

BAT MITIGATION STRATEGY

**Heriots, Wokingham Rd,
Hurst, RG10 0RX**

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

- 1.1 Dr.Jonty Denton was commissioned to develop a bat mitigation strategy to avoid any adverse impacts from restoration of the house.
- 1.2 Section 2 of this report sets out the survey methodologies. In section 3 the results of the surveys are presented. Discussions and implications for development are found in section 4. Section 5 presents the conclusions drawn from the report.

Site Context and Status

- 1.3 The application site is located at heriots, Wokingham Rd, Hurst, Wokingham, RG10 0RX (Grid Reference: SU802724).6, Figure 1). The application site comprises a detached house.



Figure 1. Site location. *Courtesy of Google maps*

Legislation

- 1.4 Under the NERC Act (2006) it is now the duty of every Government department in carrying out its functions *“to have regard, so far as it is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention”*.
- 1.5 Bats are covered by the following relevant legislation: The Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010).

Under the WCA 1981 it is an offence to:

- intentionally, recklessly or deliberately disturb a roosting or hibernating bat i.e. disturbing it whilst it is occupying a structure or place used for shelter or protection)
- intentionally or recklessly obstruct access to a roost (i.e. a structure or place used for shelter or protection).

Under the CHSR 2010 it is an offence to:

- deliberately capture (or take), injure or kill a bat
- intentionally, recklessly or deliberately disturb a bat, in particular (i) any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young; (ii) any disturbance which is likely to impair their ability in the case of hibernating or migratory species, to hibernate or migrate; or (iii) any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place (roost) of a bat.

2 Methodology

2.1 Internal and External Building Inspections

2.2 An internal and external bat survey was undertaken on 10th September 2024 by Dr.Jonty Denton MCIEEM CEcol.

2.3 The surveyor undertook an internal and external examination of the building to be affected by the proposed works, including all accessible roof voids. The surveyor assessed the buildings visually and searched for evidence such as:

- Staining beneath or around a hole caused by natural oils in bat fur.
- Bat droppings beneath a hole, roost or resting area.
- Bat droppings and/or insect remains beneath a feeding area.
- Audible squeaking from within a hole.
 - Insects (especially flies) around a hole.
 - Dead bats.

2.4 The building on site was accessed during the day. An external investigation assessed the tiles and brickwork of the buildings. This was undertaken in order to see if there were access points readily available for bats to utilise or crevices that bats could be roosting in.

2.5 Buildings which are considered to have a higher potential to support roosting bats would include the following:

- Agricultural buildings (e.g. farmhouses, barns and out buildings) of traditional brick or stone construction and/or with exposed beams;
- Buildings with weatherboarding and/or hanging tiles that are within 200m of woodland and/or water;
- Pre-1960s detached buildings and structures within 200m of woodland and/or water;
- Pre-1914 buildings within 400m of woodland and/or water;
- Pre-1914 buildings with gable ends or slate roofs regardless of location;

Bat Emergence Surveys and Re-Entry Surveys

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- 2.6 Activity surveys were carried out at dusk on the 7th May, 18th July and 21st September 2025.
- 2.7 During the surveys, all activity including emergence points from the building were recorded. The surveys followed BCT guidelines (Collins 2023). Prior to the surveys the building was inspected externally in order to assess features of interest and all potential exit locations. Surveyors were positioned in such a way in order to cover all potential openings into the property and record any flyovers and activity around the building
- 2.8 Dusk emergence surveys started 30 minutes before sunset and observations were maintained until 90 minutes after sunset. Bats usually emerge about twenty minutes after sunset depending on the species, light level, weather conditions and time of year. Peak activity will normally last for about two hours after sunset, during times of peak insect activity.
- 2.9 All surveyors were equipped with full spectrum bat detectors and Canon camcorders with IR illumination.

3.0 Results

2024 - Internal and External Building Inspections

- 3.1 A PRA was completed on the 10th September 2024. The building is a grade 2 listed cottage originally dating to early 17th C with large 20th century extension to the north and a modern ground floor extension off the west gable. The roofs are all faced with rustic clay tiles providing numerous entry points for crevice roosting bats.

2025- Emergence Surveys

- 3.2 The evening of the 7th May 2025 was calm, clear and warm with a starting temperature of 15°C dropping to 13.5°C.. One common pipistrelle emerged from the south face of the ground floor extension roof. Two common pipistrelles were active to the west of the house and one brief pass by a soprano pipistrelle was noted. bats

3.3 The second survey was undertaken at dusk on the 18th July 2025, which was a calm dry and clear evening with minimum temperature of 15.6°C. when six common pipistrelles emerged from gaps in roof tiles above west gable, and seven common pipistrelles emerged from gaps in tiles around the east chimney (from both the north and south faces but close enough to indicate a common roost space). A singleton emerged from a gap on north face 1.5m down the roof face from the rest.

3.4 The third dusk survey conducted on the 21st September 2025 was calm and clear with a starting temperature of 15°C dropping to 12.5°C. No bats emerged from the property and activity was low with just 5 passes by common pipistrelles. The detailed survey results are given in Appendix 1.

4.0 Current Proposals

4.1 The proposals are for the removal of the timber lap planking from the north face of old part of house and the west gable, and reduction of height of ground floor extension roof (see figure 2)

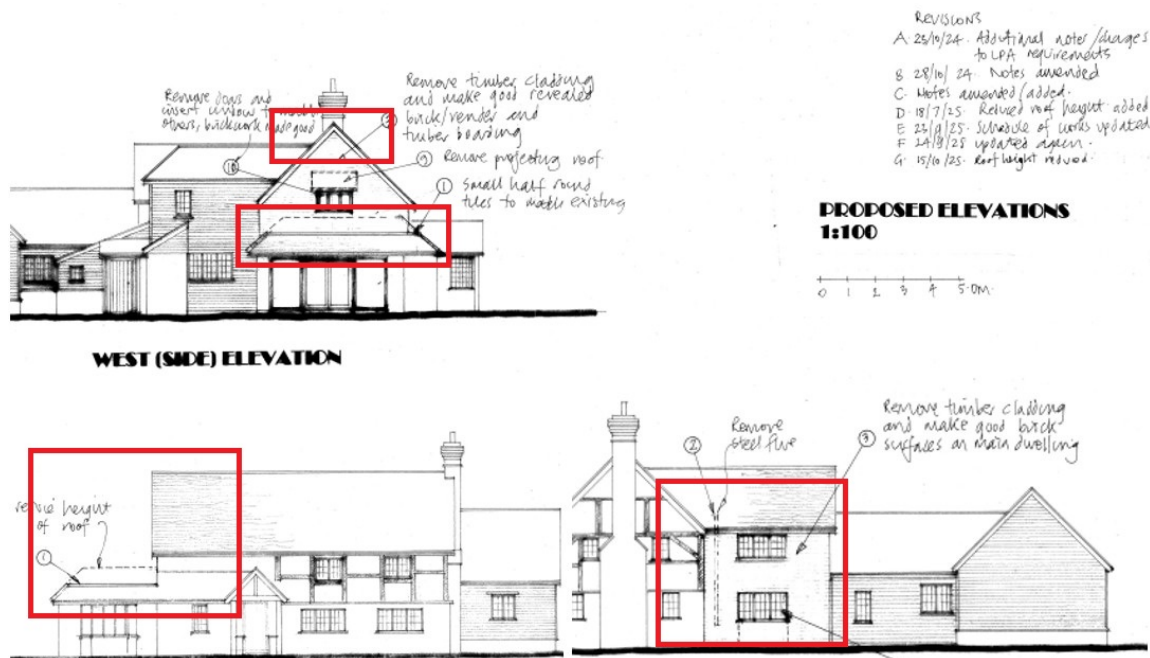


Figure 2. Proposed works: Bat critical areas where works would require supervision by licensed bat workers boxed in red.

Bat Survey Results

- 4.2 The emergence surveys revealed the presence of a day roost of a common pipistrelle in the western extension and maternity roosts of common pipistrelle. It is not known whether this is a single roost with openings at either end of the inaccessible roof void or two separate roosts at either end of the original west-east roof ridge. (see figure 3).
- 4.3 Common pipistrelles increasingly utilise summer roosts as hibernation sites so it is possible they may be present year-round.



Figure 3. Emergence points 2025

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- 4.4 The presence of maternity roosts means that a full EPS license is likely to be required for the proposed works.

Implications for the Development

- 4.5 The proposed works would result in the destruction of the ground floor day roost, and the western maternity roost would be impacted by works to remove the wooden cladding. The remaining roosts above the east gable of the house could be impacted by the works to remove the flue chimney and cladding on the east face in form of minor impacts from scaffolding works noise and dust.

New Roost Creation

- 4.5 The creation of a replacement bat roosting space in the revised lower western extension roof means no loss of roosting space. The tiles will be recycled, with the large ridge tiles replaced by smaller half rounds, and the new roof section will be lined with bituminous felting.
- 4.8 Two bat boxes, the Improved Cavity Bat Box (shown in figure 4 below) should also be established within the grounds. These are suitable for the smaller British bats, including pipistrelles.



Figure 4: The improved cavity box to be established on site

Timing and General Working Practices

- 4.9 The method statement of works would include the following:
- i. Toolbox talk
 - ii. Careful removal of roof tiles around the eastern metal chimney flue, and supervised removal of all timber clad sections and adjacent overhanging roof sections.
 - iii. Careful removal and relocation of any roosting bats uncovered to the bat boxes.
 - iv.. Removal of the cladding could impact the conditions of roosts in the adjacent original walls and roof. Therefore, no removals should be undertaken in winter or in the maternity roost period. Works should be carried out either March-April or September/October.

4.10 Lighting

- 4.11. New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](https://www.theilp.org.uk) and supersedes all previous guidance.

5.0 CONCLUSIONS

- 5.1 An internal and external inspection of the buildings on site in 2024 identified potential openings for crevice roosting bats on the roof and walls, but no evidence of bat activity in the accessible loft spaces.
- 5.2 Emergence surveys undertaken in 2025 identified day roosts of common pipistrelles (both of singletons) and two maternity roosts above the west and eastern gables of the original part of the house with a peak count of six individuals emerging from west gable area and seven from around chimney at east end.

6.0 References

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

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

Internet resources:

Google Maps: www.maps.google.co.uk

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Raw Data (2025)

7th May 2025

Weather was calm, clear, dry and warm with starting temperature of 15° C dropping to 13.5 °C.

Project		Start time	20.00	Finish	22.04	Temperature	15 C at start 13.5 C at finish
		7.5.25		sunset	20.33	Weather 0% cloud beaufort 0	
Bat passes heard							
Station no.	Start time		No.	passes	comments		
SE, E	20.55	Common pipistrelle	1	1	Emerged from south ground floor roof (see A on fig 3 and fig 5)		
SW	21.10-12	Common pipistrelle	2	5+	Foraging to west of house		
W, N	21.13-15	Common pipistrelle	2	5+	Foraging to west of house		
SW	21.10-12	Common pipistrelle	2	5+	Foraging to west of house		
N, SE,	21.36	Soprano pipistrelle	1	1	HNS		



Figure 5. Emergence points west gable 2025

18th July 2025

Weather was calm, clear, dry and warm with starting temperature of 17° C dropping to 15.6 °C.

Project		Start time	20.27	Finish	22.40
		18.7.25		sunset	21.10
Bat passes heard					
Station no.	Start time		No.	passes	comments
SW	21.23	Common pipistrelle	1	1	Emerged from south side of ridge above west gable (see B on figures 3 & 5)
NW, SW	21.28	Common pipistrelle	1	1	Emerged from south side of ridge above west gable (see B on figures 3 & 5)
SW	21.29	Common pipistrelle	2	2	Emerged from south side of ridge above west gable (see B on figures 3 & 5)
NE, SE	21.29	Common pipistrelle	1	1	Emerged from north face near east chimney flew south (see C on fig 3)
E, SE	21.29	Common pipistrelle	1	1	Emerged from south side of ridge above west gable ((see B on figures 3 & 5)
E, SE	21.30	Common pipistrelle	2	2	Emerged from north face near east chimney flew east (see C on fig 3)
SW, SE	21.31	Common pipistrelle	1	1	Emerged from south side of ridge above west gable ((see B on figures 3 & 5)
SE, E	21.32	Common pipistrelle	1	1	Emerged from south face near east chimney flew south (see D on fig 3 and figure 6)
NW, W	21.33	Common pipistrelle	1	1	Flew in from west foraging over gravel drive and west of house
E, SE	21.36	Common pipistrelle	2	2	Emerged from north face near east chimney flew east (see C on figures 3 & 7)
SE, E	21.37	Common pipistrelle	1	1	Emerged from south face near east chimney flew south (see D on figure 3 & 6)
SE, E	21.39	Common pipistrelle	1	1	Emerged from north face 1m south of east chimney flew south (see E on figure 3 & 7)

NW	20.40	Common pipistrelle	1	5+	Investigating under eaves on north face of house landing briefly above window
NW, W, SW	21.43-45	Common pipistrelle	2	10+	foraging over gravel drive and west of house
NW, W, SW	21.46-50	Common pipistrelle	2-3	10+	foraging over gravel drive and west of house
NW,	22.02	Myotis sp.	1	1	Brief pass over gravel drive HNS
All	22.06	Noctule	1	1	Brief pass overhead HNS

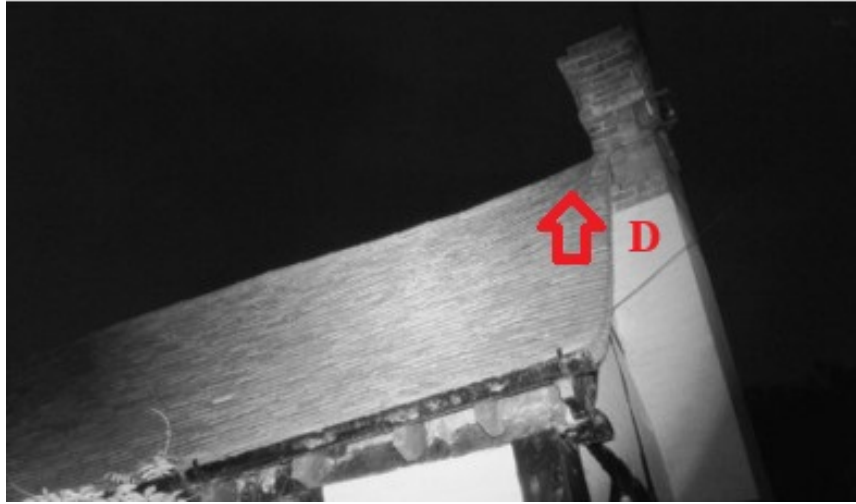


Figure 6. East gable south side emergence points 2025



Figure 7. East gable north side emergence points 2025

21st September 2025

Weather was calm clear and dry with 10% high thin cloud and a starting temperature of 15° C dropping to 12.5 °C.

Project		Start time	18.40	Finish	20.36
		21.9.2025		sunset	19.06
Bat passes heard					
Station no.	Start time		No.	passes	comments
SW	19.26-27	soprano pipistrelle	1	3	Flew in from southwest foraged briefly to west of house
NW, SW	19.29	Common pipistrelle	1	1	foraged briefly to west of house
SW	19.35	Common pipistrelle	1	1	Flew in from south and off to north
NE, SE	19.44	Common pipistrelle	1	1	Brief pass to west