



Bat Survey – Little Ashridge

Client: Glyn Mosses

Date: September 2026

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Issue Date		1 st October 2026
Version number		002
Revision notes		Minor amendments

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1 Summary

Proposal Outline	It is proposed to apply for planning permission to allow the demolition of the existing dwelling and adjacent shed to allow the erection of a new dwelling.
Survey area and Zone of Influence	The site comprises a detached single storey dwelling of brick construction with a clay tile roof (B1) and adjoining timber-clad shed with a corrugated metal roof (B2) set within a private garden including a dedicated parking space.
Ecology Background	A Preliminary Ecological Appraisal and a Preliminary Roost Assessment was carried out by Arbtech Consulting Ltd in May 2026. During the Stage 1 survey no evidence of bats was found, however the dwelling was evaluated to have moderate potential to support roosting bats and the shed was evaluated as having low potential . Two emergence surveys of the dwelling and a single emergence survey of the shed were recommended.
Surveys Undertaken	CA Ecology carried out Stage 2 dusk emergence surveys of the buildings in July and August 2026.
Results	There is one statutory site within 2km which is designated for bats. Holt Copse and Joel Park Local Nature Reserve, located 1.62km to the southwest, supports a notable noctule roost. The nearest roost is a brown long-eared and soprano pipistrelle day roost 807m to the east. During the Stage 2 emergence surveys, a soprano pipistrelle was recorded emerging from one location on the northern gable end of the dwelling (B1). No bats were recorded emerging or returning to roost within the shed (B2).
Evaluation	Surveys have confirmed that the building (B1) supports low numbers of soprano pipistrelle bats as a summer non-breeding roost.
Potential Impacts	Without mitigation, the roost will be lost during the course of works. There is also a risk of killing and injury should any bats be present when the proposed works take place.
Recommendations	Once planning permission has been granted, a derogation licence will be required in order to proceed lawfully. In this case it is likely that a Bat Mitigation Class Licence or a Bat Earned Recognition Licence can be relied upon. See explanation of process and timings in Section 2.
Survey Validity	Once planning permission has been granted a derogation licence will be required in order to legally proceed with the proposed works. To ensure the licence is informed by up-to-date survey data, an additional survey will be required prior to submission of the licence application.

2 The Bat Mitigation Class Licence (BMCL) process

Timeline	Task	Details	Anticipated completion dates
1 Week ↓	Bat roost confirmed on site from previous surveys or during Stage 1 bat survey.	Initial survey can usually be carried out in 1-2 days with a report produced within 2 weeks.	Completed 2026
3 Months ↓	Stage 2 surveys carried out to confirm species, type of roost, number of bats and how bats use the roost.	Three dusk emergence and dawn return to roost surveys usually required. Surveys should be spaced one month apart throughout the active season (May-August). Therefore, this stage takes 3 months with reports being completed within 2 weeks of surveys finishing. Report needs to be completed prior to submitting planning application.	Two surveys completed July and August 2026. Third survey due to be complete 2027.
2 Months ↓	Apply for planning permission.	Most applications take 6 – 8 weeks. Note Prior to granting planning permission some LPAs require an outline of mitigation; this is included in the report.	
3 Weeks ↓	Prepare and submit BMCL application.	Can only apply once planning permission has been received. The BMCL registration will be completed by the ecologist and supported by a short method statement. The site must be registered before works can proceed. This cannot be done more than 3 months before works are due to start on site but must be submitted at least 15 days in advance of the proposed start of works.	Prepare Licence in 2027
	BMCL application with Natural England.	This will take up to 15 working days to receive confirmation from NE.	TBC
	Confirmation of site registration.	Works can commence subject to provisions of method statement i.e. timing restrictions, watching brief and provision of alternative roosts.	
	Complete licensable works. Details of licensable works given in report.	Works cannot take place over the winter or summer months so would need to be completed in spring or autumn under a watching brief conducted by an ecologist.	TBC

You are here

3 Introduction

3.1 Background and development proposals

- 3.1.1 It is intended to apply for planning permission to allow the demolition of a single storey dwelling and adjacent shed and to erect a new dwelling, together with an upgraded driveway. The dwelling design would follow the footprint, scale, bulk and mass of the existing dwelling incorporating the form and extent of the previously approved side, rear and roof extensions.

3.2 Survey area

- 3.2.1 The site comprises a detached single storey dwelling of brick construction with a clay tile roof and wooden soffits (B1) and adjoining single-skin timber shed with a corrugated metal roof (B2), set within a private garden including a dedicated parking space. The dwelling was originally constructed as a triple garage and garden storage unit in the early 1980s and converted into a residential dwelling in 2017, and this was consequently granted a certificate of lawful development after being occupied as such for period of four consecutive years. There are a number of outbuildings that will be unaffected by the proposed development including four additional sheds and a single storey garage. The site is accessed from the B3034 Forest Road via 300m of private driveway that serves Ashridge Manor (RG40 5RB, Grid ref SU 81376 70865). A site plan is shown on [Figure 1](#).
- 3.2.2 The site lies north of Wokingham in the area of land between the A329(M) and the M4 motorways. The surrounding area comprises a patchwork of grassland, arable fields and deciduous woodland interspersed with commercial developments and large detached properties. The wider area includes mostly built environments to the south with urban areas spreading from Reading to Wokingham and Bracknell, whereas to the north the land is increasingly arable in nature with small villages, towns and hamlets with a patchwork of woodland and natural areas.

3.3 Ecology background

- 3.3.1 A Preliminary Ecological Appraisal and a Preliminary Roost Assessment was carried out by Arbtech Consulting Ltd on the 6th of May 2026. The residential dwelling (B1) and adjoining shed (B2) were both inspected and assessed for their suitability to support roosting bats. No evidence of bats was found within B1 however several features that could support roosting bats were identified including gaps beneath clay roof tiles and damage to the soffit box allowing access into the eaves. B1 was therefore assessed to have moderate potential to support roosting bats. No evidence of bats was found within B2, and some limited roosting opportunities were observed within small gaps beneath the external cladding and at the junctions where the walls meet the roof, as well as where the corrugated sheets overlap. B2 was therefore assessed to

have low potential to support roosting bats.

- 3.3.2 Stage 2 bat surveys were recommended comprising of two survey visits of B1 and one survey visit of B2. CA Ecology were commissioned to carry out these surveys in 2026.

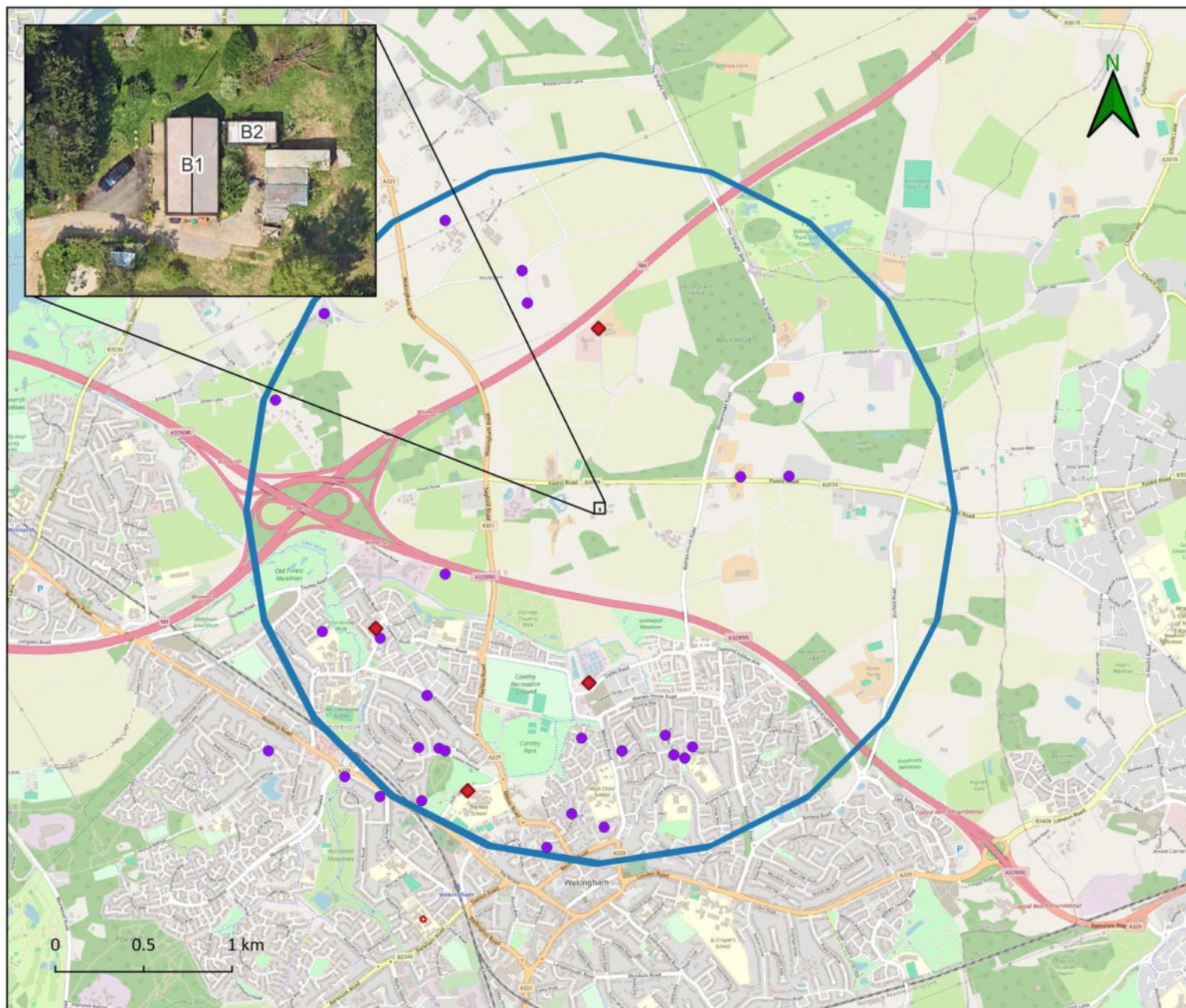


Figure 1

Client	Glyn Mosses
Project	Little Ashridge
Title	Location Plan and Desk Study Results
Date	September 2026

Location Information

RG40 5RB

SU 81376 70865

- Bat roost records
- ◆ Granted EPSL
- 2km buffer

Map data available under the Open Database License <http://www.openstreetmap.org/copyright> & Google, Imagery ©2026 Maxar Technologies, Map data ©2026

3.4 Purpose and scope

3.4.1 CA Ecology Ltd was contracted to conduct Stage 2 bat surveys of the dwelling and shed, including a desk study for bats within the application site boundary. The surveys comprised two emergence surveys of the dwelling and one of the shed.

3.4.2 The key aims and objectives of the survey are to:

- Establish the presence or likely absence of bats in the buildings and/or characterise any roost(s) present.
- Establish baseline conditions and gather robust data to assess the potential impacts of the proposals on bat populations both on and off site.
- Determine any need for more detailed or additional surveys, ensuring that the information provided is proportionate to the environmental risk associated with the development.
- Identify key constraints to the project and recommend design options to avoid significant impacts.
- Determine the mitigation and enhancement measures required, following the mitigation hierarchy.
- Identify opportunities for ecological enhancement and support the conservation of bat populations.

4 Methodology

4.1 Desk study

4.1.1 The MAGIC website is reviewed for information on designated sites where bats are a qualifying or key feature of interest within a 2km radius of the building, as well as details of European Protected Species Licences granted for bats within the same radius. Using a combination of OS maps and online aerial imagery, an estimate is made of the proportion of suitable commuting and foraging habitat surrounding the site, along with its connectivity to other suitable habitat areas. Measurements of the distance to the nearest woodland and water are also recorded. Records of bats and their roosts within 2km are requested from the local bat group. The client or the client's agent is also consulted to determine whether previous surveys have been undertaken at the site. This data is then compiled and used to inform the overall assessment.

4.2 Zone of Influence

4.2.1 The Zone of Influence (Zoi) for bats is the area where a development may affect roosting, foraging, or commuting bats. It is defined by combining a consideration of:

- Desktop review: Existing bat records, designated sites, and surrounding habitats.
- Site assessment: Identification of potential roosts, foraging areas, and commuting features such as hedgerows, treelines, and watercourses.
- Species ecology: Consideration of species present and their typical foraging ranges.
- Impact pathways: Direct impacts (roost loss) and indirect impacts (disturbance, lighting, habitat severance).
- Professional judgement: Integration of habitat connectivity, survey evidence, and published guidance (CIEEM, BCT) to set Zoi boundaries.

4.2.2 The Zoi ensures all areas potentially affected by the proposals are identified for assessment and mitigation.

4.3 Stage 2 surveys - Emergence surveys

- 4.3.1 The survey commences 15 minutes before dusk and continues for 90 minutes after dusk. Positions are chosen to allow all potential access or egress points to be covered during the survey. A combination of surveyors with cameras and autonomous cameras are used to cover the building as appropriate. At each survey location a Batlogger (set to record in real time 16-bit full spectrum and live monitored in heterodyne), along with night vision aid either a professional quality video camera with infrared shooting capabilities (models used include Canon XA30, Canon XA25 and Sony AX30) and additional IR illumination, or a Thermal Imaging device (Guide TK612gen2 with additional viewing screen) is used.
- 4.3.2 During the survey, the surveyors maintain constant vigilance from a seated position on the selection of potential access points within their view. Low-powered or red-light torches are used for note taking to maintain the surveyors' night vision.
- 4.3.3 In survey locations where a surveyor is present, the surveyor will mark the recording by narrating to the camera and pausing the footage any time the surveyor suspects or notices a bat emerge, and when *Myotis* or *Plecotus* bats are recorded. While the light conditions allow, the surveyor watches the building directly. When the light levels prevent this (usually the last 30 minutes or so of the survey) the surveyor will monitor the building via the camera screen. The short sections where the surveyor has stopped the video are then reviewed and those with emerging bats are retained. Where a camera and detector have been deployed autonomously, the resulting video is watched in its entirety in real time or up to 2x speed, with only sections showing emerging bats retained.
- 4.3.4 The species and activity of each bat are recorded and a note of the real time and track time are made, along with a note of the flight path recorded on a map of the site. Whilst the focus of the survey is on any bats emerging from or returning to roost, a record of all bat passes is made to gauge the level of activity and species present on and around the site. All bat calls are retained for later analysis where necessary.
- 4.3.5 Batloggers record bat calls in full spectrum and the resulting sound files are analysed in Bat Explorer software. The auto ID function is used to sort the files but all calls are reviewed manually, with at least 10% of all calls checked by a capable level analyst and all calls from emerging bats checked by an accomplished level analyst. A bat pass is defined as a single triggering event (detected ultrasound call).
- 4.3.6 Surveys are planned to be undertaken in conditions as close to optimal as possible (sunset temperature above 10°C, without heavy rain or strong wind).

4.4 Stage 2 Surveys - Roost characterisation survey

- 4.4.1 For the main part, the characterisation of the roost is part of the dusk emergence surveys carried out (see above section). Table 1 below shows the additional details that are recorded as appropriate when a roost is confirmed.

Table 1: Roost details

Species identification	If bats were not echolocating on emergence, additional methods are used to attempt to gain a species identification which might include returning to collect a sample of droppings from below/in the observed access point and or capturing and handling the bats within the roost or using a handheld net.
Physical characteristics of roost	In addition, some information about the physical characteristics of the roost and surrounding area are collected. Information on size and nature of the roost along with details of aspect and orientation are collected as part of the PRA.
Roosting surfaces	Additional information on roosting surfaces is collected, particularly where these will need to be replaced.
Temperature and humidity	Where proposals are likely to result in a loss of a maternity or hibernation roost the temperature and humidity inside and outside the roost are monitored whilst in use by bats.
Lighting	Lux levels at dusk and at the end of the survey are recorded at each surveyor location during each visit and the location of current lighting fixtures is plotted.
Habitat	Vegetation in close proximity to the roost is mapped along with any actual observations of flight lines recorded during the survey.

5 Survey findings

5.1 Desk study

- 5.1.1 There is one site designated for nature conservation within 2km of the site, Holt Copse and Joel Park Local Nature Reserve (LNR), which is a 5.28ha area of lowland mixed deciduous woodland and is the site of a large noctule (*Nyctalus noctula*) roost. This LNR is located 1.62km southwest of the site and is separated from it by the A329(M) motorway and urban areas of Wokingham. The surrounding habitats include the grounds of Ashridge Manor which includes mown lawn, scattered trees and a 1.85ha area of deciduous woodland 125m southwest of the site. There is also a 500m² pond present 10 metres south of the site and a larger pond located 180m to the west. The wider area includes grassland, arable fields and pockets of connected deciduous woodland sandwiched between the M4 motorway 1.1km to the north and the A329(M) motorway 490m to the south.
- 5.1.2 There have been forty-four (compared to an average of 24*) recent roosts (recorded in past 10 years) recorded within a 2km radius of the site. The nearest roosts, 807m to the east, are a brown long-eared (*Plecotus auritus*) summer roost and a soprano pipistrelle (*Pipistrellus pygmaeus*) summer roost at Fairview Farm recorded during emergence surveys in 2020. Two maternity roosts have been recorded within 2km of the site, these are a common pipistrelle (*Pipistrellus pipistrellus*) maternity roost within a 1km grid square centred 1.28km northeast of the site and a tree containing a maternity roost of common, soprano and Nathusius' pipistrelle (*Pipistrellus nathusii*) recorded in the 1km grid square centred 1.36km south of the site. Bat roost locations are shown in [Figure 1](#).
- 5.1.3 There have been five (in line with an average of 5*) European Protected Species Licences (EPSL) granted for bats at four locations within 2km of the site. The nearest relates to a building 970m south of the site and affected the resting place of common pipistrelles, soprano pipistrelles, and brown long-eared bats. One EPSL also affected a noctule maternity roost at Holt Copse and Joel Park LNR in 2010 located approximately 1.78km southwest of the site. EPSL records are also shown in [Figure 1](#).
- 5.1.4 There are 175 (compared to an average of 104*) non-roost bat records within a 2km radius. Records included acoustic records of bats in flight and injured bats brought into care and are given in Table 2.

*The average number of roosts, EPSL and non-roost records from desk studies conducted from projects across the southeast of England within the past five years from a sample of 79 projects.

Table 2: Summary of non-roost records

Conservation status	Species	Number of records
Abundant and Widespread species	Common pipistrelle	18
	Soprano pipistrelle	10
	Pipistrelle sp.	1
	Brown long-eared	11
Less Abundant species	Nathusius' pipistrelle	0
	Whiskered bat	0
	Brandt's bat	0
	Daubenton's bat	1
Rare/Annex II/Red List/Vulnerable species	Natterer's bat	0
	Noctule	8
	Alcathoe bat	0
	Serotine	5
	Barbastelle	0
	Bechstein's	0
	Leisler's bat	1
	Myotis sp.	3
	Whiskered/Brandt's/Alcathoe	0
	Grey long-eared bat	0
	Greater horseshoe	0
	Lesser horseshoe	0
	Mouse-eared bat	0

Zone of influence

- 5.1.5 Given the relatively small scale of the proposed demolition works, the Zone of Influence is considered unlikely to extend beyond the footprint of the affected buildings and the immediately adjacent habitats. No significant effects on the wider landscape are anticipated due to the confined nature of the works.

5.2 Stage 2 surveys - Emergence surveys and roost characterisation

- 5.2.1 Dusk surveys were led by senior ecologist Allyson Hawkins BA (hons) MSc, in her sixth year of conducting bat surveys, and by assistant ecologist Toby Johnson BSc (Hons) MSc, in his third year of conducting bat surveys. They were assisted by trained and experienced field surveyor Gracyn Bowman BSc (hons).
- 5.2.2 Two surveys were carried out: the first in July and the second in August (see [Appendix 1](#) for exact dates) with the shed (B2) surveyed within the first visit. Four surveyor locations comprising two surveyors with cameras and two remote cameras with the footage later reviewed in full were used to cover the buildings. The surveys recorded one soprano pipistrelle bat emerging from the northern gable end of B1. Sonograms are given in [Appendix 2](#) and the location of the

roost is shown on [Figure 2](#) and [Figure 3](#). Table 3 below provides a summary of the access points used and additional roost details are recorded in Table 4.

- 5.2.3 Common pipistrelles were recorded commuting and foraging around the building, especially in the vicinity of Location 4 close to the pond to the south of the site and accounted for 87% of all activity. Soprano pipistrelles were recorded in lower numbers accounting for 9% of all recorded activity. Brown long-eared passes were recorded at three of the four locations in Visit 1 and at every location in Visit 2 accounting for 2% of recorded activity. Noctules and *Myotis* sp. calls were recorded in Visit 1 but not in Visit 2 and accounted for 1.6% and 1% of total activity respectively.
- 5.2.4 Surveyor locations are shown on [Figure 2](#) and full results of the survey along with weather conditions are given in [Appendix 1](#).

Table 3: Summary of roosts and access/egress points recorded

Access point	Building	Species	Type of access point	Probable roost location	Recorded use	
					Visit 1	Visit 2
1	B1	Soprano pipistrelle (Ppy)	Missing mortar	In the wall cavity or beneath roof tiles.	One Ppy emerged.	No emerging bats.

Table 4: Additional roost details

Species identification	Soprano pipistrelle confirmed by echolocation recorded during emergence.
Physical characteristics of roost	North facing gable end with mortar missing at the apex. One bat was seen to emerge.
Roosting surfaces	Within wall cavity or beneath roof tiles.
Temperature and humidity	Not relevant to the roost type present.
Lighting	Lux levels at the end of each survey were between 0.000 and 0.003 lux
Habitat	The bat was seen to emerge and fly east towards a band of deciduous woodland with a pond that provides good foraging habitat and connectivity into the larger Ashridge Wood to the north.

5.3 Limitations

- 5.3.1 The initial surveys and subsequent surveys were carried out with no limitations and in line with BCT Good Practice Guidelines 2023 and the Chartered Institute of Ecology and Environmental Management (CIEEM) Bat Mitigation Guidelines (Reason and Wray, 2025).



Figure 2

Client	Glyn Mosses
Project	Little Ashridge
Title	Stage 2 Survey Results
Date	September 2026

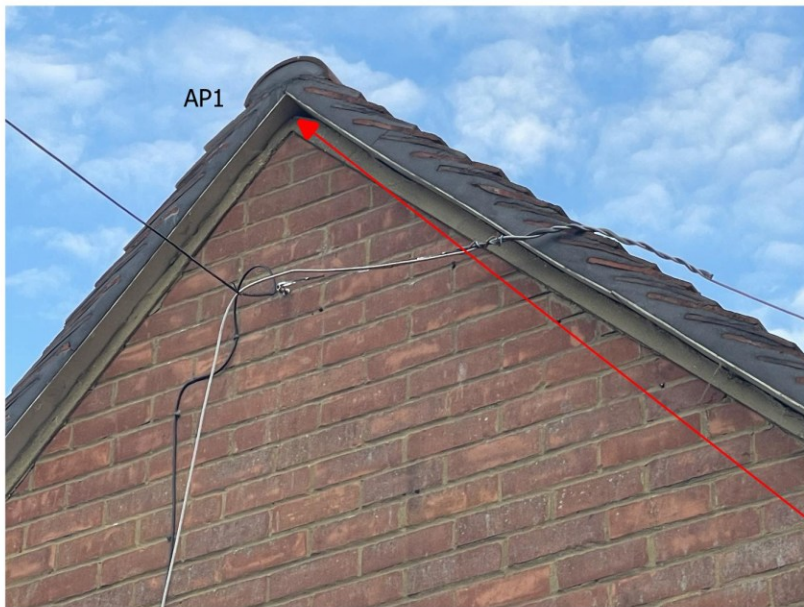
Key

● Access point

Location and direction of emerging bat

→ Soprano pipistrelle

○ Surveyor Locations



Missing mortar at AP1



Soprano pipistrelle emerging from AP1. Still from infrared camera.

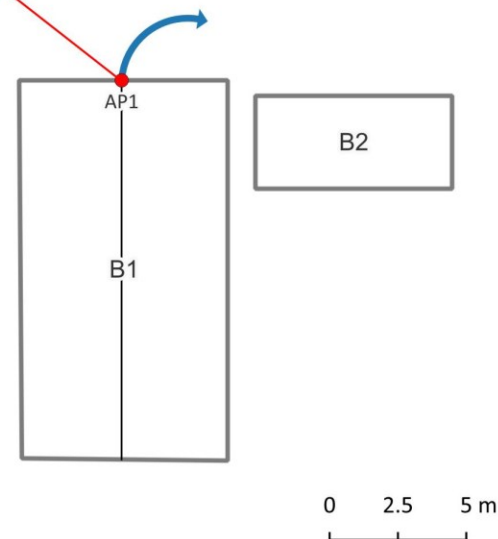


Figure 3

Client	Glyn Mosses
Project	Little Ashridge
Title	Photos of roosts
Date	September 2026

6 Evaluation, potential impacts and recommendations

6.1 Evaluation

- 6.1.1 Bats are protected from killing and injury and their roosts are protected from destruction, damage or disturbance whether bats are present or not (see [Appendix 3](#) for details).
- 6.1.2 No bats were seen to emerge from or return to roost within the shed (B2), which confirms the likely absence of roosting bats from this building.
- 6.1.3 Two bat activity/emergence surveys were undertaken during the 2026 survey season, on 29 July and 24th August, in accordance with current good practice guidance. The surveys provide an appropriate level of survey information to inform the assessment of the proposed development and the planning application.
- 6.1.4 Surveys have confirmed that the dwelling (B1) supports one soprano pipistrelle summer non-breeding roost. When judged against the Bat Mitigation Guidelines (Reason & Wray 2025), the roost can be considered of Site significance. Table 5 below sets out an assessment of the status of the roost.

Table 5: Assessment of roost status

Species	Conservation status/Rarity category	Roost status	Size of roost	Rationale	Significance
Soprano pipistrelle	Widespread all geographies	Transitional or Summer non-breeding roost. The presence of bats throughout the winter months cannot be ruled out.	The peak count of bats on any one night was one bat. It is likely that a small number of bats (1-5) use the roosts.	Single bats seen to emerge; no droppings recorded.	Site

6.2 Potential impacts

6.2.1 It is likely that, without mitigation, the proposed demolition works could result in the killing and injury of any bats present along with the destruction of the soprano pipistrelle non-breeding roost. Table 6 below sets out an assessment of the likely impacts on the bat roost present in the absence of reasonable precautions.

Table 6: Potential impacts of proposed works upon roost(s) present on site.

Potential impact	Type and level of impact	Requirement for avoidance/Mitigation measures	Compensation/Enhancement measures
During construction noise and vibration	Disturbance of bats using the roosts.	Work to be timed to avoid sensitive hibernation period.	Alternative roosting opportunities provided in the form of one 1ff bat box – erected prior to the start of demolition works.
Demolition of building.	Killing and injury if bats present when building demolition takes place and roost loss.	Work to be timed to avoid sensitive hibernation period. Stripping of roof tiles, felt and battens to be undertaken by hand under a watching brief.	Alternative roosting opportunities provided in the form of one 1ff bat box – erected prior to the start of demolition works. Two replacement access points will be incorporated into the roof of the new dwelling.
New external lighting on new dwelling.	Potential for increased light spill onto adjacent habitats.	The external lighting should be designed sensitively to reduce light spill by keeping lighting to a minimum and where appropriate using motion sensors on a short timer.	
Removal of trees, shrubs and hedges	None – not planned		

6.3 Recommendations

- 6.3.1 Surveys have confirmed the dwelling (B1) is used as a soprano pipistrelle summer non-breeding roost. As a result, once planning permission has been granted a derogation licence will be required in order to legally proceed with the proposed works. To ensure the licence is informed by up-to-date survey data, an additional survey will be required prior to submission of the licence application. This survey should be undertaken within the key maternity period (mid-May to July).
- 6.3.2 The primary objective of conducting bat surveys and assessments to inform planning proposals is to minimize the negative effects and maximize the positive outcomes for bats resulting from development. The endorsed approach to achieving this goal is known as the "mitigation hierarchy." In the first instance proposals should seek to avoid any impacts, use mitigation for any impacts that cannot be avoided and then use compensation to offset any remaining unavoidable impacts. Table 7 below shows how this has been considered for this project.

Table 7: consideration of the mitigation hierarchy

Action	Possibilities	Consideration for this site
Avoid Do nothing or find alternative which prevents an adverse effect from occurring.	Might include timing of works, or design to retain roost or commuting route.	In this case retention of the existing bat roost is not possible due to the plans to demolish the existing building in order to construct a modern dwelling with an additional top floor. Significant impacts on bats will be avoided by timing the works to avoid the hibernation period.
Mitigate Measures to reduce negative effect.	Where avoidance not possible, measures should be implemented to minimise/reduce adverse effects.	Works will be undertaken outside the sensitive hibernation period. Stripping of the roof tiles, felt and battens to make the building unsuitable for roosting bats will be undertaken under a watching brief. Two new access points will be incorporated into the roof of the new dwelling.
Compensate For any effects which exist after mitigation compensation measures should offset the loss of important ecological features.	Where there will be a residual adverse effect after mitigation measures are employed, provide newly created or enhanced alternatives e.g. replacement roosts or foraging habitat.	A single 1ff bat box will be erected on site to provide a safe place should any bats be found during the watching brief.

Action	Possibilities	Consideration for this site
Enhance Measures that provide net benefits for biodiversity over and above any requirements for avoidance, mitigation or compensation.	Provide biodiversity gain.	None required.

6.3.3 The demolition of the building will result in the loss of one non-breeding summer roost used by soprano pipistrelles. In order to proceed lawfully with the proposed works a Bat Mitigation Class Licence or a Bat Earned Recognition Class Licence will be required.

6.3.4 In order to assist the Local Planning Authority in discharging their duty under the Habitats Regulations with regard to assessing whether the proposal could meet the three derogation tests prior to granting planning permission, an outline mitigation strategy is provided in the next section.

7 Outline mitigation strategy

- 7.1.1 Licences for works affecting bats are subject to very close scrutiny and must satisfy regulations set out in the Conservation of Habitats and Species Regulations 2017 (as amended). The licence application must demonstrate compliance with these regulations and ensure the redevelopment is not detrimental to the favourable conservation status of bats in their natural range.
- 7.1.2 The following actions will form the basis for appropriate mitigation. A site registration form will be submitted to Natural England once planning permission has been granted. If Natural England considers that the site is suitable and registers the site, the works could then proceed under the Bat Mitigation Class Licence or the Bat Earned Recognition Licence held by Claire Andrews.

7.2 Avoidance of killing and injury

- 7.2.1 As it is possible that bats are present year-round, the destruction of (and thus exclusion from) the existing roosts is to be carried out during the months of April or October. This avoids the times when bats are most sensitive to disturbance, including the winter hibernation period when bats may be torpid and are therefore both difficult to detect and unable to escape during the demolition process.
- 7.2.2 To further reduce the risk of encountering any bats or the killing and injury of any bats present, the licence holder will give a toolbox talk to all personnel involved in the licensable works (see next section for details of licensable works). The toolbox talk will cover the following points:
- Introduction of ecologist and accredited agent
 - Explanation of why a watching brief is necessary, including legal protection of bats
 - What to look for
 - What to do should a bat be encountered
 - Working approach
- 7.2.3 Following the toolbox talk, the licensable works will be carried out under the close supervision of the licence holder or accredited agent. Close supervision requires that the ecologist will be present on scaffolding or mechanical lifting equipment being used to strip the roof, as far as it is safe to do so.
- 7.2.4 If a bat is found roosting in the building during any phase of demolition, works will stop and the bat will be caught and removed by an experienced and licensed bat worker, before being placed into a nearby bat box (erected prior to start of works - see Section 7.5.2).

- 7.2.5 In the unlikely event that a bat is discovered or suspected to be present when the ecologist is not present on site, works will cease until the named ecologist or accredited agent arrives on site to move the bat or the bat has dispersed of its own accord.

7.3 Licensable works

- 7.3.1 The licensable works are those works covered by the licence and must be conducted under the direct supervision of the licenced ecologist and proceed as described in the preceding section within the timeframe described. The licensable works include the following:

- A soft strip of the roof, to include removal by hand of roof tiles, felt and battens.
- No internal works will take place until the roof has been stripped.

7.4 Roost replacement

- 7.4.1 To provide roosting opportunities and to provide a safe place should bats be discovered during the watching brief, one Schwegler 1ff bat box will be erected upon a suitable tree or pole on site in a suitable location as directed by the ecologist, prior to the start of the works.
- 7.4.2 To replace the soprano pipistrelle roost lost as a result of the demolition of the building two new access points will be created on the new building. The access points will be designed to recreate the existing access point and could be in the form of a built-in unit within the wall, an access brick, a Schwegler 1FE Bat Access Panel or a bespoke access point could be created within the ridge tiles at the gable ends. The two access points may comprise either the same type of provision or two different types from those listed. The recommended design options are illustrated in greater detail in Figure 4 below. No breathable membrane will be used anywhere on the new building. Only traditional type 1f felt will be used.
- 7.4.3 This approach aligns with findings from the Lintott and Mathews, 2018 study which found that the likelihood of pipistrelle bat presence within a bat loft increased by 29% with each additional bat entrance installed. Specifically, the probability of pipistrelle occurrence in a roost with only one created entrance was 0.10 (95% CI: 0.04–0.21), whereas a roost with ten entrances had a probability of 0.56 (95% CI: 0.26–0.79).

7.5 Lighting and habitat

- 7.5.1 It is understood that no trees or hedgerows are to be removed. Any new external lighting should be designed sensitively to reduce light spill by keeping lighting to a minimum and where appropriate using motion sensors on a short timer. There should be no illumination shining on new roost entrances and no lighting installed within 2m of roost entrances.

Option 4 - Built in unit could be incorporated at either gable end. Available in a range of bonds and brick finishes from Bird Brick Houses.



Bat access point to be installed at either gable end using one of the options set out below.



Option 2 - Single access brick to give access into cavity could be incorporated at either gable end. Available in a range of bonds and brick finishes from Bird Brick



Option 3 - Schwegler 1FE Bat Access Panel could be incorporated at either gable end.

Option 1 - Photos below show bespoke access points created into the ridge tiles which could be installed at either gable end. This is a simple yet often very effective method.



Example of a single access point created in ridge tile



Example of a single access point created at gable end

Client	Glyn Mosses
Project	Little Ashridge
Title	Access point options
Date	September 2026
Figure 4	

8 References

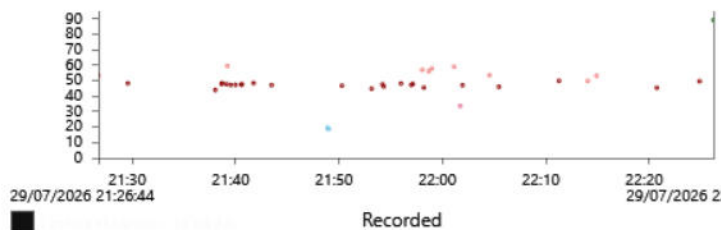
- 8.1.1 Bat Conservation Trust and Institute of Lighting Professionals (2023) Guidance Note 08/23 Bats and Artificial Lighting at Night.
- 8.1.2 Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). The Bat Conservation Trust, London.
- 8.1.3 Defra, J. a. (2012). UK Post-2010 Biodiversity Framework.
- 8.1.4 Lintott, P. and Mathews, F. (2018) Reviewing the evidence on mitigation strategies for bats in buildings: informing best practice for policy makers and practitioners. University of the West of England, University of Exeter and University of Sussex.
- 8.1.5 MAGIC. (accessed 01.09.26). MAGIC Map. Retrieved from (<http://magic.defra.gov.uk>)
- 8.1.6 Reason, P. F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

9 Appendix 1 – Results

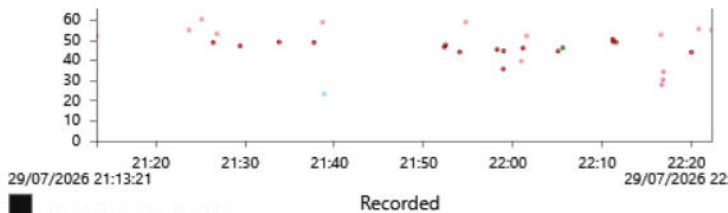
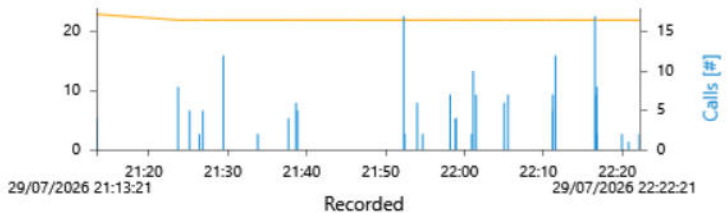
Weather conditions during the surveys

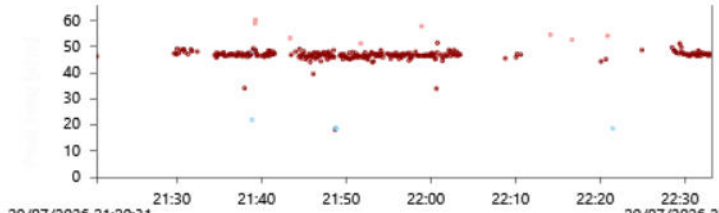
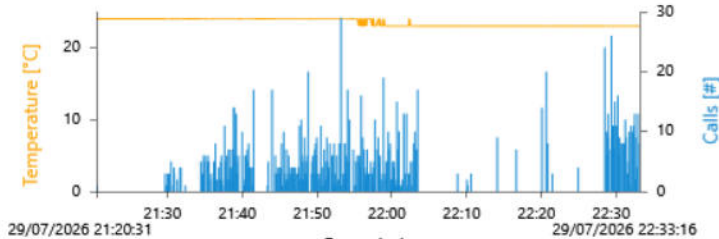
Visit	Date	Precipitation	Wind (Beaufort Scale)	Temp at sunset/sunrise	Temp at start/end	Cloud	Overall conditions
1	29.07.26	0	2-3	23.7	22.2	0	Suitable
2	24.08.26	0	2-3	17	16	5	Suitable

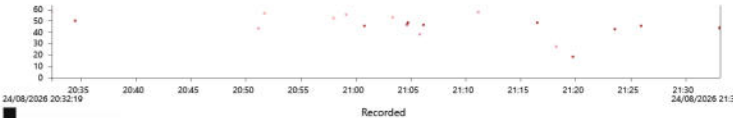
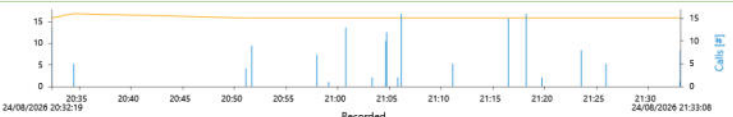
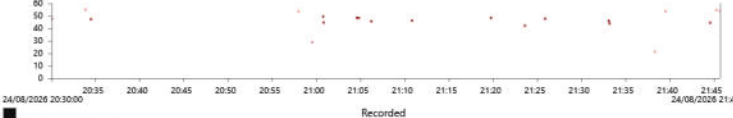
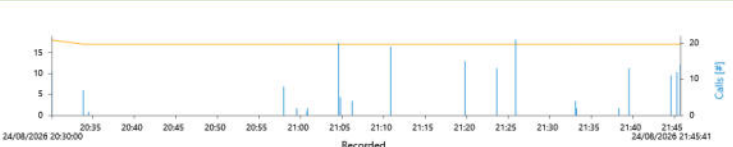
Survey results

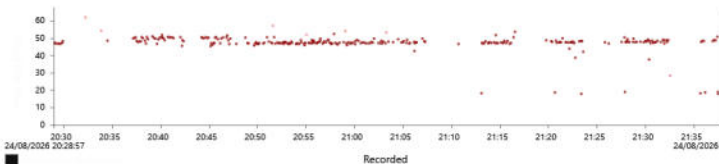
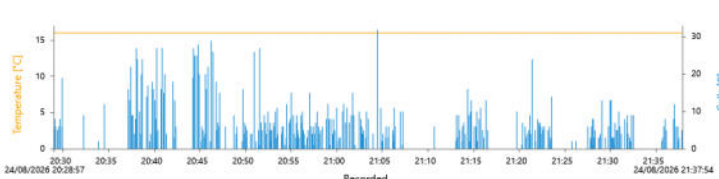
Date	Survey location	Bat(s) emerging or returning	Screen grab of the darkest part of the survey	Incidental bat activity																		
Visit 1																						
29.07.26	1 GB.	None.		Species number of files number of calls <table><thead><tr><th>Species</th><th>#</th><th># Calls</th></tr></thead><tbody><tr><td>● <i>Plecotus auritus</i></td><td>1</td><td>1</td></tr><tr><td>● <i>Myotis spec.</i></td><td>1</td><td>4</td></tr><tr><td>● <i>Nyctalus noctula</i></td><td>4</td><td>16</td></tr><tr><td>● <i>Pipistrellus pygma</i></td><td>9</td><td>105</td></tr><tr><td>● <i>Pipistrellus pipistr</i></td><td>26</td><td>220</td></tr></tbody></table> Frequency / time 	Species	#	# Calls	● <i>Plecotus auritus</i>	1	1	● <i>Myotis spec.</i>	1	4	● <i>Nyctalus noctula</i>	4	16	● <i>Pipistrellus pygma</i>	9	105	● <i>Pipistrellus pipistr</i>	26	220
Species	#	# Calls																				
● <i>Plecotus auritus</i>	1	1																				
● <i>Myotis spec.</i>	1	4																				
● <i>Nyctalus noctula</i>	4	16																				
● <i>Pipistrellus pygma</i>	9	105																				
● <i>Pipistrellus pipistr</i>	26	220																				

Date	Survey location	Bat(s) emerging or returning	Screen grab of the darkest part of the survey	Incidental bat activity																		
				Activity Recorded																		
29.07.26	2 Remote	B1: One Soprano pipistrelle emerged from a gap at the north gable end, AP1.		Species <table><thead><tr><th>Species</th><th>#</th><th># Calls</th></tr></thead><tbody><tr><td>Nyctalus noctula</td><td>2</td><td>7</td></tr><tr><td>Plecotus auritus</td><td>2</td><td>27</td></tr><tr><td>Myotis spec.</td><td>6</td><td>118</td></tr><tr><td>Pipistrellus pygma</td><td>13</td><td>233</td></tr><tr><td>Pipistrellus pipistrellus</td><td>39</td><td>858</td></tr></tbody></table> Frequency Recorded Activity Recorded	Species	#	# Calls	Nyctalus noctula	2	7	Plecotus auritus	2	27	Myotis spec.	6	118	Pipistrellus pygma	13	233	Pipistrellus pipistrellus	39	858
Species	#	# Calls																				
Nyctalus noctula	2	7																				
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Myotis spec.	6	118																				
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Date	Survey location	Bat(s) emerging or returning	Screen grab of the darkest part of the survey	Incidental bat activity																		
29.07.26	3 TJ.	None.		Species <table><thead><tr><th>Species</th><th>#</th><th># Calls</th></tr></thead><tbody><tr><td>Nyctalus noctula</td><td>1</td><td>5</td></tr><tr><td>Myotis spec.</td><td>1</td><td>7</td></tr><tr><td>Plecotus auritus</td><td>3</td><td>17</td></tr><tr><td>Pipistrellus pygma</td><td>13</td><td>59</td></tr><tr><td>Pipistrellus pipistr</td><td>16</td><td>102</td></tr></tbody></table> Frequency / time  Activity 	Species	#	# Calls	Nyctalus noctula	1	5	Myotis spec.	1	7	Plecotus auritus	3	17	Pipistrellus pygma	13	59	Pipistrellus pipistr	16	102
Species	#	# Calls																				
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29.07.26	4 Remote	None.		Species <table><thead><tr><th>Species</th><th>#</th><th># Calls</th></tr></thead><tbody><tr><td>Nyctalus noctula</td><td>6</td><td>51</td></tr><tr><td>Pipistrellus pygma</td><td>11</td><td>104</td></tr><tr><td>Pipistrellus pipistr</td><td>304</td><td>1509</td></tr></tbody></table>	Species	#	# Calls	Nyctalus noctula	6	51	Pipistrellus pygma	11	104	Pipistrellus pipistr	304	1509						
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Date	Survey location	Bat(s) emerging or returning	Screen grab of the darkest part of the survey	Incidental bat activity												
				Frequency / time  Recorded Activity  Recorded												
Visit 2																
24.08.26	1 AH.	None.		Species <table><thead><tr><th>Species</th><th>#</th><th># Calls</th></tr></thead><tbody><tr><td>Plecotus auritus</td><td>4</td><td>75</td></tr><tr><td>Pipistrellus pygma</td><td>6</td><td>75</td></tr><tr><td>Pipistrellus pipistru</td><td>8</td><td>78</td></tr></tbody></table> Frequency / time  Recorded Activity  Recorded	Species	#	# Calls	Plecotus auritus	4	75	Pipistrellus pygma	6	75	Pipistrellus pipistru	8	78
Species	#	# Calls														
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Date	Survey location	Bat(s) emerging or returning	Screen grab of the darkest part of the survey	Incidental bat activity												
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Species	#	# Calls														
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Species	#	# Calls														
Plecotus auritus	1	2														
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Species	#	# Calls														
Plecotus auritus	1	9														
Pipistrellus pygma	6	75														
Pipistrellus pipistru	284	2173														

Notes: NSL guild are big bats from either the genus *Eptesicus* or *Nyctalus*: the three bats have distinctive echolocation calls that can be distinguished from other species by their characteristic low frequency and long duration. There is, however, a degree of overlap between the three especially when in a closed environment. Where the calls cannot be reliably separated to species level they are allocated to NSL guild.

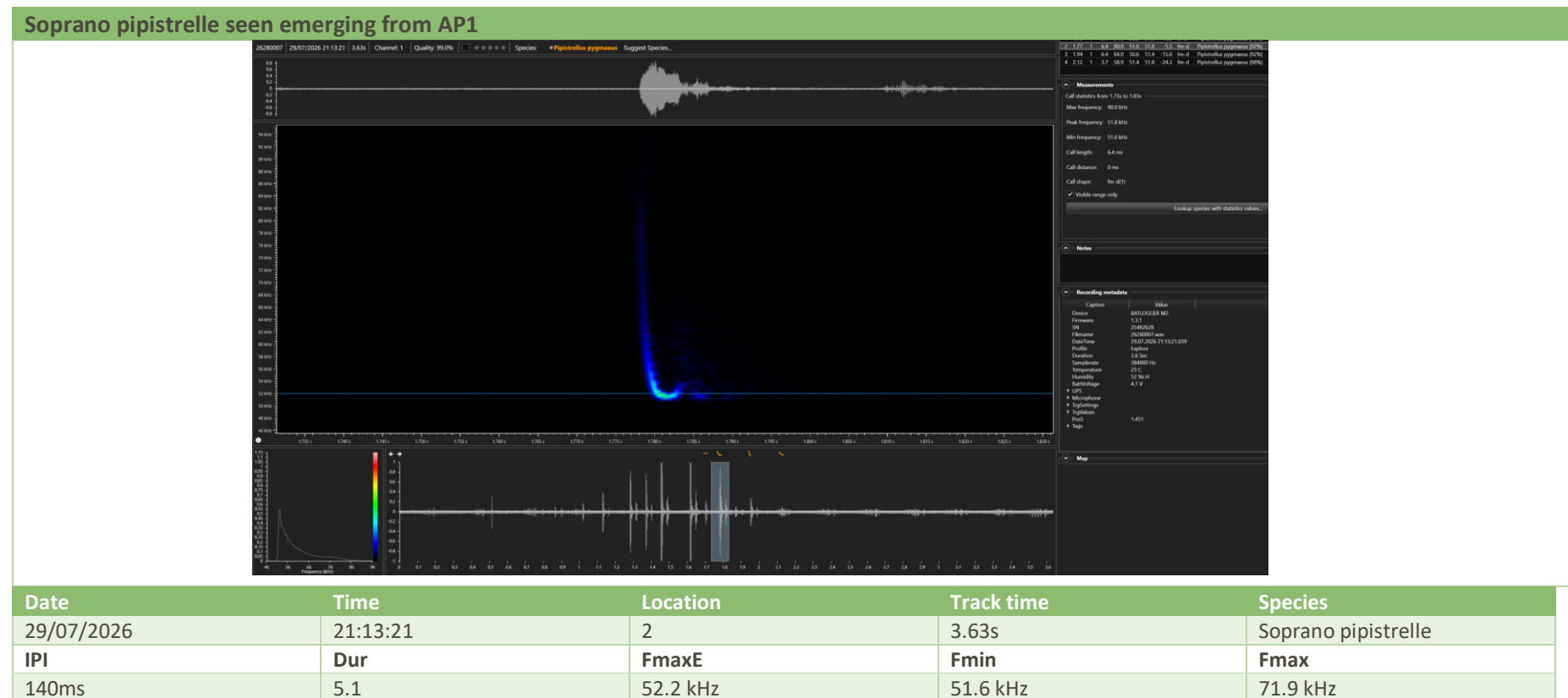
Batloggers recorded every individual pulse, the number of pulses in an individual call or pass will vary significantly depending on a number of factors, a more reliable indicator of level of activity is therefore to look at the number of files produced. A file is produced each time a triggering event is registered (detected ultrasound signal) the shortest recording duration is 1.5 seconds, and up to 53.5 seconds, so each new file represents a bat pass unless a bat is present and constantly triggering the detector for more than 53 seconds.

Note that all passes of *Plecotus* bats are assumed to be those of brown long-eared bats, because of the geographical distribution of grey long-eared bats. The species however, cannot be confirmed from call ID alone.

In each case where a bat has emerged the call has been analysed and species identification on the basis of that call had been considered definite unless otherwise stated. The level of confidence in identifying calls is described using the criteria given in table 10.1 in the BCT Good Practice Guidelines.

10 Appendix 2 – Sonograms

10.1.1 Bat calls were recorded in real time and subsequently analysed using Bat Explorer software. The spectrogram gives a representation of the call with time on the X axis and frequency on the Y axis, with the yellow areas indicating the higher intensity (FmaxE) of the call. The peak frequency of a selected call is also shown. Measurements of various parts of the call such as inter-pulse interval (IPI), Maximum & Minimum frequency (Fmax & Fmin), call duration (Dur), Call shape, and peak frequency (FmaxE) can then be used as a tool to help determine the species of bat.



11 Appendix 3 - Legislation and policy guidance

11.1 Legal protection

11.1.1 Bats and their roosts receive full protection (with few exceptions). Under the Conservation of Habitats and Species Regulations 2017 (as amended) * it is an offence to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb - insofar as to impair its ability to survive, reproduce or rear young, hibernate, migrate, or significantly affect distribution and abundance
- Damage or destroy a breeding site or resting place - even if no bats present
- Possess or control, sell, exchange, offer for sale or exchange or to transport any live or dead specimen or anything derived from a bat

11.1.2 Further protection is provided in England under Section 9 of the Wildlife and Countryside Act (as amended), which adds the following offences:

- To intentionally or recklessly disturb bats whilst occupying a structure or place used for shelter or protection (which means disturbance remains an absolute offence)
- To intentionally or recklessly obstruct access to any structure or place used by bats for shelter or protection
- To sell, advertise for sale, offer for sale, possess, or transport any live or dead or any part of a bat

11.1.3 Additional protection is provided for soprano pipistrelle, noctule and brown long-eared bats, all of which are included on a list of species of principal importance for the conservation of biodiversity in England, created by the Secretary of State as a requirement under section 41 (S41) of the Natural Environment and Rural Communities Act 2006 (NERC Act).

11.1.4 Under section 40 of the NERC Act all public bodies have a duty to have regard to conservation and biodiversity when carrying out their functions, the S41 list is a guide for decision makers when implementing their duty. This duty extends to all public bodies the duty of Section 74 of the Countryside and Rights of Way Act 2000, which placed a duty on government ministers.

* In 2019 changes were made to the 2017 regulations by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged.

11.2 National planning policy

11.2.1 The National Planning Policy Framework (NPPF) and the supporting ODPM circular 06/2005 provides the basis for making planning decisions with respect to conserving and enhancing the natural environment. It specifically sets out how the planning system should minimise impacts on biodiversity and provide net gains, including establishing coherent ecological networks. In addition to confirming that that presence of a protected species is a material consideration in the making of planning decisions, it sets out a list of principals, which local planning authorities should follow when determining planning applications. These include:

- ‘-if significant harm resulting from a development cannot be avoided...adequately mitigated, or as a last resort compensated for, then planning permission should be refused.’
- ‘...opportunities to incorporate biodiversity in and around developments should be encouraged.’
- The circular goes on to make it clear that Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System states it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.

11.3 Local planning policy

11.3.1 Wokingham Borough Council’s core strategy adopted January 2010 (Wokingham Borough, 2010), sets out the planning policies which guide and control new development in the borough until 2026. Policy CP7 states that:

“Biodiversity Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.”

11.4 Biodiversity Action Plans and Biodiversity Opportunity Areas

11.4.1 The United Kingdom Biodiversity Action Plan (UK BAP) is a national strategy drawn up by UK Government to conserve threatened native species and habitats. The UK post-2010 Biodiversity Framework 2012 (Defra, 2012) means that the listing of species and habitats on the S41 list and its associated requirements under the NERC Act supersedes the UK BAP. However, the UK BAP action plans remain relevant to conservation aims and objectives. The UK BAP is supported by a series of Local Biodiversity Action Plans (LBAPs) which translate the targets identified in the UK BAP into targets for species and habitats appropriate to the local area. Each LBAP identifies those habitats and species considered most important in that area, commonly an LBAP will

identify a number of habitats and species for which “action plans” have been prepared. In the Southeast region, the Biodiversity Opportunity Areas will be the focus for delivery of UK BAP habitats targets.

- 11.4.2 In 2009 The Southeast Biodiversity Forum has identified Biodiversity Opportunity Areas (BOAs), which represent a targeted landscape-scale approach to conserving biodiversity and the basis for an ecological network. BOAs identify where the greatest opportunities for habitat creation and restoration lie, enabling the efficient focusing of resources to where they will have the greatest positive conservation impact.

12 Appendix 4 – Bats on site

- 12.1.1 The photo below shows common and soprano pipistrelles in hand. These are the two most common species in Britain. A soprano pipistrelle was seen emerging from the dwelling (B1). Soprano pipistrelles are widespread across Berkshire, occurring in all districts. In 2020 there were 363 records of roosts in the county of which 53 were classified as maternity roosts. The earliest record in Berkshire is from 2004 reflecting the fact that soprano pipistrelles were only formally separated as a species from common pipistrelles in 1999.
- 12.1.2 This species is known to often roost within houses with 333 out of the total 363 recorded roosts in Berkshire being within buildings. They weigh between 3-8 grams with a head and body length of approximately 35-45 millimetres. Pipistrelle bats have seen their populations decline by 70% since the 1970s, however thanks, in part, to current strict legal protections, soprano pipistrelles have seen short term (2019-2024) increase in population size according to the JNCC Official Statistic 'Population trends for bat species in the UK' published on 28 May 2026, including data up to summer 2025.

