



Elite Ecology

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**Longwater,
Finchampstead**



Bat Emergence Survey Report

September 2025



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0. Executive Summary

- 0.1** This report has been prepared at the request of Mrs. Linda Annan. It relates to the potential presence of bats and birds at the proposed re-development site located at Longwater, Longwater Lane, Finchampstead, Berkshire, RG40 4NR (OS Grid Reference: SU 79391 63047). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.
- 0.2** Under the current proposals, the existing roof is to be stripped and heightened in order for the first-floor layout to be changed. A new terrace finished with a glass balustrade will be added to the North elevation, alongside a new fascia. This will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.
- 0.3** Due to the presence of suitable roosting features, and with reference to previous survey results, the building was deemed to have **high** potential to support roosting bats. Therefore, a minimum of three bat emergence surveys were required on the building. These were subsequently undertaken by Elite Ecology in June, July, and August 2025. In addition to this, the structure was deemed to be of **high** potential for birds to nest, with one historic nest present in the guttering on the southern elevation.

0.4 Summary

Bat Presence/Absence

From the survey effort, the building has been confirmed to be in use as day roosts for soprano pipistrelle (*Pipistrellus pipistrellus*) bats.

In addition to this, brown long-eared (*Plecotus auritus*), common pipistrelle, Daubenton's (*Myotis daubentonii*), noctule, and soprano pipistrelle bats were identified utilising the area for foraging and commuting.

Bird Presence/Absence

One historic bird nest is present externally in **B1**. This is located on in the guttering on the southern elevation of the building. Bird presence in the surrounding landscape is also apparent.

Ecological Value of Building Units

The ecological value of the building has been deemed as **high** due to a number of ingress and egress points used by roosting bats within the internal and external features of the building. The ecological value of the building to birds has been deemed as **high** due to the presence of appropriate features required for nesting birds.

0.5 Recommendations

The recommendations for Roche Grange Farm, Meerbrook can be summarised as follows (please refer to **Section 5 – Recommendations** for a more in-depth description):

- Apply for a Natural England Development Licence to legally carry out the works.
- No re-development works can proceed on the structure until October when the bats have gone to their hibernation roosts.
- At the start of works, site supervision by a licenced bat ecologist in accordance with the Natural England Development Licence will be required.
- Install bat compensatory features on the site in accordance with **Section 5 Recommendations**.
- No breathable roofing membrane is to be used on the structure.
- Artificial lighting should be avoided around compensatory roosting features.
- No works can be undertaken during the bird breeding season of March to August (inclusive), unless the structure has been inspected by a suitably qualified ecologist no more than twenty-four hours prior to the commencement of works.
- Incorporate one [1ZA Schwegler Wren Roundhouse](#) at the completion of the works within suitable locations.
- Incorporate one [Apex Robin Box](#) at the completion of the works within suitable locations.
- **Optional:** Incorporate a bat friendly planting scheme into the soft landscaping plan.
- **Optional:** Install a variety of bird boxes around the site post development to enhance the site for the local bird populations. Some suitable examples are shown in **Section 5**.

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1. Introduction

1.1 Report Rationale

This report has been prepared at the request of Mrs Linda Annan (proprietor). It relates to the potential presence of bats and birds at the proposed re-development site located at Longwater, Longwater Lane, Finchampstead, Berkshire, RG40 4NR (OS Grid Reference: SU 79391 63047). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.

1.2 Site Description

The site is located in a suburban setting within the village and civil parish of Finchampstead in the Wokingham Borough, approximately 5.5km from Berkshire. The site contains a number of habitats. These include buildings, developed land, hard standing ground, hedgerow, modified grassland, and scattered trees. The building of interest measures approximately 245m². Therefore, the site is considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting, and foraging opportunities.

Figure 1: Aerial photograph showing the outline of the surveyed building (red outline) at Longwater, Finchampstead.



1.3 Proposed Works

Under the current proposals, the existing roof is to be stripped and heightened in order for the first-floor layout to be changed. A new terrace finished with a glass balustrade will be added to the north elevation, alongside a new fascia. This will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.

1.4 **Aims of Surveys**

The aims of the surveys were to undertake an assessment of the building(s), vegetation and surrounding area to establish whether any bats may be present and, if so, in what way they are using the site. The actions of the surveyors on the site and during the production of this report were conducted in accordance with Bat Conservation Trust (BCT) guidelines (4th edition).

1.4.1 This survey effort considered the potential for all **bat and bird species (including barn owls)** onsite:

- To establish the possibility of bat roosts and bird nests being present at the proposed development site.
- To assess any roost/nest status (i.e. what type and numbers of individuals).
- To assess suitable food, resources, and habitat requirements on site and in the local landscape.

1.4.2 The information will subsequently be used in conjunction with the knowledge of the proposed works at the site to determine the potential need for further survey effort, the impacts of the proposed scheme of works, to establish whether a Natural England Development Licence is required along with species-specific mitigation and compensation. This is done in order to keep any protected species at a favourable conservation status on site.

2. Survey Methodology

2.1 Desktop Survey Methodology

- 2.1.1 A variety of resources were independently consulted to assess the known local records within the nearby area and the importance of the site within the local landscape from an ecological perspective. The resources used were the Local Records Centre, www.naturalengland.org.uk, www.ordnancesurvey.co.uk, Google Maps, Google Earth, and Bing Maps. A search of other relevant nature conservation information was made through the use of the Multi-Agency Geographic Information for the Countryside (MAGIC) database.
- 2.1.2 The local records centre was contacted to provide data on all bat and bird species within 2km of the proposed development site. Thames Valley Environmental Records Centre (TVERC) were the relevant local record centre for this project.

2.2 Field Survey Methodology

2.2.1 Initial Site Survey

This is done by assessing the site by visually inspecting all building/s/structures and any trees/vegetation to be impacted by the proposed works. This is done to assess the resource availability for protected species on site and in the immediate area. Particular reference is made to:

- The presence or absence of bats and birds onsite.
- Any evidence of potential bat roosts and bird nests onsite.
- Whether any additional survey effort will be required.

During the initial survey, an internal and external inspection of the building(s) is undertaken to look for signs of bat emergence. This is done in accordance with BCT guidelines for the assessment of building(s) and built structures.

2.2.2 External Inspection

This survey method is used to locate potential ingress and egress points around the structures that both bats and birds could use to gain access into the building. It also aims to identify any areas where cracks and crevices are present to be used as roosting/nesting features. This visual inspection is carried out in full daylight using binoculars, endoscopes, torches, and ladders. This will allow for the determination of the following information:

- The type of building(s) surveyed.
- The approximate age of building(s) surveyed.
- The construction type and materials used.
- The presence of potential roost features (e.g. missing roof tiles, raised ridge tiles, air vents, cracks and crevices within the mortar).
- The presence of suitable ingress and egress points (e.g. missing windows and doors, missing mortar, lifted tiles).
- The location of any anecdotal evidence for the presence of protected species (e.g. nests, droppings or food remains).

2.2.3 Internal Inspection

This survey method aims to locate and examine areas which potentially provide suitable environmental conditions for bats. This visual inspection was undertaken by using binoculars, endoscopes, torches, ladders, and bat detectors to inspect internal features of the building(s).

This will allow for the determination of the following information:

- The presence of warm areas, dark areas, joints, crevices, beams, and cavities that could be used for roosting and nesting purposes by bats and birds.
- To locate possible bat roost and bird nest sites.
- To listen for social calling bats.
- To locate any evidence of bat and bird presence through the identification of live or dead specimens, grease marks, droppings, food remnants, urine stains, and/or the characteristic smell of bats.

2.2.4 Building/Vegetation Classification

A building/vegetation classification will be assigned to each surveyed feature that is proposed to be impacted by the scheme of works. This classification is based on the features potential to support roosting bats. The rating is also influenced by the location of the structure(s) in the local landscape, along with the number of suitable alternative roosting features, the type of features present in the landscape and the surveyor's experience. For example:

A structure that has a high level of anthropogenic disturbance with limited opportunities for access by bats, that is also situated within an urbanised area with few, or no mature trees, parkland, woodland, or wetland would generally equate to having **negligible/low** potential.

Conversely, an older structure (e.g. pre 20th century or early 20th century) with multiple features suitable for use by bats that is close to optimal foraging habitat would equate to having **high** potential.

The amount of additional survey effort required for each feature will depend on its rating:

- **None** – No further survey effort is required.
- **Negligible** – No further survey effort is required.
- **Low** – One further emergence survey is required (structures only).
- **Moderate** – Two further emergence surveys are required.
- **High** – Three further emergence surveys are required.

2.2.5 Roost Categories

Any structures with evidence of bats will be further evaluated to assess which of the following roost categories may be present onsite:

➤ **Day Roost:**

A place where individual bats, or small groups of males, rest or shelter during the daytime. These bats are rarely found at night at these sites.

➤ **Feeding Roost:**

A place where individual bats rest or feed during the night but are rarely present in the day.

➤ **Hibernation Roost:**

A place where bats may be found either individually or together during the winter months. These roosts often have a constant cool temperature and high humidity.

➤ **Maternity Roost:**

A place where female bats give birth and raise their young to independence.

➤ **Mating Roost:**

A place where mating/copulation takes place between male and female bats. These can continue through the winter months.

➤ **Night Roost:**

A place where bats rest and/or shelter during the night but will rarely be found here during the day. These can be used colonially or individually by the bats.

➤ **Satellite Roost:**

These are alternative roosting sites that are found within close proximity to the main nursery colony within the maternity roost. These are used throughout the breeding season by individual or small groups of female bats.

➤ **Swarming Site:**

A place where large numbers of bats come together during the latter summer months through until autumn. These sites are classed as being important mating areas.

➤ **Transitional/Occasional Roost:**

A place that is used by individuals or small groups of bats for a small period of time. These are used by the bats prior to hibernation and/or shortly after hibernation.

2.2.6 Bat Detector Survey (presence/absence survey)

If required, the object for this survey method is to detect any bats leaving or returning to their roost sites within the surveyed features. This is achieved by undertaking dusk emergence surveys under the following protocol:

- Commencing the survey fifteen minutes before sunset (dusk survey).
- Listening for any social calls at potential roost sites using bat detectors.
- Standing at different survey points around the building(s) and/or vegetation using bat detectors to hear the bat echolocation.
- The survey will attempt to witness the first bats emerging (dusk).
- Standing at different transect points at foraging/commuting areas around the site.
- Carrying out this survey methodology for up to two hours after sunset (dusk). This will cover the emergence of the bats at the potential roost site, for some bat species.

- 2.2.7 In order to comply with the required legislation, the results from the surveys will be collated to establish whether a European Protected Species (EPS) development licence will be required. If required, project appropriate species-specific compensation and mitigation measures will be devised to ensure the species remains at a favourable conservation status at the impacted site.

2.3 Surveyors Information

- 2.3.1 The survey was undertaken by licensed bat ecologist/s and members of the Chartered Institute of Ecology & Environmental Management (CIEEM) and Elite Ecology staff members:

Mr. Matthew Nixon: BCs (Hons) Ecologist.

Miss Caroline James: MSc, Assistant Ecologist.

Miss Katherine Ward: MSc, Assistant Ecologist.

Miss. Louisa Williams: MSc, Assistant Ecologist.

Miss Racheal Nowakowski: MSc, Assistant Ecologist.

Miss. Abbie Whiteside: BSc (Hons), Assistant Ecologist.

Ms. Alexandra Dowthwaite-Bough: BSc (Hons), Assistant Ecologist.

Miss Elysia Yenulevich: BSc (Hons), Assistant Ecologist.

Mr. William Harrington: BSc (Hons), Assistant Ecologist.

2.4 **Field Surveys**

2.4.1 **Site Surveys**

Elite Ecology were not made aware of any previous surveys on the building.

2.4.2 **Roost Surveys**

The buildings at Longwater, Wokingham were externally and internally inspected for the presence of bats with the use of various types of equipment (including binoculars, torches, endoscopes, and ladders) in full daylight. Subsequent emergence surveys use a variety of bat detectors that include Bat Box Duet, SSF Bat2, EchoMeter Touch, EcoObs Batcorder, and night vision aids in the forms of Nightfox ARC infrared lights, Ordoro 4K infrared camcorders, and XB10 infrared torches. The following table outlines the environmental variables from the survey visits:

Environmental variables	PRA of the Building– 20 th of May 2025. Daytime.	Emergence Survey 1 of the Building – 18 th of June 2025. Dusk.	Emergence Survey 2 of the Building – 28 th of July 2025. Dusk.	Emergence Survey 3 of the Building – 18 th of August 2025. Dusk.
Temp Start:	19°C	21°C	21°C	19°C
Temp Finish:	19°C	16°C	19°C	18°C
Humidity Start:	40%	64%	56%	67%
Humidity Finish:	40%	75%	65%	70%
Cloud Cover Start:	40%	50%	50%	95%
Cloud Cover Finish:	40%	0%	0%	80%
Wind Speed Average:	Low	Low	Low	Low
Precipitation:	None	None	None	None

3. Results

3.1 Desktop Survey Results

The ecological data search provided by TVERC revealed multiple bat and bird species within the 2km search radius of the building at Longwater, Finchampstead.

3.1.1 Bats

Within the ecological data search provided by TVERC, three confirmed species of bat were revealed within the 2km search radius.

The UKBAP species recorded in the search were Barbastelle (*Barbastella barbastellus*), brown long-eared (*Plecotus auritus*), noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats.

Other bat species recorded in the search were common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), Leisler's (*Nyctalus leisleri*), Nathusius's pipistrelle (*Pipistrellus nathusii*), Natterer's (*Myotis nattereri*), and serotine (*Eptesicus serotinus*) bats.

In addition to these, there were a few records of unidentified bat (Chiroptera indet.), unidentified long-eared bat (*Plecotus* sp.), unidentified myotis bat (*Myotis* sp.), unidentified nyctalus (*Nyctalus* sp.) bat. and unidentified pipistrelle bat (*Pipistrellus* sp.) specimens within the search radius.

The closest occurrences to the site were of brown long-eared and noctule bats, as well as *Pipistrellus* sp., recorded approximately 57m from the site. It should be noted that these records are only accurate to 100m, so may in fact pertain to the site. However, all of these records were of species commuting through the area, and none were of roosting bats.

3.1.2 Birds

Within the ecological data set received by TVERC, 140 bird species were identified within 2km of the search radius. The closest occurrence to the site was of wren (*Troglodytes troglodytes*), located approximately 303m away. A collated table of the species identified can be found in **Appendix B**.

3.1.3 Designated Sites

As the current proposals remain within the site boundary, it was not necessary to obtain any further information regarding both Statutory and Non-Statutory Nature Conservation Designations. This is due to the proposed works not altering any of the landscape surrounding the site.

3.2 Field Surveys

3.2.1 Habitat Description

The site contains a number of habitats. These include buildings, developed land, hard standing ground, hedgerow, modified grassland, and scattered trees. Therefore, the site is considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting, and foraging opportunities.

Within the wider landscape, arable land, buildings, hedgerows, pastureland, residential dwellings (with their associated gardens), scattered trees, and woodland are evident. Therefore, the habitats that are present in and around the site contains all of the elements that are considered to be critical in both bat and bird life cycles.

Therefore, the site itself is considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting and foraging opportunities, as well as being connected to further habitats in the local landscape.

Figure 2: An aerial map showing the site at Longwater, Finchampstead (as shown by the yellow star) in relation to some of the local landscape.



3.2.2 Building Surveys

There is one building on site, in the form of a residential dwelling (**B1**).

Building 1 (B1) – Residential Dwelling

External Inspection

The surveyed structure is detached residential dwelling. It is constructed of a hipped, slate tile roof which was found to have several gaps on the northern and southern elevations that could be utilised by bats. The clay ridge tiles were in good condition and had no obvious gaps. There is a brick chimney located on the western elevation which was in good repair. The wooden fascia was found to have gaps behind it on the western elevation. The drainpipe and guttering are made from plastic. The walls are rendered and are constructed of brick which were found to be in good repair. The walls of the conservatory are constructed of glass and uPVC. There was dense ivy (*Hedera helix*) located on the north and south facing walls which could be utilised by bats. The windows are made from uPVC and the bottom floor bay windows have a felt roof. They were all in good repair, the frames were well sealed and the glass was present and in-tact in each window, including the dormer window. The doors are also made from uPVC along with wood. The doors to the main building were well sealed and in good repair, however the garage door had gaps at the top between the door and the wall. There were several artificial lights located on the north, east and south facing walls. There was no evidence of externally nesting birds or externally roosting bats.

Internal Inspection

The internal inspection revealed a loft space that is used for storage. Timber beams support the roof structure, which itself is constructed of bitumen felt and sarking for the main building and wooden panelling for the garage. There is flooring installed in the loft space with insulation scattered throughout. The lighting is made up of artificial sources and spider webs were found within the building. The ceiling of the adjoining garage is constructed of wooden panels. The walls are constructed of solid brick with artificial light present. There was no evidence of internally nesting birds or externally roosting bats.

3.2.3 Summary of the Building Inspections

Due to the amount of potential ingress/egress points and suitable roosting features, the structure of **B1** at Longwater, Wokingham was deemed as having the following bat and bird potentials, and will need further surveys as detailed:

Table 1: The potentials of the buildings B1 to support roosting bats and nesting birds, at Longwater, Wokingham.

Building	Nesting Bird Potential	Bat Roost Potential	Number of bat emergence surveys required	Number of surveyors required for bat emergence survey
B1	High	High	1	4

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The inspections also revealed that **B1** has a **high** potential to support roosting bats and required three bat emergence surveys. These were carried out in June, July, and August 2025. A total of four survey positions were required to cover all aspects adequately.

Table 2: Low/Moderate/High potential building(s) survey recommendations. The full guidance can be found in the Bat Conservation Trust Good Practice Survey Guidelines. These guidelines are what all local authorities abide by.

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey ^a (structures). No further surveys required (trees).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .
a Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see para 5.2.44). In some cases, more than one survey may be needed, particularly where there are several buildings in this category. b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more.		

3.2.4 DNA Results

No bat droppings were identified in the building, and as such, no DNA analysis was carried out.

3.2.5 Emergence Surveys

Three bat emergence surveys were carried out on the 18th of June, 28th of July, and the 18th of August 2025.

Emergence Survey 1 – 18th of June 2025.

This emergence survey was undertaken at dusk with sunset recorded at 21:23.

During this survey, one soprano pipistrelle bat (*Pipistrellus pygmaeus*) was identified as emerging from the building on the southern elevation from the ivy (**Figure 4**).

In addition to this, brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*), and soprano pipistrelle bats were identified using the site for foraging and commuting.

Figure 3: An aerial photograph of the surveyed building (red outline) and the surveyor locations (yellow stars). The soprano pipistrelle bat emergence point is noted by blue stars and the dashed blue lines denote common bat flight paths.



Figure 4: An image showing the point of emergence of soprano pipistrelle bat on the southern elevation of **B1** (red circle).



Emergence Survey 2 – 28th of July 2025

This emergence survey was undertaken at dusk with sunset recorded at 20:57.

During this survey, no bats were identified emerging from the building.

However, brown long-eared, common pipistrelle, Daubenton's (*Myotis daubentonii*), noctule, and soprano pipistrelle bats were identified using the site for foraging and commuting.

Figure 5: An aerial photograph of the surveyed building (red outline) and the surveyor locations (yellow stars). The dashed blue lines denote common bat flight paths.



Emergence Survey 3 – 18th of August 2025

This emergence survey was undertaken at dusk with sunset recorded at 20:19.

During this survey, no bats were identified emerging from the building.

However, common pipistrelle, noctule, and soprano pipistrelle bats were identified using the site for foraging and commuting.

Figure 6: An aerial photograph of the surveyed building (red outline) and the surveyor locations (yellow stars). The dashed blue lines denote common bat flight paths.



Summary

In summary, it has been confirmed that the building is in use as day roosts for soprano pipistrelle bats.

In addition to this, brown long-eared, common pipistrelle, Daubenton's, noctule, serotine, and soprano pipistrelle bats were identified using the site for foraging and commuting.

4. Impact Assessment

4.1 Constraints

Constraints on:	Survey Information	Equipment Used
Constraint (Yes or No):	No	No
Explanation of Constraints:	N/A	N/A
Action Taken:	N/A	N/A

4.2 Potential Impacts of the Re-development

Under the current proposals the existing roof is to be stripped and heightened in order to make room for a second storey. A new terrace finished with a glass balustrade will be added to the north elevation, alongside a new fascia. This will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.

The potential impacts of these works have been identified as follows:

4.2.1 Designated Sites

As the proposed works are due to remain within the site boundary, the presence of any designated sites nearby is not applicable to this project. This, therefore, means that any building works would be of no detriment to the surrounding habitats and landscape.

4.2.2 Bat Roosts

	Short-term Impacts: Disturbance	Long-term Impacts: Roost Modification	Long-term Impacts: Roost Loss
Classification:	High	High	High
Justification:	The building was found to support day roosts of soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) bats.	The building was found to support day roosts of soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) bats.	The building was found to support day roosts of soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) bats.
Any further action:	Species-specific mitigation measures are required (please see Section 5 for more information).	Species-specific mitigation measures are required (please see Section 5 for more information).	Species-specific mitigation measures are required (please see Section 5 for more information).

4.2.3 Bird Nests

Due to the lack of bird nests in relation to the surveyed structure, the proposed scheme of works will be of a **negligible** effect to the local bird populations. Please see **Section 5.2** for further recommendations.

4.2.4 Bat Foraging and Commuting Habitat

It is considered that the re-development of the site would have a **negligible** effect on potential foraging and commuting habitat. The site itself offers little quality foraging habitat, with the adjacent land containing better opportunities for bats to use. Post development, all foraging and commuting habitats will be maintained, thus not negatively affecting the local landscape.

5. Recommendations

5.1 Bats

From the survey effort, it has been confirmed that the building **B1** is in use as day roosts for soprano pipistrelle (*Pipistrellus pygmaeus*) bats.

In addition to this, brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*), and soprano pipistrelle bats were identified using the site for foraging and commuting.

Prior to any works, a Natural England Development Licence is necessary to legally close or disturb the bat roost. Natural England licences take thirty working days once all the paperwork has been completed and submitted. As part of the licence, post-monitoring surveys will be required in subsequent years to assess whether any bats are using the compensatory measures installed around the site. The Natural England Development Licence for day roost of common species can be applied and undertaken at any time of the year.

Works on the structure should only take place in conditions that are deemed suitable for bat emergence (temperature above 7°C and avoiding heavy rain). This will reduce any impacts on bats should they be found during the work.

A licenced ecologist is required to undertake soft demolition by accompanying building contractors in inspecting the structure by hand. This will ensure that no hibernating bats are harmed by the works.

One [1FS Schwegler Large Colony Bat Box](#) or similar (one per species) will be required to be installed on the morning of the commencement of the bat inspection. This will need to be situated on a nearby tree (facing north) so that any bats found can be translocated to this feature and enable the works to commence without impacting upon the bats.

It is recommended that the existing access points are retained. If this is not possible, then a minimum of three [Integrated Eco Bat Boxes](#) (one for each access point) must be implemented into the new developments of **B1**. These can be purchased by contacting admin@eliteecology.co.uk, and should be placed as close to the existing bat access points as possible. The recommended locations of this bat box will be marked on elevation plans once these have been provided.

Artificial lighting should be avoided around compensatory roosting features. If artificial lighting is required, a sensitive lighting plan with sensored lights triggered by large bodies should be incorporated.

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Bat Site Enhancements

The site can also be enhanced by introducing a bat friendly planting scheme in the soft landscaping plan. The table below outlines species recommended by the Bat Conservation Trust, all of which could be incorporated into the site post development.

Flowers for borders	Trees, shrubs & climbers
Aubretia	Bramble
Candytuft	Common alder
Cherry pie	Dogrose
Corncockle	Elder
Corn marigold	English oak
Corn poppy	Gorse
Echniacea	Guelder rose
English bluebell	Hawthorn
Evening primrose	Hazel
Field poppies	Honeysuckle (native)
Honesty	Hornbeam
Ice plant 'pink lady'	Ivy
Knapweed	Jasmine
Mallow	Pussy willow
Mexican aster	Rowan
Michaelmas daisy	Silver birch
Night-scented stock	Herbs
Ox-eye daisy	Angelica
Phacelia	Bergamot
Poached egg plant	Borage
Primrose	Coriander
Red campion	English marigolds
Red valerian	Fennel
Scabious	Feverfew
St. John's Wort	Hyssop
Sweet William	Lavenders
Tobacco plant	Lemon balm
Verbena	Marjoram
Wallflowers	Rosemary
Wood forget-me-not	Sweet Cicely
Yarrow	Thyme

5.2 Birds

Due to the lack of nesting features for birds in relation to the surveyed structure, the proposed scheme of works will be of a **negligible** effect to the local bird populations.

Bird Site Enhancements

As an optional site enhancement, additional bird boxes can be installed on site to enhance nesting opportunities for birds in the local area. The following models are recommended but similar alternatives are also acceptable.

6. Summary

6.1 Bat Presence/Absence

From the survey effort, it has been confirmed that the building **B1** is in use as day roosts for soprano pipistrelle (*Pipistrellus pygmaeus*) bats.

However, brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*), and soprano pipistrelle bats were identified using the site for foraging and commuting.

6.2 Bird Presence/Absence

There was one historic bird nest found externally on the southern elevation of the building.

6.3 Ecological Value of Building Units

The ecological value of the building has been deemed as **high** to bats because of the presence of roosting features needed for bats.

The ecological value of the building has been deemed as **high** to birds because of the presence of nesting features needed for birds.

6.4 Recommendations

The recommendations for Longwater, Wokingham can be summarised as follows (please refer to **Section 5 – Recommendations** for a more in-depth description):

- Apply for a Natural England Development Licence to legally carry out the works.
- No re-development works can proceed on the structure until October when the bats have gone to their hibernation roosts.
- At the start of works, site supervision by a licenced bat ecologist in accordance with the Natural England Development Licence will be required.
- Install bat compensatory features on the site in accordance with **Section 5 Recommendations**.
- No breathable roofing membrane is to be used on the structure.
- Artificial lighting should be avoided around compensatory roosting features.
- No works can be undertaken during the bird breeding season of March to August (inclusive), unless the structure has been inspected by a suitably qualified ecologist no more than twenty-four hours prior to the commencement of works.
- Incorporate one [1ZA Schwegler Wren Roundhouse](#) at the completion of the works within suitable locations.
- Incorporate one [Apex Robin Box](#) at the completion of the works within suitable locations.
- **Optional:** Incorporate a bat friendly planting scheme into the soft landscaping plan.
- **Optional:** Install a variety of bird boxes around the site post development to enhance the site for the local bird populations. Some suitable examples are shown in **Section 5**.

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8. Appendices

Appendix A: Site Plans

Appendix B: Eco Data Table

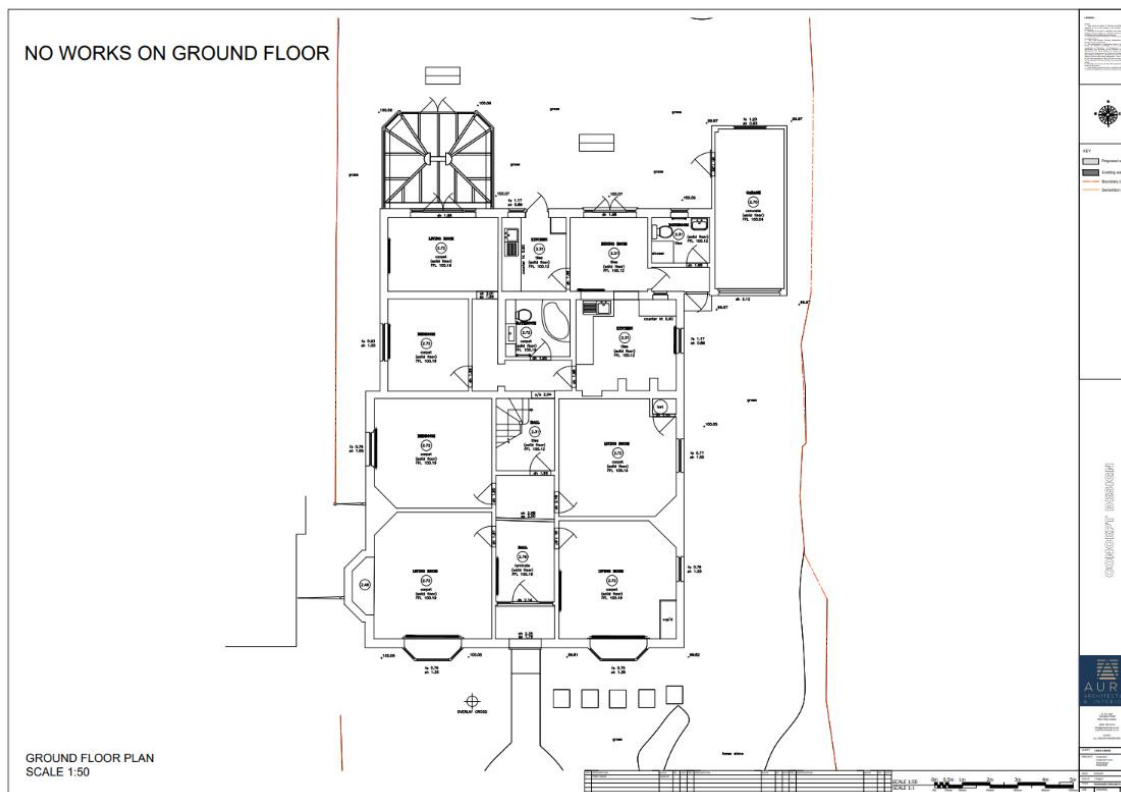
Appendix C: Artificial Light and Bats

Appendix D: Photographic Records

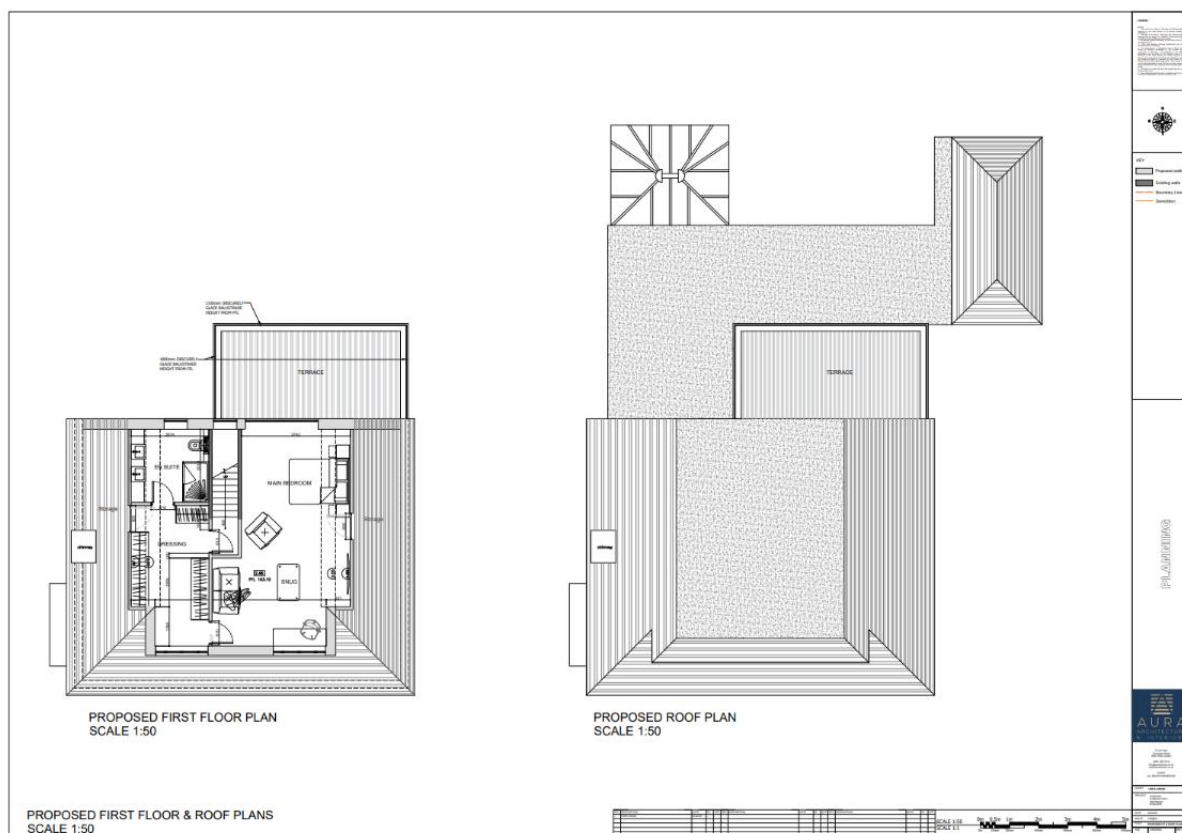
Appendix E: The Annual Bat Year (BCT)

Appendix F: Legislation

Appendix G: Night-Vision Aid (NVA) Screenshots

Appendix A: Site Plans

Bat Emergence Survey Report





Bat Emergence Survey Report

Appendix B: The Ecological Data Table and Map

Bats	
Common Name	Latin Name
Bat	Chiroptera indet.
Brown Long-eared bat	<i>Plecotus auritus</i>
Common Pipistrelle bat	<i>Pipistrellus pipistrellus</i>
Daubenton's bat	<i>Myotis daubentonii</i>
Leisler's bat	<i>Nyctalus leisleri</i>
Long-eared bat species	<i>Plecotus</i> sp.
Myotis bat species	<i>Myotis</i> sp.
Nathusius bat	<i>Pipistrellus nathusii</i>
Natterer's bat	<i>Myotis nattereri</i>
Noctule bat	<i>Nyctalus noctula</i>
Nyctalus bat species	<i>Nyctalus</i> sp.
Pipistrelle bat species	<i>Pipistrellus</i> sp.
Serotine bat	<i>Eptesicus serotinus</i>
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>
Birds	
Common Name	Latin Name
Arctic Tern	<i>Sterna paradisaea</i>
Avocet	<i>Recurvirostra avosetta</i>
Bar-tailed Godwit	<i>Limosa lapponica</i>
Barn Owl	<i>Tyto alba</i>
Barnacle Goose	<i>Branta leucopsis</i>
Bearded Tit	<i>Panurus biarmicus</i>
Bittern	<i>Botaurus stellaris</i>
Black redstart	<i>Phoenicurus ochruros</i>
Black Tern	<i>Chlidonias niger</i>
Black-headed Gull	<i>Larus ridibundus</i>
Black-necked Grebe	<i>Podiceps nigricollis</i>
Black-tailed godwit	<i>Limosa limosa</i>
Black-winged Stilt	<i>Himantopus himantopus</i>
Brambling	<i>Fringilla montifringilla</i>
Brent Goose	<i>Branta bernicla</i>
Bullfinch	<i>Pyrrhula pyrrhula</i>
Caspian Gull	<i>Larus cachinnans</i>
Cattle Egret	<i>Bubulcus ibis</i>
Cetti's Warbler	<i>Cettia cetti</i>
Common Gull	<i>Larus canus</i>
Common Redpoll	<i>Acanthis flammea</i>

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Common Sandpiper	<i>Actitis hypoleucos</i>
Common Scoter	<i>Melanitta nigra</i>
Common Tern	<i>Sterna hirundo</i>
Crane	<i>Grus grus</i>
Crossbill	<i>Loxia curvirostra</i>
Cuckoo	<i>Cuculus canorus</i>
Curlew	<i>Numenius arquata</i>
Curlew sandpiper	<i>Calidris ferruginea</i>
Darford Warbler	<i>Curruca undata</i>
Dunlin	<i>Calidris alpina</i>
Dunnock	<i>Prunella modularis</i>
Fieldfare	<i>Turdus pilaris</i>
Firecrest	<i>Regulus ignicapilla</i>
Gadwall	<i>Mareca strepera</i>
Garganey	<i>Spatula querquedula</i>
Glossy Ibis	<i>Plegadis falcinellus</i>
Golden Plover	<i>Pluvialis apricaria</i>
Goldeneye	<i>Bucephala clangula</i>
Grasshopper Warbler	<i>Locustella naevia</i>
Great Black-backed Gull	<i>Larus marinus</i>
Great White Egret	<i>Ardea alba</i>
Green Sandpiper	<i>Tringa ochropus</i>
Greenfinch	<i>Chloris chloris</i>
Greenshank	<i>Tringa nebularia</i>
Grey Plover	<i>Pluvialis squatarola</i>
Grey Wagtail	<i>Motacilla cinerea</i>
Greylag Goose	<i>Anser anser</i>
Hawfinch	<i>Coccothraustes coccothraustes</i>
Hen Harrier	<i>Circus cyaneus</i>
Herring Gull	<i>Larus argentatus</i>
Hobby	<i>Falco subbuteo</i>
Honey-buzzard	<i>Pernis apivorus</i>
House Martin	<i>Delichon urbicum</i>
House Sparrow	<i>Passer domesticus</i>
Iceland Gull	<i>Larus glaucoides</i>
Kestrel	<i>Falco tinnunculus</i>
Kingfisher	<i>Alcedo atthis</i>
Kittiwake	<i>Rissa tridactyla</i>
Knot	<i>Calidris canutus</i>
Lapwing	<i>Vanellus vanellus</i>
Lesser Black-backed Gull	<i>Larus fuscus</i>
Lesser Redpoll	<i>Acanthis cabaret</i>
Lesser Spotted Woodpecker	<i>Dryobates minor</i>
Linnet	<i>Linaria cannabina</i>

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Linnet	<i>Linaria cannabina</i>
Little Egret	<i>Egretta garzetta</i>
Little Gull	<i>Hydrocoloeus minutus</i>
Little Ringed Plover	<i>Charadrius dubius</i>
Long-tailed Duck	<i>Clangula hyemalis</i>
Mallard	<i>Anas platyrhynchos</i>
Marsh Tit	<i>Poecile palustris</i>
Meadow Pipit	<i>Anthus pratensis</i>
Mediterranean Gull	<i>Ichthyaetus melanocephalus</i>
Merlin	<i>Falco columbarius</i>
Mistle Thrush	<i>Turdus viscivorus</i>
Moorhen	<i>Gallinula chloropus</i>
Nightingale	<i>Luscinia megarhynchos</i>
Nightjar	<i>Caprimulgus europaeus</i>
Osprey	<i>Pandion haliaetus</i>
Oystercatcher	<i>Haematopus ostralegus</i>
Peregrine	<i>Falco peregrinus</i>
Pied Flycatcher	<i>Ficedula hypoleuca</i>
Pintail	<i>Anas acuta</i>
Pochard	<i>Aythya ferina</i>
Red Kite	<i>Milvus milvus</i>
Redshank	<i>Tringa totanus</i>
Redstart	<i>Phoenicurus phoenicurus</i>
Redwing	<i>Turdus iliacus</i>
Reed Bunting	<i>Emberiza schoeniclus</i>
Ring Ouzel	<i>Turdus iliacus</i>
Ringed Plover	<i>Charadrius hiaticula</i>
Rook	<i>Corvus frugilegus</i>
Ruddy Shelduck	<i>Tadorna ferruginea</i>
Ruff	<i>Calidris pugnax</i>
Sanderling	<i>Calidris alba</i>
Sandwich Tern	<i>Thalasseus sadvicensis</i>
Scaup	<i>Aythya marila</i>
Sedge Warbler	<i>Acrocephalus schoenobaenus</i>
Shelduck	<i>Tadorna tadorna</i>
Short-eared Owl	<i>Asio flammeus</i>
Shoveler	<i>Spatula clypeata</i>
Skylark	<i>Alauda arvensis</i>
Slavonian Grebe	<i>Podiceps auritus</i>
Snew	<i>Mergellus albellus</i>
Snipe	<i>Gallinago gallinago</i>
Song Thrush	<i>Turdus philomelos</i>
Sparrowhawk	<i>Accipiter nisus</i>
Spoonbill	<i>Platalea leucorodia</i>

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Spotted Flycatcher	<i>Muscicapa striata</i>
Spotted Redshank	<i>Tringa erythropus</i>
Starling	<i>Sturnus vulgaris</i>
Stock Dove	<i>Columba oenas</i>
Swift	<i>Apus apus</i>
Tawny Owl	<i>Strix aluco</i>
Teal	<i>Anas crecca</i>
Tree Pipit	<i>Anthus trivialis</i>
Tundra Swan	<i>Cygnus columbianus</i>
Turnstone	<i>Arenaria interpres</i>
Water Pipit	<i>Anthus spinoletta</i>
Wheatear	<i>Oenanthe oenanthe</i>
Whimbrel	<i>Numenius phaeopus</i>
Whinchat	<i>Saxicola rubetra</i>
White Stork	<i>Ciconia ciconia</i>
White-fronted goose	<i>Anser albifrons</i>
Whitethroat	<i>Curruca communis</i>
Whooper Swan	<i>Cygnus cygnus</i>
Wigeon	<i>Mareca penelope</i>
Willow Warbler	<i>Phylloscopus trochilus</i>
Wood Sandpiper	<i>Tringa glareola</i>
Wood Warbler	<i>Phylloscopus sibilatrix</i>
Woodcock	<i>Scolopax rusticola</i>
Woodlark	<i>Lullula arborea</i>
Woodpigeon	<i>Columba palumbus</i>
Wren	<i>Troglodytes troglodytes</i>
Yellow Wagtail	<i>Motacilla flava</i>
Yellow-browed Warbler	<i>Phylloscopus inornatus</i>
Yellow-legged Gull	<i>Larus michahellis</i>
Yellowhammer	<i>Emberiza citrinella</i>

Appendix C: Artificial Lighting and Bats

Artificial lighting is known to affect bat's roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting bats (Downs et al., 2003), increased activity of some bat species and decreased activity by others (Stone et al., 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying bats such as the myotis bats (*Myotis* spp.) showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone et al., 2012).

Current recommendations for all bat species specifies that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

➤ **To introduce lighting curfews or use of PIR sensors.**

Lighting curfews can be an effective way of avoiding impacts on bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

➤ **To consider no lighting solutions where possible.**

Options such as white lining, good signage and LED cat's eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

➤ **To use only high pressure sodium or warm white LED lamps where possible.**

High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

➤ **To minimise the spread of light.**

The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

➤ **To consider the height of the lighting column.**

While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

➤ **To avoid reflective surfaces below lights.**

The polarisation of light by shiny surfaces attracts insects increasing bat emergence (BCT, 2012). Consequently, surface materials around lighting require consideration.

Appendix D: Photographic Records

Plate 1: An image of the southern elevation of **B1**, with the ivy present.



Plate 2: An image of the southern elevation of **B1**, with the gaps under the roof tiles visible.



Plate 3: An image of the northern elevation of **B1**, with the gaps under the roof tiles visible.



Plate 4: An image showing the gap behind the fascia on the western elevation.



Plate 5: Image showing the gap above the garage door.



Plate 6: Image showing the flooring in the loft space.



Plate 7: Image showing the timber beams in the loft roof space.



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Appendix E: The Annual Bat Year (BCT)

A Year in the Life of a Bat			
January		February	
	Hibernating; using up fat reserves.		Still hibernating; few fat reserves left.
March		April	
	Some activity; occasional bat seen feeding.		Awake and feeding at night.
May		June	
	Females looking for nursery sites.		Young born, usually only one.
July		August	
	Young still suckling.		Young start catching insects; females leave nursery to find males.
September		October	
	Mating season begins; start building fat reserves for hibernation.		Search for suitable hibernation site.
November		December	
	Hibernation begins although still some activity in warm weather.		Hibernating.

Appendix F: Legislation and Policy

All species of bat are fully protected under a variety of domestic, European and international legislation and conventions. These include:

- Bern Convention (Appendix II)
- Bonn Convention (Appendix II)
- Conservation Regulations (Northern Ireland) 1995
- Conservation of Habitats and Species Regulations 2017
- Countryside Rights of Way Act 2000
- Eurobats Agreement
- Habitats Directive (Annexes IV and II)
- Habitats Regulations 1994 (as amended) Scotland
- NERC Act 2006
- Wildlife and Countryside Act 1981 (as amended)
- Wild Mammals Protection Act

In addition to this, some species have additional protection by being listed on the UK Biodiversity Action Plan (UKBAP).

The legislation afforded to bats makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which protects birds, nests, eggs and nestlings from harm. In addition to this, some rarer species, such as barn owls are afforded extra protection.

National Planning Policy Framework, Section 15:

In early 2012, the National Planning Policy Framework (NPPF) replaced much previous planning policy guidance, including Planning Policy Statement 9: Biological and Geological Conservation. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid. A presumption towards sustainable development is at the heart of the NPPF. This presumption does not apply however where developments require appropriate assessment under the Birds or Habitats Directives. The latest National Planning Policy Framework was updated in February 2019, with the section in relation to conserving the natural environment being located within section 15.

Section 15, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and, where possible, provide net gains in biodiversity. Opportunities to incorporate biodiversity gains into a development should be encouraged.

Biodiversity 2020:

This sets out to halt overall biodiversity loss and support healthy well-functioning ecosystems by establishing coherent ecological networks, with more and better places for nature, to the benefit of wildlife and people. The government's policy is aimed at individuals, communities, local authorities, charities, business and government, which all have a role to play in delivering Biodiversity 2020.

Appendix G: Night-Vision Aid (NVA) Screenshots

Plate 1: Camera footage showing the usage of infra-red cameras on the northern elevation on **B1** during Emergence Survey 1.



Plate 2: Camera footage showing the usage of infra-red cameras on the southern and eastern elevation on **B1** during Emergence Survey 1.



Plate 3: Camera footage showing the usage of infra-red cameras on the southern elevation of **B1** during Emergence Survey 1.



Plate 4: Camera footage showing the usage of infra-red cameras on the western elevation of **B1** during Emergence Survey 1.



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The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

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The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

Elite Ecology has been provided with full payment for this report and thus the product has been released to the client(s) for the purpose of their planning application. If any part of the report is lost or altered without the written permission of Elite Ecology, then the entire report becomes invalid. Due to the potential for continual change within the natural world, this report is valid for **2 years only** from the date of the last survey visit. If this report is submitted after the 2 year deadline, then a further updated inspection will be required to ascertain whether the site remains in the same condition as it was when initially inspected.

No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.