

Bat Survey Report

July 2026

65 Evendons Lane, Wokingham RG41 4AD



Document Status & Approval for Issue	
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Executive Summary

BlueJay Ecology Ltd were commissioned by Isabelle Renn to undertake targeted bat surveys at 65 Evendons Lane, Wokingham, in support of proposals to extend the existing single-storey dwelling to form a two-storey dwelling, with associated landscaping works.

A Preliminary Roost Assessment (PRA) undertaken by Arbtech in October 2025 identified Building B1 as having moderate suitability for roosting bats due to the presence of several potential roost features. In accordance with the recommendations of the PRA, two dusk emergence surveys were undertaken by BlueJay Ecology Ltd during May and June 2026.

The surveys recorded no evidence of bats emerging from or re-entering Building B1, and no behaviour indicative of a bat roost was observed. Bat activity within the Site was limited and comprised low-level foraging by common pipistrelle, soprano pipistrelle and a single noctule. The survey findings are therefore considered most consistent with bats foraging within the Site rather than occupying Building B1 as a bat roost.

Based on the available survey evidence, a European Protected Species Licence (EPSL) is not considered necessary for the proposed works, and no bat-specific mitigation relating to the loss of a confirmed roost is considered justified. The proposed development provides an opportunity to deliver proportionate biodiversity enhancement through the incorporation of integrated bat roost features within the completed building, together with a bat-sensitive lighting strategy and, where appropriate, supplementary bat box provision.

1. Introduction

Brief

- 1.1 BlueJay Ecology Ltd were commissioned by Isabelle Renn to undertake targeted bat surveys of an existing single-storey dwelling (Building B1) at 65 Evendons Lane, Wokingham (hereafter referred to as 'the Site').
- 1.2 A Preliminary Roost Assessment (PRA) undertaken by Arbtech in October 2025 identified Building B1 as having moderate suitability for roosting bats due to the presence of missing and lifted clay roof tiles, raised ridge tiles, and gaps behind the timber soffits. Buildings B2, B3 and B4 were assessed as having negligible suitability for roosting bats and no further surveys were recommended. Accordingly, two dusk emergence surveys were recommended during the optimal survey period (May–August inclusive).
- 1.3 The purpose of the targeted surveys was to determine whether Building B1 supported a bat roost and to assess the potential implications of the proposed development.

Scope of Report

- 1.4 This report presents the findings of the targeted dusk emergence surveys undertaken at 65 Evendons Lane.
- 1.5 The scope of this report is limited to the bat survey programme and should be read in conjunction with the Preliminary Roost Assessment (Arbtech, 2025). The recommendations represent the professional judgement of a suitably experienced ecologist and have been prepared in accordance with current Bat Conservation Trust guidance.

The Site

- 1.6 The Site comprises a single-storey detached two-bedroom dwelling (Building B1) with three associated outbuildings (Buildings B2–B4), together with areas of hardstanding and residential garden, located at 65 Evendons Lane, Wokingham (OS Grid Reference SU 80244 67049).
- 1.7 Building B1 comprises a detached brick dwelling with a combination of pitched, hipped and gabled clay-tiled roofs. The windows and doors are timber-framed, with timber soffits and fascias. Due to the presence of missing and lifted roof tiles, raised ridge tiles and gaps behind the soffit boxes, the building was assessed during the PRA as having moderate suitability for roosting bats. The

three associated outbuildings (Buildings B2, B3 and B4) were assessed as having negligible suitability for roosting bats, and no further bat surveys were recommended for these structures.

- 1.8 The Site lies within a semi-rural setting on the southern edge of Wokingham. The surrounding landscape comprises residential properties with mature gardens, hedgerows, scattered trees, farmland and small woodland blocks, providing suitable opportunities for bat commuting and foraging. The Site falls within the Thames Valley National Character Area (NCA 115), characterised by gently undulating lowland farmland, broadleaved woodland and a network of rivers and streams. Overall, the surrounding habitats provide moderate ecological connectivity for bats.

Legislation Relating to Bats

- 1.9 All UK bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Regulations 2017 (as amended).
- 1.10 Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, Noctule *Nyctalus noctula*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Brown Long-eared *Plecotus auritus*, Lesser Horseshoe *Rhinolophus hipposideros* and Greater Horseshoe *Rhinolophus ferrumequinum* are identified as species of key conservation concern in England. These species are listed under Section 41 of the Natural Environment and Rural Communities Act 2006 as being of principal importance for biodiversity conservation.

Objectives

- 1.11 The purpose of the bat surveys was to determine whether Building B1 was being used by roosting bats and to assess the potential impacts of the proposed development. Specifically, the surveys aimed to:
- Record any bat emergence from or re-entry into Building B1, identifying access and egress points where present;
 - Determine whether Building B1 supported a bat roost and, if so, identify the type of roost present;
 - Identify the species of bats using Building B1, together with any relevant roosting behaviour;
 - Characterise the level and nature of bat activity within the Site, including commuting and foraging activity in the vicinity of Building B1; and

- Assess the potential impacts of the proposed development on bats and identify any appropriate avoidance, mitigation or enhancement measures.

2. Methodology

Data Search

- 2.1 The desk study presented within the Preliminary Roost Assessment (Arbtech, 2025) has been relied upon for baseline ecological records relevant to bats. This included a review of designated sites, European Protected Species Licence (EPSL) records and other relevant ecological information relevant to the Site.
- 2.2 To ensure the information remained current at the time of the bat surveys, BlueJay Ecology Ltd undertook an updated search of the MAGIC Map database in May 2026.

Emergence Surveys

- 2.3 Two dusk emergence surveys were undertaken by suitably qualified ecologists; 5th May 2026 and 17th June 2026.
- 2.4 Surveyors were positioned at key locations around the building during the dusk emergence surveys, supported by three infrared night vision cameras (see **Appendix 1**). **Figure 1** illustrates the locations of the surveyors and cameras.
- 2.5 Full-spectrum bat detectors (see **Appendix 1**) were used to record all calls from any emerging or passing bats and to identify bat species where possible. The recordings were analysed using Kaleidoscope (Wildlife Acoustics) and Bat Explorer (Batlogger) software.
- 2.6 The dusk emergence surveys were conducted in accordance with current best practice guidance. Surveys generally commenced approximately 15 minutes prior to sunset and continued for 90–120 minutes after sunset. On 5 May 2026, the survey commenced 30 minutes before sunset due to the overcast conditions (95% cloud cover), which resulted in reduced ambient light levels and an earlier onset of dusk. All summer surveys were performed under suitable weather conditions and during the appropriate season.
- 2.7 Time was allocated before each survey to ensure adequate coverage and allow adjustments to camera positions where required, to ensure all identified potential roost features and likely flight paths were effectively monitored.
- 2.8 **Table 2.1** summarises the dusk emergence survey dates, weather conditions and sunset times. **Appendix 2** provides examples of the video screenshots, showing the lightest and darkest points of the evening.

Table 2.1 – Emergence Survey Metadata

Date	Temp °C	Sunset	Start	End	Weather
05/05/2026	14	20:32	20:02	22:02	Clouds Cover: 95%, Wind: 1, Rain: Light BF:1
17/06/2026	19	21:22	21:07	22:52	Clouds cover: 75%, Wind: 1, Rain: Dry BF:1

Limitations and Constraints

- 2.9 Accurate identification of bat species using sonograms can be difficult, as certain species produce calls with very similar structures. Echolocation also varies according to habitat and behaviour, making species-level identification particularly challenging within the genera *Plecotus*, *Myotis* and *Nyctalus*.
- 2.10 Long-eared bats and some *Myotis* species produce quiet echolocation calls that are less readily detected by recording equipment. These species are therefore likely to be underrepresented in the results.
- 2.11 Survey data records acoustic contacts, not individual bats. A single bat may generate multiple contacts, meaning the figures represent an index of activity rather than absolute numbers, and are best used to compare relative habitat use.
- 2.12 Bats are highly mobile and adaptable, using different roosts, foraging areas and commuting routes depending on environmental and seasonal factors. A site may be used at different times of year, or new use may begin after the survey period.
- 2.13 The results therefore provide only a snapshot of conditions at the time of survey and should not be taken as conclusive evidence of presence or absence beyond the validity period stated in this report.
- 2.14 Views of parts of the building were restricted by adjacent buildings and access constraints along the western and eastern elevations, meaning that sections of the roofline and wall interfaces were not continuously visible from all survey positions. However, the surveyors and night vision cameras were strategically positioned to provide overlapping fields of view, ensuring that all identified potential roost features and likely bat flight paths were effectively monitored throughout each survey.

Lifespan of Data

- 2.15 Ecological data has a limited lifespan because habitats and species populations change over time in response to natural processes and human activity. Accordingly, the findings of this report are considered valid for up to two years from the date of the surveys, provided no significant changes occur to the Site or surrounding habitats.

3. Results

Data Search

- 3.1 The Arbtech desk study identified no statutory designated sites within the Site or within 2 km of the Site. In addition, no bat-related Special Areas of Conservation (SACs) were identified within 10 km of the Site.
- 3.2 The desk study identified numerous historic EPSL records within approximately 2 km of the Site. These licences primarily related to common pipistrelle *Pipistrellus pipistrellus*, brown long-eared bat *Plecotus auritus*, soprano pipistrelle *Pipistrellus pygmaeus* and, in one instance, Nathusius' pipistrelle *Pipistrellus nathusii*. The licences predominantly related to the destruction of bat resting places associated with residential redevelopment.
- 3.3 The updated MAGIC Map search undertaken by BlueJay Ecology Ltd in May 2026 confirmed that there had been no material changes to the statutory designated site context or the distribution of nearby bat-related EPSL records that would alter the conclusions of the PRA.

Emergence Survey 5th May 2026

- 3.4 The survey commenced at 20:02 and concluded at 22:02, with sunset occurring at 20:32. Three surveyors, supported by three night vision cameras, were positioned around Building B1.
- 3.5 No bat emergences or re-entries were recorded from Building B1. The bat species recorded during the survey comprised common pipistrelle, soprano pipistrelle and a single noctule *Nyctalus noctula*.
- 3.6 Bat activity was generally low throughout the survey. Approximately 30 minutes of intermittent foraging activity was recorded during the middle of the survey, concentrated primarily within the rear garden. Very little activity was recorded immediately adjacent to Building B1, and no behaviour indicative of bats using the building as a roost was observed.

Emergence Survey 17th June 2026

- 3.7 The survey commenced at 21:07 and concluded at 22:52, with sunset occurring at 21:22. Three surveyors, supported by three night vision cameras, were positioned around Building B1.
- 3.8 No bat emergences or re-entries were recorded from Building B1. The only bat species recorded during the survey were common pipistrelle and soprano pipistrelle, with the majority of records attributable to common pipistrelle.

- 3.9 Bat activity was very low throughout the survey. No commuting behaviour was recorded, and only a small amount of intermittent foraging activity was observed, representing a lower level of activity than recorded during the May survey. Very little activity was recorded immediately adjacent to Building B1, and no behaviour indicative of bats using the building as a roost was observed.

4. Evaluation

Buildings

- 4.1 The Preliminary Roost Assessment (Arbtech, 2025) identified Building B1 as having moderate suitability for roosting bats due to the presence of several potential roost features associated with the roof structure. In accordance with the recommendations of the Preliminary Roost Assessment, two dusk emergence surveys were undertaken to determine whether the building supported a bat roost.
- 4.2 The targeted bat surveys found no evidence of a bat roost within Building B1. Across both dusk emergence surveys, no bats were observed emerging from or re-entering the building, and no repeated emergence, re-entry, circling, swarming or other building-focused behaviour was recorded. Bat activity remained very low throughout the survey period and was limited to a short period of foraging within the rear garden, with very little activity recorded immediately adjacent to Building B1.
- 4.3 On the basis of the available survey evidence, the potential roost features identified during the Preliminary Roost Assessment do not appear to have been used by bats during the survey period. The survey findings are therefore considered most consistent with bats foraging within the Site rather than using Building B1 as a bat roost. Accordingly, no bat-specific mitigation relating to the loss or disturbance of a confirmed bat roost is considered justified.
- 4.4 The PRA conducted by Arbtech does not provide an assessment of the building's suitability for hibernating bats, nor does it include recommendations relating to winter survey requirements. Consequently, no assessment of potential hibernation use has been undertaken as part of this report and no conclusions are drawn regarding winter use of the building. Should clarification be required regarding the scope of the PRA or the consideration of hibernation suitability, this should be sought from Arbtech as the authors of the PRA.

Habitats

- 4.5 The emergence surveys recorded only limited bat activity within the Site, comprising a short period of low-level foraging by common and soprano pipistrelles. The majority of activity was confined to the rear garden during the first survey, with lower levels of foraging recorded during the second survey. Very little bat activity was recorded immediately adjacent to Building B1.
- 4.6 The surrounding residential gardens, adjacent open field ('Viking Field') and nearby tree line provide suitable habitat for bats, with the tree line likely to

function as a local commuting feature and the rear garden offering some value for foraging. This is supported by the approximately 30 minutes of intermittent foraging activity recorded during the May survey. However, activity levels remained low overall and were concentrated within the rear garden, with very little activity recorded immediately adjacent to Building B1. The building itself is therefore considered to be of relatively low importance for bats within the local landscape.

5. Conclusion and Recommendations

- 5.1 The targeted bat surveys recorded only limited bat activity within the Site, comprising low-level foraging by common pipistrelle, soprano pipistrelle and a single noctule. The majority of activity was confined to the rear garden, with very little activity recorded immediately adjacent to Building B1.
- 5.2 No evidence of a bat roost was identified within Building B1. No bats were observed emerging from or re-entering the building during either dusk emergence survey, and no building-focused behaviour indicative of roost use was recorded.
- 5.3 The proposed development includes the addition of a first-floor extension. Provided existing boundary vegetation, dark margins and a bat-sensitive lighting strategy are retained, the development is not expected to result in a material effect on the limited foraging activity recorded.

Mitigation and Enhancement Measures

Building Conversion

- 5.4 Based on the available survey evidence, an EPSL is not considered necessary and no bat-specific mitigation relating to the loss or disturbance of a confirmed bat roost is considered justified. The proposed development should instead incorporate proportionate biodiversity enhancements, including integrated bat features and a bat-sensitive lighting strategy.
- 5.5 The PRA completed by Arbtech does not include an assessment of the building's suitability for hibernating bats, nor does it explain whether winter use was considered when determining the survey scope. Consequently, no conclusions can be drawn regarding the potential for hibernation within Building B1. Should clarification be required, this should be sought from Arbtech as the authors of the PRA. Depending on their advice, additional winter survey work or seasonal timing restrictions may need to be considered if hibernation potential is identified.

Lighting

- 5.6 Any external lighting associated with the development should comply with Guidance Note GN08/23: Bats and Artificial Lighting at Night (ILP & Bat Conservation Trust, 2023). Lighting should be designed to avoid direct illumination of the building elevations, retained vegetation and any bat enhancement features. Light spill onto these features would reduce their permeability and diminish their value for commuting and foraging bats.

- 5.7 Lighting specifications should avoid ultraviolet and short-wavelength emissions that attract insects away from dark foraging habitats and alter bat behaviour. Warm white LED fittings with a correlated colour temperature of 2700 Kelvin or less are recommended. Fittings should also avoid peak wavelengths below 550 nm, which are known to be particularly disturbing to bats (Stone, 2013).
- 5.8 All lighting units should be directional and fitted with hoods, back shields and side shields to restrict light spill, glare and backlight. This approach will help maintain dark corridors and minimise disturbance to bats.
- 5.9 Lighting design should be developed in consultation with the project ecologist. As a guide, light levels should not exceed 1 lux along key commuting features or around bat enhancement features, in accordance with GN08/23 and relevant planning policy.

Recommended Enhancements

Building

- 5.10 As no evidence of a bat roost was identified, ecological provision within the development should be delivered as enhancement rather than compensation. Enhancement should nevertheless be meaningful, durable and integrated into the fabric of the building to provide long-term opportunities for roosting bats.
- 5.11 A minimum of three integrated bat roost features should be incorporated into the final design. These should comprise a mix of maintenance-free crevice features integrated within the wall and roof fabric and distributed across different elevations and heights to provide a range of orientations and microclimatic conditions.
- 5.12 A combination of integrated box types should be used to provide varied opportunities for crevice-roosting species. Suitable examples include:
 - Wall-integrated boxes – e.g. recessed crevice units for stone or brick façades (Habibat 003 or Schwegler 1FR, or similar).
 - Tile/slate-integrated boxes – e.g. ridge tile or slate-integrated bat access units (Ibstock enclosed bat box or similar).
- 5.13 All integrated units should be positioned with clear flight access, typically between 3 and 6 metres above ground level, and located away from routine lighting, frequently used doors and window openings. Integrated features are preferred over surface-mounted boxes wherever practicable, owing to their greater durability and reduced maintenance requirements.

Habitat

- 5.14 Habitat measures should focus on retaining the existing vegetation and maintaining dark conditions around the Site to preserve the limited foraging opportunities recorded during the surveys.
- 5.15 Where opportunities arise, boundary planting should comprise predominantly native species appropriate to the local landscape character to strengthen habitat connectivity and provide shelter and invertebrate resources. Suitable species include common hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, holly *Ilex aquifolium* and field maple *Acer campestre*, together with other locally appropriate native shrubs.
- 5.16 Additional enhancement could include nectar-rich and night-scented planting, together with the retention of deadwood or the creation of log piles where practicable to increase nocturnal invertebrate diversity. These measures are proportionate to the low level of bat activity recorded and will help maintain local foraging opportunities within the Site.

6. References

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FIGURES & APPENDICES

Figures

Figure 1 –Surveyor and Camera Positions

Appendices

Appendix 1 – Equipment Specification

Appendix 2 – Survey Screenshots: Lightest and Darkest Frames

Appendix 3 – Legal and Technical Limitations

Figure 1 – Surveyor and Camera Positions



Legend
↑ Direction of camera
● Surveyor position



APPENDIX 1 – Equipment Specification

Video Cameras – Canon XA20 (Model: XA20)

- Full HD 1920×1080 CMOS sensor (1/2.84")
- 20× optical zoom lens (26.8–576 mm equivalent focal length)
- Horizontal field of view approximately 54° (wide) to 3° (telephoto)
- Infrared recording mode for low-light operation
- Manual control of focus, exposure, and white balance
- Dual SD-card recording for simultaneous backup
- Mounted on heavy-duty tripods with quick-release heads

Infrared Floodlights – Nightfox Arc (Model: NF-ARC-940)

- 940 nm wavelength infrared illumination
- Adjustable optical output up to 5 W
- Broad beam spread (~45°) with 40–50 m effective range
- Variable intensity control and internal rechargeable Li-ion battery

Acoustic Detectors – Batlogger M2 (Model: M2)

- Full-spectrum ultrasonic recorder (10–150 kHz)
- Integrated omnidirectional microphone and pre-amplifier
- GPS, temperature, and humidity logging
- Automatic triggering with 16-bit WAV output
- Mounted on tripods to optimise detection coverage

Acoustic Detectors – Elekon Batlogger A+ (Model: A+)

- Full-spectrum ultrasonic recorder (10–150 kHz)
- Automatic, continuous and manual recording modes, with programmable daily recording periods
- Integrated temperature display / recording metadata
- Automatic triggering with 16-bit WAV output
- Mounted internally to stable fixing points to optimise detector coverage

Data Storage – SanDisk Extreme PRO microSDXC 256 GB (Model: SDSQXCD-256G-GN6MA)

- UHS-I, U3, V30, A2 rated for sustained Full HD and 4K recording
- Read speed up to 200 MB/s; write speed up to 140 MB/s
- Used for all video and audio data capture, formatted and verified before deployment

Mounting And Power Equipment

- Generic aluminium tripods with adjustable heads and locking legs
- Mounting brackets and clamps for varied site conditions
- Rechargeable lithium-ion battery packs providing 4–6 hours minimum operational time
- Spare batteries and SD cards carried to all survey visits

Data Handling and Calibration

- Devices synchronised before deployment to ensure timestamp alignment
- Equipment checked and calibrated before each survey
- Data downloaded and securely archived following each survey
- All equipment cleaned, charged, and inspected prior to reuse

APPENDIX 2 – Survey Screenshots: Lightest & Darkest Frames

Survey 1

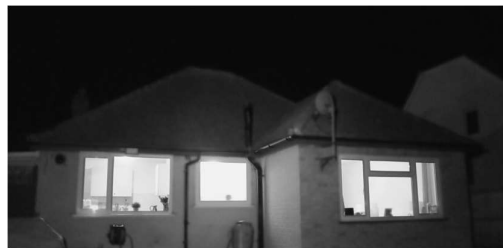
Camera 1



Camera 2



Camera 3



Survey 2

Camera 1



Camera 2



Camera 3



APPENDIX 3 – Legal and Technical Limitations

- This report has been prepared by BlueJay Ecology Ltd with all reasonable skill, care, and diligence as required by the terms of the contract agreed with the Client. It is based upon the information provided to us by the Client and other relevant sources made available at the time of its preparation. BlueJay Ecology Ltd makes no further warranty, expressed or implied, regarding the completeness or accuracy of the professional advice provided within this report, or any other associated services we may have delivered.
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- Publication of this report on the planning portal by the Local Planning Authority does not confer any right of use, reliance, or ownership on any third party. BlueJay Ecology Ltd accepts no duty of care, responsibility, or liability to any party other than the Client in respect of the whole or any part of the contents of this report. Any third party who chooses to access, use, or rely upon this report, whether via the planning portal or otherwise, does so entirely at their own risk.
- This report shall not be relied upon by any party other than the Client without the express written agreement of BlueJay Ecology Ltd.
- The assessments and conclusions set out in this report are based upon the understanding that the sites and facilities evaluated will continue to be used for their current, stated purpose without significant alteration. Should any material change to the use or development of the site occur, BlueJay Ecology Ltd reserves the right to review and potentially revise the findings of this report considering such changes.
- It should be noted that while BlueJay Ecology Ltd strives to provide accurate and reliable advice, this report does not constitute legal advice, and as such, the Client is advised to seek independent legal counsel where matters of law are concerned. Professional legal advice may be necessary to fully understand the legal implications of the ecological findings and recommendations set out herein.
- The ecological assessments within this report are founded on field surveys and data that were accurate at the time of collection. These findings, however, should not be considered reliable beyond a maximum period of two years from the date of the original surveys. The dynamic nature of ecological systems means that changes can occur rapidly, including the colonization of the site by species that were absent during the initial survey period.
- The findings and recommendations in this report have been derived using factual information from third-party maps, databases, and documents. BlueJay Ecology Ltd disclaims any liability for inaccuracies or errors contained in these external sources of information and assumes no responsibility for the consequences of relying on this data.
- While considerable effort has been made to represent the location of ecological features with precision, BlueJay Ecology Ltd advises that the exact position of mapped features

should not be solely relied upon for design or decision-making purposes without ground verification.

- It is important to recognize that the distribution and presence of flora and fauna are inherently variable. A single survey visit provides only a snapshot in time and may not capture all species present on the site. Survey results can be influenced by numerous factors, including the time of year, prevailing weather conditions, and specific survey methodologies. Although thorough efforts were undertaken to document indicators of protected, rare, and notable species within and around the site, there remains the possibility that some species went undetected.
- Any activities or interventions recommended within this report should be undertaken in compliance with applicable health and safety regulations. BlueJay Ecology Ltd recommends that a comprehensive risk assessment is carried out prior to the initiation of any works to ensure that they meet all required safety standards and procedures.
- All conclusions, recommendations, and opinions expressed in this report are based on BlueJay Ecology Ltd.'s current professional knowledge, as well as our interpretation of existing UK ecological standards, codes of practice, and legislation at the time of writing. We emphasize that changes in relevant legislation, policy, or best practice guidelines could potentially impact the validity of the findings herein. BlueJay Ecology Ltd assumes no responsibility to update or revise the content of this report in response to such changes unless specifically instructed to do so by the Client.