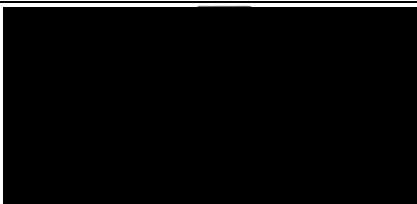


## Emergence Survey Report – Bats

|                    |                                                                                                                                                                    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Location      | 7 Remenham Hill, Remenham, Henley-on-Thames, RG9 3EE                                                                                                               |
| Document reference | <i>This document should be read in conjunction with the Preliminary Ecological Appraisal completed on the , document reference: CE</i>                             |
| Date of survey     | Emergence Survey – 11 <sup>th</sup> July 2025<br>Emergence Survey – 7 <sup>th</sup> August 2028<br>Emergence Survey – 28 <sup>th</sup> August 2025                 |
| Report by          | <br>Email: <a href="mailto:info@chaseecology.co.uk">info@chaseecology.co.uk</a> |

## **DISCLAIMER**

This report/document has been prepared by Chase Ecology for the named client as a Protected Species Survey - Bats. Chase Ecology accepts no liability or responsibility for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared. We confirm that the opinions expressed are our true and professional opinions.

## **Limitations and Copyright**

Chase Ecology has prepared this Report for the sole use of the named Client or their Agents in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Chase Ecology. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested.

Information obtained from third parties has not been independently verified by Chase Ecology. Chase Ecology standard Limitations of Service apply to this report and all associated work relating to this site. A copy has been supplied with our original quotation and further copies are available on request.

## **CONTENTS**

- 1.0** Introduction
- 2.0** Executive Summary
- 3.0** Legislation
- 4.0** Methodology
- 5.0** Results of Phase 2 Activity Surveys – Bats & Barn Owl
- 6.0** Ecological Experience
- 7.0** References

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;

Emergence Survey – 11th July 2025

Emergence Survey – 7th August 2028

Emergence Survey – 28th 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                       | <p>All emergence surveys were conducted during the optimal recommended survey times following best practice guidelines.</p> <p>All surveys were carried out during optimal weather conditions.</p> <p>Each elevation of the structure which offers value to bats was viewed during the survey visit with no limitations.</p>                                                                                                                                         |
| Results of emergence surveys             | <p>Following the emergence survey of the structure, it has been identified that bats are using the building for daytime roosting and the following roosts were identified;</p> <p>Roost 1 – Common Pipistrelle – 1 x peak count – Rear tiled roof coverings</p> <p>In addition to the above recorded bat roosts, several other bats were observed to be using the site for both feeding and commuting.</p> <p>See Section 5: Results of Phase 2 Activity Surveys</p> |
| Requirements for Additional Survey       | <p>No further survey requirements have been identified during the emergence surveys conducted to date.</p> <p>See Appendix 1: Mitigation, Protection &amp; Enhancement.</p>                                                                                                                                                                                                                                                                                          |
| Predicted Impacts of Development on Bats | <p>Low impacts will be offered to bats if all guidance &amp; recommendations within appendix one for mitigation, protection and enhancement are implemented during all stages of development.</p> <p>See Appendix 1: Mitigation, Protection &amp; Enhancement.</p>                                                                                                                                                                                                   |
| Licensing Requirements for Bats          | <p>A Protected species mitigation licence for bats will be required and sort prior to any disturbance to both bats and their roosts which have been identified and recorded within this report.</p>                                                                                                                                                                                                                                                                  |

|                |                                                                                                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <p>The following bat roosts recorded will need to be mitigated under licence from Natural England;</p> <p>Roost 1 – Common Pipistrelle – 1 x peak count – Rear tiled roof coverings</p> <p>See Appendix 1: Mitigation, Protection &amp; Enhancement.</p> |
| Roost Creation | 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.

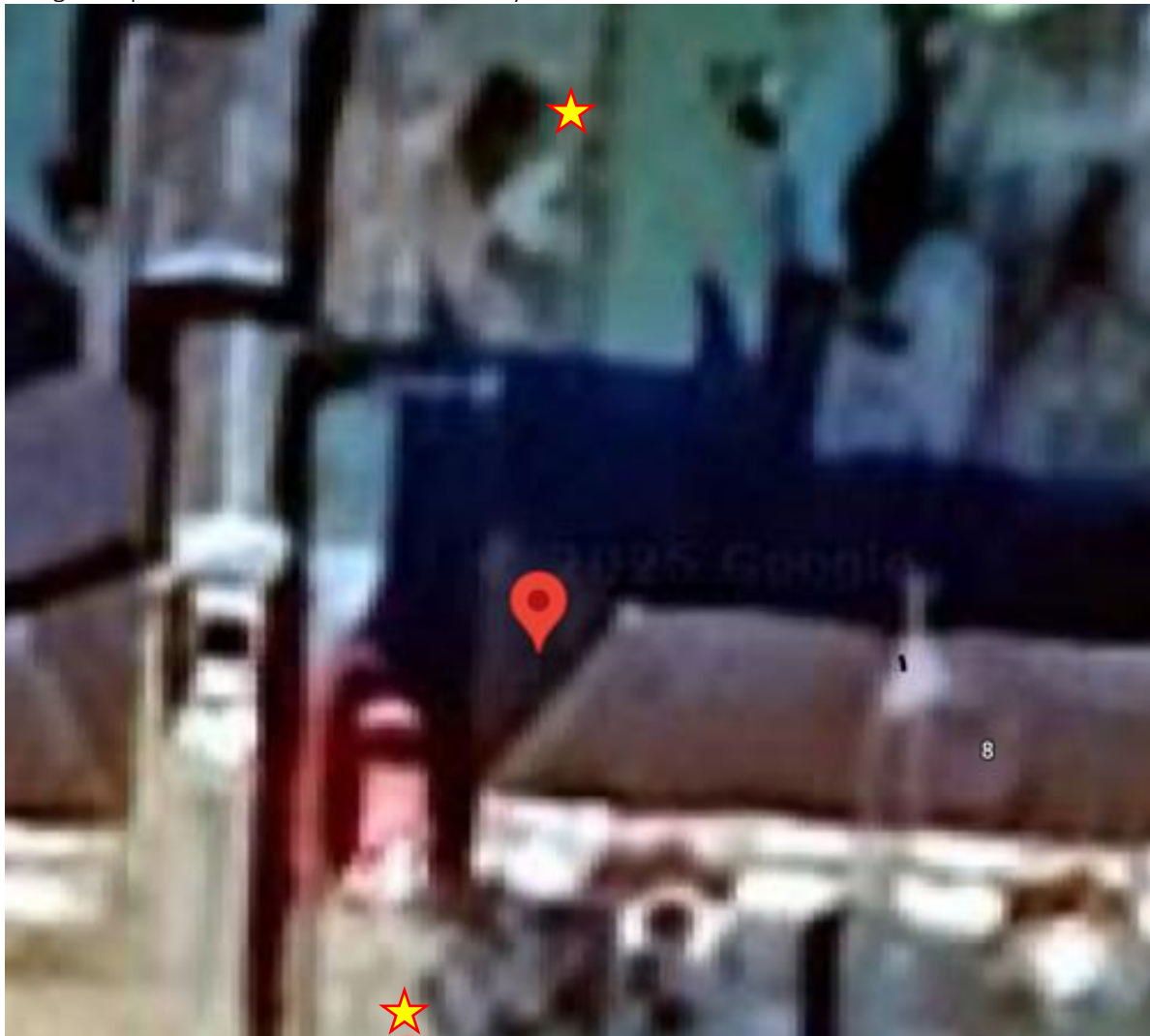
## 4.0 METHODOLOGY

- 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               |            | 11 <sup>th</sup> July 2025 |             |     |                           |                |
| Sunset/<br>Sunrise | Start Time | Finish Time                | Temperature |     | Wind<br>Beaufort<br>Scale | Cloud<br>Cover |
|                    |            |                            | Start       | End |                           |                |
| 21:17              | 21:00      | 23:17                      | 25          | 22  | 2                         | 30%            |
|                    |            | Name                       | Position    |     | Detector                  |                |
| Lead Surveyor      |            | Annika Smith               | Front       |     | EMT 2 Pro/Nightfox IR     |                |
| Assistant Surveyor |            | Vincent Allen              | Rear        |     | EMT 2 Pro/Nightfox IR     |                |

Google Map View to show locations of surveyors.



### Emergence/Re-Entry Data

| Point | Time  | Species            | Activity                                         |
|-------|-------|--------------------|--------------------------------------------------|
| One   | 21:50 | Common Pipistrelle | Emerged from rear roof coverings to the property |

### Activity from Bats during survey

| Species            | Activity |                                                                                                                   |
|--------------------|----------|-------------------------------------------------------------------------------------------------------------------|
| Common Pipistrelle | Early    | 2-3 foraging across rear of site and neighbouring site to the East<br>2 x commuting pass across the rear of site. |
|                    | Mid      | 1 x foraging across rear of site briefly.<br>1 x commuting pass, no visual.                                       |
|                    | Late     | -                                                                                                                 |
| Noctule            | Early    | 1 x commuting pass, no visual.                                                                                    |
|                    | Mid      | 1 x commuting pass, no visual                                                                                     |
|                    | Late     | -                                                                                                                 |

IR Images taken from each surveyor point during the survey



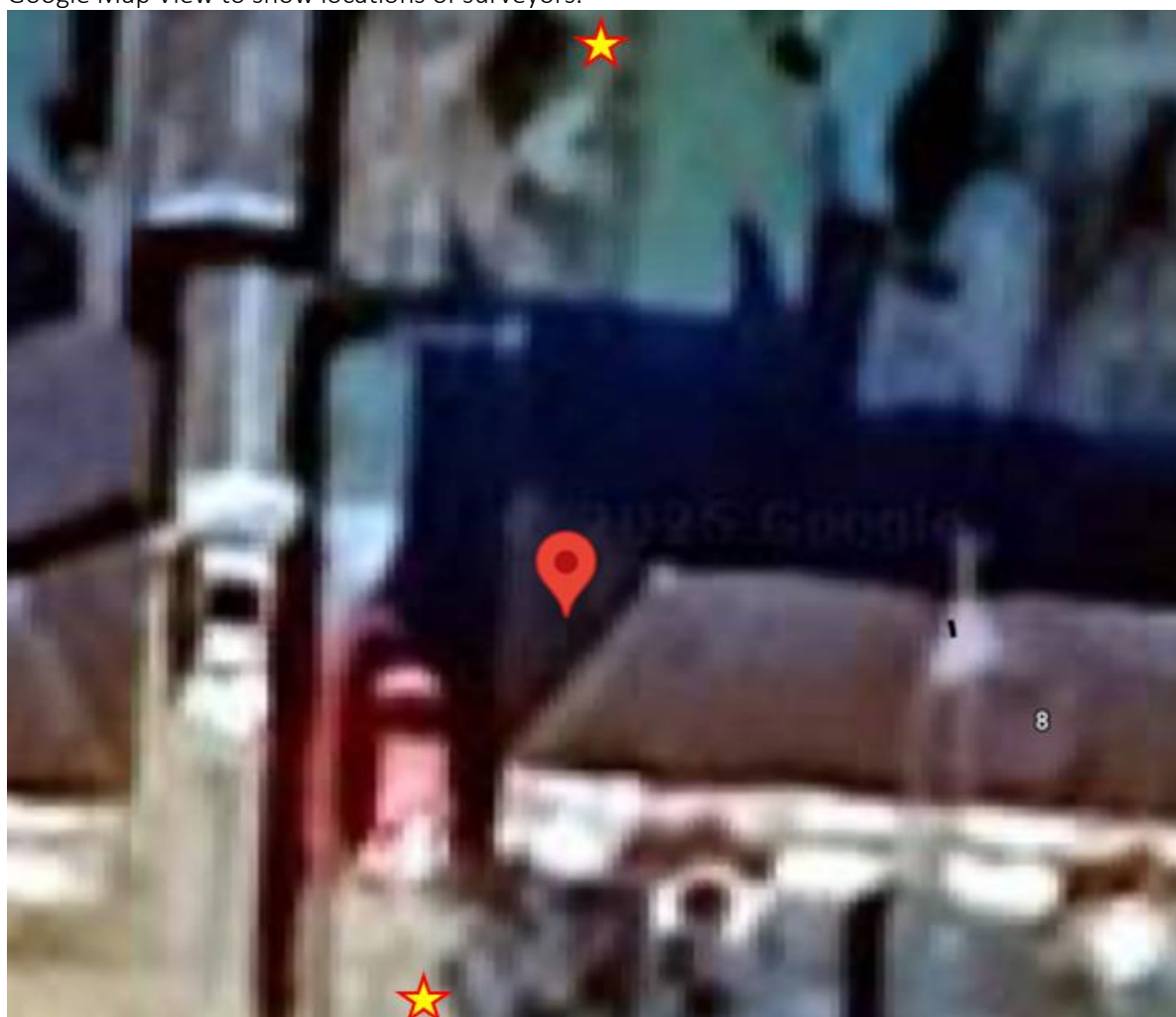
Images/elevation view to show emergence points

Roost 1 – 1 x Common Pipistrelle



|                    |                             |             |                       |     |                           |                |
|--------------------|-----------------------------|-------------|-----------------------|-----|---------------------------|----------------|
| Date               | 7 <sup>th</sup> August 2025 |             |                       |     |                           |                |
| Sunset/<br>Sunrise | Start Time                  | Finish Time | Temperature           |     | Wind<br>Beaufort<br>Scale | Cloud<br>Cover |
|                    |                             |             | Start                 | End |                           |                |
| 20:36              | 20:15                       | 22:30       | 18                    | 16  | 1                         | 25             |
|                    | Name                        | Position    | Detector              |     |                           |                |
| Lead Surveyor      | Vincent Allen               | Rear        | EMT 2 Pro/Nightfox IR |     |                           |                |
| Assistant Surveyor | Siobhan Pearson             | Front       | EMT 2 Pro/Nightfox IR |     |                           |                |

Google Map View to show locations of surveyors.



#### Emergence/Re-Entry Data

No roosting activity recorded during the survey times noted.

### Activity from Bats during survey

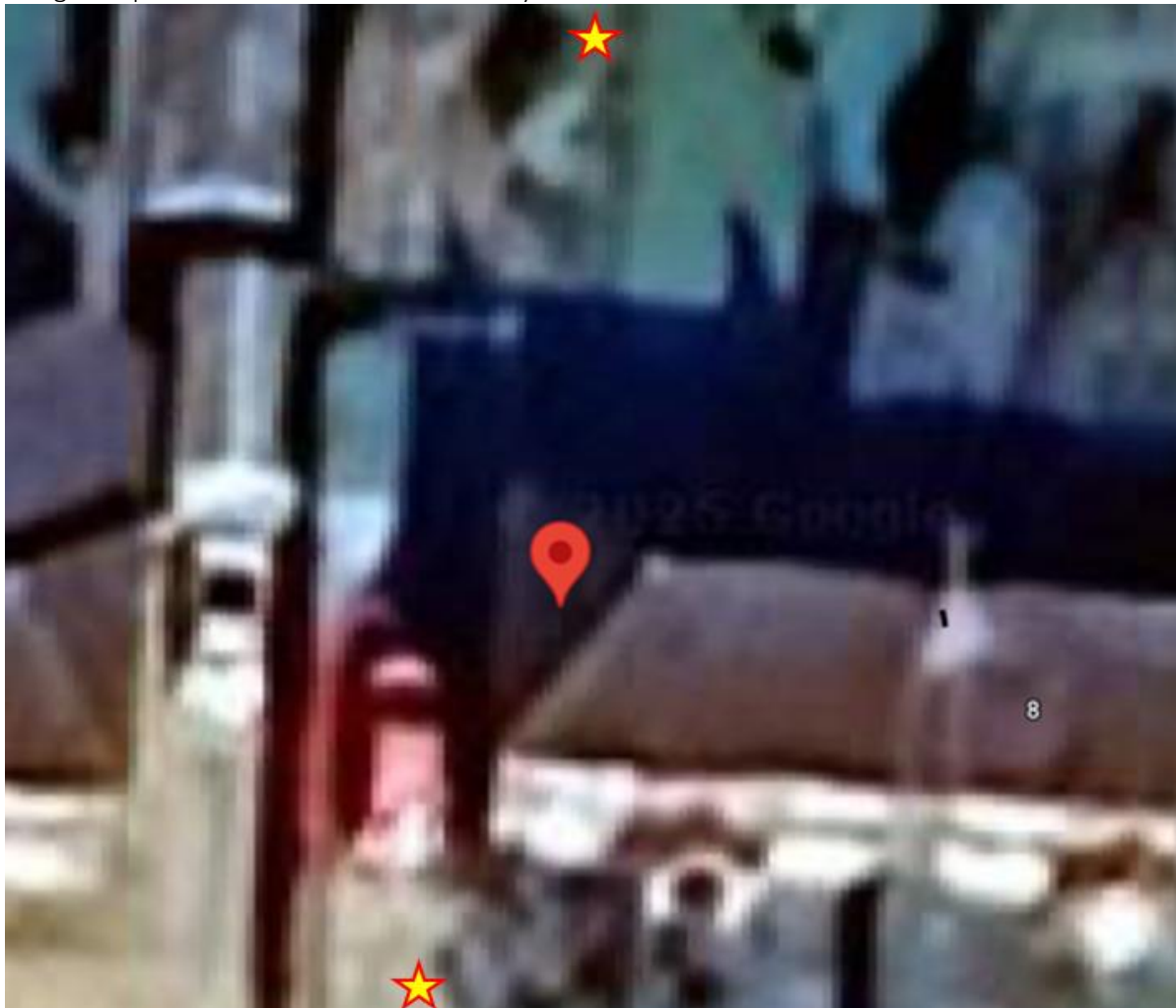
| Species            | Activity |                                                                                                                       |
|--------------------|----------|-----------------------------------------------------------------------------------------------------------------------|
| Common Pipistrelle | Early    | 1 x commuting pass across rear of site<br>2 x commuting pass front to rear<br>1 x brief foraging across rear of site. |
|                    | Mid      | 1 x commuting pass across front of site<br>1 x commuting pass rear to front                                           |
|                    | Late     | 1 x brief foraging, no visual.                                                                                        |
| Noctule            | Early    | -                                                                                                                     |
|                    | Mid      | 1 x commuting pass, no visual                                                                                         |
|                    | Late     | -                                                                                                                     |

IR Images taken from each surveyor point during the survey



|                    |                              |             |             |                       |                           |                |
|--------------------|------------------------------|-------------|-------------|-----------------------|---------------------------|----------------|
| Date               | 28 <sup>th</sup> August 2025 |             |             |                       |                           |                |
| Sunset/<br>Sunrise | Start Time                   | Finish Time | Temperature |                       | Wind<br>Beaufort<br>Scale | Cloud<br>Cover |
|                    |                              |             | Start       | End                   |                           |                |
| 19:58              | 19:40                        | 21:50       | 16          | 14                    | 1                         | 75%            |
|                    | Name                         | Position    |             | Detector              |                           |                |
| Lead Surveyor      | Vincent Allen                | Rear        |             | EMT 2 Pro/Nightfox IR |                           |                |
| Assistant Surveyor | Siobhan Pearson              | Front       |             | EMT 2 Pro/Nightfox IR |                           |                |

Google Map View to show locations of surveyors.



#### Emergence/Re-Entry Data

No roosting activity recorded during the survey times noted.

#### Activity from Bats during survey

| Species             | Activity |                                                                                                     |
|---------------------|----------|-----------------------------------------------------------------------------------------------------|
| Noctule             | Early    | 2 x commuting pass, no visual                                                                       |
|                     | Mid      | -                                                                                                   |
|                     | Late     | 1 x commuting pass, no visual                                                                       |
| Common Pipistrelle  | Early    | -                                                                                                   |
|                     | Mid      | 1 x foraging across the rear areas of site for up to 5 minutes.<br>1 x commuting pass rear to front |
|                     | Late     | -                                                                                                   |
| Soprano Pipistrelle | Early    | -                                                                                                   |
|                     | Mid      | -                                                                                                   |
|                     | Late     | 1 x brief foraging, no visual                                                                       |

|                                                            |                                                                                     |  |
|------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
| IR Images taken from each surveyor point during the survey |   |  |
|                                                            |  |  |

## 6.0 Ecological Experience

**Annika Smith** – Annika has worked as an assistant ecologist with Chase Ecology since 2017 and has in this time gained a suitable level of knowledge for delivering both phase-1 & phase-2 bat surveys.

Annika holds a class 2 survey licence for bats 2023-11466-CL18-BAT

She has supported works on mitigation and habitat creation and has a good understanding of maintaining best practice guidelines and survey protocols.

**Vinnie Allen** – Vinnie has worked within the ecology sector since 2024 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.

He has supported Chase Ecology since 2025 as a component survey team leader and competently delivers supervision to survey assistance at all levels on site.

**Siobhan Pearson** - She has worked within the ecology sector since 2025 as a seasonal survey assistant.

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

## 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

During the three emergence surveys a total of one individual bat roost was identified which will suffer total loss during the proposed development works;

Roost 1 – Common Pipistrelle – 1 x peak count – Rear tiled roof coverings

Prior to any development works which would offer disturbance to the single roost locations within the main roof coverings/building, a Protected Species Mitigation Licence will need to be obtained from Natural England as below;

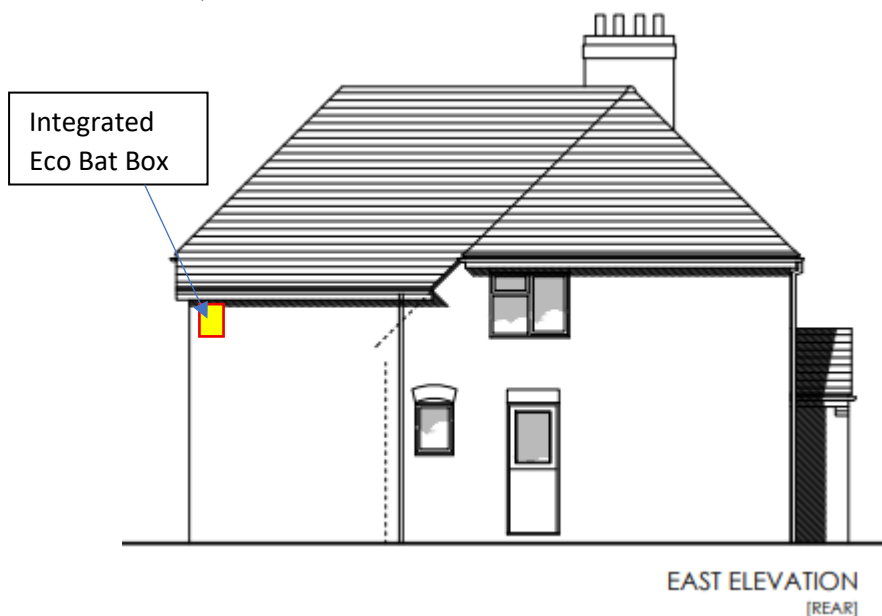
- Mitigation License to be applied and granted prior to any disturbance works to both bat roosts which have been identified within this report.
- Mitigation methods agreed with contractors prior to any development works on site along with suitable toolbox talks.
- During mitigation, a licenced and experienced bat worker will be on site to co-ordinate the mitigation works and to supervise a hand strip of all roost locations. During this time, any roosting bats located will be moved to a suitable bat box within the site.
- One bat box will be installed within the site and remain as a permanent fixture. This will be a small crevice style box.
- On completion of all mitigation works the licenced ecologist will complete all relevant return documentation to Natural England and conduct any post development checks where appropriate.
- In addition to the agreed mitigation requirements, a suitable level of biodiversity net gain has been agreed and will be implemented during the development works.

### Bat box location within the site



### Roost Creation

To offer a suitable level of roosting opportunities during the proposed development works, a total of one Integrated Eco Bat Box will be installed within the new East facing brickworks as below;



Designed to be built into a new build or renovation, these bat boxes will provide a permanent roost space for a range of species. Sized to replace six standard UK bricks, they can be built directly into the masonry where they will be held in place by the surrounding mortar. No

additional fixings are required and, once in position, the boxes are self cleaning. Any bat droppings will fall out of the opening at the base.

The box has an external shell of UV stabilised recycled plastic which provides a weatherproof and long lasting finish. Inside of this is a wooden box made from FSC certified orientated strand board which provides a warm and comfortable roost for the bats. The box can be purchased with either a cavity or crevice design. The cavity box has a single internal space which is 60mm wide whilst the crevice box has two internal chambers which are each 20mm wide. Both boxes have rough walls and roof which are ideal for bats to hang from. Choose from either a red or green finish.

### **Additional Protection measures to be implemented during development**

#### Lighting

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

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

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

#### Protection of Wildlife During the development

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

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

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

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

