



# Elite Ecology

Passionate about Ecology

**The Pheasantries,  
Arborfield**

## **Bat Emergence Survey Report**

**August 2025**



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Bat Emergence Survey Report

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## 0. Executive Summary

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- 0.1** This report has been prepared at the request of Ms. Carrie Parsons (proprietor). It relates to the potential presence of bats and birds at the proposed re-development site located The Pheasantries, Church Lane, Arborfield, Berkshire, RG2 9JA (OS Grid Reference: SU 75959 67754). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.
- 0.2** The current proposals relate to the construction of two single-storey extensions to the existing building. 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 and July 2025. In addition to this, the structure was deemed to be of **moderate** potential for birds to nest, due to their presence in the surrounding landscape.

### 0.4 Summary

#### Bat Presence/Absence

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

In addition to this, barbastelle (*Barbastella barbastellus*), common pipistrelle, Daubenton's (*Myotis daubentonii*), Nathusius's pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified utilising the area for foraging and commuting.

#### Bird Presence/Absence

No external or internal bird nests were identified on the building. However, there is potential for birds to start nesting in the building at any time during bird nesting season. 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** to bats because of the confirmed roost in this building.

The ecological value of the building to birds has been deemed **negligible** as no evidence of nesting birds was found in the building.

**0.5     Recommendations**

The recommendations for The Pheasantries, Arborfield 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.
- **Optional:** Incorporate a variety of bat boxes into the design scheme in order to improve the roosting opportunities on site. Some suitable examples are shown in **Section 5**.
- **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**.

## Bat Emergence Survey Report

**Contents**

|                                                              |           |
|--------------------------------------------------------------|-----------|
| <b>0. Executive Summary .....</b>                            | <b>3</b>  |
| <b>1. Introduction .....</b>                                 | <b>6</b>  |
| 1.1 Report Rationale .....                                   | 6         |
| 1.2 Site Description .....                                   | 6         |
| 1.3 Proposed Works .....                                     | 6         |
| 1.4 Aims of Surveys .....                                    | 7         |
| <b>2. Survey Methodology .....</b>                           | <b>8</b>  |
| 2.1 Desktop Survey Methodology .....                         | 8         |
| 2.2 Field Survey Methodology .....                           | 8         |
| 2.3 Surveyors Information .....                              | 11        |
| 2.4 Field Surveys .....                                      | 12        |
| <b>3. Results .....</b>                                      | <b>13</b> |
| 3.1 Desktop Survey Results .....                             | 13        |
| 3.2 Field Surveys .....                                      | 14        |
| <b>4. Impact Assessment .....</b>                            | <b>19</b> |
| 4.1 Constraints .....                                        | 19        |
| 4.2 Potential Impacts of the Re-development .....            | 19        |
| <b>5. Recommendations .....</b>                              | <b>21</b> |
| 5.1 Bats .....                                               | 21        |
| 5.2 Birds .....                                              | 24        |
| <b>6. Summary .....</b>                                      | <b>26</b> |
| 6.1 Bat Presence/Absence .....                               | 26        |
| 6.2 Bird Presence/Absence .....                              | 26        |
| 6.3 Ecological Value of Building Units .....                 | 26        |
| 6.4 Recommendations .....                                    | 26        |
| <b>7. References .....</b>                                   | <b>27</b> |
| <b>8. Appendices .....</b>                                   | <b>28</b> |
| Appendix A: Site Plans .....                                 | 29        |
| Appendix B: The Ecological Data Table and Map .....          | 31        |
| Appendix C: Artificial Lighting and Bats .....               | 33        |
| Appendix D: Photographic Records .....                       | 34        |
| Appendix E: The Annual Bat Year (BCT) .....                  | 35        |
| Appendix F: Legislation and Policy .....                     | 36        |
| Appendix G: Night-Vision Aid (NVA) Screenshots .....         | 37        |
| <b>9. Notice to Readers: Conditions of this Report .....</b> | <b>46</b> |

## 1. Introduction

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### 1.1 Report Rationale

This report has been prepared at the request of Ms. Carrie Parsons (proprietor) on behalf of the proprietor. It relates to the potential presence of bats and birds at the proposed re-development site located at The Pheasantries, Church Lane, Arborfield, Berkshire, RG2 9JA (OS Grid Reference: SU 75959 67754). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.

### 1.2 Site Description

The site is located in the Berkshire village of Arborfield, itself situated approximately five miles south-east of the larger town of Reading. The site contains a number of habitats. These include amenity grassland, buildings, hedgerows, and scattered trees. The building of interest measures approximately 212m<sup>2</sup>. 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 barn (red outline) at The Pheasantries, Arborfield.



### 1.3 Proposed Works

The current proposals relate to the construction of two single-storey extensions to the existing building. 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 (4<sup>th</sup> 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**

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### **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](http://www.naturalengland.org.uk), [www.ordnancesurvey.co.uk](http://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 20<sup>th</sup> century or early 20<sup>th</sup> 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:

**Miss. Emily Baughn:** MSc, Assistant Ecologist.

**Miss. Katherine Ward:** MSc, Assistant Ecologist.

**Miss. Louisa Williams:** MSc, Assistant Ecologist.

**Miss. Alisa Valtonen:** MSc, Assistant Ecologist.

**Miss. Caroline James:** MSc, Assistant Ecologist.

**Mr. Sina Sanati:** MSc, Assistant Ecologist.

**Mr. Archie McDonald:** BSc (Hons), Assistant Ecologist.

**Miss. Ebony Wrench:** BSc (Hons), Assistant Ecologist.

**Miss. Julia Fazackerley:** BSc (Hons), Assistant Ecologist.

## Bat Emergence Survey Report

**2.4 Field Surveys****2.4.1 Site Surveys**

The Preliminary Roost Assessment (PRA) of the building was carried out by NatureBureau Ltd on the 22<sup>nd</sup> of May 2025. Elite Ecology has not been made aware of any previous emergence surveys on the building.

**2.4.2 Roost Surveys**

The buildings at The Pheasantries, Arborfield 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 | Emergence Survey 1 of the Building– 10 <sup>th</sup> of June 2025. Dusk. | Emergence Survey 2 of the Building – 2 <sup>nd</sup> of July 2025. Dusk. | Emergence Survey 3 of the Building- 24 <sup>th</sup> of July 2025. Dusk. |
|-------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Temp Start:             | 17°C                                                                     | 20°C                                                                     | 19°C                                                                     |
| Temp Finish:            | 15°C                                                                     | 16°C                                                                     | 17°C                                                                     |
| Humidity Start:         | 73%                                                                      | 42%                                                                      | 75%                                                                      |
| Humidity Finish:        | 76%                                                                      | 53%                                                                      | 85%                                                                      |
| Cloud Cover Start:      | 70%                                                                      | 5%                                                                       | 20%                                                                      |
| Cloud Cover Finish:     | 50%                                                                      | 0%                                                                       | 90%                                                                      |
| Wind Speed Average:     | Low                                                                      | Moderate                                                                 | Moderate                                                                 |
| Precipitation:          | None                                                                     | None                                                                     | None                                                                     |

### **3. Results**

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#### **3.1 Desktop Survey Results**

The ecological data search provided by TVERC revealed multiple bat species within the 2km search radius of the building at The Pheasantries, Arborfield.

##### **3.1.1 Bats**

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

The UKBAP species recorded in the area were of barbastelle (*Barbastella barbastellus*), brown long-eared (*Plecotus auritus*), greater horseshoe (*Rhinolophus ferrumequinum*), noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats.

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

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

The closest occurrence to the survey site was of common pipistrelle bat, recorded on site.

##### **3.1.2 Birds**

TVERC was not commissioned to carry out an ecological data search for protected bird species. All birds in the UK can be split into three categories of conservation importance (red, amber and green – please refer to the [RSPB](#) for more information).

Please note: Any records may not truly represent the current species on site. The maps provided by TVERC showing the locations of the records obtained through the ecological data search 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 is located in the Berkshire village of Arborfield, itself situated approximately five miles south-east of the larger town of Reading. The site contains a number of habitats. These include amenity grassland, building, hedgerows, and scattered trees. The building of interest measures approximately 212m<sup>2</sup>. Therefore, the site is considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting, and foraging opportunities.

The wider landscape is dominated by arable land, with its associated farm buildings, hedgerows, and scattered trees. Further habitats in the wider area include amenity grassland, hard standing ground, residential buildings (and their associated gardens), standing water, and woodland.

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.

**Figure 2:** An aerial map showing the site at The Pheasantries, Arborfield (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 detached residential building (**B1**). Please refer to “Preliminary Roost Assessment of The Pheasantries, Church Lane, Arborfield, RG2 9JA” by NatureBureau Ltd for the results of the building inspection.

### 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 The Pheasantries, Arborfield was deemed as having the following bat and bird potentials:

**Table 1: The potentials of the buildings **B1** to support roosting bats and nesting birds, at The Pheasantries, Arborfield.**

| Building  | Nesting Bird Potential | Bat Roost Potential | Number of bat emergence surveys required | Number of survey positions required for bat emergence survey |
|-----------|------------------------|---------------------|------------------------------------------|--------------------------------------------------------------|
| <b>B1</b> | <b>Moderate</b>        | <b>High</b>         | <b>3</b>                                 | <b>6</b>                                                     |

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

**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 <sup>a</sup> (structures).<br><br>No further surveys required (trees).                                                                                                                                                                                                                                                                                                                                                                                                                              | Two separate dusk emergence survey visits <sup>b</sup> . | Three separate dusk emergence survey visits <sup>b</sup> . |
| <p><b>a</b> 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.</p> <p><b>b</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.</p> |                                                          |                                                            |

### 3.2.4 DNA Results

While bat droppings were identified in the building during the preliminary roost assessment conducted by NatureBureau, Elite Ecology has not been made aware of any DNA analysis results.

### 3.2.5 Emergence Surveys

Three bat emergence surveys were carried out on the 10<sup>th</sup> of June and the 2<sup>nd</sup> and the 24<sup>th</sup> of July 2025.

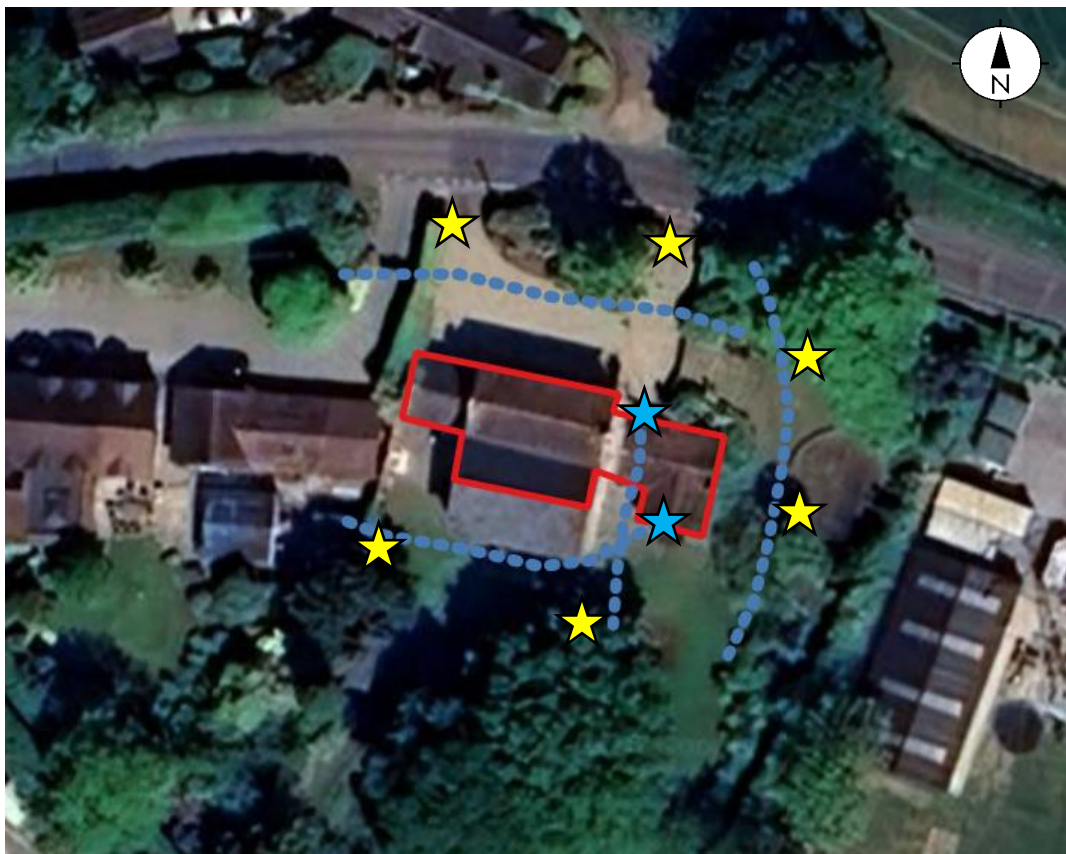
#### **Emergence Survey 1 – 10<sup>th</sup> of June 2025**

This emergence survey was undertaken at dusk with sunset recorded at 21:19.

During this survey, two common pipistrelle (*Pipistrellus pipistrellus*) bats were identified emerging. One of these was from under the eaves of the window on the northern elevation of the eastern extension, and the other from under the eaves of the southern gable end of the eastern extension. Please refer to “Preliminary Roost Assessment of The Pheasantries, Church Lane, Arborfield, RG2 9JA” by NatureBureau Ltd for photographs of the access points.

In addition, common pipistrelle, Daubenton’s (*Myotis daubentonii*), Nathusius’s pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) 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 common pipistrelle bat emergence points are noted by blue stars and the dashed blue lines denote common bat flight paths.**



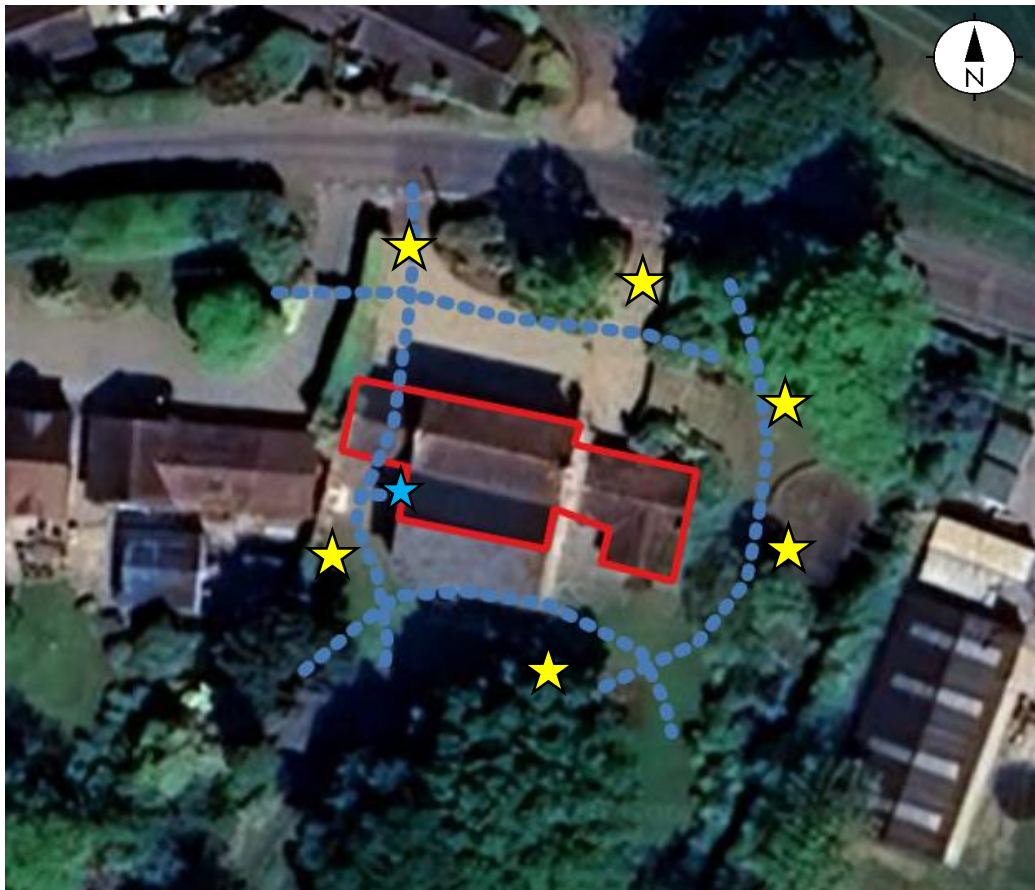
### **Emergence Survey 2 – 2<sup>nd</sup> of July 2025**

This survey was undertaken at dusk with sunset recorded at 21:24.

During this survey, one common pipistrelle bat was identified emerging from a gap in the rear gable end of the western elevation of the two-storey section.

In addition to this, barbastelle (*Barbastella barbastellus*), common pipistrelle, Nathusius's pipistrelle, noctule, serotine (*Eptesicus serotinus*), and soprano pipistrelle bats were identified utilising the area for foraging and commuting.

**Figure 4:** An aerial photograph of the surveyed building (red outline) and the surveyor locations (yellow stars). The common pipistrelle bat emergence points are noted by blue stars and the dashed blue lines denote common bat flight paths.



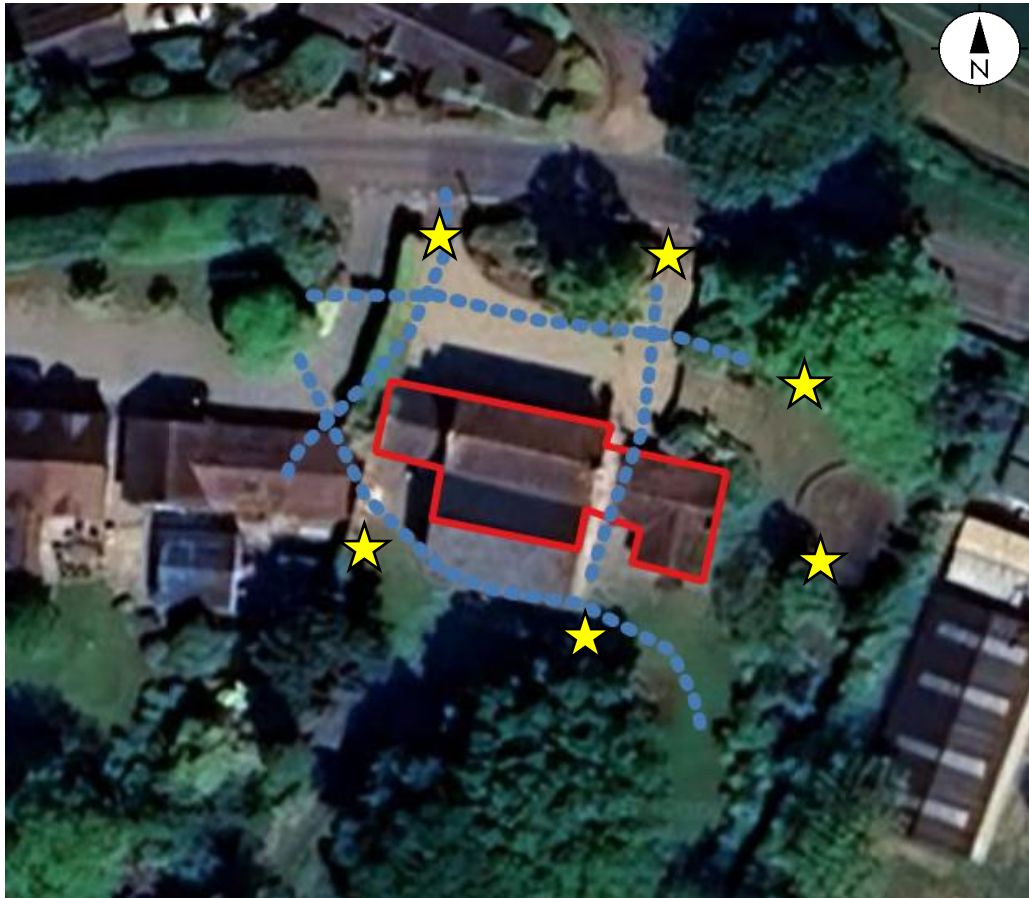
### **Emergence Survey 3 – 24<sup>th</sup> of July 2025**

This survey was undertaken at dusk with sunset being recorded at 21:04.

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

In addition to this, common pipistrelle, noctule, serotine, 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.



### **Summary**

In summary, the building has been confirmed to be in use as day roosts for common pipistrelle bats.

In addition to this, barbastelle, common pipistrelle, Daubenton's, Nathusius's pipistrelle, noctule, serotine, and soprano pipistrelle bats were identified utilising the area for foraging and commuting.

## Bat Emergence Survey Report

## 4. Impact Assessment

### 4.1 Constraints

| Constraints on:             | Survey Information | Equipment Used                                                          |
|-----------------------------|--------------------|-------------------------------------------------------------------------|
| Constraint (Yes or No):     | No                 | Yes                                                                     |
| Explanation of Constraints: | N/A                | One of the cameras did not work during Emergence Survey 1.              |
| Action Taken:               | N/A                | A surveyor with a bat detector was placed to cover the survey position. |

### 4.2 Potential Impacts of the Re-development

The current proposals relate to the construction of two single-storey extensions to the existing building. 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:<br>Disturbance                                                                             | Long-term Impacts:<br>Roost Modification                                                                       | Long-term Impacts:<br>Roost Loss                                                                               |
|---------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Classification:     | High                                                                                                           | High                                                                                                           | High                                                                                                           |
| Justification:      | The building was found to support a day roost of common pipistrelle ( <i>Pipistrellus pipistrellus</i> ) bats. | The building was found to support a day roost of common pipistrelle ( <i>Pipistrellus pipistrellus</i> ) bats. | The building was found to support a day roost of common pipistrelle ( <i>Pipistrellus pipistrellus</i> ) bats. |
| Any further action: | Species-specific mitigation measures are required (please see <b>Section 5</b> for more information).          | Species-specific mitigation measures are required (please see <b>Section 5</b> for more information).          | Species-specific mitigation measures are required (please see <b>Section 5</b> for more information).          |

#### 4.2.3 Bird Nests

While no historic or active bird nests were found on the building at the time of the survey, birds could potentially start nesting in the structure at any time during the bird nesting season. Bird presence is also apparent in the surrounding landscape. Therefore, the impact of the proposed works on birds is considered **low**. 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. While the site does offer some quality foraging and commuting habitat, there are better opportunities to be found in the surrounding landscape. 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, **B1** has been confirmed to be in use as day roosts for common pipistrelle (*Pipistrellus pipistrellus*) bats.

In addition to this, barbastelle (*Barbastella barbastellus*), common pipistrelle, Daubenton's (*Myotis daubentonii*), Nathusius's pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified utilising the area 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.

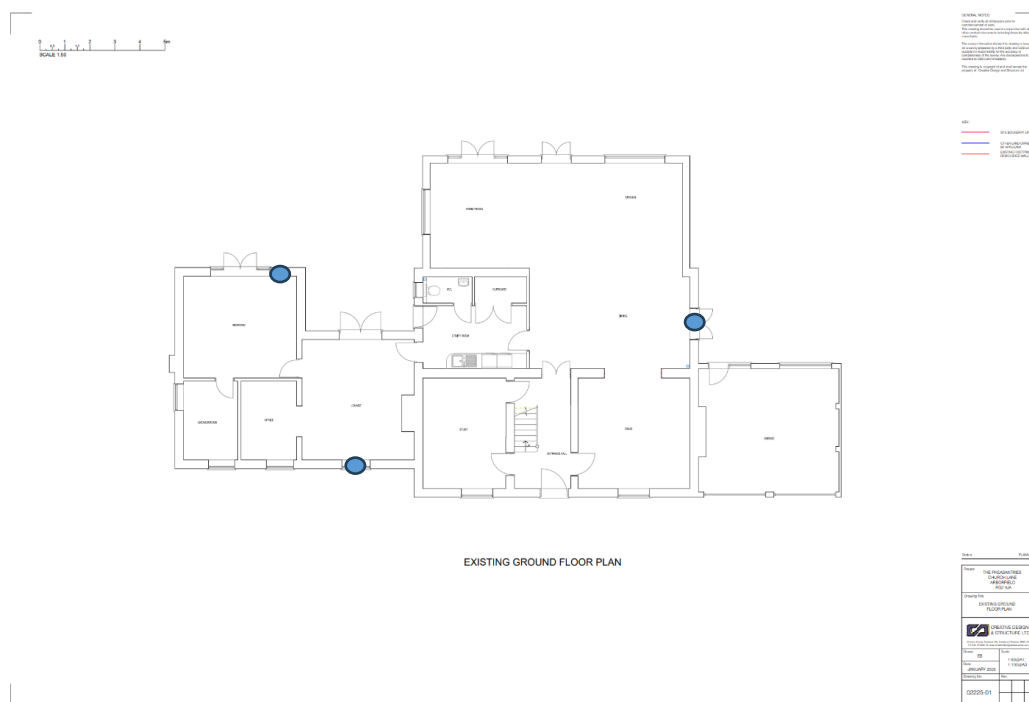
It is recommended that the existing access points are retained (please see **Figures 6 and 7** for the location of these access points). If this is not possible, then a minimum of three [Integrated Eco Bat Boxes](#) (one for each access point) must be implemented into the new developments of **B1**. These can be purchased by contacting [admin@eliteecology.co.uk](mailto:admin@eliteecology.co.uk), and should be placed as close to the existing bat access points as possible (please see **Figure 8**).

## Bat Emergence Survey Report

**Figure 6:** An image of the existing rear and side elevations of the site plans with the locations of the existing access points (blue dots). All rights to this image belong to Creative Design & Structure Ltd. Please note that this image is not to scale.



**Figure 7:** An image of the existing ground floor plan with the locations of the existing access points (blue dots). All rights to this image belong to Creative Design & Structure Ltd. Please note that this image is not to scale.



**Figure 8:** An image of the proposed rear and side elevations of the site plans with an example of the suggested bat box placement (red square). All rights to this image belong to Creative Design & Structure Ltd. Please note that this image is not to scale.



No breathable roofing membrane is to be used on the structure. This is due to all breathable membranes containing features which lead to the bat's demise. Artificial lighting should be avoided around compensatory roosting features. If artificial lighting is required, a sensitive lighting plan with sensed lights triggered by large bodies should be incorporated.

## Bat Site Enhancements

As an optional site enhancement, a variety of bat boxes can be implemented into the design scheme in order to improve the roosting opportunities on site. The following models are recommended but similar alternatives are also acceptable. These can be purchased by contacting [admin@eliteecology.co.uk](mailto:admin@eliteecology.co.uk).

- Eco Bat Boxes
- Integrated Eco Bat Boxes

## Bat Emergence Survey Report

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   | <b>Herbs</b>             |
| 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 potential of **B1** to support nesting birds, it is recommended that any works on these structures takes place outside the bird breeding season (March to August, inclusive), or if this is not possible, the buildings must be inspected by a suitably qualified ecologist no more than twenty-four hours prior to the start of the works on these structures.

### **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.

- [RSPB Sparrow Terrace Nest Box](#)
- [RSPB Apex Classic Nest Box](#)
- [RSPB Apex Starling Nest Box](#)
- [RSPB Robin and Wren Diamond Nest Box](#)

Bird boxes installed on buildings should face between north and east to avoid the strong sunlight and wet winds. Boxes installed on trees can face any direction as the trees will provide shelter however the entrance must be kept clear of branches and vegetation. All bird enhancements must be situated in a way that prevents access to predators such as cats.

## **6. Summary**

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### **6.1 Bat Presence/Absence**

From the survey effort, the building has been confirmed to be in use as day roosts for common pipistrelle (*Pipistrellus pipistrellus*) bats. In addition to this, barbastelle (*Barbastella barbastellus*), common pipistrelle, Daubenton's (*Myotis daubentonii*), Nathusius's pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified utilising the area for foraging and commuting.

### **6.2 Bird Presence/Absence**

No external or internal bird nests were identified on the building. However, birds could potentially start nesting in the structure at any time during the bird nesting season. Furthermore, the surrounding landscape contains all the habitats that birds require, and as such, their presence in the local area can be assumed.

### **6.3 Ecological Value of Building Units**

The ecological value of the building has been deemed as **high** to bats because of the confirmed roost in this building.

The ecological value of the building to birds has been deemed **negligible** as no evidence of nesting birds was found in the building.

### **6.4 Recommendations**

The recommendations for The Pheasantries, Arborfield 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.
- **Optional:** Incorporate a variety of bat boxes into the design scheme in order to improve the roosting opportunities on site. Some suitable examples are shown in **Section 5**.
- **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**.

## 7. References

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## **8. Appendices**

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**Appendix A:** Site Plans

**Appendix B:** Eco Data Table

**Appendix C:** Artificial Light and Bats

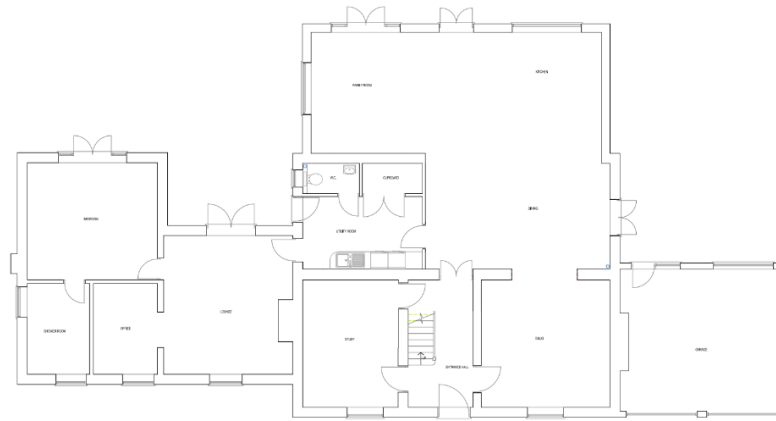
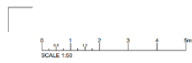
**Appendix D:** Photographic Records

**Appendix E:** The Annual Bat Year (BCT)

**Appendix F:** Legislation

**Appendix G:** Night-Vision Aid (NVA) Screenshots

## Bat Emergence Survey Report

**Appendix A: Site Plans**

EXISTING GROUND FLOOR PLAN

GENERAL NOTES

1. The drawings are to be read in conjunction with the specification and the contract documents.

2. The drawings are to be read in conjunction with the specification and the contract documents.

3. The drawings are to be read in conjunction with the specification and the contract documents.

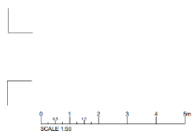
KEY

1. 10% BALCONY/LOGGIA

2. 10% BALCONY/LOGGIA

3. 10% BALCONY/LOGGIA

|               |                                 |
|---------------|---------------------------------|
| Sheet         | 01                              |
| Project       | THE PHEASANTRIES, ARBORFIELD    |
| Drawing Title | EXISTING GROUND FLOOR PLAN      |
| Client        | CREATIVE DESIGN & STRUCTURE LTD |
| Drawn By      | 150001                          |
| Check By      | 150001                          |
| Date          | 15/06/2023                      |
| Revision      | 000001-01                       |



EXISTING REAR ELEVATION

GENERAL NOTES

1. The drawings are to be read in conjunction with the specification and the contract documents.

2. The drawings are to be read in conjunction with the specification and the contract documents.

3. The drawings are to be read in conjunction with the specification and the contract documents.

KEY

1. 10% BALCONY/LOGGIA

2. 10% BALCONY/LOGGIA

3. 10% BALCONY/LOGGIA

|               |                                 |
|---------------|---------------------------------|
| Sheet         | 02                              |
| Project       | THE PHEASANTRIES, ARBORFIELD    |
| Drawing Title | EXISTING ELEVATIONS             |
| Client        | CREATIVE DESIGN & STRUCTURE LTD |
| Drawn By      | 150001                          |
| Check By      | 150001                          |
| Date          | 15/06/2023                      |
| Revision      | 000001-04                       |



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



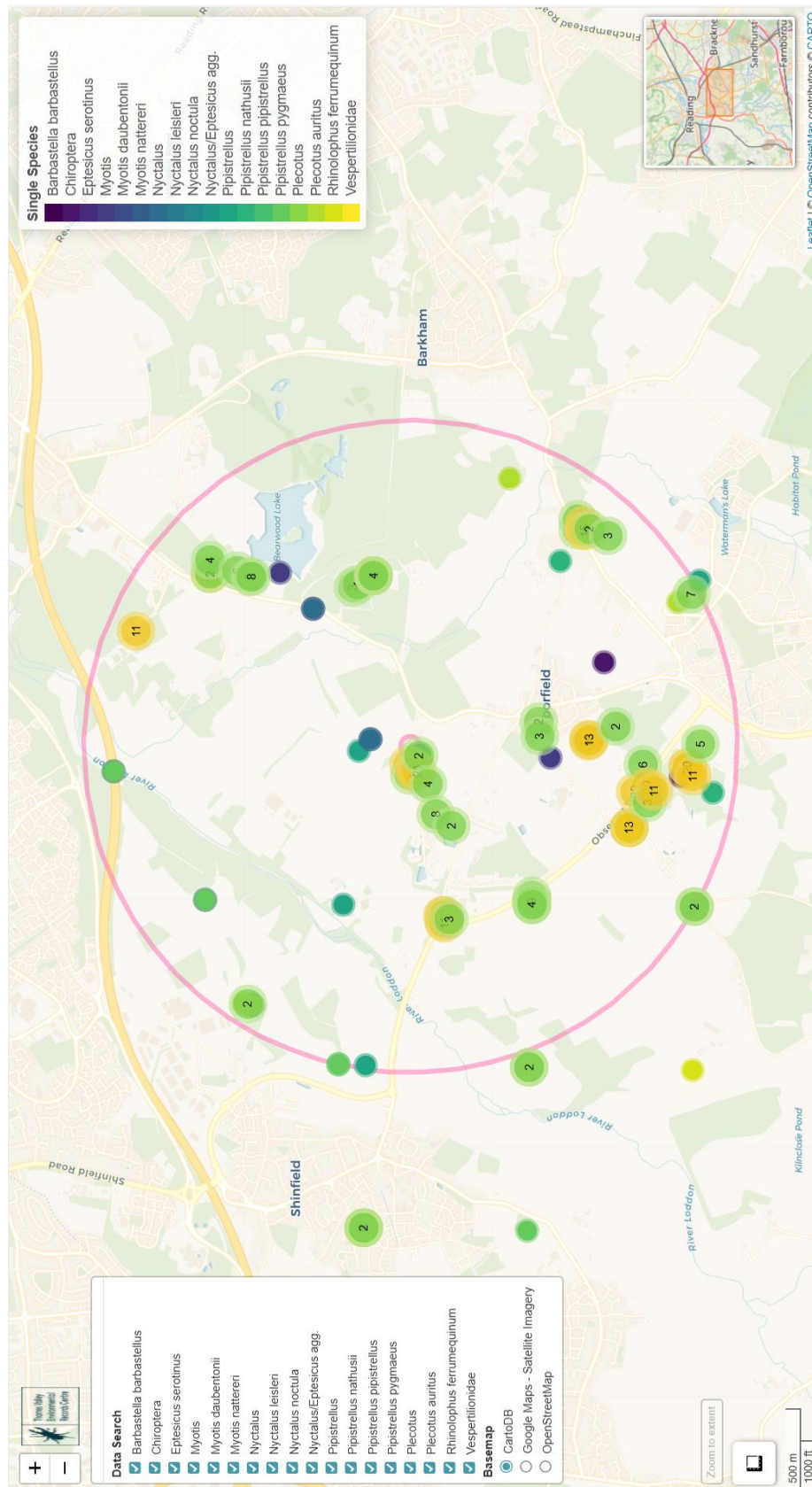
## Bat Emergence Survey Report

**Appendix B: The Ecological Data Table and Map**

| Bats                    |                                  |
|-------------------------|----------------------------------|
| Common Name             | Latin Name                       |
| Barbastelle             | <i>Barbastella barbastellus</i>  |
| Brown Long-eared Bat    | <i>Plecotus auritus</i>          |
| Common Pipistrelle      | <i>Pipistrellus pipistrellus</i> |
| Daubenton's Bat         | <i>Myotis daubentonii</i>        |
| Greater Horseshoe Bat   | <i>Rhinolophus ferrumequinum</i> |
| Leisler's Bat           | <i>Nyctalus leisleri</i>         |
| Long-eared Bat          | <i>Plecotus</i>                  |
| Myotis Bat              | <i>Myotis</i>                    |
| Nathusius's Pipistrelle | <i>Pipistrellus nathusii</i>     |
| Natterer's Bat          | <i>Myotis nattereri</i>          |
| Noctule                 | <i>Nyctalus noctula</i>          |
| Nyctalus Bat            | <i>Nyctalus</i>                  |
| Pipistrelle             | <i>Pipistrellus</i>              |
| Serotine                | <i>Eptesicus serotinus</i>       |
| Soprano Pipistrelle     | <i>Pipistrellus pygmaeus</i>     |

## Bat Emergence Survey Report

The following map has been produced by TVERC. All rights concerning this map belong to them.



**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**

Please refer to “Preliminary Roost Assessment of The Pheasantries, Church Lane, Arborfield, RG2 9JA” by NatureBureau Ltd for photographs of the building.

## Bat Emergence Survey Report

**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 December 2024, 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 northern 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** on Emergence Survey 1.



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



**Plate 5:** Camera footage showing the usage of infra-red cameras on the western elevation of **B1** on Emergence Survey 1.



**Plate 6:** Camera footage showing the usage of infra-red cameras on the eastern elevation of **B1** on Emergence Survey 2.



**Plate 7:** Camera footage showing the usage of infra-red cameras on the northern elevation of **B1** on Emergence Survey 2.



**Plate 8:** Camera footage showing the usage of infra-red cameras on the western elevation of **B1** on Emergence Survey 2.



**Plate 9:** Camera footage showing the usage of infra-red cameras on the northern elevation of **B1** on Emergence Survey 2.



**Plate 10:** Camera footage showing the usage of infra-red cameras on the eastern elevation of **B1** on Emergence Survey 2.



**Plate 11:** Camera footage showing the usage of infra-red cameras on the southern elevation of **B1** on Emergence Survey 2.



**Plate 12:** Camera footage showing the usage of infra-red cameras on the northern elevation of **B1** on Emergence Survey 3.



**Plate 13:** Camera footage showing the usage of infra-red cameras on the southern elevation of **B1** on Emergence Survey 3.



**Plate 14:** Camera footage showing the usage of infra-red cameras on the western elevation of **B1** on Emergence Survey 3.



**Plate 15:** Camera footage showing the usage of infra-red cameras on the northern elevation of **B1** on Emergence Survey 3.



**Plate 16:** Camera footage showing the usage of infra-red cameras on the eastern elevation of **B1** on Emergence Survey 3.



**Plate 17:** Camera footage showing the usage of infra-red cameras on the southern and eastern elevation of **B1** on Emergence Survey 3.



## **9. Notice to Readers: Conditions of this Report**

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All reports are certified products and cannot be shown, copied, or distributed to third parties without the written permission of Elite Ecology. No liability is accepted for the contents of the report, other than to that of the client(s). If any part of this report is altered without the written permission of Elite Ecology, then the whole report becomes invalid.

Elite Ecology agrees to supply ecological consulting services and advice of a preliminary or thorough nature as advised or commissioned. Upon commissioning Elite Ecology to undertake the work, the client(s) grant access to the site upon the agreed date. If no site access is available upon this date, Elite Ecology holds the right to charge the client(s) for lost staffing time and additional travel costs.

Elite Ecology undertake all site surveys with reasonable skill, care, and diligence, within the terms of the contract that has been agreed with the client and abiding by the Elite Ecology Terms and Conditions. The actions of the surveyors on site, and during the production of the report, were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management.

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.

Should any equipment be damaged or lost on site at the fault of the client(s), then Elite Ecology withholds the right to charge 100% above the current market value for that exact product or the nearest similar product.

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.