37292-EPS-MIT).
- 5.2.2** An EPS mitigation licence was granted for the property in 2015 (expired in 2020) (Case reference: 2015-7982-EPS-MIT) for a proposed erection of a replacement dwelling, following demolition of existing bungalow and ancillary building (Planning Application Number: 142295). The licence covered the destruction of a brown long-eared resting place. As part of the licence, post construction compensation included the creation of a bat roof void with access tiles within the new property.

5.3 Emergence Survey

7 July 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)	
	0-1	50%	Dry	Start	Finish
Start	21:06	Sunset	21:21	Finish	22:51

Table 2a. Surveyor recordings at location 1 (VP)

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
<i>Pipistrellus pipistrellus</i>	219	0	21:53 (32)
<i>Pipistrellus pygmaeus</i>	10	0	22:04 (43)
<i>Nyctalus noctula</i>	14	0	22:32 (71)
<i>Eptesicus serotinus</i>	1	0	22:38 (77)

Table 2b. Surveyor recordings at location 2 (AC)

Species	Recordings	Emergences	Time of first call (minutes after sunset)
<i>Pipistrellus pipistrellus</i>	91	0	21:40 (19)
<i>Pipistrellus pygmaeus</i>	6	0	21:42 (63)
<i>Eptesicus serotinus</i>	12	0	21:47 (26)
<i>Nyctalus noctula</i>	14	0	22:31 (70)

- 5.3.2** The first bat recorded during the survey was a common pipistrelle (*Pipistrellus pipistrellus*) that was heard by the surveyor at Surveyor Location at 21:40 (19 minutes after sunset), which falls within this species' typical emergence period (Collins 2023). Soprano pipistrelle (*Pipistrellus pygmaeus*) was first recorded at 21:42 (63 minutes after sunset) at Surveyor Location 2. Noctule (*Nyctalus noctule*) were first recorded at 22:31 (70 minutes after sunset) and serotine (*Eptesicus serotinus*) at 21:74 (26 minutes after sunset) – these fall after the peak emergence windows for these species (Collins 2023).

27 July 2026

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

Table 3. Weather conditions and survey timings

Weather	Wind (BF0-12)	Cloud cover (oktas)	Rain	Temperature (°C)	
	2	0	Dry	Start	Finish
Start	20:44	Sunset	20:59	Finish	22:29

Table 4a. Surveyor recordings at location 1 (JW)

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
<i>Nyctalus</i> sp.	1	0	22:03 (64)
<i>Pipistrellus pipistrellus</i>	6	0	22:16 (77)

Table 4b. Surveyor recordings at location 2 (HM)

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
<i>Eptesicus serotinus</i>	6	0	21:32 (33)
<i>Pipistrellus pipistrellus</i>	72	0	21:36 (37)
<i>Pipistrellus pygmaeus</i>	5	0	21:48 (49)
<i>Nyctalus noctula</i>	3	0	21:58 (59)
<i>Plecotus auritus</i>	3	0	22:06 (67)
<i>Myotis spec.</i>	1	0	22:09 (70)
<i>Nyctalus</i> sp..	1	0	22:24 (85)

- 5.3.4** The earliest recorded call was from a serotine (*E. serotinus*) at 21:32 (33 minutes after sunset). Subsequently, common pipistrelle (*P. pipistrellus*) was the most abundant species with feeding and commuting activity from 21.36 (37 minutes after sunset) until the end of the survey. Soprano pipistrelle (*P. pygmaeus*) was recorded infrequently from 21:48 (49 minutes after sunset). The pipistrelle calls were outside of the typical

emergence window for these species indicating they are utilising roosts away from the site (Collins 2023).

- 5.3.5** Brown long eared bat (*Plecotus auritus*) was recorded on three occasions from 22:06 (61 minutes after sunset), which falls within the emergence period for this species indicating the roost is nearby (Collins 2023). A *Myotis* sp. and noctule (*Nyctalus noctula*) were recorded 70 minutes and 59 minutes after sunset respectively, which is consistent with there being offsite roosts (Collins 2023).
- 5.3.6** The amount of activity was very low to the front and moderate to the rear 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.

17 August 2026

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

Table 5. Weather conditions and survey timings

Weather	Wind (BF0-12)	Cloud cover (oktas)	Rain	Temperature (°C)	
	1-3	0	Dry	Start	Finish
Start	20:07	Sunset	20:22	Finish	21:52

Table 6a. Surveyor recordings at location 1 (JW)

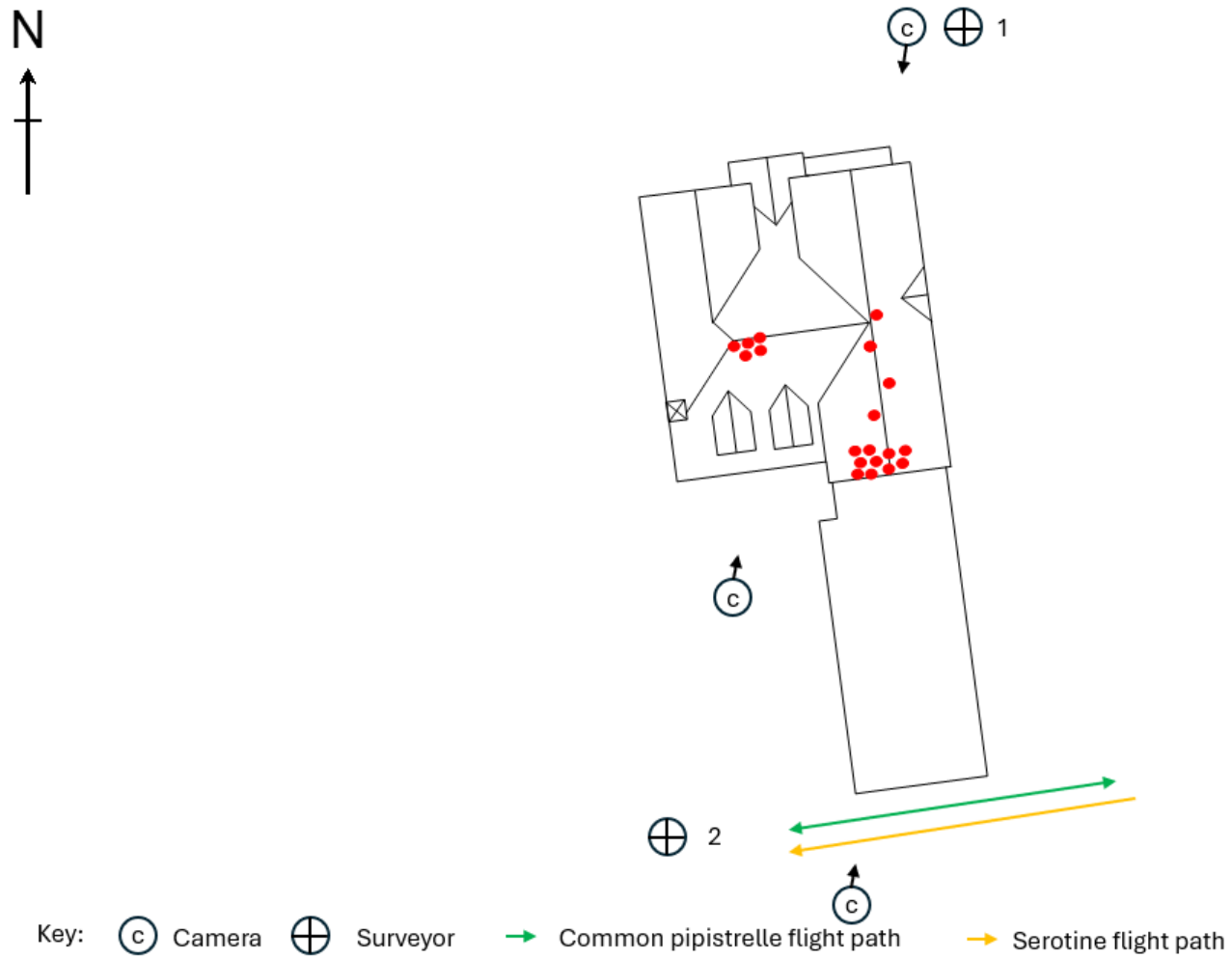
Species	Recordings*	Emergences [†]	Time of first call (minutes after sunset)
<i>Pipistrellus pipistrellus</i>	2	0	21:37 (75)

Table 6b. Surveyor recordings at location 2 (HM)

Species	Recordings*	Emergences [†]	Time of first call (minutes after sunset)
<i>Pipistrellus pipistrellus</i>	83	0	20:39 (17)
<i>Pipistrellus pygmaeus</i>	5	0	20:54 (32)
<i>Eptesicus serotinus</i>	78	0	20:57 (35)
<i>Plecotus auritus</i>	3	0	20:57 (35)
<i>Myotis daubentonii</i>	1	0	21:03 (41)

- 5.3.8** The earliest recorded species was common pipistrelle (*P. pipistrellus*) at 20:39 (17 minutes after sunset), which falls within the typical emergence period for this period indicating a roost is nearby. Serotine (*E. serotinus*) was recorded towards the southern end of the garden from 35 minutes after sunset (outside of the typical emergence window for this species; Collins 2023). Brown long eared bat (*P. auritus*) was recorded from 20:57 (35 minutes after sunset), which is early within the emergence window for

this species indicating it emerged from nearby. Daubenton's bat (*Myotis daubentonii*) was recorded once at 21:03 (41 minutes after sunset), which is within the typical emergence window for this species. Soprano pipistrelle (*P.pymaeus*) was again recorded infrequently after its typical emergence period (from 32 minutes after sunset).



Drawn by:	Date:	Scale:	310 Nine Mile Ride, Finchampstead	
JRW	August 2026	Not to scale	Bat Emergence Findings - Activity	

Figure 1 – Bat Emergence Survey Findings - Activity

6 DISCUSSION AND RECOMMENDATIONS

6.1 Assessment of Bat Roost Status

- 6.1.1** During the emergence surveys, no bats were observed emerging from the house, indicating that the house is unlikely to support crevice dwelling bat species recorded feeding and commuting nearby i.e. common pipistrelle (*P.pipistrellus*), soprano pipistrelle (*P.pygmaeus*) and serotine (*E.serotinus*).
- 6.1.2** Whilst not observed emerging, brown long eared bats (*Plecotus auritus*) were recorded within their typical emergence periods during the last two survey visits indicating there are roosts nearby and this species may have emerged undetected. A Natural England mitigation licence was granted for work to destroy a resting place for brown long eared bats during the demolition of the former bungalow before the construction of the current house in 2015. The PRA completed by John Wenman Ecological Consultancy in March 2026 recorded c. 100-150 droppings typical of brown long eared bats in the house's loft, showing the continued presence of this species. The number of droppings observed 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*).
- 6.1.3** 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).
- 6.1.4** 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 first floor rear extension with associated alterations to the roof. These proposals will modify a brown long eared day and/or transitional roost within the roof space with the loss of two bat access tiles installed under the former mitigation licence. Furthermore, the proposals will have an 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 Bat Mitigation Class Licence (BMCL) WML-CL21 or Bat Earned Recognition Licence (BERL) WML-CL47 (Accreditation Level 1). Under the terms of a full EPS mitigation licence or BMCL/BERL, 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. work to open the roof void to enable the extension, a European Protected Species Mitigation Licence (EPSML) or confirmation of the registration of the site under the Bat Mitigation Class Licence (BMCL) WML-CL21 or Bat Earned Recognition Licence (BERL) WML-CL47 will be obtained.
- 7.1.2** All licensable works to the house i.e. removal of roof coverings will be undertaken as far as feasible 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 before works start 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 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/BERL, 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 to open the roof void 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/BERL. 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, bat access will be reinstated for brown long-eared bats to the existing roof that will be retained and increased in size. Access points will be reinstated by installing purpose built two bat access tiles on the north eastern elevation (see **Appendix 3** below)

8 REFERENCES

CIEEM (2019). *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

6 July 2026



Pixfra ARC A613 at Surveyor Location 1.



Canon XA60 at Surveyor Location 2.



Pixfra ARC A613 at Surveyor Location 2.

27 July 2026



Pixfra ARC A613 at Surveyor Location 1.



Pixfra ARC A613 at Surveyor Location 2.

17 August 2026



Pixfra ARC A613 at Surveyor Location 1



Pixfra ARC A613 at Surveyor Location 2.



Sionyx Aurora at Surveyor Location 2

APPENDIX 2 – BAT EMERGENCE SURVEY RAW DATA TABLES

6 July 2026

Surveyor Location 1 – Batlogger M (VP)

Time	Species	Number of calls [#]
22:33:18	<i>Pipistrellus pipistrellus</i>	14
21:51:29	<i>Social call</i>	9
21:53:47	<i>Pipistrellus pipistrellus</i>	20
21:54:18	<i>Pipistrellus pipistrellus</i>	25
21:54:53	<i>Pipistrellus pipistrellus</i>	10
21:55:08	<i>Pipistrellus pipistrellus</i>	3
21:55:40	<i>Pipistrellus pipistrellus</i>	8
21:56:07	<i>Pipistrellus pipistrellus</i>	11
21:56:15	<i>Pipistrellus pipistrellus</i>	17
21:56:32	<i>Pipistrellus pipistrellus</i>	6
21:56:47	<i>Pipistrellus pipistrellus</i>	22
21:57:06	<i>Pipistrellus pipistrellus</i>	11
21:57:12	<i>Pipistrellus pipistrellus</i>	1
21:57:47	<i>Pipistrellus pipistrellus</i>	14
21:58:02	<i>Pipistrellus pipistrellus</i>	9
21:58:06	<i>Pipistrellus pipistrellus</i>	15
21:58:19	<i>Pipistrellus pipistrellus</i>	12
21:58:29	<i>Pipistrellus pipistrellus</i>	3
21:58:46	<i>Pipistrellus pipistrellus</i>	10
21:59:07	<i>Pipistrellus pipistrellus</i>	6
22:00:24	<i>Pipistrellus pipistrellus</i>	5
22:01:08	<i>Pipistrellus pipistrellus</i>	1
22:02:39	<i>Pipistrellus pipistrellus</i>	7
22:03:43	<i>Pipistrellus pipistrellus</i>	8
22:03:53	<i>Pipistrellus pipistrellus</i>	17
22:04:08	<i>Pipistrellus pipistrellus</i>	14
22:04:12	<i>Pipistrellus pipistrellus</i>	25
22:04:26	<i>Pipistrellus pipistrellus</i>	1
22:04:32	<i>Pipistrellus pipistrellus</i>	20
22:04:42	<i>Pipistrellus pygmaeus</i>	19
22:04:58	<i>Pipistrellus pipistrellus</i>	3
22:05:07	<i>Pipistrellus pipistrellus</i>	1
22:05:29	<i>Pipistrellus pipistrellus</i>	17
22:06:13	<i>Pipistrellus pipistrellus</i>	5
22:06:22	<i>Pipistrellus pipistrellus</i>	4
22:06:47	<i>Pipistrellus pipistrellus</i>	2
22:07:13	<i>Pipistrellus pipistrellus</i>	8
22:07:23	<i>Pipistrellus pipistrellus</i>	6
22:07:33	<i>Pipistrellus pipistrellus</i>	7
22:07:43	<i>Pipistrellus pipistrellus</i>	8
22:07:56	<i>Pipistrellus pipistrellus</i>	13

22:08:06	<i>Pipistrellus pipistrellus</i>	5
22:08:19	<i>Pipistrellus pipistrellus</i>	8
22:08:29	<i>Pipistrellus pipistrellus</i>	2
22:08:42	<i>Pipistrellus pygmaeus</i>	3
22:09:02	<i>Pipistrellus pipistrellus</i>	28
22:09:14	<i>Pipistrellus pygmaeus</i>	6
22:09:19	<i>Pipistrellus pipistrellus</i>	6
22:09:25	<i>Pipistrellus pipistrellus</i>	17
22:10:05	<i>Pipistrellus pygmaeus</i>	12
22:10:11	<i>Pipistrellus pygmaeus</i>	8
22:10:21	<i>Pipistrellus pipistrellus</i>	7
22:10:28	<i>Pipistrellus pipistrellus</i>	4
22:10:49	<i>Pipistrellus pipistrellus</i>	24
22:10:58	<i>Pipistrellus pipistrellus</i>	7
22:11:26	<i>Pipistrellus pipistrellus</i>	10
22:11:36	<i>Pipistrellus pipistrellus</i>	14
22:11:43	<i>Pipistrellus pipistrellus</i>	1
22:11:45	<i>Pipistrellus pipistrellus</i>	17
22:11:51	<i>Pipistrellus pipistrellus</i>	1
22:11:58	<i>Pipistrellus pipistrellus</i>	18
22:12:09	<i>Pipistrellus pipistrellus</i>	16
22:12:20	<i>Pipistrellus pipistrellus</i>	5
22:12:28	<i>Pipistrellus pipistrellus</i>	9
22:12:49	<i>Pipistrellus pipistrellus</i>	1
22:12:49	<i>Pipistrellus pipistrellus</i>	1
22:13:03	<i>Pipistrellus pipistrellus</i>	6
22:13:30	<i>Pipistrellus pipistrellus</i>	3
22:14:20	<i>Pipistrellus pipistrellus</i>	3
22:14:23	<i>Pipistrellus pipistrellus</i>	6
22:15:07	<i>Pipistrellus pipistrellus</i>	13
22:15:07	<i>Pipistrellus pipistrellus</i>	1
22:15:16	<i>Pipistrellus pipistrellus</i>	2
22:15:37	<i>Pipistrellus pipistrellus</i>	6
22:15:41	<i>Pipistrellus pipistrellus</i>	14
22:15:57	<i>Pipistrellus pipistrellus</i>	0
22:16:06	<i>Pipistrellus pipistrellus</i>	4
22:16:15	<i>Pipistrellus pipistrellus</i>	2
22:16:30	<i>Pipistrellus pipistrellus</i>	13
22:16:59	<i>Pipistrellus pipistrellus</i>	9
22:17:31	<i>Pipistrellus pipistrellus</i>	12
22:17:49	<i>Pipistrellus pipistrellus</i>	1
22:18:36	<i>Pipistrellus pipistrellus</i>	12
22:19:52	<i>Pipistrellus pipistrellus</i>	13

22:20:06	<i>Pipistrellus pipistrellus</i>	14
22:20:17	<i>Pipistrellus pipistrellus</i>	14
22:20:27	<i>Pipistrellus pipistrellus</i>	1
22:20:58	<i>Pipistrellus pipistrellus</i>	15
22:23:11	<i>Pipistrellus pipistrellus</i>	38
22:23:19	<i>Pipistrellus pipistrellus</i>	26
22:23:47	<i>Pipistrellus pipistrellus</i>	3
22:23:50	<i>Pipistrellus pipistrellus</i>	10
22:24:47	<i>Pipistrellus pipistrellus</i>	6
22:25:31	<i>Pipistrellus pipistrellus</i>	0
22:25:46	<i>Pipistrellus pipistrellus</i>	8
22:26:34	<i>Pipistrellus pipistrellus</i>	25
22:27:13	<i>Pipistrellus pipistrellus</i>	12
22:27:21	<i>Pipistrellus pipistrellus</i>	2
22:27:25	<i>Pipistrellus pipistrellus</i>	17
22:27:35	<i>Pipistrellus pipistrellus</i>	64
22:27:55	<i>Pipistrellus pipistrellus</i>	21
22:28:11	<i>Pipistrellus pygmaeus</i>	21
22:28:18	<i>Pipistrellus pipistrellus</i>	97
22:28:38	<i>Pipistrellus pipistrellus</i>	29
22:28:55	<i>Pipistrellus pipistrellus</i>	14
22:29:07	<i>Pipistrellus pipistrellus</i>	22
22:29:40	<i>Pipistrellus pipistrellus</i>	10
22:29:44	<i>Pipistrellus pipistrellus</i>	1
22:29:48	<i>Pipistrellus pipistrellus</i>	15
22:29:53	<i>Pipistrellus pipistrellus</i>	22
22:30:21	<i>Pipistrellus pygmaeus</i>	7
22:30:21	<i>Pipistrellus pipistrellus</i>	3
22:30:24	<i>Pipistrellus pipistrellus</i>	20
22:30:38	<i>Pipistrellus pipistrellus</i>	23
22:30:46	<i>Pipistrellus pipistrellus</i>	8
22:30:49	<i>Pipistrellus pipistrellus</i>	1
22:31:06	<i>Pipistrellus pipistrellus</i>	19
22:31:13	<i>Pipistrellus pipistrellus</i>	27
22:31:55	<i>Pipistrellus pipistrellus</i>	17
22:32:04	<i>Pipistrellus pygmaeus</i>	34
22:32:04	<i>Nyctalus noctula</i>	10
22:32:16	<i>Pipistrellus pipistrellus</i>	3
22:32:22	<i>Pipistrellus pipistrellus</i>	11
22:32:31	<i>Pipistrellus pipistrellus</i>	37
22:32:42	<i>Pipistrellus pipistrellus</i>	22
22:32:42	<i>Pipistrellus pygmaeus</i>	16
22:32:52	<i>Pipistrellus pipistrellus</i>	22
22:32:58	<i>Pipistrellus pipistrellus</i>	4
22:33:01	<i>Pipistrellus pipistrellus</i>	27
22:33:10	<i>Pipistrellus pipistrellus</i>	9
22:33:10	<i>Pipistrellus pipistrellus</i>	5

22:33:10	<i>Social call</i>	2
22:33:27	<i>Pipistrellus pipistrellus</i>	15
22:33:33	<i>Pipistrellus pipistrellus</i>	25
22:33:38	<i>Pipistrellus pipistrellus</i>	48
22:33:47	<i>Pipistrellus pipistrellus</i>	13
22:33:47	<i>Social call</i>	1
22:33:50	<i>Pipistrellus pipistrellus</i>	16
22:33:55	<i>Pipistrellus pipistrellus</i>	5
22:33:58	<i>Pipistrellus pipistrellus</i>	30
22:33:58	<i>Pipistrellus pipistrellus</i>	24
22:34:09	<i>Pipistrellus pipistrellus</i>	7
22:34:14	<i>Pipistrellus pipistrellus</i>	26
22:34:24	<i>Pipistrellus pipistrellus</i>	7
22:34:27	<i>Pipistrellus pipistrellus</i>	19
22:34:39	<i>Pipistrellus pipistrellus</i>	15
22:34:39	<i>Pipistrellus pipistrellus</i>	7
22:34:50	<i>Pipistrellus pipistrellus</i>	32
22:34:50	<i>Pipistrellus pipistrellus</i>	13
22:35:06	<i>Pipistrellus pipistrellus</i>	37
22:35:20	<i>Pipistrellus pipistrellus</i>	18
22:35:27	<i>Pipistrellus pipistrellus</i>	93
22:35:51	<i>Pipistrellus pipistrellus</i>	11
22:35:56	<i>Pipistrellus pipistrellus</i>	1
22:36:08	<i>Pipistrellus pipistrellus</i>	3
22:36:09	<i>Pipistrellus pipistrellus</i>	39
22:36:17	<i>Pipistrellus pipistrellus</i>	58
22:36:17	<i>Nyctalus noctula</i>	2
22:36:40	<i>Pipistrellus pipistrellus</i>	6
22:36:48	<i>Pipistrellus pipistrellus</i>	16
22:36:56	<i>Pipistrellus pipistrellus</i>	12
22:36:56	<i>Pipistrellus pipistrellus</i>	5
22:37:02	<i>Pipistrellus pipistrellus</i>	23
22:37:02	<i>Pipistrellus pipistrellus</i>	3
22:37:18	<i>Nyctalus noctula</i>	5
22:37:21	<i>Nyctalus noctula</i>	24
22:37:21	<i>Pipistrellus pipistrellus</i>	21
22:37:46	<i>Pipistrellus pipistrellus</i>	11
22:37:49	<i>Pipistrellus pipistrellus</i>	2
22:37:53	<i>Pipistrellus pipistrellus</i>	18
22:37:59	<i>Pipistrellus pipistrellus</i>	8
22:38:03	<i>Pipistrellus pipistrellus</i>	10
22:38:11	<i>Pipistrellus pipistrellus</i>	25
22:38:17	<i>Pipistrellus pipistrellus</i>	24
22:38:17	<i>Pipistrellus pipistrellus</i>	20
22:38:37	<i>Pipistrellus pipistrellus</i>	50
22:38:57	<i>Eptesicus serotinus</i>	26
22:39:10	<i>Pipistrellus pipistrellus</i>	14

22:39:20	<i>Pipistrellus pipistrellus</i>	12
22:39:37	<i>Pipistrellus pipistrellus</i>	40
22:40:10	<i>Pipistrellus pipistrellus</i>	1
22:40:16	<i>Pipistrellus pipistrellus</i>	0
22:40:19	<i>Pipistrellus pipistrellus</i>	2
22:40:22	<i>Pipistrellus pipistrellus</i>	39
22:40:36	<i>Pipistrellus pipistrellus</i>	29
22:40:58	<i>Pipistrellus pipistrellus</i>	96
22:40:58	<i>Nyctalus noctula</i>	1
22:41:22	<i>Pipistrellus pipistrellus</i>	7
22:41:22	<i>Nyctalus noctula</i>	5
22:41:26	<i>Pipistrellus pipistrellus</i>	46
22:41:26	<i>Pipistrellus pipistrellus</i>	8
22:41:40	<i>Pipistrellus pipistrellus</i>	21
22:41:40	<i>Pipistrellus pipistrellus</i>	5
22:41:48	<i>Pipistrellus pipistrellus</i>	6
22:41:59	<i>Pipistrellus pipistrellus</i>	83
22:41:59	<i>Nyctalus noctula</i>	24
22:42:23	<i>Nyctalus noctula</i>	4
22:42:23	<i>Pipistrellus pipistrellus</i>	3
22:42:28	<i>Nyctalus noctula</i>	2
22:42:28	<i>Pipistrellus pipistrellus</i>	1
22:42:36	<i>Nyctalus noctula</i>	5
22:42:39	<i>Nyctalus noctula</i>	5
22:42:39	<i>Pipistrellus pipistrellus</i>	2
22:42:42	<i>Pipistrellus pipistrellus</i>	20
22:42:42	<i>Nyctalus noctula</i>	1
22:42:53	<i>Pipistrellus pipistrellus</i>	37
22:42:53	<i>Nyctalus noctula</i>	15
22:43:07	<i>Pipistrellus pipistrellus</i>	10
22:43:14	<i>Pipistrellus pipistrellus</i>	1
22:43:32	<i>Pipistrellus pipistrellus</i>	29
22:43:32	<i>Pipistrellus pipistrellus</i>	4
22:43:52	<i>Pipistrellus pipistrellus</i>	32
22:44:05	<i>Pipistrellus pipistrellus</i>	20

22:44:05	<i>Pipistrellus pygmaeus</i>	9
22:44:15	<i>Pipistrellus pipistrellus</i>	23
22:44:22	<i>Pipistrellus pipistrellus</i>	1
22:44:24	<i>Pipistrellus pipistrellus</i>	39
22:44:33	<i>Pipistrellus pipistrellus</i>	7
22:44:40	<i>Pipistrellus pipistrellus</i>	3
22:44:44	<i>Pipistrellus pipistrellus</i>	6
22:44:48	<i>Pipistrellus pipistrellus</i>	13
22:45:02	<i>Pipistrellus pipistrellus</i>	26
22:45:19	<i>Pipistrellus pipistrellus</i>	34
22:45:28	<i>Pipistrellus pipistrellus</i>	23
22:45:46	<i>Pipistrellus pipistrellus</i>	2
22:45:49	<i>Pipistrellus pipistrellus</i>	1
22:45:51	<i>Pipistrellus pipistrellus</i>	1
22:45:53	<i>Pipistrellus pipistrellus</i>	13
22:46:28	<i>Pipistrellus pipistrellus</i>	18
22:47:42	<i>Nyctalus noctula</i>	10
22:47:42	<i>Pipistrellus pipistrellus</i>	10
22:47:51	<i>Pipistrellus pipistrellus</i>	53
22:48:05	<i>Pipistrellus pipistrellus</i>	21
22:48:15	<i>Pipistrellus pipistrellus</i>	4
22:48:23	<i>Pipistrellus pipistrellus</i>	12
22:48:34	<i>Pipistrellus pipistrellus</i>	23
22:48:34	<i>Pipistrellus pipistrellus</i>	5
22:48:44	<i>Pipistrellus pipistrellus</i>	7
22:48:47	<i>Pipistrellus pipistrellus</i>	10
22:49:01	<i>Pipistrellus pipistrellus</i>	13
22:49:10	<i>Pipistrellus pipistrellus</i>	3
22:49:14	<i>Pipistrellus pipistrellus</i>	9
22:49:21	<i>Pipistrellus pipistrellus</i>	0
22:49:23	<i>Pipistrellus pipistrellus</i>	8
22:49:34	<i>Pipistrellus pipistrellus</i>	27
22:50:23	<i>Pipistrellus pipistrellus</i>	2
22:51:04	<i>Pipistrellus pipistrellus</i>	7

Surveyor Location 2 – EMT2 Pro (AC)

Time	Species	Number of calls [#]
21:40:32	<i>Common Pipistrelle</i>	1
21:41:30	<i>Common Pipistrelle</i>	1
21:42:16	<i>Soprano Pipistrelle</i>	1
21:44:27	<i>Common Pipistrelle</i>	1
21:44:50	<i>Common Pipistrelle</i>	1
21:45:19	<i>Common Pipistrelle</i>	1
21:47:02	<i>Serotine</i>	1
21:47:28	<i>Common Pipistrelle</i>	2
21:47:39	<i>Common Pipistrelle</i>	1

21:49:39	<i>Common Pipistrelle</i>	1
21:49:54	<i>Common Pipistrelle</i>	1
21:51:34	<i>Serotine</i>	1
21:52:39	<i>Common Pipistrelle</i>	1
21:55:35	<i>Common Pipistrelle</i>	1
21:55:53	<i>Common Pipistrelle</i>	1
21:56:09	<i>Common Pipistrelle</i>	1
21:56:27	<i>Common Pipistrelle</i>	1
21:57:18	<i>Common Pipistrelle</i>	1
21:58:15	<i>Common Pipistrelle</i>	1
21:58:27	<i>Common Pipistrelle</i>	1

21:58:39	<i>Common Pipistrelle</i>	1
21:58:51	<i>Serotine</i>	1
21:59:38	<i>Common Pipistrelle</i>	1
21:59:53	<i>Common Pipistrelle</i>	1
22:00:05	<i>Common Pipistrelle</i>	1
22:01:25	<i>Soprano Pipistrelle</i>	1
22:02:58	<i>Common Pipistrelle</i>	1
22:03:14	<i>Common Pipistrelle</i>	1
22:04:16	<i>Common Pipistrelle</i>	1
22:04:26	<i>Common Pipistrelle</i>	1
22:04:35	<i>Common Pipistrelle</i>	1
22:04:39	<i>Common Pipistrelle</i>	1
22:04:50	<i>Common Pipistrelle</i>	1
22:05:08	<i>Common Pipistrelle</i>	1
22:05:18	<i>Common Pipistrelle</i>	1
22:05:24	<i>Common Pipistrelle</i>	1
22:06:29	<i>Common Pipistrelle</i>	1
22:06:39	<i>Common Pipistrelle</i>	1
22:07:27	<i>Common Pipistrelle</i>	1
22:08:07	<i>Common Pipistrelle</i>	1
22:09:01	<i>Common Pipistrelle</i>	1
22:09:57	<i>Serotine</i>	1
22:10:31	<i>Serotine</i>	1
22:11:21	<i>Common Pipistrelle</i>	1
22:11:33	<i>Common Pipistrelle</i>	1
22:11:59	<i>Common Pipistrelle</i>	2
22:13:02	<i>Serotine</i>	1
22:15:58	<i>Serotine</i>	2
22:16:50	<i>Serotine</i>	1
22:17:00	<i>Common Pipistrelle</i>	1
22:17:46	<i>Common Pipistrelle</i>	1
22:23:16	<i>Common Pipistrelle</i>	1
22:23:25	<i>Common Pipistrelle</i>	1
22:23:43	<i>Common Pipistrelle</i>	1
22:24:50	<i>Common Pipistrelle</i>	1
22:26:09	<i>Common Pipistrelle</i>	1
22:28:29	<i>Common Pipistrelle</i>	1
22:28:46	<i>Common Pipistrelle</i>	1
22:29:49	<i>Common Pipistrelle</i>	1
22:30:04	<i>Serotine</i>	1
22:30:18	<i>Common Pipistrelle</i>	1
22:30:54	<i>Common Pipistrelle</i>	1
22:31:03	<i>Common Pipistrelle</i>	1
22:31:14	<i>Common Pipistrelle</i>	1
22:31:35	<i>Noctule</i>	
22:31:41	<i>Common Pipistrelle</i>	1
22:31:54	<i>Common Pipistrelle</i>	1
22:32:06	<i>Noctule</i>	1
22:32:45	<i>Common Pipistrelle</i>	1

22:32:55	<i>Common Pipistrelle</i>	1
22:33:07	<i>Serotine</i>	
22:33:43	<i>Noctule</i>	1
22:34:13	<i>Soprano Pipistrelle</i>	2
22:34:19	<i>Common Pipistrelle</i>	1
22:35:12	<i>Common Pipistrelle</i>	1
22:35:22	<i>Common Pipistrelle</i>	1
22:35:33	<i>Common Pipistrelle</i>	1
22:35:43	<i>Common Pipistrelle</i>	1
22:36:03	<i>Common Pipistrelle</i>	1
22:36:23	<i>Noctule</i>	1
22:36:34	<i>Common Pipistrelle</i>	1
22:37:04	<i>Common Pipistrelle</i>	1
22:37:21	<i>Noctule</i>	
22:37:31	<i>Noctule</i>	1
22:38:28	<i>Common Pipistrelle</i>	1
22:38:58	<i>Serotine</i>	
22:39:05	<i>Common Pipistrelle</i>	1
22:39:15	<i>Common Pipistrelle</i>	1
22:40:35	<i>Common Pipistrelle</i>	1
22:41:09	<i>Common Pipistrelle</i>	1
22:41:18	<i>Common Pipistrelle</i>	2
22:41:29	<i>Noctule</i>	1
22:41:32	<i>Noctule</i>	1
22:41:52	<i>Noctule</i>	1
22:42:03	<i>Noctule</i>	1
22:42:14	<i>Common Pipistrelle</i>	2
22:42:22	<i>Noctule</i>	1
22:42:33	<i>Noctule</i>	1
22:42:51	<i>Common Pipistrelle</i>	2
22:43:01	<i>Serotine</i>	2
22:43:11	<i>Common Pipistrelle</i>	1
22:43:23	<i>Common Pipistrelle</i>	1
22:44:09	<i>Common Pipistrelle</i>	1
22:44:20	<i>Common Pipistrelle</i>	1
22:44:45	<i>Common Pipistrelle</i>	1
22:45:06	<i>Common Pipistrelle</i>	1
22:45:23	<i>Common Pipistrelle</i>	1
22:45:33	<i>Common Pipistrelle</i>	1
22:45:40	<i>Soprano Pipistrelle</i>	2
22:45:47	<i>Common Pipistrelle</i>	1
22:46:04	<i>Common Pipistrelle</i>	1
22:46:44	<i>Common Pipistrelle</i>	1
22:47:22	<i>Noctule</i>	1
22:47:29	<i>Common Pipistrelle</i>	1
22:47:45	<i>Noctule</i>	1
22:48:06	<i>Common Pipistrelle</i>	1
22:48:15	<i>Common Pipistrelle</i>	1
22:48:32	<i>Soprano Pipistrelle</i>	1

22:49:02	<i>Soprano Pipistrelle</i>	1
22:49:25	<i>Common Pipistrelle</i>	1
22:49:41	<i>Common Pipistrelle</i>	1

22:50:04	<i>Common Pipistrelle</i>	1
22:51:11	<i>Common Pipistrelle</i>	1

27 July 2026

Surveyor Location 1 – Batlogger M (JW)

Time	Species	Number of calls [#]
22:03:07	<i>Nyctalus spec.</i>	3
22:16:30	<i>Pipistrellus pipistrellus</i>	18
22:18:16	<i>Pipistrellus pipistrellus</i>	11
	<i>Pipistrellus pipistrellus</i>	5

22:22:56		
22:22:58	<i>Pipistrellus pipistrellus</i>	3
22:28:30	<i>Pipistrellus pipistrellus</i>	9
22:28:35	<i>Pipistrellus pipistrellus</i>	3

Surveyor Location 2 – Batlogger M2 (HM)

Time	Species	Number of calls [#]
22:19:58	<i>Pipistrellus pipistrellus</i>	3
21:32:59	<i>Eptesicus serotinus</i>	3
21:36:29	<i>Pipistrellus pipistrellus</i>	8
21:37:33	<i>Eptesicus serotinus</i>	5
21:38:03	<i>Pipistrellus pipistrellus</i>	0
21:39:46	<i>Pipistrellus pipistrellus</i>	6
21:41:14	<i>Pipistrellus pipistrellus</i>	12
21:46:49	<i>Pipistrellus pipistrellus</i>	8
21:48:12	<i>Pipistrellus pipistrellus</i>	3
21:48:15	<i>Pipistrellus pipistrellus</i>	15
21:48:50	<i>Pipistrellus pipistrellus</i>	8
21:48:50	<i>Pipistrellus pygmaeus</i>	2
21:49:25	<i>Pipistrellus pipistrellus</i>	9
21:49:43	<i>Pipistrellus pygmaeus</i>	9
21:49:54	<i>Pipistrellus pygmaeus</i>	5
21:51:18	<i>Eptesicus serotinus</i>	2
21:51:21	<i>Pipistrellus pipistrellus</i>	42
21:51:36	<i>Pipistrellus pipistrellus</i>	5
21:52:34	<i>Eptesicus serotinus</i>	4
21:53:43	<i>Pipistrellus pipistrellus</i>	15
21:53:58	<i>Pipistrellus pipistrellus</i>	19
21:54:20	<i>Pipistrellus pipistrellus</i>	11
21:54:30	<i>Pipistrellus pipistrellus</i>	7
21:54:56	<i>Pipistrellus pipistrellus</i>	28
21:55:20	<i>Pipistrellus pipistrellus</i>	11
21:55:39	<i>Pipistrellus pipistrellus</i>	47
21:55:53	<i>Pipistrellus pipistrellus</i>	17
21:56:00	<i>Pipistrellus pipistrellus</i>	16

21:56:29	<i>Pipistrellus pipistrellus</i>	9
21:56:40	<i>Pipistrellus pipistrellus</i>	4
21:56:52	<i>Pipistrellus pipistrellus</i>	8
21:57:04	<i>Pipistrellus pipistrellus</i>	8
21:57:13	<i>Pipistrellus pipistrellus</i>	27
21:57:32	<i>Pipistrellus pipistrellus</i>	12
21:58:00	<i>Pipistrellus pipistrellus</i>	4
21:58:00	<i>Nyctalus noctula</i>	3
21:58:34	<i>Pipistrellus pipistrellus</i>	5
21:58:37	<i>Pipistrellus pygmaeus</i>	14
21:58:51	<i>Pipistrellus pipistrellus</i>	52
21:59:17	<i>Pipistrellus pipistrellus</i>	29
21:59:56	<i>Pipistrellus pipistrellus</i>	21
22:00:41	<i>Pipistrellus pipistrellus</i>	30
22:00:59	<i>Pipistrellus pipistrellus</i>	26
22:01:05	<i>Pipistrellus pipistrellus</i>	17
22:01:24	<i>Pipistrellus pipistrellus</i>	30
22:01:35	<i>Pipistrellus pipistrellus</i>	20
22:01:43	<i>Pipistrellus pipistrellus</i>	6
22:01:54	<i>Pipistrellus pipistrellus</i>	43
22:02:25	<i>Pipistrellus pipistrellus</i>	14
22:02:29	<i>Pipistrellus pipistrellus</i>	21
22:02:43	<i>Pipistrellus pipistrellus</i>	35
22:03:01	<i>Pipistrellus pipistrellus</i>	8
22:03:05	<i>Pipistrellus pipistrellus</i>	42
22:03:28	<i>Pipistrellus pipistrellus</i>	44
22:04:02	<i>Pipistrellus pipistrellus</i>	0
22:04:11	<i>Pipistrellus pipistrellus</i>	25
22:04:21	<i>Pipistrellus pipistrellus</i>	28
22:04:35	<i>Pipistrellus pipistrellus</i>	29

22:05:11	<i>Pipistrellus pipistrellus</i>	27
22:05:37	<i>Pipistrellus pipistrellus</i>	9
22:06:15	<i>Pipistrellus pipistrellus</i>	18
22:06:30	<i>Plecotus auritus</i>	6
22:07:07	<i>Pipistrellus pipistrellus</i>	4
22:07:20	<i>Pipistrellus pipistrellus</i>	5
22:07:41	<i>Pipistrellus pygmaeus</i>	1
22:07:44	<i>Pipistrellus pipistrellus</i>	28
22:07:44	<i>Plecotus auritus</i>	17
22:07:59	<i>Pipistrellus pipistrellus</i>	29
22:07:59	<i>Eptesicus serotinus</i>	16
22:08:35	<i>Pipistrellus pipistrellus</i>	7
22:08:35	<i>Pipistrellus pipistrellus</i>	5
22:08:43	<i>Nyctalus noctula</i>	6
22:08:45	<i>Nyctalus noctula</i>	5
22:09:07	<i>Pipistrellus pipistrellus</i>	28
22:09:07	<i>Myotis spec.</i>	1

22:09:26	<i>Pipistrellus pipistrellus</i>	6
22:09:54	<i>Pipistrellus pipistrellus</i>	18
22:10:19	<i>Pipistrellus pipistrellus</i>	27
22:10:48	<i>Pipistrellus pipistrellus</i>	20
22:11:02	<i>Pipistrellus pipistrellus</i>	5
22:11:07	<i>Pipistrellus pipistrellus</i>	6
22:11:11	<i>Pipistrellus pipistrellus</i>	0
22:11:24	<i>Pipistrellus pipistrellus</i>	4
22:13:30	<i>Pipistrellus pipistrellus</i>	11
22:14:50	<i>Plecotus auritus</i>	16
22:17:56	<i>Eptesicus serotinus</i>	15
22:20:02	<i>Pipistrellus pipistrellus</i>	6
22:24:54	<i>Nyctalus spec.</i>	2
22:27:25	<i>Pipistrellus pipistrellus</i>	1
22:28:07	<i>Pipistrellus pipistrellus</i>	4
21:58:00	<i>Pipistrellus pipistrellus</i>	3

17 August 2026

Surveyor Location 1 – Batlogger M2 (JW)

Time	Species	Number of calls [#]
21:37:00	<i>Pipistrellus pipistrellus</i>	9

21:48:50	<i>Pipistrellus pipistrellus</i>	12
----------	----------------------------------	----

Surveyor Location 2 – Batlogger M2 (HM)

Time	Species	Number of calls [#]
21:02:24	<i>Pipistrellus pipistrellus</i>	18
20:39:00	<i>Pipistrellus pipistrellus</i>	13
20:44:45	<i>Pipistrellus pipistrellus</i>	9
20:53:10	<i>Pipistrellus pipistrellus</i>	14
20:53:15	<i>Pipistrellus pipistrellus</i>	6
20:53:19	<i>Pipistrellus pipistrellus</i>	15
20:53:29	<i>Pipistrellus pipistrellus</i>	16
20:53:36	<i>Pipistrellus pipistrellus</i>	18
20:53:41	<i>Pipistrellus pipistrellus</i>	13
20:53:50	<i>Pipistrellus pipistrellus</i>	6
20:53:59	<i>Pipistrellus pipistrellus</i>	19
20:54:09	<i>Pipistrellus pipistrellus</i>	9
20:54:18	<i>Pipistrellus pipistrellus</i>	8
20:54:26	<i>Pipistrellus pipistrellus</i>	12
20:54:35	<i>Pipistrellus pygmaeus</i>	7
20:54:45	<i>Pipistrellus pipistrellus</i>	9
20:54:51	<i>Pipistrellus pipistrellus</i>	11
20:55:02	<i>Pipistrellus pipistrellus</i>	23
20:55:08	<i>Pipistrellus pipistrellus</i>	10
20:55:17	<i>Pipistrellus pipistrellus</i>	9

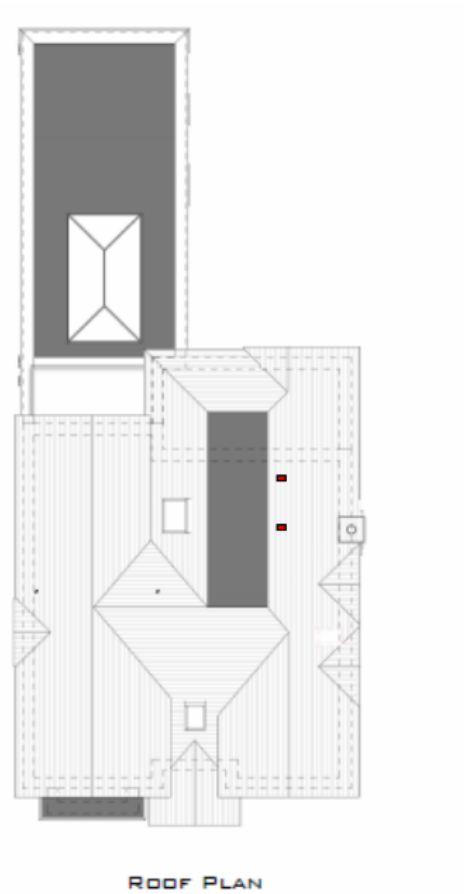
20:55:24	<i>Pipistrellus pipistrellus</i>	10
20:55:30	<i>Pipistrellus pipistrellus</i>	18
20:55:36	<i>Pipistrellus pipistrellus</i>	7
20:55:47	<i>Pipistrellus pipistrellus</i>	9
20:55:55	<i>Pipistrellus pipistrellus</i>	4
20:55:56	<i>Pipistrellus pipistrellus</i>	4
20:57:14	<i>Eptesicus serotinus</i>	10
20:57:24	<i>Plecotus auritus</i>	9
20:59:10	<i>Eptesicus serotinus</i>	7
20:59:21	<i>Eptesicus serotinus</i>	7
20:59:57	<i>Eptesicus serotinus</i>	5
21:00:43	<i>Eptesicus serotinus</i>	6
21:00:50	<i>Eptesicus serotinus</i>	7
21:01:58	<i>Eptesicus serotinus</i>	6
21:02:17	<i>Eptesicus serotinus</i>	14
21:02:52	<i>Eptesicus serotinus</i>	4
21:03:07	<i>Eptesicus serotinus</i>	9
21:03:27	<i>Myotis daubentonii</i>	18
21:03:57	<i>Eptesicus serotinus</i>	43
21:04:25	<i>Pipistrellus pipistrellus</i>	5
21:05:19	<i>Eptesicus serotinus</i>	6
21:06:04	<i>Pipistrellus pipistrellus</i>	35
21:06:16	<i>Pipistrellus pipistrellus</i>	38
21:06:26	<i>Pipistrellus pipistrellus</i>	14
21:06:34	<i>Pipistrellus pipistrellus</i>	37
21:07:00	<i>Eptesicus serotinus</i>	13
21:07:25	<i>Pipistrellus pipistrellus</i>	13
21:07:31	<i>Pipistrellus pipistrellus</i>	27
21:07:41	<i>Pipistrellus pipistrellus</i>	8
21:07:50	<i>Pipistrellus pipistrellus</i>	25
21:07:59	<i>Pipistrellus pipistrellus</i>	25
21:08:11	<i>Pipistrellus pipistrellus</i>	10
21:08:17	<i>Pipistrellus pipistrellus</i>	14
21:08:23	<i>Pipistrellus pipistrellus</i>	21
21:08:34	<i>Pipistrellus pipistrellus</i>	29
21:08:52	<i>Pipistrellus pipistrellus</i>	28
21:09:05	<i>Pipistrellus pipistrellus</i>	22
21:09:16	<i>Pipistrellus pipistrellus</i>	10
21:09:51	<i>Pipistrellus pipistrellus</i>	31
21:10:12	<i>Pipistrellus pipistrellus</i>	6
21:11:35	<i>Pipistrellus pipistrellus</i>	25
21:11:48	<i>Pipistrellus pipistrellus</i>	17
21:12:00	<i>Pipistrellus pipistrellus</i>	13
21:12:08	<i>Pipistrellus pipistrellus</i>	18
21:12:14	<i>Pipistrellus pipistrellus</i>	10
21:12:20	<i>Pipistrellus pipistrellus</i>	56
21:12:41	<i>Pipistrellus pipistrellus</i>	20

21:12:48	<i>Pipistrellus pipistrellus</i>	13
21:13:02	<i>Pipistrellus pipistrellus</i>	13
21:13:12	<i>Pipistrellus pipistrellus</i>	14
21:13:21	<i>Pipistrellus pipistrellus</i>	11
21:13:28	<i>Pipistrellus pipistrellus</i>	14
21:13:36	<i>Pipistrellus pipistrellus</i>	23
21:13:46	<i>Pipistrellus pipistrellus</i>	25
21:14:01	<i>Pipistrellus pipistrellus</i>	11
21:14:08	<i>Pipistrellus pipistrellus</i>	10
21:14:15	<i>Pipistrellus pipistrellus</i>	8
21:14:25	<i>Pipistrellus pipistrellus</i>	9
21:14:40	<i>Pipistrellus pipistrellus</i>	14
21:14:46	<i>Pipistrellus pipistrellus</i>	9
21:14:53	<i>Pipistrellus pipistrellus</i>	23
21:15:32	<i>Eptesicus serotinus</i>	9
21:15:40	<i>Eptesicus serotinus</i>	7
21:16:51	<i>Eptesicus serotinus</i>	1
21:16:56	<i>Pipistrellus pygmaeus</i>	4
21:18:46	<i>Pipistrellus pygmaeus</i>	8
21:19:32	<i>Pipistrellus pipistrellus</i>	18
21:20:34	<i>Eptesicus serotinus</i>	16
21:20:42	<i>Eptesicus serotinus</i>	10
21:20:45	<i>Eptesicus serotinus</i>	5
21:20:58	<i>Eptesicus serotinus</i>	4
21:23:19	<i>Plecotus auritus</i>	11
21:23:33	<i>Eptesicus serotinus</i>	8
21:23:40	<i>Eptesicus serotinus</i>	21
21:23:59	<i>Eptesicus serotinus</i>	10
21:24:11	<i>Eptesicus serotinus</i>	5
21:24:14	<i>Eptesicus serotinus</i>	11
21:24:18	<i>Eptesicus serotinus</i>	12
21:24:26	<i>Eptesicus serotinus</i>	26
21:24:37	<i>Eptesicus serotinus</i>	11
21:26:21	<i>Eptesicus serotinus</i>	9
21:26:30	<i>Eptesicus serotinus</i>	12
21:26:36	<i>Eptesicus serotinus</i>	8
21:26:42	<i>Eptesicus serotinus</i>	17
21:26:53	<i>Eptesicus serotinus</i>	13
21:27:02	<i>Eptesicus serotinus</i>	9
21:27:07	<i>Eptesicus serotinus</i>	34
21:27:25	<i>Eptesicus serotinus</i>	9
21:27:45	<i>Eptesicus serotinus</i>	10
21:27:53	<i>Eptesicus serotinus</i>	7
21:30:11	<i>Eptesicus serotinus</i>	7
21:30:21	<i>Eptesicus serotinus</i>	20
21:30:34	<i>Eptesicus serotinus</i>	6
21:30:39	<i>Eptesicus serotinus</i>	4

21:30:44	<i>Eptesicus serotinus</i>	5
21:30:48	<i>Eptesicus serotinus</i>	8
21:30:53	<i>Eptesicus serotinus</i>	28
21:31:07	<i>Eptesicus serotinus</i>	24
21:31:23	<i>Eptesicus serotinus</i>	6
21:31:32	<i>Eptesicus serotinus</i>	12
21:31:40	<i>Eptesicus serotinus</i>	17
21:32:04	<i>Eptesicus serotinus</i>	10
21:32:15	<i>Eptesicus serotinus</i>	18
21:32:31	<i>Eptesicus serotinus</i>	29
21:32:45	<i>Eptesicus serotinus</i>	25
21:33:00	<i>Eptesicus serotinus</i>	13
21:33:09	<i>Eptesicus serotinus</i>	23
21:33:32	<i>Eptesicus serotinus</i>	6
21:33:38	<i>Eptesicus serotinus</i>	13
21:33:58	<i>Eptesicus serotinus</i>	51
21:34:12	<i>Eptesicus serotinus</i>	5
21:34:16	<i>Eptesicus serotinus</i>	17
21:37:59	<i>Eptesicus serotinus</i>	9
21:38:17	<i>Eptesicus serotinus</i>	22
21:38:37	<i>Eptesicus serotinus</i>	47
21:38:54	<i>Eptesicus serotinus</i>	16
21:40:12	<i>Pipistrellus pipistrellus</i>	10
21:41:15	<i>Pipistrellus pipistrellus</i>	10
21:42:27	<i>Eptesicus serotinus</i>	9
21:42:35	<i>Eptesicus serotinus</i>	13
21:43:59	<i>Pipistrellus pipistrellus</i>	14
21:44:26	<i>Pipistrellus pygmaeus</i>	8
21:44:57	<i>Eptesicus serotinus</i>	3
21:45:02	<i>Eptesicus serotinus</i>	10
21:45:02	<i>Pipistrellus pygmaeus</i>	7
21:45:11	<i>Eptesicus serotinus</i>	9
21:45:20	<i>Eptesicus serotinus</i>	8
21:45:28	<i>Eptesicus serotinus</i>	7
21:46:41	<i>Eptesicus serotinus</i>	11
21:47:07	<i>Eptesicus serotinus</i>	17
21:47:16	<i>Eptesicus serotinus</i>	22
21:47:36	<i>Pipistrellus pipistrellus</i>	7
21:47:40	<i>Pipistrellus pipistrellus</i>	4
21:47:49	<i>Eptesicus serotinus</i>	12
21:49:04	<i>Pipistrellus pipistrellus</i>	0
21:49:45	<i>Pipistrellus pipistrellus</i>	2
21:49:54	<i>Pipistrellus pipistrellus</i>	15
21:49:54	<i>Eptesicus serotinus</i>	13
21:50:57	<i>Pipistrellus pipistrellus</i>	17
21:51:05	<i>Plecotus auritus</i>	4
21:51:09	<i>Pipistrellus pipistrellus</i>	13

21:51:09	<i>Eptesicus serotinus</i>	11
21:51:16	<i>Eptesicus serotinus</i>	16
21:51:31	<i>Pipistrellus pipistrellus</i>	17
21:51:43	<i>Pipistrellus pipistrellus</i>	19
21:51:54	<i>Pipistrellus pipistrellus</i>	16
21:52:02	<i>Pipistrellus pipistrellus</i>	16
21:51:09	<i>Pipistrellus pipistrellus</i>	11
21:03:57	<i>Pipistrellus pipistrellus</i>	43
21:51:16	<i>Pipistrellus pipistrellus</i>	16

APPENDIX 3 – BAT ACCESS PROVISION



 Bat access tile

Drawn by:	Date:	Scale:	310 Nine Mile Ride, Finchampstead	
JW	Sept 2026	Not to scale	Bat Roost Provision	

APPENDIX 4 – EXISTING & PROPOSED ELEVATIONS

