

Sonning House, Wokingham
Bat Roost Survey

Project No

EC2010

Client

Luke Philpott

Report consultants**Bat survey:**

Poppy Fleming, Lauren Miller, Becca Payne, Alan Parvin, Tim Fuller

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Final Version completed by:

Poppy Fleming

Technical check completed by:

Vicky Rusby ACIEEM

Project Manager Disclosure:

The advice which we have prepared and provided is true to the best of our knowledge and utilises information available at the time. The advice has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct.

Quality check completed by:

Kirsten Davison

Date

July 2026

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Summary

Following the Preliminary Ecological Appraisal carried out by enims in March 2023, it was considered necessary that bat roost surveys be carried out in order to establish whether bats species were roosting on site at Sonning House, Wokingham (UK Grid Ref: SU 75817 75430). This is in order to support a European Protected Species Mitigation License (EPSML) application for bats relating to the extension and improvement of B1 following granted planning permission.

Bat dropping samples were collected from B2 during the site visit in May 2023 and were sent to SureScreen Scientifics in May 2023 for DNA analysis. All UK bat species were screened for, using species specific PCR tests. The dropping samples were identified as belonging to a single species; brown long-eared bat. Three bat roost surveys were initially conducted, in May-June 2023. During these surveys, nine emergences of soprano pipistrelle and common pipistrelle bats were observed from B1. No brown long-eared bats emerged during the visits.

Day roosts for common and soprano pipistrelle and brown long-eared bats were confirmed onsite.

An update bat roost survey was required in June 2026 as the previous data was now out of date. Four surveyors and an unmanned camera were positioned around B1 and B2 to the northwest, northeast, southwest, south, and southeast. Bat detectors and thermal and infra-red cameras were used to record bat activity to establish both the species of bats utilising the area, and bat behaviour presented during the survey. All surveys were carried out in strict accordance with Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2023).

During the 2026 update dusk survey, five bat emergences, were observed from beneath the eaves of B1 and B2: one from the north-eastern corner of B1, three from the western aspect of B1 and one from the southern aspect of B2. The bat which emerged from the north-eastern corner of B1 was seen and not heard, however it was visually identified as likely pipistrelle species. The bats which emerged from the western aspect were seen and not heard on the unmanned camera. The bat which emerged from B2 was identified as soprano pipistrelle. One possible soprano pipistrelle emergence was also recorded from the roof on the north-eastern aspect of B1.

High levels of bat foraging, socialising and commuting activity were recorded in the surrounding area, particularly within the garden to the north of Sonning House and along Pearson Road.

A bat mitigation Licence from Natural England would be required before any works could commence, which can only be applied for once full planning permission is granted and all wildlife related Conditions discharged. Specific mitigation measures would be finalised at the time of the Licence application but would include as a minimum:

- Provision of compensation roosts suitable for pipistrelle species and brown long-eared bats
- Ecological supervision of works impacting the roosts
- Timing of works which impacts bat roosts to avoid the sensitive bat hibernation period of November to February inclusive.

With adherence to the mitigation steps proposed here, it is predicted that no negative impact to protected bat species, or their local conservation status, will be sustained as a result of the proposed works.



1 Introduction

1.1 Context and Survey Objectives

enims Ltd was commissioned by Luke Philpott in June 2026 to undertake a Bat Roost Survey at Sonning House in Wokingham to update the bat survey undertaken in 2023. This is in order to support a planning application renewal and an application for a European Protected Species Mitigation License (EPSML) application for bats relating to the extension and improvement of B1.

Three bat roost surveys were initially conducted, in May-June 2023. During these surveys, nine emergences of soprano pipistrelle and common pipistrelle bats were observed from B1. The data from these was now out of date and an update visit was required to see if any changes from the 2023 bat data had occurred. This information was required to inform a Natural England bat mitigation licence.

Bat dropping samples were collected during the site visit in May 2023 and were sent to SureScreen Scientifics in May 2023 for DNA analysis. All UK bat species were screened for, using species specific PCR tests. The dropping samples were identified as belonging to a single species; brown long-eared bat.

As all native bat species are material planning considerations, which must be accounted for before a planning decision is made, it is important to establish their presence or likely absence prior to the removal of any buildings which may potentially act as roosts. For this reason, internal external and internal inspections were initially required in order to determine whether the building(s) had potential to support roosting bats. Due to the findings of the initial inspections, it was then deemed necessary to carry out further bat survey work to identify the number and type of roosts present and the species.

1.2 Site Description

The site is located off of Pearson Road in Sonning, Wokingham, Berkshire (Grid Reference SU 75817 75432). The property referred to as “Sonning House” is made up of two adjoined residences, individually called Sonning House (B1) and Weavers Cottage (B2), and attached gardens. Surrounding the property is a suburban mix of extensive gardens and parks, with the River Thames approximately 370 metres to the northwest. Further to the northeast are agricultural fields, while to the southwest is the town of Reading.





Figure 1. Location of application site and surrounding landscape (QGIS 2026)

1.3 Project Overview

The project is a householder application for the proposed erection of a single storey rear extension and a first-floor rear extension, addition of 3 no. dormer windows, a balcony and external staircase and a pitched roof over the existing garage. The proposals also include changes to fenestration and modifications to roof plus new front railings and gate and associated landscaping to facilitate the conversion of Sonning House and Weavers Cottage into one single dwelling.

1.4 Legislation and Planning Policy

All native bat species are fully protected by nature conservation legislation. Protection is afforded by Section 9 of the Wildlife and Countryside Act 1981 (as amended) through the species' inclusion under Schedule 5. All native bat species are also defined as European Protected Species (EPS) through inclusion in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended), the UK implementation of the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.

In England, these legislative instruments make it an offence to deliberately capture, injure, or kill any bat. Bat roosts are protected from damage or destruction, even when occurring accidentally, and from the deliberate or reckless obstruction of access for bats. Furthermore, it is an offence to deliberately or recklessly disturb a bat, whether roosting or otherwise.

The following native bats are adopted as Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006:

- Barbastelle bat - *Barbastella barbastellus*
- Bechstein's bat - *Myotis bechsteinii*
- Noctule - *Nyctalus noctula*
- Soprano pipistrelle - *Pipistrellus pygmaeus*
- Brown long-eared bat - *Plecotus auritus*
- Greater horseshoe bat - *Rhinolophus ferrumequinum*
- Lesser horseshoe bat - *Rhinolophus hipposideros*



The National Planning Policy Framework (DfCLG 2023) requires local authorities to avoid and minimise impacts on biodiversity and, where possible, to provide net gains in biodiversity when making planning decisions. Paragraph 174 states that: “*Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geographical value and soils*”. Paragraph 180 sets out the principles that local planning authorities should apply when determining planning application and states that: “*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity*”.

The Local Planning Authority for the site is Wokingham Borough Council. Bats are locally protected from negative impacts by development through the Wokingham Local Plan Policies ‘CP3 General Principles of Development’ and ‘CP7 Biodiversity’.

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2 Methodology

2.1 Desk Study

A search was undertaken in July 2026 to identify recently granted Natural England bat licences within 2km of the application site using the Multi-Agency Geographic Information for the Countryside (MAGIC) website (www.magic.gov.uk).

Bat records were also obtained from the Berkshire and South Buckinghamshire Bat Group and were received July 2023.

2.2 Emergence Survey

An updating emergence survey comprising one visit was undertaken in accordance with the Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2023), following a series of three visits in May-June 2023. Details of the survey timings and weather conditions are given in Table 1 below.

Table 1. Details of survey

Building number	Date	Sunset time	Start and end times	Temperature at sunset	Weather conditions
B1 and B2	23/06/2026	21:24	21:09-22:54	29°C	Clear, no wind, no precipitation

During the survey, surveyors were positioned around the building to look for bats emerging from their roosts. The survey was carried out using four Echo Meter Touch Pro 2 to listen and record bat calls to aid species identification. Each surveyor was equipped with a night vision aid (NVA), which included Guide Track IR Pro 19mm thermal cameras and Teayoc 1080p 4k infrared cameras. One unmanned camera was deployed which was checked throughout the survey period.

Surveyors were positioned with maximum visibility of potential emergence points for roosting bats. Previous surveyor locations and vegetation growth were considered when positioning surveyors. Information was collected on species, number of bats, access points, roosting locations and flightpaths. Supplementary information, such as nearby foraging and commuting behaviour, was also noted in order to develop best possible understanding of how the site is utilised by bats. Figures 2 – 7 below show the position and field of view of surveyors and NVA's around the building(s).





Figure 2. Building being surveyed and the position of surveyors with night vision equipment. Surveyor 5 is an unmanned camera. (QGIS 2026)



Figure 3. Field of view of NVA on south of B1 (surveyor 4). Image taken at darkest point of survey. (note: date and time are incorrect)



Figure 4. Field of view of NVA on southeast of B1(left side)/south of B2 (right side) (surveyor 3). Image taken at darkest point of survey.



Figure 5. Field of view of NVA on northwest of B1 (viewing northeast of B1) (surveyor 1). Image taken at darkest point of survey.



Figure 6. Field of view of NVA on southwest of B1 (surveyor 5 – unmanned camera). Image taken at darkest point of survey.

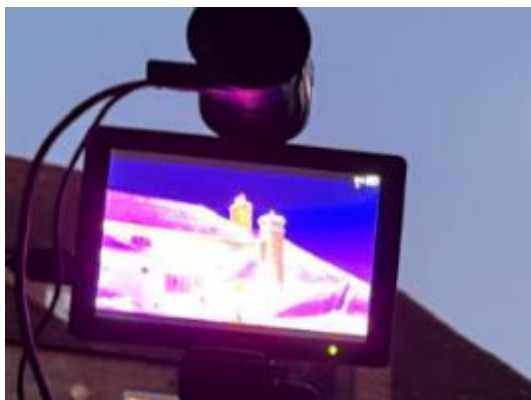


Figure 7. Field of view of NVA on northeast of B1 (viewing northwest of B1) (surveyor 2). Image taken at darkest point of survey.

Where necessary, post-survey analysis of bat call data was undertaken to identify species/species group using appropriate software including Kaleidoscope by Wildlife Acoustics and the British Trust for Ornithology (BTO) Acoustic Pipeline.

2.2.1 Personnel

Surveys were led by Poppy Fleming, an Assistant Ecologist at enims Ltd. Poppy is experienced in bat ecology and field survey techniques. Poppy was assisted in the surveys by Pete Satchell, Managing Director at enims Ltd, Lauren Miller ACIEEM and experienced bat surveyor Alan Parvin.

2.2.2 Survey Limitations

There were no limitations to the survey.

2.3 Evaluation of Importance

The findings of the emergence survey was used to determine the number and type of roost present (maternity, hibernation, occasional etc.). Where multiple locations have been identified within the same building/structure, these were considered to be the same roost where they have the same functional and qualitative characteristics and are used by the same species for the same roosting purpose.

The importance of each roost was assessed at an appropriate spatial scale, based on species distribution, conservation status and current population trends, as set out in the UK Bat Mitigation Guidelines (Reason and Wray, 2023). A level of rarity was assigned to the species present based on the known abundance and distribution across different parts of the UK. The level of rarity was



referenced against the roost function to give a level of importance based on the following geographic scale: site, local (the site and close surroundings e.g. Parish), district (local administrative area), county, regional, national and International/European.

2.4 Impact Assessment

In identifying the potential impacts on bats, all stages of the proposed development were considered including any advance works as well as during and after construction. Potential impacts include the loss, damage or modification of a roost, the modification or obstruction of roost access points, mortality, injury or disturbance to bats in roosts and disruption to bat flight paths into roosts.

When assessing the significance of impacts on bats from development operations, the following factors were considered:

- Value of the roost.
- Positive or negative biodiversity outcome.
- Confidence in predictions.
- Magnitude of impact.
- Extent of impact.
- Duration of impact.
- Reversibility of impact.
- Timing and frequency of impact.

2.5 Approach to Mitigation

The approach to mitigation follows the mitigation hierarchy, where measures to avoid impacts are explored in the first instance. When options for avoidance have been exhausted, then measures to reduce the adverse effects must be incorporated and where residual effects remain then these need to be compensated.

Appropriate levels of mitigation in this report were taken from the UK Bat Mitigation Guidelines (Reason and Wray, 2023), as summarised in Table 2 below.

Table 2. Guidelines for proportionate mitigation, taken from the UK Bat Mitigation Guidelines (Reason and Wray, 2023).

Roost category	Value of receptor					
	Site	Local	District	County	Regional	National
Feeding perches; night roosts; individual or very small occasional /transitional/opportunistic roosts	Flexibility of roost type and timing of works					
Non-breeding day roosts			Like-for-like replacement. No timing constraints			
Mating sites; small numbers of hibernating bats			Like-for like replacement. Bats not to be left without a roost			
Larger transitional roosts	Flexibility of roost type and timing of works					
Hibernation sites			Like-for-like replacement (as close as possible or better).		Like-for-like replacement (as close as	As for Regional as a minimum,
Autumn swarming sites						



Maternity sites	Flexibility of roost type. Bats not to be left without a roost	Bats not to be left without a roost	possible or better). Bats not to be left without a roost and available in relevant seasons before original removed	more likely required. Early discussion with statutory body needed.
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3 Survey Results

3.1 Desk Study Results

Twelve granted bat licences were identified within 2km of the application site. None were for the damage or destruction of a maternity roost:

- Damage of a soprano pipistrelle roost (2018-2023), approximately 0.4km to the south
- Damage of soprano pipistrelle, common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat roosts (2020), approximately 0.7km to the south
- Destruction of soprano pipistrelle, common pipistrelle and brown long-eared bat roosts (2020-2026), approximately 0.8km to the south
- Destruction of a soprano pipistrelle roost (2019-2023), approximately 1km to the south
- Damage and destruction of soprano pipistrelle and common pipistrelle roosts (2020-2025), approximately 1km to the south
- Destruction of soprano pipistrelle and brown long-eared bat roosts (2018-2020), approximately 1km to the south
- Destruction of soprano pipistrelle and brown long-eared bat roosts (2016-2021), approximately 1.1km to the south
- Destruction of soprano pipistrelle, common pipistrelle and brown long-eared bat roosts (2012-2013), approximately 1.3km to the south
- Destruction of a soprano pipistrelle roost (2020-2026), approximately 1.3km to the south
- Damage of common pipistrelle and brown long-eared bat roosts (2018-2019), approximately 0.3km to the south-east
- Damage and destruction of soprano pipistrelle roosts (2014-2015), approximately 1.4km to the north-east
- Destruction of soprano pipistrelle, common pipistrelle and brown long-eared bat roosts (2019-2025), approximately 1.8km to the east

The results from the bat data collected by Berkshire and South Buckinghamshire Bat group found the following bats within a 2km radius of the site:

- A total of 150 soprano pipistrelle records
- A total of 79 common pipistrelle records
- A total of 42 pipistrelle spp. records
- A total of 9 Nathusius' pipistrelle records
- A total of 32 Daubenton's myotis records
- A total of 4 natterer's Myotis records
- A total of 2 alcathoe Myotis records
- A total of 8 Myotis spp records
- A total of 30 common noctule records
- A total of 3 Leiser noctule records
- A total of 5 common serotine records
- A total of 12 long-eared spp. records
- A total of 44 brown long-eared records
- A total of 5 unidentified bat records



3.2 Emergence/Re-entry Survey Results

During the survey, five emergences, were observed from beneath the eaves of B1 and B2: one from the north-eastern corner of B1, three from the western aspect of B1 and one from the southern aspect of B2.

One possible soprano pipistrelle emergence was recorded from the roof on the north-eastern aspect of B1 (21:37), the bat was not echolocating but later acoustic analysis found only soprano pipistrelle calls around the emergence time.

The bat which emerged from the north-eastern corner of B1 (21:50) was seen and not heard, however it was visually identified as likely pipistrelle species and the bat detector closest to the location recorded soprano pipistrelle at the time of the emergence.

The bat which emerged from B2 (22:12) was identified as soprano pipistrelle, the bat flew from an area of roof which could not be observed by camera (a valley), but no bats were seen flying into this location on other cameras, therefore the bat was thought likely to have emerged.

The bats which emerged from the western aspect of B1 (22:52 and 22:57) were seen and not heard on the unmanned camera. The bat detector closest to the location recorded common and soprano pipistrelle at the time of the emergence.

High levels of bat foraging, socialising and commuting activity were recorded in the surrounding area, particularly within the garden to the north of Sonning House and along Pearson Road.

Table 3. Emergence/re-entry activity during survey visit 1.

Time	Activity and location	Species detected on recorders
21:37	Emergence from roof on west of B1	Not recorded, likely soprano pipistrelle species
21:50	Emergence beneath eaves on northeast corner of B1	Not recorded, soprano pipistrelle species
21:56	Emergence beneath eaves on south of B2	Soprano pipistrelle
22:12	Possible Emergence northeast of B2	Soprano pipistrelle
22:52	Emergence beneath eaves on single storey western aspect of B1	Not recorded, likely pipistrelle species
22:57	Emergence beneath eaves on west aspect of B1	Not recorded, likely pipistrelle species

During the survey, soprano pipistrelle, common pipistrelle, noctule, brown long-eared bat, grey long-eared bat (*Plecotus austriacus*), serotine (*Eptesicus serotinus*), Myotis sp. (call characteristics of Daubenton's bat (*Myotis daubentonii*)) and unidentified bats were observed using the surrounding area for foraging, commuting and socialising. High levels of foraging activity of soprano pipistrelle bats were observed over the garden to the north of Sonning House. Bats were observed foraging and commuting along a flight path between B2 (Weavers Cottage) and the adjacent property to the east, as well as along Pearson Road. The earliest detection was at 21:20 of a pipistrelle bat.



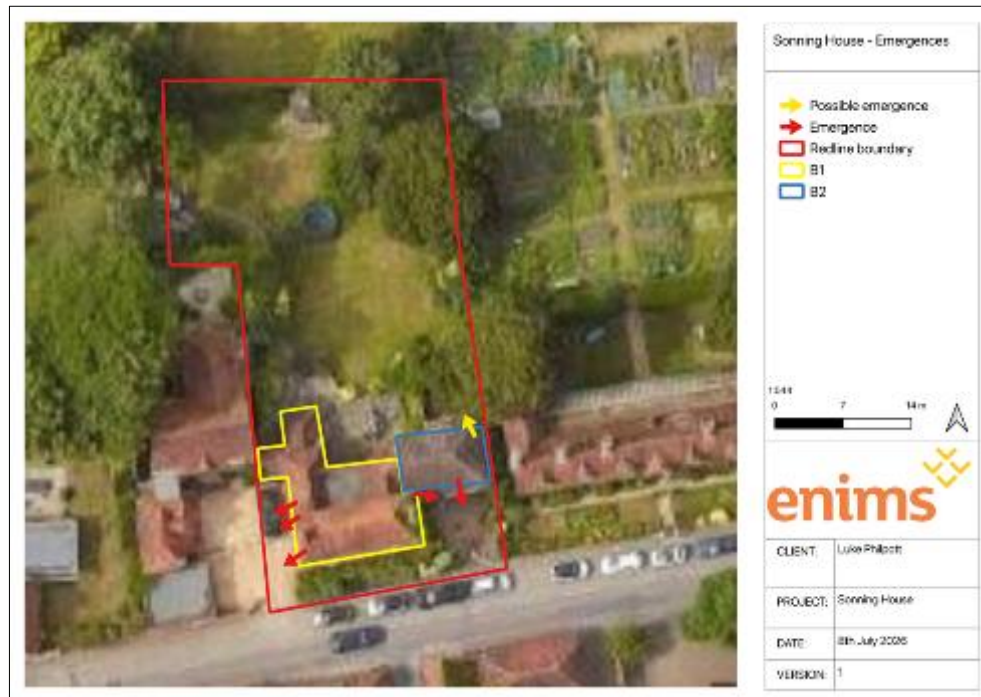


Figure 8. Emergence activity during the survey. (QGIS 2026)

4 Evaluation, Assessment and Recommendations

4.1 Evaluation

The bat survey work carried out at Sonning House has confirmed the continued presence of roosting bats, likely common and /or soprano pipistrelle in B1 and B2.

Bat droppings collected from B2 in 2023 were identified as being from brown long-eared bat after DNA analysis. The loft void of B1 was checked for bat droppings during the 2026 update but none were present. The brown long-eared roost in B2 loft void is still considered to be present.

The roosts identified in 2026 were in different locations to those identified in 2023.

In 2026 no bats were observed emerging from the brickwork near the window frame, which was confirmed as a roost in 2023.

Common and soprano pipistrelle are common and widespread in the UK. Due to this, the roosts are considered to be of local value.

Moderate numbers of soprano pipistrelle, and low numbers of common pipistrelle, noctule, grey long-eared bat, brown long-eared bat, serotine, and Myotis sp. (call characteristics of Daubenton's) use the surrounding habitat for foraging, socialising and commuting.

Roosts in B1 and B2:

1. Brown long eared bat in B2 loft (confirmed by DNA analysis of droppings in 2023)
2. Soprano pipistrelle day roost south elevation brickwork near window frame (2023)
3. Common pipistrelle day roost south elevation, roof level to west (2023)
4. Pipistrelle sp. roost beneath eaves northeast corner of B1 (2026) Possible same location as roost 9
5. Likely pipistrelle sp. roost on roof single story beneath tiles western aspect of B1 (2026)
6. Soprano pipistrelle roost beneath eaves southern aspect of B2 (2026)
7. Likely pipistrelle sp. roost beneath eaves single storey western aspect of B1 (2026)
8. Likely pipistrelle sp. roost beneath eaves multi-storey western aspect of B1 (2026)
9. Possible soprano pipistrelle roost northeast roof of B2 (2026). Possible same location as roost 4





Figure 9. Roosts identified in B1 and B2. Numbers relate to the list above. (QGIS 2026)

4.2 Potential Impacts of Proposed Works

Short term impacts

Should bats be present at the time of renovation and re-roofing, bats could be disturbed, killed or injured and their roost destroyed. Pre-work requirements such as installation of scaffolding could disturb bats through noise and proximity, crush bats roosting underneath roof tiles and block access/exit points of bats leaving the roost at nighttime or returning during the night/at dawn.

Long term impacts

The proposed works have the potential to damage or destroy the roosts and lead to the permanent loss of the roosts and/or access points to roosts. The type of roost and species present suggest that the roosts are of a lower value, as they are not maternity roosts and unlikely to be the only roost of this type in the area which bats use. The species using the building in summer can utilise the same building during the winter months and any bats present at during winter will be more vulnerable to disturbance. However, the potential for hibernation roosts was considered to be low as the building does not represent a classic hibernation site and the roost locations would be subject to high levels of variation in temperature.

The proposed works are concentrated on the building and immediate garden surroundings. It is not anticipated that there will be physical fragmentation of bat commuting habitat or the loss of significant amounts of good quality foraging habitat.

There is potential for indirect impacts from insensitive lighting during construction and operation phases of the development. Lighting areas at night can deter bats from foraging and commuting, and illumination of roosts can interfere with bat emergence, cause bats to miss peak foraging periods, and lead to roost abandonment.

As summer roosts supporting small numbers of common and widespread species, with mitigation measures in place, it is unlikely that the loss of the roosts will have long-term negative impacts on the conservation status of the local populations of soprano pipistrelle, common pipistrelle and brown long-eared bats.

4.3 Mitigation Requirements

Due to the presence of bat roosts, it will be necessary to apply for a European Protected Species Licence (EPSL) from Natural England before any work to this property can commence. Such a licence can only be approved after planning permission has been granted for the proposed development. A comprehensive mitigation and compensation package will be necessary to demonstrate to the local planning authority and Natural England that bats will be protected in the short, medium and long term at this property.

It is important to recognise that in the UK all bat species and their roosts are legally protected, by both domestic and European legislation. In England and Wales, the relevant legislation is 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 (2017).

This means it is a criminal offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive), or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost

It is not anticipated that the above offences will apply to this project when the full mitigation and compensation programme is implemented (noted below), but it is important to recognise that in this case, work can only proceed once the necessary licence is in place. In determining whether or not to grant a licence Natural England must apply the requirements of Regulation 535 of the Conservation of Habitats and Species Regulations 2017 which are:

- (1) A licence can be granted 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”.
- (2) The appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.
- (3) The appropriate authority shall not grant a licence unless they are satisfied “that 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”.

A mitigation method statement and reasoned statement (if required) accompanying the licence application will need to provide the information necessary to allow Natural England to assess these conditions. The application approval process by Natural England takes a minimum of 30 days to complete and is chargeable by Natural England.

The specific mitigation measures will be detailed within the Licence method statement. However, they will include the following as a minimum:

- Replacement roosting opportunities in the form of bat boxes and/or raised tiles on the new or altered buildings. A specialist, bespoke roost space for brown long-eared bats may be



required, however this is considered to be in the form of large bat boxes or soffit and not requiring like for like so no standalone building or feature will be part of the mitigation.

- Installation of 1F hessian backed bitumen felt (previously known as BS747) on all new roofs throughout (whether a roost has been confirmed or otherwise).
- Repair and recovering of any roof will not use breathable membranes and only 1F hessian backed bitumen felt will be used.
- Timing restrictions to ensure potentially harmful work is carried out at the least sensitive time of the bat life cycle, with no works November through February.
- Ecological supervision of all roof alterations and other potential roost features (e.g., roof tiles, hanging tiles, wooden cladding) (whether a roost has been confirmed or otherwise) by a bat level 2 licenced ecologist.
- On completion of the development, a Compliance Check will be required by the project ecologist to ensure all mitigation requirements have been adhered to and to sign off the Licence.

The use of external lighting on site during construction, and following development, should be sensitive to the presence of bats in the area. Considering the lighting already present, a full lighting strategy is not considered to be required.

If possible, lighting should be avoided. But if lighting does need to be installed, the following measures are sympathetic to bats and will be added to the mitigation for the licence application:

- Lighting kept to a minimum.
- Directional lighting carefully positioned and aimed to avoid illumination of vegetation.
- No/little upward tilt.
- Warm-white light with no/little UV component.
- Use of motion detection sensors or timers to limit the duration lighting is on.
- Consideration of internal light spill.

Further information can be found within Guidance Note 08/18 Bats and Artificial Lighting in the UK (Institution of Lighting Professionals 2018).

4.4 Ecological Enhancements

Biodiversity Net Gain is an approach aiming to leave biodiversity in a better state than how it was found. It encourages developers to take appropriate ecological measures, in an attempt to prevent biodiversity loss through development, and restore ecological networks.

Biodiversity enhancements should be incorporated into developmental plans from an early stage, as advised by the ecologists. Appropriate examples include:

- Installing bat boxes within the structure of new buildings or onto existing buildings
- Planting/gapping up hedgerows with native species such as hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), hazel (*Corylus avellana*), rowan (*Sorbus aucuparia*), crab apple (*Malus sylvestris*), and dogwood (*Cornus sanguinea*)
- Soft landscaping, which includes a variety of native plant species, will provide a good quality food supply for insects and therefore provide a better foraging resource for bats. Planting night-scented flowers such as evening primrose (*Oenothera biennis*), jasmine (*Jasminum officinale*) and honeysuckle (*Lonicera periclymenum*) will also be beneficial.

4.5 Data Constraints

Hot, humid weather can cause bats to abandon their traditional day roosts to seek cooler roosts. Given the hot weather, it is possible that bats may have abandoned the roost if conditions became



unfavourable, and the numbers detected during the survey may have been less than in normal circumstances. However, this is not considered to have altered the conclusions drawn, as discussed in the assessment section of this report.

The survey data is valid for 12 months due to the mobile nature of bats, beyond which updating surveys would be required.



5 Conclusion

As bat roosts are present within B1 and B2, a bat mitigation Licence would need to be obtained from Natural England before any works can commence. This can only be applied for once appropriate full planning permission is in place and wildlife related Conditions discharged.

Mitigation measures would be finalised at the time of the Licence application, however, will include the provision of compensation roosts. In addition, ecological supervision will be required, and the timing of works will be stipulated to avoid impacts to bats during the bat hibernation period.



6 References

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Appendix A: Bat Roost Survey Data

Location:	B1 and B2 Sonning House	Project No:	EC2010
Weather:	Clear, no wind, no precipitation		
Start temp:	29°C	End temp:	27°C
Date:	23.06.2026	Sunrise/ sunset times:	21:24
Start time:	21:09	End time:	22:54
Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
21:20	Pipistrelle sp. (likely soprano)	Passing NE of B1.	
21:27	Unknown	Seen not heard. Commuting E direction over B1.	
21:29	Noctule	Heard not seen.	
21:29	Unknown	Seen not heard. Passing over B1.	
21:30	Unknown	Seen not heard, W of B1.	
21:30	Unknown	Seen not heard. Passing E over B1.	
21:33	Unknown	Seen not heard, W of B1.	
21:35	Unknown	Seen not heard, W of B1.	
21:37	Unknown	Seen not heard, likely pipistrelle species. Possible emergence from single storey roof W of B1.	
21:39	Unknown	Seen not heard. From E to W then W to E of B1.	
21:46	Unknown	Seen not heard. Above W of B1.	
21:48	Unknown	Seen not heard. Passing SW of B1.	
21:50	Pipistrelle sp. (likely soprano)	Passing NE of B1.	
21:50	Pipistrelle sp. (likely soprano)	Emergence from eaves of NE corner of B1 then flew E. Social call.	
21:51	Soprano pipistrelle	Heard not seen.	
21:52	Soprano pipistrelle	Heard not seen.	



21:52	Noctule	Heard not seen.
21:52	Soprano pipistrelle	Heard not seen.
21:53	Soprano pipistrelle	Seen not heard, NE of B1.
21:53	Soprano pipistrelle	Passing, W to E across garden N of B1.
21:54	Soprano pipistrelle	Heard not seen.
21:55	Soprano pipistrelle	Passing, W to E across garden N of B1.
21:56	Soprano pipistrelle	Commuting along Pearson Road.
21:56	Soprano pipistrelle	Emergence from beneath S of B2 roof.
21:57	Soprano pipistrelle	Foraging S of B1.
21:59	Soprano pipistrelle	Seen not heard. W to E across garden N of B1.
22:01	Soprano pipistrelle	Passing, SW to NE across garden N of B1.
22:03	Soprano pipistrelle	Heard not seen.
22:05	Soprano pipistrelle	Heard not seen.
22:05	Soprano pipistrelle	Heard not seen.
22:06	Soprano pipistrelle	Seen not heard, NE of B1
22:06	Soprano pipistrelle	Repeating. Foraging over garden to N of B1 and hedge W border of garden.
22:06	Noctule	Heard not seen.
22:07	Soprano pipistrelle	Heard not seen.
22:07	Soprano pipistrelle	S over garden towards house.
22:10	Noctule	Heard not seen.
22:11	Soprano pipistrelle	Passing, W to E across garden N of B1.
22:11	Soprano pipistrelle	Flying near N of B1.
22:12	Soprano pipistrelle	Heard not seen
22:12	Soprano pipistrelle	Heard not seen.
22:12	Soprano pipistrelle	Heard not seen.
22:12	Soprano pipistrelle	Possible emergence from NE B2. Flying over garden N of B1, away from E of B1.
22:13	Unknown	Seen not heard, foraging.



22:14	Soprano pipistrelle	Heard not seen.
22:15	Soprano pipistrelle	Heard not seen.
22:16	Soprano pipistrelle	Heard not seen.
22:16	Unknown	Seen not heard, W of B1.
22:16	Soprano pipistrelle	Heard not seen.
22:16	Soprano pipistrelle	Heard not seen.
22:17	Noctule	Heard not seen.
22:17	Soprano pipistrelle	Heard not seen.
22:17	Soprano pipistrelle	Foraging over garden N of B1.
22:17	Unknown	Seen not heard. Over driveway W of B1.
22:18	Noctule	Heard not seen.
22:18	Noctule	Heard not seen.
22:18	Soprano pipistrelle	Heard not seen. Social call.
22:18	Soprano pipistrelle	Heard not seen.
22:18	Noctule	Heard not seen.
22:19	Noctule	Heard not seen.
22:19	Noctule	Heard not seen.
22:19	Soprano pipistrelle	Heard not seen.
22:20	Soprano pipistrelle	Foraging, circling over garden N of B1.
22:20	Soprano pipistrelle	Heard not seen.
22:20	Soprano pipistrelle	Passing SW in front of B1.
22:20	Soprano pipistrelle	Heard not seen. Social call.
22:20	Soprano pipistrelle	Heard not seen.
22:21	Unknown	Seen not heard. Passing E to W, SW of B1.
22:21	Soprano pipistrelle	Heard not seen.
22:21	Soprano pipistrelle	Heard not seen.
22:22	Unknown	Seen not heard. SW of B1.
22:23	Soprano pipistrelle	Heard not seen.



22:23	Noctule	Heard not seen.
22:24	Soprano pipistrelle	Heard not seen.
22:24	Unknown	Seen not heard. W to E, SW of B1.
22:24	Soprano pipistrelle	Heard not seen. Social call.
22:24	Soprano pipistrelle	Heard not seen.
22:24	Noctule	Heard not seen.
22:24	Soprano pipistrelle	Two bats flying N over garden N of B1 and circling over garden.
22:25	Soprano pipistrelle	Heard not seen.
22:25	Unknown	Seen not heard. Passing SW of B1.
22:25	Soprano pipistrelle	Foraging, SW direction over garden N of B1.
22:26	Soprano pipistrelle	Heard not seen.
22:26	Soprano pipistrelle	Foraging and social activity along road and E of B2 between buildings. Repeating throughout survey.
22:27	Soprano pipistrelle	Foraging S of B1.
22:28	Common pipistrelle	Foraging S of B1.
22:28	Soprano pipistrelle	Heard not seen.
22:28	Soprano pipistrelle	Passing, foraging. W to E over garden N of B1 then over E of B1.
22:29	Soprano pipistrelle	Seen not heard, NE of B1.
22:29	Soprano pipistrelle	Heard not seen.
22:29	Brown long-eared bat	Heard not seen.
22:30	Soprano pipistrelle	Foraging S of B1.
22:30	Unknown	Seen not heard. Circling SW of B1.
22:31	Soprano pipistrelle	Heard not seen.
22:31	Noctule	Heard not seen.
22:31	Noctule	Heard not seen.
22:32	Noctule	Heard not seen.
22:32	Noctule	Heard not seen.
22:32	Soprano pipistrelle	Heard not seen.



22:32	Soprano pipistrelle	Commuting S along hedge W border of garden N of B1.
22:33	Soprano pipistrelle	Foraging S of B1.
22:34	Soprano pipistrelle	Heard not seen.
22:34	Unknown	Seen not heard. Passing over driveway W of B1.
22:35	Soprano pipistrelle	Heard not seen.
22:35	Soprano pipistrelle	Heard not seen.
22:35	Unknown	Seen not heard. Passing SW of B1.
22:36	Unknown	Seen not heard. Passing SW of B1.
22:37	Unknown	Seen not heard. Passing E to W, SW of B1.
22:38	Unknown	Seen not heard, W of B1.
22:39	Grey long-eared bat	Heard not seen.
22:39	Unknown	Seen not heard. Passing W to E, SW of B1, repeating.
22:40	Soprano pipistrelle	Heard not seen.
22:40	Unknown	Seen not heard. Passing S of B1.
22:41	Soprano pipistrelle	Heard not seen.
22:41	Soprano pipistrelle	Two bats foraging along Pearson Road.
22:42	Soprano pipistrelle	Heard not seen.
22:42	Soprano pipistrelle	Heard not seen.
22:42	Soprano pipistrelle	Heard not seen.
22:43	Soprano pipistrelle	Heard not seen.
22:43	Unknown	Seen not heard. Passing E to W, SW of B1.
22:43	Noctule	Heard not seen.
22:43	Noctule	Heard not seen.
22:44	Soprano pipistrelle	Heard not seen.
22:44	Myotis sp. (call characteristics of Daubenton's)	Heard not seen.
22:44	Unknown	Seen not heard. Circling low over SW B1.
22:45	Soprano pipistrelle	Heard not seen.



22:45	Soprano pipistrelle	Heard not seen.
22:46	Serotine	Heard not seen.
22:46	Soprano pipistrelle	Heard not seen.
22:47	Noctule	Heard not seen.
22:52	Unknown	Seen not heard. Circling low over SW B1.
22:52	Unknown	Seen not heard. Emergence beneath eaves from single storey W of B1.
22:53	Unknown	Seen not heard. Passing W to E, SW of B1.
22:53	Soprano pipistrelle	Heard not seen.
22:53	Noctule	Heard not seen.
22:54	Unknown	Seen not heard. Passing SW of B1, repeating.
22:56	Unknown	Seen not heard. Emergence from beneath eaves W aspect of B1.
22:57	Unknown	Seen not heard. Passing SW of B1.

