

10 Danywern Drive
Winnersh
Wokingham
Berkshire
RG41 5NR

Bat Emergence Survey

R2632_BES_a

Report Quality Control Information	
Author	Jake Morgan (Qualifying member of CIEEM)
Reviewer	Meghan Porter (Qualifying member of CIEEM)
Approver	Sarah Foot MCIEEM

July 2024



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 100 New Wokingham Road, Crowthorne, RG45 6JP where you may look at a list of members' names.

CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	4
2.1	Project Background.....	4
2.2	Site Location and Context	4
2.3	Report Objectives	4
3	LEGISLATIVE AND POLICY BACKGROUND	6
3.1	Relevant Legislation.....	6
3.2	Planning Policy	6
3.3	Mitigation Licensing.....	7
4	SURVEY METHODOLOGY	9
4.1	Emergence Survey.....	9
4.2	Desk Study	9
4.3	Survey Constraints.....	9
5	SURVEY FINDINGS	11
5.1	Overview.....	11
5.2	Emergence Survey.....	11
5.3	Habitat Features Suitable for Bats	12
5.4	Desk Study Findings	12
6	DISCUSSION AND RECOMMENDATIONS.....	13
6.1	Assessment of Bat Roost Status	13
6.2	Impact of Proposals and Recommendations.....	13
7	REFERENCES	14
	APPENDIX 1 – DARKEST POINT OF SURVEY FOR NIGHT VISION AIDS	15
	APPENDIX 2 – BAT EMERGENCE SURVEY FINDINGS	16
	APPENDIX 3 – BAT EMERGENCE SURVEY RAW DATA TABLES	17

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Stephen Sellwood to undertake a Bat Emergence Survey at 10 Danywern Drive in Winnersh, Wokingham. The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for the addition of a second-storey to the existing bungalow, with associated alterations, and a rear extension.
- 1.1.2** The survey was commissioned following a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy LLP on the 15th February 2024. The PRA found no evidence of roosting bats but identified potential external roost features suitable for crevice-dwelling bats under lifted roof tiles along the hips on the rear elevation and a gap between the uPVC soffit and brickwork on the front elevation. The bungalow was assigned low suitability for roosting bats.
- 1.1.3** One emergence survey of the bungalow was conducted on the 25th June 2024. No bats were observed emerging from the property during the survey. The emergence survey findings, combined with the preliminary roost assessment, demonstrate that it is highly unlikely that the property supports roosting bats.
- 1.1.4** The survey data shows that the proposals are highly unlikely to result in bat roosts being damaged or destroyed, or lead to bats being disturbed. As such, a European Protected Species (EPS) mitigation licence is not required for the planned works to go ahead lawfully.
- 1.1.5** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Stephen Sellwood to undertake a bat emergence survey for the bungalow at 10 Danywern Drive in Winnersh, Wokingham. The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for the addition of a second-storey to the existing bungalow, with associated alterations, and a rear extension.

2.1.2 The bat emergence survey was commissioned following a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy LLP on the 15th February 2024⁵ (Report ref.: R2632_PRA_a). The PRA found no evidence of roosting bats but identified potential external roost features suitable for crevice-dwelling bats under lifted roof tiles along the hips on the rear elevation and a gap between the uPVC soffit and brickwork on the front elevation. The bungalow was assigned low suitability for roosting bats.

2.1.3 In accordance with best practice guidance (Collins 2023), one evening emergence survey was conducted for the bungalow on the 25th June 2024.

2.2 Site Location and Context

2.2.1 The property is located on the northern side of Danywern Drive in Winnersh, a suburban village situated northwest of Wokingham (central OS grid reference: SU 78320 70838).

2.2.2 The property is bordered by neighbouring properties and their associated gardens along Danywern Drive with scattered trees and timber panel fencing along their boundaries. A railway corridor is situated approximately 140m to the southwest and the nearest playing field is situated 300m to the northwest. Furthermore, the closest parcel of woodland to the property is a 0.6ha parcel of priority deciduous woodland situated approximately 690m to the east. A network of scattered trees, hedgerows and gardens provides connectivity through the suburban landscape.

2.3 Report Objectives

2.3.1 The aim of the bat emergence survey is to determine the presence or likely absence of roosting bats and to characterise the bat roost(/s) in cases where presence is confirmed. The emergence survey findings inform an impact assessment and mitigation strategy for the development proposals and ascertain whether a European

Protected Species (EPS) mitigation licence would be required to allow the works to proceed lawfully.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'* This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a

development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of *'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.'*
- (9)(a) – there is *'no satisfactory alternative'* to the derogation; and
- (9)(b) – *'the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'*

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three

months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Emergence Survey

4.1.1 An evening dusk emergence survey was undertaken on the 25th June 2024 by experienced bat surveyors Meghan Porter registered under Natural England Bat Survey Class Licence CL17 (Registration no.: 2023-11300-CL17-BAT) and qualifying member of CIEEM and Jake Morgan - a qualifying member of CIEEM.

4.1.2 The equipment used during the survey included full-spectrum sampling bat detectors (Batlogger M/M2) and infrared night vision aids (Nightfox Whisker binoculars and Sionyx Aurora Pro camera with infrared torch). A still shot of the darkest points of the survey has been included for both night vision aids in **Appendix 1**.

4.1.3 The surveyors were located within the front garden on the southwest elevation of the bungalow (Survey Location 1) and the rear garden on the northeast elevation of the bungalow (Survey Location 2) – refer to emergence survey plan in **Appendix 2**.

4.1.4 The emergence survey started 15 minutes before sunset and continued for 1 hour and 30 minutes after sunset. The bat call recordings were processed and analysed using the BatExplorer computer software packages and the night vision video footage was reviewed in the VLC Media Player.

4.2 Desk Study

4.2.1 The Berkshire & South Bucks Bat Group (BSBBG) were commissioned to carry out a search of pre-existing records held by them for the site and land within a 2km radius. In addition, the MAGIC website was used to search for previous European Protected Species (EPS) licenses granted within a 2km radius.

4.3 Survey Constraints

4.3.1 There were no significant constraints to the bat emergence surveys, which were undertaken during the optimal survey season, i.e. May to August, and in conditions suitable for bat activity, i.e. dry and calm with air temperatures 10°C or above at sunset (Collins 2023).

4.3.2 This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

5 SURVEY FINDINGS

5.1 Overview

- 5.1.1 The bat emergence survey findings are described below, summarised in **Tables 1-2** below and illustrated in the survey plan in **Appendix 2**; the raw detector data is supplied in **Appendix 3**.

5.2 Emergence Survey

25th June 2024

- 5.2.1 No bats were seen emerging from the property during the survey.

Table 1. Weather conditions and survey timings.

Weather	Wind (BF0-12)	Cloud cover (%)	Precipitation	Temperature (°C)	
				Start	Finish
	1	0	Dry	28	22
Start time	21:09	Sunset time	21:24	Finish time	22:54

Table 2a. Surveyor Location 1 (MP) recordings.

Species	Recordings*	Emergences	First recording (minutes after sunset)
<i>Pipistrellus pipistrellus</i>	9	None	22:15 (51 mins)
<i>Pipistrellus pygmaeus</i>	1	None	22:30 (66 mins)
<i>Nyctalus noctula</i>	2	None	22:17 (53 mins)

*Recordings are the number of times that the detector was triggered when bat calls were detected.

Table 2b. Surveyor Location 2 (JM) recordings.

Species	Recordings*	Emergences	First recording (minutes after sunset)
<i>Pipistrellus pipistrellus</i>	22	None	21:54 (30 mins)
<i>Pipistrellus pygmaeus</i>	6	None	22:16 (52 mins)
<i>Nyctalus noctula</i>	6	None	21:36 (12 mins)

*Recordings are the number of times that the detector was triggered when bat calls were detected.

- 5.2.2 The first bats recorded during the survey were a noctule (*Nyctalus noctula*) and common pipistrelle (*Pipistrellus pipistrellus*) at Survey Location 2 that were heard but not seen at 21:36 (12 minutes after sunset) and 21:54 (30 minutes after sunset) respectively. These fall within the typical emergence period for these species, indicating that they likely emerged nearby. Furthermore, a soprano pipistrelle (*Pipistrellus pygmaeus*) was heard and seen at Survey Location 2 at 22:16 (52 minutes after sunset) which falls outside of the typical emergence period for this species.
- 5.2.3 The level of bat activity was low and primarily comprised common pipistrelle (*P. pipistrellus*) foraging passes across and within the front garden, rear

garden and hedgerow boundaries of the rear garden. Soprano pipistrelle (*Pipistrellus pygmaeus*) bats were occasionally seen foraging within the rear garden and noctule (*Nyctalus noctula*) passes were seen passing high overhead.

5.3 Habitat Features Suitable for Bats

- 5.3.1** The habitats on site consisted of typical residential garden habitats with closely-mown lawns on the front and rear elevations of the bungalow, a driveway, scattered trees and ornamental hedgerows along the boundaries of the rear garden.
- 5.3.2** The local landscape comprises suburban housing and associated gardens in all immediate directions with a network of scattered trees, hedgerows and gardens providing connectivity through the suburban landscape.

5.4 Desk Study Findings

- 5.4.1** The record search from the Berkshire & South Bucks Bat Group (BSBBG) returned records for at least seven species within the last 10 years, including common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), serotine (*Eptesicus serotinus*), brown long-eared (*Plecotus auritus*), Natterer's bat (*Myotis nattereri*), Daubenton's bat (*Myotis daubentonii*) and noctule (*Nyctalus noctula*). The closest records are for *P. pipistrellus*, *P. pygmaeus* and *P. auritus* bats observed foraging at a residential property approximately 100 metres to the southeast. A common pipistrelle maternity roost was observed emerging from a property approximately 200 metres to the north of the site, in 2015. Soprano pipistrelle bats were recorded emerging from a property approximately 315 metres to the east of the site in 2018.
- 5.4.2** Four bat mitigation licences have been granted within a 2-kilometre radius of the property, the closest of which covered the destruction of a common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared (*Plecotus auritus*) resting place approximately 650 metres to the west.

6 DISCUSSION AND RECOMMENDATIONS

6.1 Assessment of Bat Roost Status

6.1.1 During the emergence survey, whilst common pipistrelle (*Pipistrellus pipistrellus*) and noctule (*Nyctalus noctula*) bats were recorded within their typical emergence period, no bats were observed emerging from the bungalow. The emergence survey findings, combined with the preliminary roost assessment, demonstrate that it is highly unlikely that the bungalow currently supports roosting bats.

6.2 Impact of Proposals and Recommendations

6.2.1 The survey data shows that the development proposals are highly unlikely to result in the damage or destruction of any bat roosts, or to the disturbance of bats occupying roosts. As such, a European Protected Species (EPS) mitigation licence will not be required for the planned works to go ahead lawfully.

6.2.2 Bats are highly mobile and therefore it is possible that bats could be present in the future. In the unlikely event that bat(s) are discovered during the course of the work, work must stop immediately, and a licensed ecologist must be called to site to provide further advice and attend to the bat(s).

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

Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough. ISBN 978-1-78354-494-3.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3RD Edition)*. JNCC, Peterborough.

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.

APPENDIX 1 – DARKEST POINT OF SURVEY FOR NIGHT VISION AIDS

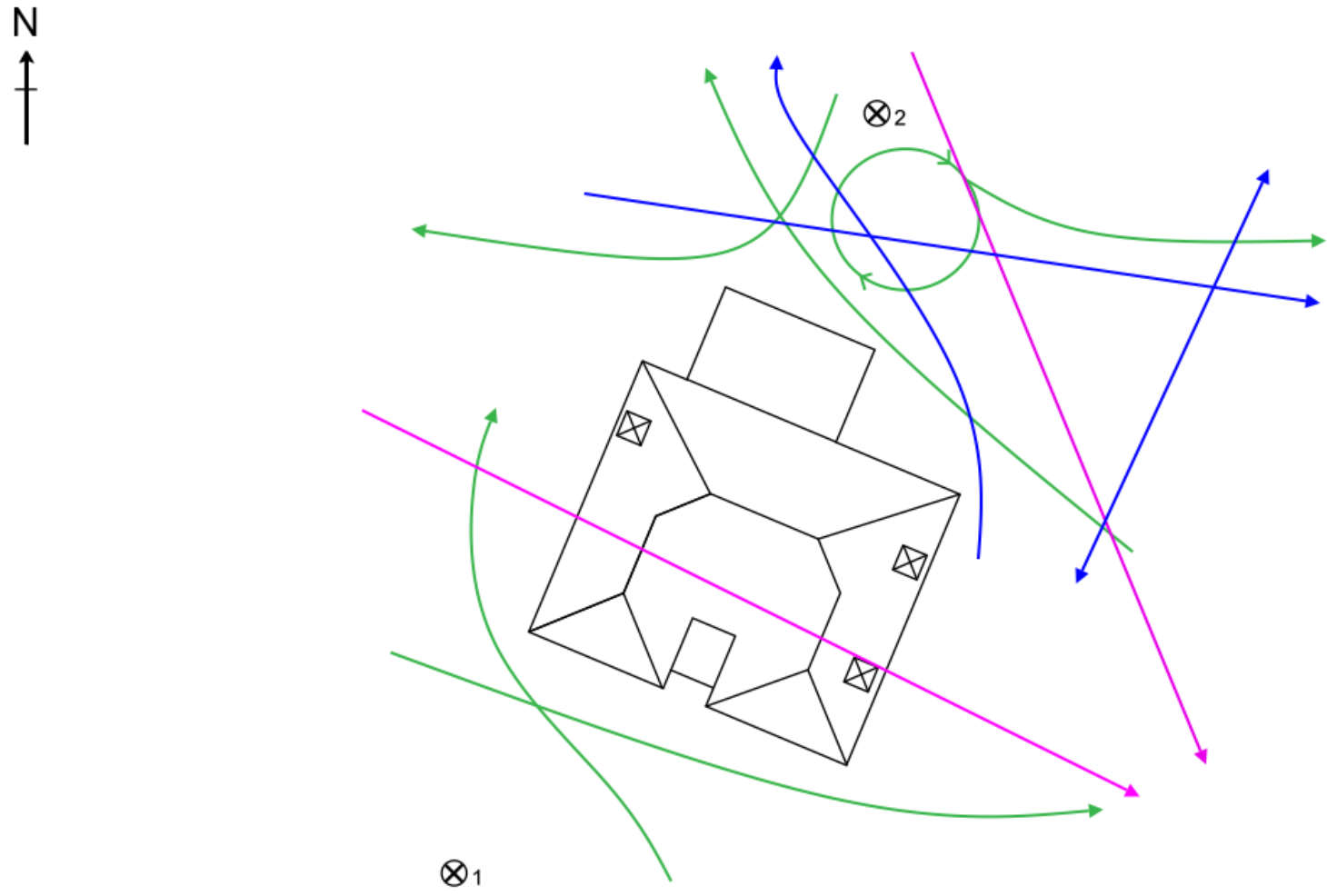


Nightfox Whisker at Survey Location 1.



Sionyx Aurora Pro at Survey Location 2.

APPENDIX 2 – BAT EMERGENCE SURVEY FINDINGS



⊗_n Surveyor location → Common pipistrelle flight paths → Soprano pipistrelle flight paths → Noctule flight paths

Drawn by:	Date:	Scale:	10 Danywern Drive, Wokingham	
JM	July 2024	Not to scale	Bat Emergence Survey Findings	

APPENDIX 3 – BAT EMERGENCE SURVEY RAW DATA TABLES

25th June 2024 – MP at Location 1 (Batlogger M2)

Time	Species	Number of calls [#]
22:15	<i>Pipistrellus pipistrellus</i>	1
22:16	<i>Pipistrellus pipistrellus</i>	20
22:17	<i>Nyctalus noctula</i>	21
22:19	<i>Pipistrellus pipistrellus</i>	19
22:20	<i>Nyctalus noctula</i>	5
22:20	<i>Pipistrellus pipistrellus</i>	19
22:25	<i>Pipistrellus pipistrellus</i>	10
22:26	<i>Pipistrellus pipistrellus</i>	15
22:29	<i>Pipistrellus pipistrellus</i>	10
22:30	<i>Pipistrellus pygmaeus</i>	8
22:31	<i>Pipistrellus pipistrellus</i>	2
22:51	<i>Pipistrellus pipistrellus</i>	11

25th June 2024 – JM at Location 2 (Batlogger M)

Time	Species	Number of calls [#]
21:36	<i>Nyctalus noctula</i>	5
21:36	<i>Nyctalus noctula</i>	2
21:36	<i>Nyctalus noctula</i>	3
21:54	<i>Pipistrellus pipistrellus</i>	2
22:06	<i>Pipistrellus pipistrellus</i>	6
22:07	<i>Pipistrellus pipistrellus</i>	1
22:14	<i>Pipistrellus pipistrellus</i>	62
22:15	<i>Pipistrellus pipistrellus</i>	28
22:15	<i>Pipistrellus pipistrellus</i>	12
22:16	<i>Pipistrellus pygmaeus</i>	8
22:17	<i>Pipistrellus pygmaeus</i>	9
22:17	<i>Pipistrellus pipistrellus</i>	0*
22:17	<i>Pipistrellus pipistrellus</i>	4
22:17	<i>Pipistrellus pipistrellus</i>	1
22:17	<i>Pipistrellus pipistrellus</i>	6
22:17	<i>Nyctalus noctula</i>	36
22:17	<i>Pipistrellus pipistrellus</i>	1
22:18	<i>Pipistrellus pipistrellus</i>	2
22:19	<i>Pipistrellus pipistrellus</i>	0*
22:19	<i>Pipistrellus pygmaeus</i>	13
22:19	<i>Pipistrellus pygmaeus</i>	25
22:19	<i>Pipistrellus pygmaeus</i>	10
22:20	<i>Pipistrellus pipistrellus</i>	2
22:20	<i>Nyctalus noctula</i>	8
22:20	<i>Nyctalus noctula</i>	11

22:25	<i>Pipistrellus pygmaeus</i>	11
22:26	<i>Pipistrellus pipistrellus</i>	18
22:29	<i>Pipistrellus pipistrellus</i>	13
22:29	<i>Pipistrellus pipistrellus</i>	31
22:31	<i>Pipistrellus pipistrellus</i>	6
22:31	<i>Pipistrellus pipistrellus</i>	14
22:50	<i>Pipistrellus pipistrellus</i>	3
22:50	<i>Pipistrellus pipistrellus</i>	2
22:52	<i>Pipistrellus pipistrellus</i>	21

NB. The number of calls is calculated by the BatExplorer Software during analysis of the data

* 0 calls are when the software has not been able to recognise individual calls (it being distant) and therefore cannot calculate the number of calls within the recording.