



Nocturnal Emergence Bat Report

Prepared on behalf of: [REDACTED] Hussain



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Antony Aslam	A Aslam	16/06/26	1.0

Summary

We were appointed by [REDACTED] Hussain to undertake an appraisal of L'ortolan, Church Lane, Shinfield, Reading, RG2 9BY, in order to assess the potential ecological constraints to a planning proposal. The proposed development comprises the construction of a third-storey pitched roof extension to Building B1, along with the architectural integration of the existing pitched roof structures of Building B2. Additionally, plans include the erection of a detached auxiliary garage within the existing hardstanding car parking area to the east of B2.

During the Preliminary Roost assessment carried out on 13/11/2025, all buildings underwent full internal and external inspection. Full details are outlined in the Preliminary roost assessment 25_PRA_06_69 (ROAVR GROUP). B1 was classed as negligible potential to support roosting bats but B2 was rated as moderate probability resulting in two further emergence surveys being done on B2.

All UK bat species are legally protected species and they are capable of being material considerations in the planning process. A summary of the legislation protecting bats is included. This section also provides some brief information on the ecology of British bat species.

Two emergence surveys were carried out on B2. Survey one was done on 13th May 2026 and survey two was done on 8th June 2026. Monitoring was undertaken by 3 surveyors using night vision aids and full-spectrum bat detectors, with no bats observed emerging from the building during the survey. Foraging and commuting activity was picked up on both sensors.

Recommendations:

R1: In accordance with best practice guidance relating to lighting and biodiversity (Miles et al, 2018; Gunnell et al, 2012), any new lighting should be carefully designed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species.

R2: It is recommended to install two bat boxes on-site. If possible, the box should be incorporated into the proposed built footprint to ensure that a permanent roosting feature is created on-site. The box should be suitable for crevice dwelling species which are most likely to utilise existing PRFs. The box should be positioned 3-5 metres above ground level, orientated southwards. There should be a clear path to the entrance thus creating a net gain in bat roosting habitat.

Jess Dahl
Ecologist
ROAVR Group.

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Appendix 1: Nocturnal Emergence Bat Survey Results Maps

1 Introduction

Brief and Site Location

This report presents the findings of one nocturnal emergence survey of a detached house located at L'ortolan, Church Lane, Shinfield, Reading, RG2 9BY. Ordnance Survey Grid Reference: SU 72933 68180.

Proposed Works

It is proposed to redevelop the site with the construction of a third-storey pitched roof extension to Building B1, along with the architectural integration of the existing pitched roof structures of Building B2. Additionally, plans include the erection of a detached auxiliary garage within the existing hardstanding car parking area to the east of B2.

Legislation and Planning Policy

Bats

All UK species of bat are protected species. Their breeding sites or resting places¹ (roosts) are fully protected under the Wildlife and Countryside Act 1981² (as amended) and the Conservation of Habitats and Species Regulations 2017³ which continues to apply in UK law through the Conservation of Habitats and Species (Amendment) (EU Exit) ['CHSAEU'] Regulations 2019⁴. Works affecting bats are subject to licensing procedures by Natural England (NE). The legal protection and licensing procedures are summarised in Appendix 1.

Survey Scope

In line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023), one separate bat survey was carried out consisting of one nocturnal emergence bat survey with the aid of infrared cameras. The aim of this survey was to detect whether bats are roosting within the property, and to enable a profile of site utilisation by bats to be compiled.

Reporting

This report aims to:

- Outline the survey methodology used;
- Present the results of the survey;
- Provide an interpretation of the survey results;
- Determine the need for further targeted surveys; and
- Provide suitable recommendations in line with planning policy and wildlife law, including potential licensing requirements, mitigation, compensation and enhancement measures.

¹<https://www.legislation.gov.uk/ukpga/1981/69>

²<https://www.legislation.gov.uk/ukpga/1981/69>

³<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

⁴<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

2 Methodology

Field Study

Nocturnal Emergence Survey

In line with the specifications detailed in Bat Surveys: Good Practice Guidelines (Collins, 2023), the nocturnal surveys commenced 20 minutes prior to sunset and continued until 120 minutes after sunset. The nocturnal emergence survey was conducted using full spectrum bat detectors (EchoMeter Touch for IOS plugged into Iphone 13 Max pro x2) to facilitate the detection of bats and to aid in the determination of species of bat using the site. Audio files were analysed using Kaleidoscope Pro Analysis Software to identify bat species through call frequencies post-survey.

Due to the difficulty in detecting late emerging bats, two Sony (AX53 and FX700) series camcorders with infrared recording capability, with two supplementary infrared illuminators (Nightfox Torches) were also used during the survey to assist in detecting late emerging bats. The NVAs were further supported by 2 Nightfox Whisker cameras. The camcorder footage was later analysed using FCPX video slow and fast speed ramp software to allow slowing down the video in line with the recorded bat call to ensure the location of bat movement was captured to conclude if the bat emerged from potential roosting features associated with the site. The location of the infrared camcorders remained the same during the survey to ensure a full coverage of the areas of the building to be affected by the proposals.

Thermal imagery gives either a white or red indicator of a bat prior to emergence and does not need detailed review. Thermal imagery can instantly highlight the point of emergence. The only limitation is the field of view which is much narrower than a camcorder with IR capability.

Constraints

General Temporal Constraints An ecological survey can only identify what is present on site at the time it is conducted. However, habitat usage by species can change over time.

3 Survey Results

Surveyors' Experience

Antony Aslam is an ecologist with four years' professional experience in ecology, including ecological desk studies, field surveys, technical reporting and protected species assessment. His consultancy experience includes involvement in Biodiversity Net Gain (BNG) assessments, habitat surveys, Preliminary Ecological Appraisals (PEAs), Preliminary Roost Assessments (PRAs), and bat emergence and activity surveys. Antony is currently in his second survey season undertaking bat activity and emergence survey work. Antony is a Qualifying member of the Chartered Institute of Ecology and Environmental Management (QCIEEM) and a member of the Institute of Environmental Management and Assessment (IEMA). He holds an MSc in Marine Biology from the University of Southampton and completed a placement semester at the University of Bergen, specialising in Aquaculture and Fisheries Science. Through academic training, professional development and practical consultancy experience, Antony has developed a broad range of ecological field survey, habitat assessment and reporting skills relevant to ecological consultancy.

Tom Johnson is an ecologist with five years' experience undertaking desktop studies, report writing, field surveys, Biodiversity Net Gain (BNG) assessments, habitat surveys, Preliminary Roost Assessments (PRAs), and bat emergence surveys. He has experience supporting ecological projects through both field survey work and technical reporting, with particular involvement in protected species and habitat assessment work. Tom holds a BSc in Ecology from the University of Otago and has received formal training in ecological survey methodologies and reporting standards.

Jess Dahl holds an MSc in Wildlife Conservation from the University of Salford, following completion of an undergraduate degree in Wildlife Conservation. Jess has over three years' professional ecological field survey experience, including work as an ecologist in Australia undertaking surveys in remote and challenging field conditions. She is a Qualifying member of the Chartered Institute of Ecology and Environmental Management and has worked with ROAVR for the past seven months, regularly undertaking Preliminary Roost Assessments, Preliminary Ecological Appraisals and Biodiversity Net Gain assessments. Jess's bat survey experience includes participation in dusk emergence surveys, Preliminary Roost Assessments and associated bat assessment work, supported by relevant training courses delivered by the Bat Conservation Trust and the Arboricultural Association.

ROAVR Group is a nationwide arboricultural and ecological consultancy with directly employed staff nationwide supporting those passing through the planning process. Established in 2013, we have thirteen years of experience conducting surveys and reporting work.

First Dusk Emergence Survey

The nocturnal emergence survey was undertaken on 13/05/2026 by Antony Aslam, Jess Dahl and Tom Johnson. The weather conditions recorded at the time of the survey are detailed in Table 3.1

Parameter	Conditions	
	Start	Finish
Temperature (°C)	10c	9c
Cloud Cover	8%	12%
Precipitation	0%	0%
Wind Speed (mph)	10mph	14mph

Table 3.1: Weather Conditions During First Nocturnal Emergence Survey

The nocturnal emergence survey commenced 20 minutes prior to sunset and continued until 120 minutes after sunset. Sunset was at 20.45 hrs (XCWeather). Just one common pipistrelle (*Pipistrellus pipistrellus*) was seen and detected (acoustically recorded) by all surveyors to be foraging and commuting during the survey. No species of bat were seen emerging from the building during the survey. Analysis of the video recordings confirmed that no bats were recorded to be emerging from the building.

Bat Species:

Time	Surveyor	Species and Count	Activity	Emergence
21:20-21:22	A Aslam - N corner of B2	1-Common pipistrelle	Foraging to the N of B2 over neighbouring tree line	No
21:20	J Dahl	1-Common pipistrelle	Foraging (Didn't see - Bat detector picked up call)	No
21:59	T Johnson	1-Common pipistrelle	Commuting - (Didn't see, bat detector picked up call)	No

Second Dusk Emergence Survey

The nocturnal emergence survey was undertaken on 08/06/2026 by Antony Aslam, Jess Dahl and Tom Johnson. The weather conditions recorded at the time of the survey are detailed in Table 3.1

Parameter	Conditions	
	Start	Finish
Temperature (°C)	18c	16c
Cloud Cover	83%	86%
Precipitation	0%	0%
Wind Speed (mph)	15mph	18mph

Table 3.1: Weather Conditions During First Nocturnal Emergence Survey

The nocturnal emergence survey commenced 20 minutes prior to sunset and continued until 120 minutes after sunset. Sunset was at 21:17 hrs (XCWeather). Common pipistrelle (*Pipistrellus pipistrellus*) and Noctules (*Nyctalus noctula*) were seen and detected (acoustically recorded) by all surveyors to be foraging and commuting during the survey. No species of bat were seen emerging from the building during the survey. Analysis of the video recordings confirmed that no bats were recorded to be emerging from the building.

Bat Species:

Time	Surveyor	Species and Count	Activity	Emergence
21:42	J Dahl	1- Noctule	Commuting S-N	No
21:42	T Johnson	1-Noctule	Commuting NW over house	No
21.44	J Dahl	1-Common Pipistrelle	Foraging over the rear garden	No
21:44	A Aslam	1-Common pipistrelle	Heard on detector but not seen	No
21:46-21:49	T Johnson	1-Common pipistrelle	Sustained activity consistent with foraging in the trees to the SW of the house	No
21:59	A Aslam - SW over the N side of B1	1-Common pipistrelle	Commuting from NE to SW side of B1	No
21:59	J Dahl	1-Common pipistrelle	Foraging over garden	No
22:02-22:04	A Aslam - NW B1	1-Common pipistrelle	Foraging NW of B1	No

22:02-22:04	J Dahl - East of B1	1-Common pipistrelle	Foraging to the east of B1 then went west	No
22:12-22:21	A Aslam - NW B1	1-Common pipistrelle	Foraging NW of B1	No
22:13-22:16	J Dahl - North of B1	1-Common Pipistrelle	Foraging over northern and eastern vegetation	No
22:20-22:21	J Dahl - East of B1	1-Common pipistrelle	Foraging over eastern section of garden then headed west	No
22.25	T Johnson	1-Common pipistrelle	Commuting not seen	No

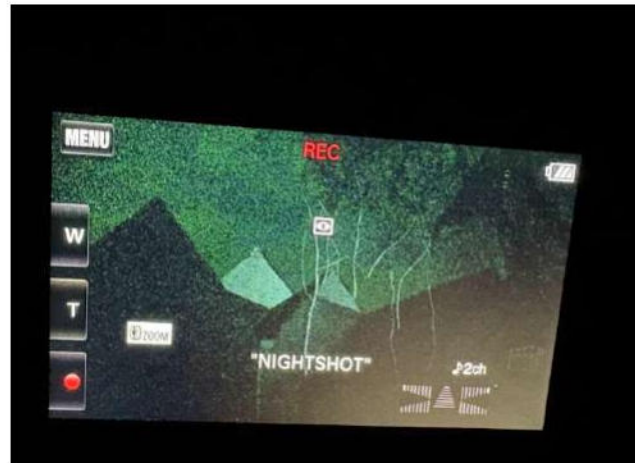
NVA Use:

Daylight pre-start screenshots were taken at the beginning of the surveys to document surveyor positions and to confirm unobstructed views of key bat access features on the building. The images provide clear reference to architectural details, such as uplifted roof tiles and hanging tiles, which may offer roosting features for crevice-dwelling species.

Night-time end-of-survey screenshots were captured following survey completion to verify camera angles, visibility, and positioning accuracy under low-light conditions.

Collectively, all screenshots are clear with adequate visibility, and confirm that static and handheld survey equipment was well-positioned to detect emerging, re-entering, or commuting bats during each survey session. The images will be annotated and referenced on the associated site plan submitted with this report.

Camera Details/ Notes	Photographic Plates
Camera 1 location with night and day screenshots	  



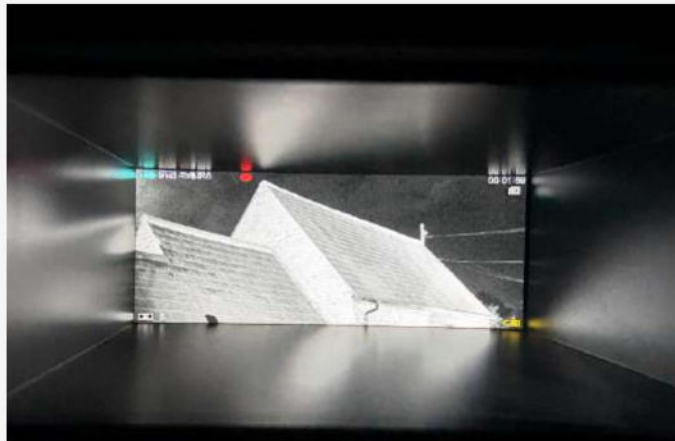
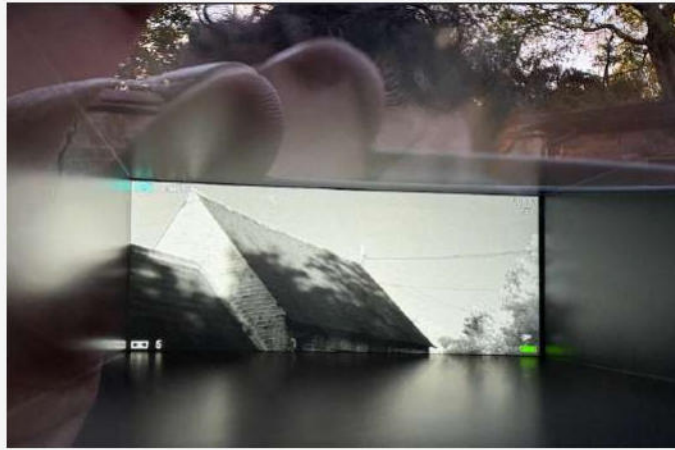
NVA 1 location with night and day screenshots





NVA 2 location with night and day screenshots





4 Conclusion and Required Actions

The bat activity surveys were undertaken in accordance with best practice guidelines set out in Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn), and comply with relevant standards outlined by CIEEM (2017). The site was subject to a Preliminary Roost Assessment, which concluded the structure supported features of moderate bat roost suitability, primarily associated with missing roof tiles and cladding. As such, two dusk emergence surveys were required to assess roost status, which has been completed in line with guidance and during suitable seasonal and weather conditions.

Given that no bats emerged from the building and only a small amount of bat activity was recorded on site during the survey, it is concluded that there are no bat roosts present in the property on site. Therefore, the proposed works are not expected to impact roosting bats, and as such the proposed works may proceed as scheduled.

Key considerations:

- All survey efforts have been carried out in accordance with the recommended protocol for buildings with moderate suitability roost features, comprising two dusk emergence surveys.
- The first survey recorded very low levels of bat activity, comprising commuting and foraging behaviour only of mostly one common pipistrelle (*Pipistrellus pipistrellus*). The second survey had slightly more bat activity recorded, bats commuting through the area and foraging over the north eastern vegetation. This included common pipistrelle bats (*Pipistrellus pipistrellus*) and records of one noctule (*Nyctalus noctula*) commuting through the area. No bats were seen or recorded emerging from or re-entering the building.
- All recorded bat activity was consistent with bats commuting across or foraging in the garden area and along established linear features to the north. Foraging activity was noted for a single common pipistrelle over the rear garden for 2 minutes during the first survey but for the second survey there were 1-2 pipistrelles (*Pipistrellus pipistrellus*) foraging for 40 minutes during the survey. Noctule (*Nyctalus noctula*) bats were seen commuting for one minute across the site as the first bats to be recorded in the second survey.
- The photographic record confirms adequate camera positioning to cover all potential roost access points. NVAs demonstrate good visibility and appropriate dusk survey timing, consistent with good field protocol.
- No evidence was found to indicate the presence of a bat roost within the building or its immediate structural features.
- The site retains some limited value for commuting and foraging bats at a local level, likely associated with surrounding mature gardens and hedgerows and trees.

4.1 Licensing Requirements for Bats

No Bat Licensing is required at this stage. In the unlikely event that a bat is found during site works, all works in that area must immediately cease and a suitably qualified ecologist should be contacted.

4.2 Avoidance, Mitigation, Compensation and Enhancement Measures for Bats

In the absence of confirmed bat roosts and subject to appropriate timing and method of works, it is considered unlikely that the proposed development would result in an offence under the Conservation of Habitats and Species Regulations 2017 (as amended), which transposes the requirements of the EU Habitats Directive into UK law. However, in recognition of the building's previous low suitability and the minor level of activity recorded, precautionary mitigation would be considered proportional.

No bat roost within the building was identified. Enhancement for bats is encouraged in form of habitat enhancement:

- Bat boxes should be installed to provide roosting habitat for species such as pipistrelle. In general, bats seek warm places and for this reason boxes should be located where they will receive full/partial sun, although installing boxes in a variety of orientations will provide a range of climatic conditions. Position boxes at least 4 m above ground to prevent disturbance from people and/or predators. The planting of species which attract night flying insects is encouraged as this will be of value to foraging bats, for example: evening primrose (*Oenothera biennis*), goldenrod (*Solidago virgaurea*) and honeysuckle (*Lonicera periclymenum*).
- External lighting associated with the extension or garden should comply with bat-sensitive lighting principles, avoiding upward spill or unnecessary illumination of potential bat flight lines or foraging areas (BCT & ILP 2018).
- Consideration for the installation of bat-friendly roof detailing where safe and structurally practical, ensuring retained tiles or gaps are either sealed or purpose-designed to allow access under tile features without risk of entrapment.

These measures would contribute to the maintenance and enhancement of bat habitat and ecological connectivity on site, and ensure compliance with national biodiversity objectives and professional survey standards.

4.3 Longevity of Report

Survey data should ideally be from the last survey season before a planning or licence application is submitted, although the length that survey data remains valid should be decided on a case-by-case basis and is dependent upon several factors (Collins, 2023). If development works do not begin within eighteen months to two years of the date of this report, an updated survey may be required in accordance with guidance in BS 42020:2013⁵ and CIEEM (2019), to determine if conditions and bat use has changed since described in the current report.

⁵<https://www.omegawestdocuments.com/media/documents/43/43.35%20BSI%20Biodiveristy%20Code%20of%20Practice.pdf>

5 Limitations

ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

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Should you require any further information, please do not hesitate to contact us at any time.

Jess Dahl
Ecologist

J.Dahl

Prepared by: J.Dahl (MSc)
Checked by: Antony Aslam MSci QCIEEM



6 References

Anonymous (2007) *Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC*. Final version, February 2007.

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CIEEM (2020) *Guidelines for Accessing, Using and Sharing Biodiversity data in the UK*.
<https://cieem.net/wp-content/uploads/2016/03/Guidelines-for-Accessing-and-Using-Biodiversity-Data-March-2020.pdf>

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Institute of Lighting Professionals (2012) *Guidance for The Reduction of Obtrusive Light*.

Mitchell-Jones, A.J, & McLeish, A.P. Ed., (2004) *Bat Workers' Manual (3rd Edition)*. Joint Nature Conservation Committee, Peterborough.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. Natural England, Peterborough.

Bats and Artificial Lighting at Night - ILP Guidance Note - The Institution of Lighting Professionals, (GN08/23) August 2023

7 Appendix 1

Bat Ecology

There are 18 known breeding species of bat found in the UK, with additional species recorded as migrants or vagrants. All of them are small, nocturnal, flying, insectivorous mammals that are under conservation threat, and many have undergone massive population declines over the last century. Some species, such as common (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) are relatively common and widespread in the UK, while others, such as greater horseshoe (*Rhinolophus ferrumequinum*) bats, have an extremely restricted distribution.

Most bats will use a variety of roosts of different types throughout the year. The winter hibernation sites typically have cool, humid conditions with a stable microclimate and low levels of disturbance. Most British bats hibernate in caves or artificial structures that fulfil such requirements, such as mines, tunnels and cellars. Bats emerge from hibernation around late March or early April and move into transition or intermediary roosts. Around early May, female bats gather in colonies to form summer or maternity roosts, and it is here where they will give birth between late May and early July. A colony may consist of many individuals (sometimes hundreds of bats) of mixed age and sex. Roosts occur in a variety of habitat types, including tree-holes, caves, buildings and other secure crevices or internal spaces with appropriate stable temperatures and humidity. Bats may change roost locations many times during a year, and colonies may split up and reform during this period. Males occupy solitary roosts in autumn, to which they attract females for mating.

Legislation

All British bat species and any place used for shelter or protection, or a breeding site or resting place (their roosts) are fully protected under the amended Wildlife and Countryside Act 1981 through inclusion in Schedule 5. The roosts are protected irrespective of whether bats are present at the time. All bats are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) ['CHSAEU'] Regulations 2019.

These pieces of legislation make it illegal to deliberately or recklessly:

- kill, injure or capture bats;
- disturb bats;
- damage, destroy, or obstruct access to bat roosts (including sites that are currently unoccupied);
- possess or transport a bat or any part of a bat unless acquired legally; or
- sell, barter or exchange bats or parts of bats.

Disturbance is defined as any activity that is likely to impair bats ability:

- to survive, to breed or reproduce, or to rear or nurture their young;
- to hibernate or migrate; or
- to significantly affect the local distribution or abundance of the species to which they belong.

Habitats Regulations Licensing

If a European Protected Species will be affected by a development, Natural England (NE) can issue licences under the Habitats Regulations to permit otherwise prohibited acts. Licences for certain activities can be granted providing "three tests" are satisfied, that is:

1. the purposes of "preserving public health or safety, or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment";
2. there must be "no satisfactory alternative"; and,
3. the derogation is "not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range".

Where Planning regulations apply, NE will only issue a licence after planning consent has been granted.

The licence application will require the production of a detailed method statement, which sets out the activities to be carried out under the licence to minimise the risk of bats being harmed during construction works and ensure that bats will be conserved during the development of the site. This will need to detail the mitigation proposed (such as the replacement or compensation roost), the timescale and schedule of works, the number, size and locations of bat access points to be provided, the type of materials to be used (roofing material, roof lining, fascias, soffits and bargeboards etc.), lighting proposals, action to be taken in the event bats are found during works and a post-development monitoring programme. The method statement will need to be accompanied by scaled plans and maps detailing the bat mitigation features.

A cross-section of the access points and roost space is often required. The method statement must ensure that provision is made for new or continued roosting opportunities after the completion of development works. In some instances, a method statement is requested by Natural England before the planning application is determined.

Natural Environment and Rural Communities (NERC) Act 2006

Under Section 40 of the Natural Environment and Rural Communities Act (2006), Local authorities have a duty to have regard to the conservation of biodiversity in exercising their functions. The duty affects all public authorities and aims to raise the profile and visibility of biodiversity, to clarify existing commitments regarding biodiversity, and to make it a natural and integral part of policy and decision making. Seven of the UK species of bat (soprano pipistrelle, barbastelle, Bechstein's, noctule (*Nyctalus noctule*), brown long-eared, lesser horseshoe and greater horseshoe bats) have been listed on the UK Biodiversity Action Plans (2007) as conservation priorities.

National Planning Policy Framework (2021) and Biodiversity and Geological Conservation Circular 06/2005

The National Planning Policy Framework (2021) and Biodiversity and Geological Conservation–Statutory Obligations and Their Impact within the Planning System Circular (06/2005) state that the presence (or otherwise) of a protected species is a material planning consideration and the extent that they may be affected by the proposed development must be established before planning permission is granted. Otherwise, all relevant considerations may not have been addressed in making the decision.

Appendix 1: Survey Site Plan

