

Emergence Survey Report – Bats

Site Location	43, NINE MILE RIDE, RG40 4ND
Document reference	CE4705-01 <i>This document should be read in conjunction with the Preliminary Roost Assessment for bats completed on the 9th December 2024, document reference: CE4705</i>
Date of survey	10 th July 2025 1 st August 2025 22 nd August 2025
Report by	Garry Smith – Senior Ecologist Signature:  Tel: 07792064673 Email: info@chaseecology.co.uk

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Appendix 1: Mitigation, Protection & Enhancement.

1.0 Introduction

Brief

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

10th July 2025

1st August 2025

22nd August 2025

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 along with internal checks for fresh evidence, no bats/evidence was observed to have used features throughout for roosting or feeding and no further surveys or mitigation would be required. 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. However, populations of bats were observed to be using both the site and surrounding habitats for commuting or feeding so a level of protection must be implemented during development to prevent disturbance. See Appendix 1: Mitigation, Protection & Enhancement.
Predicted Impacts of Development on Bats	No impacts will be offered to bats if all guidance & recommendations within appendix one are implemented during all stages of development. See Appendix 1: Mitigation, Protection & Enhancement.
Mitigation and Compensation of Proposed Impacts	None Required.
Licensing Requirements for Bats	None Required.
Required Actions	See Appendix 1: Mitigation, Protection & Enhancement.

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		10 th July 2025				
Sunset	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
21:18	21:00	23:10	24	21	2	0%
		Name	Position		Detector	
Lead Surveyor		Adam Parker	South/East		EMT 2 Pro/Nightfox	
Assistant Surveyor		Charley Gavin	North/West		EMT 2 Pro/Nightfox	

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	
Common Pipistrelle	Early	1 x brief foraging across the South areas of the site.
	Mid	-
	Late	1 x commuting pass West to East through site 1 x commuting pass, no visual.
Serotine	Early	-
	Mid	1 x commuting pass across the rear North areas of site.
	Late	-
Noctule	Early	-
	Mid	-
	Late	3 x commuting pass, no visual.

IR Images taken from each surveyor point during the survey

Point one

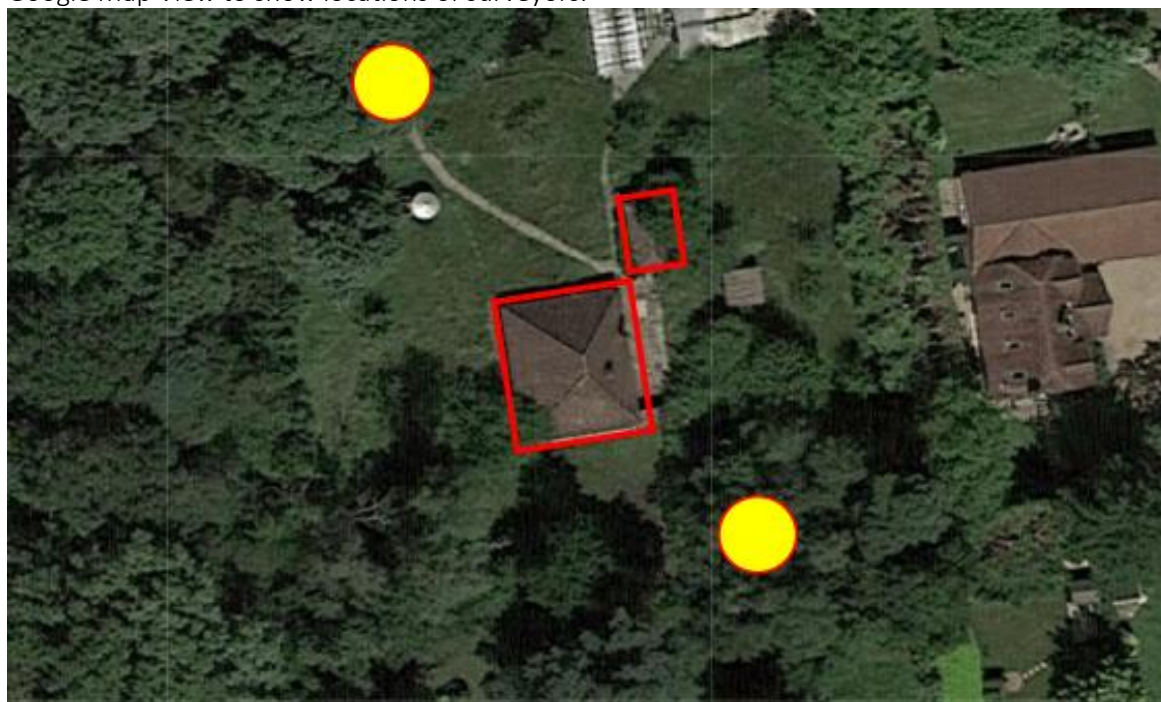


Point Two



Date	1 st August 2025					
Sunset	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
20:50	20:35	22:50	16	15	3	75%
	Name	Position	Detector			
Lead Surveyor	Naomi Turner	South/East	EMT 2 Pro/Nightfox			
Assistant Surveyor	Charley Gavin	North/West	EMT 2 Pro/Nightfox			

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

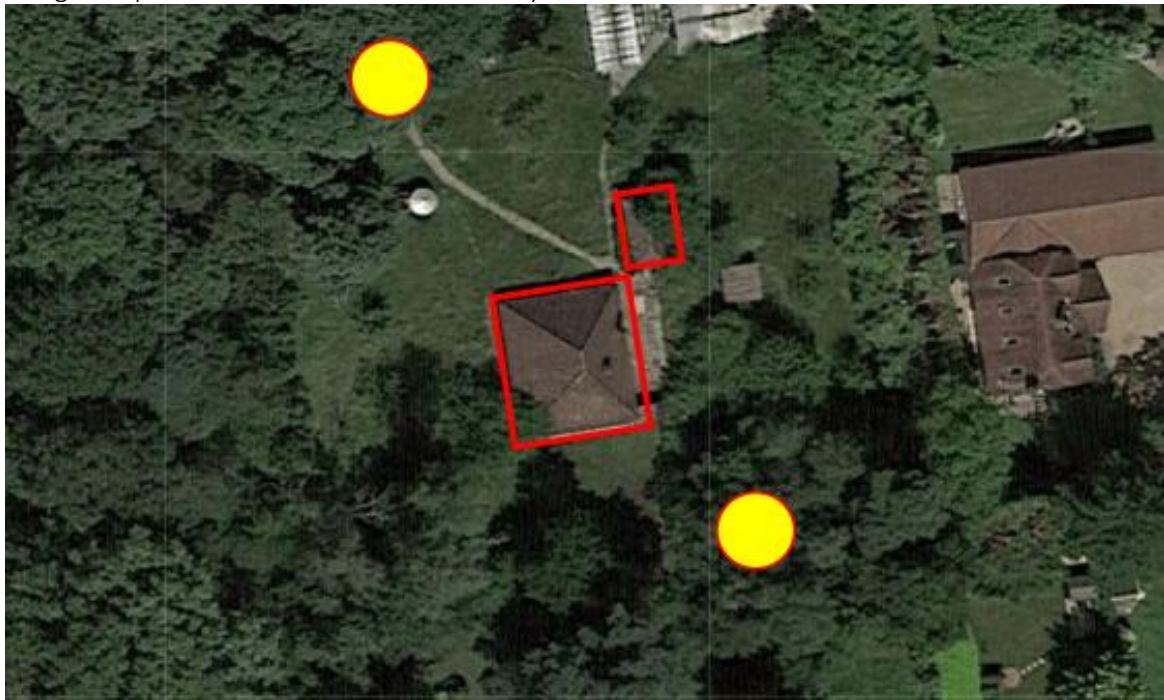
Species	Activity	
Common Pipistrelle	Early	1 x commuting pass North to South through site.
	Mid	1 x foraging across North areas of site briefly. 1 x commuting pass, no visual 1 x commuting pass West to East through site.
	Late	-
Noctule	Early	-
	Mid	1 x commuting pass, no visual.
	Late	-
Serotine	Early	-
	Mid	1 x brief foraging across west & South areas of site. 1 x commuting pass over property.
	Late	1 x brief foraging, no visual.

IR Images taken from each surveyor point during the survey



Date	22 nd August 2025					
Sunset	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
20:11	19:55	22:10	20	18	2	60%
	Name	Position	Detector			
Lead Surveyor	Naomi Turner	South/East	EMT 2 Pro/Nightfox			
Assistant Surveyor	Charley Gavin	North/West	EMT 2 Pro/Nightfox			

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 1 x commuting pass, no visual
	Mid	1 x commuting pass, no visual.
	Late	-

Soprano Pipistrelle	Early	-
	Mid	1 x commuting pass North to South through site
	Late	-
Common Pipistrelle	Early	-
	Mid	2 x brief intervals of foraging across the North & East areas of the site. 1 x commuting pass across West areas of the site
	Late	1 x brief foraging, no visual.
Brown Long-eared		-
		1 x brief foraging across the West areas of the site
		-

IR Images
taken from
each surveyor
point during
the survey



6.0 Surveyor Experience

Adam Parker – Adam has worked within the ecology sector since 2018 and offers a firm knowledge for UK Bats and best practice guidelines.

He has been involved with both large commercial and residential surveys from Preliminary Bat Roost Assessments, Emergence Surveys and Mitigation Works for bats.

Adam has supported Chase Ecology since 2018 as a component survey team leader and competently delivers supervision to survey assistance at all levels on site.

Elena Vasileva - Elena has supported Chase Ecology since 2022 as a component survey team leader and competently delivers supervision to survey assistance at all levels on site.

Elena holds a Class 2 survey licence 2024-12141-CL18-BAT.

She has demonstrated a clear understanding of survey methodology and offers a good knowledge of best practice survey guidelines.

She has been supporting on both residential and commercial sites including emergence surveys for bats.

Previously she has supported other ecology organisations with protected species surveys from 2017.

Qualifications

2008 - Environmental protection and sea preservation technologies, Master-engineer - Technical University-Varna, Varna

2013 - Environmental protection and sea preservation technologies, Bachelor-engineer - Technical university-Varna, Varna

Volunteer

2012 - Mapping and identification of conservation status of natural habitats and species” Lot Bats (DIR- 59318-1-2) Mapping habitats on the territory of Bulgaria, handling and counting bats to determine the species, using mist nets to catch bats, using bat detectors and recording devices to gather data.

2017 - Waterway surveys for BCT UK and London Bat Group - Performing annual waterway survey for Daubenton’s bat on a transects given from Bat Conservation Trust. Participating in hibernation surveys and other group activities and workshops with London bat group.

Naomi Turner – Naomi has worked within the ecology sector since 2021 and offers a firm knowledge for UK Bats and best practice guidelines.

She has been involved with both large commercial and residential surveys from Preliminary Bat Roost Assessments, Emergence Surveys and Mitigation Works for bats.

Naomi has supported Chase Ecology since 2021 as a component survey team leader and competently delivers supervision to survey assistance at all levels on site.

Charley Gavin - Charley has worked within the ecology sector since 2023 as a seasonal team leader on small residential sites.

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.

He has supported Chase Ecology as a component survey team leader and competently delivers supervision to survey assistance at all levels on site.

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: Mitigation, Enhancement & Protection

This document must be available to all involved in the planned development. All contractors must 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.

Mitigation

Although no roosting activity was recorded during the three emergence surveys along with no fresh evidence from bats internally/externally it is recommended that a suitable level of protection is applied during all staged of the property development.

It is recommended that an internal pre-development inspection of the roof void spaces area carried out by a licenced bat worker along with supervision of all roof coverings/eaves to be destructed during the works.

If during this time bats or fresh evidence from bats are discovered, all works must stop where further assessment along with mitigation licencing would be required prior to any further impacts.

Further 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.

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.

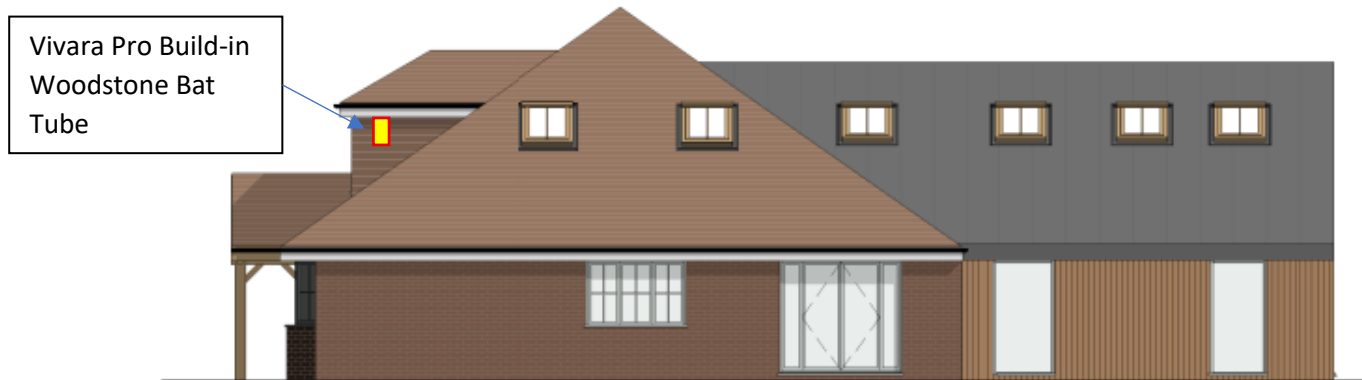
For excavations which require to be left open a shallow slope should be in place to aid escape.

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

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

Roost Creation

To offer a suitable level of roost creation within the proposed development, a Vivara Pro Build-in Woodstone Bat Tube will be installed within the East facing elevations behind the claddings as below;



ELEVATION - EAST AS PROPOSED

The roosting feature will be installed directly behind the external claddings with access provided via a gap cut within the claddings. The Vivara Pro Woodstone Bat Tube provides an unintrusive, tailored habitat for a variety of bat species. It is designed to provide the maximum internal space across two crevices, allowing space for larger groups. The crevices can be reached via the crawl-in entry slot in the front facing.

It is manufactured from hard-wearing woodstone and plywood with removable side panels so that several boxes can be placed side by side. Woodstone® is a mixture of sawdust from FSC wood sources and concrete, and it is designed to last for years. It is breathable so there will be no problems with condensation and woodstone maintains a consistent temperature inside, providing excellent insulation for roosting bats.