

Emergence Survey Report – Bats

Site Location	380 Barkham Rd, Wokingham RG41 4DL
Document reference	CE4672-01 <i>This document should be read in conjunction with the Preliminary Ecological Appraisal completed on the 19th November 2025, document reference: CE4672</i>
Date of survey	8th May 2025 29th May 2025 19th June 2025
Report by	Garry Smith – Senior Ecologist Signature:  Tel  Email: info@chaseecology.co.uk

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1.0 Introduction

Brief

This report will present the findings of an emergence survey of the named site on the below dates;

8th May 2025

29th May 2025

19th June 2025

2.0 Executive Summary

Chase Ecology undertook an emergence survey at the named site to assess the building for bats following a preliminary roost assessment which deemed the structure to offer value for roosting.

Survey Methodology	All emergence surveys were conducted during the optimal recommended survey times following best practice guidelines. All surveys were carried out during optimal weather conditions. Each elevation of the structure which offers value to bats was viewed during the survey visit with no limitations.
Results of emergence surveys	During the three emergence surveys of the property in May/June 2025, no roosting activity was recorded. In addition to the above recorded bat roosts, several other bats were observed to be using the site for both feeding and commuting. See Section 5: Results of Phase 2 Activity Surveys
eDNA Survey of Droppings	eDNA test to droppings taken from the main roof void spaces have confirmed positive for Common Pipistrelle Appendix 2: eDNA results from droppings taken from roof void spaces
Requirements for Additional Survey	No further survey requirements have been identified during the emergence surveys conducted to date. See Appendix 1: Mitigation, Protection & Enhancement.
Predicted Impacts of Development on Bats	Low impacts will be offered to bats if all guidance & recommendations within appendix one for mitigation, protection and enhancement are implemented during all stages of development. See Appendix 1: Mitigation, Protection & Enhancement.
Licensing Requirements for Bats	During the three emergence surveys no roosting activity was recorded, however the PRA visit confirmed activity from bats in the form of droppings below the ridge of the property which has been confirmed with a positive eDNA test result for Common Pipistrelle.

	Due to the level of droppings, it is anticipated that the roost would be a daytime roost for a low number of bats (1-3) and may be used at different times of the year. A low impact protected species mitigation licence will be required for a Common Pipistrelle Day roost. See Appendix 1: Mitigation, Protection & Enhancement.
Roost Creation	See Appendix 1: Mitigation, Protection & Enhancement.

3.0 Legislation

- 1.1.1** All British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2017, making it an offence to:
- Deliberately kill, injure or capture a bat;
 - Deliberately disturb bats;
 - Damage or destroy a breeding site or resting place
- 1.1.2** In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly Obstruct access to any structure or place which any bat uses for shelter or protection; or Disturb any bat while occupying a structure or place which it uses
- 1.1.3** If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural England, which would be subject to appropriate measures to safeguard bats.
- 1.1.4** In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended). All wild birds, their nests and eggs are protected it an offence to: • kill, injure, or take any wild bird; • take, damage or destroy the nest of any such bird whilst it is in use or being built; or • take or destroying an egg of any such wild bird.
- 1.1.5** Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

4.0 METHODOLOGY

- 4.1 All reporting undertaken by Mr Garry Smith who is an experienced licensed bat ecologist in England [Class 2 registration 2017-28032-CLS-CLS] with over 9 years' experience practical of professional ecological surveys.
- 4.2 It is recommended that emergence surveys should be carried out within the optimal survey season from May to August, September are also useful times if weather conditions remain optimal.
- 4.3 Surveys were conducted following all best practice survey guidelines. See section seven.
- 4.4 All elevations of the structure were visible throughout the survey to capture any bats emerging from within or into the structure throughout the duration of the survey.

5.0 Results of Phase 2 Activity Surveys

Date	8 th May 2025					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
20:38	20:20	22:35	14	10	1	10%
	Name	Position	Detector			
Lead Surveyor	James McConnell	Rear	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Alys Cervetto	Front	EMT 2 Pro/Nightfox IR			

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

No roosting activity recorded during the survey times noted.

Activity from Bats during survey

Species	Activity	
Common Pipistrelle	Early	-
	Mid	1 x commuting pass through rear garden
	Late	-

IR Images
taken from
each surveyor
point during
the survey



Date	29 th May 2025					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
21:07	20:50	23:10	18	17	5	0%
	Name	Position	Detector			
Lead Surveyor	Naomi Turner	Rear	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Josh Gavin	Front	EMT 2 Pro/Nightfox IR			

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

No roosting activity recorded during the survey times noted.

Activity from Bats during survey

Species	Activity	
Common Pipistrelle	Early	-
	Mid	1 x commuting pass rear to front through site. 1 x commuting pass across rear of site.
	Late	1 x brief foraging across rear of site and neighbouring site.
Noc tule	Early	-
	Mid	-
	Late	1 x commuting pass, no visual

IR Images taken from each surveyor point during the survey



Date	19 th June 2025					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
21:23	21:07	23:20	24	22	1	0%
	Name	Position	Detector			
Lead Surveyor	Elena Vasileva	Rear	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Fraser Barnes	Front	EMT 2 Pro/Nightfox IR			

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

No roosting activity recorded during the survey times noted.

Activity from Bats during survey

Species	Activity	
Common pipistrelle	Early	1 x commuting pass across front of site
	Mid	1 x commuting pass across rear of site. 1 x faint foraging, no visual.
	Late	1 x commuting pass, no visual.
Noctule	Early	1 x commuting pass, no visual.
	Mid	1 x commuting pass, no visual.
	Late	-

IR Images taken from each surveyor point during the survey



6.0 Ecological Experience

Debbie Davies – Debbie has worked within the ecology sector since 2017 as a seasonal survey assistant.

Debbie has worked on both private and commercial developments and holds a clear understanding of bat survey best practice guidelines and correct use of technologies whilst conducting emergence surveys.

Elena Vasileva - Elena has supported Chase Ecology since 2022 as a component survey team leader and competently delivers supervision to survey assistance at all levels on site.

Elena holds a Class 2 survey licence 2024-12141-CL18-BAT.

She has demonstrated a clear understanding of survey methodology and offers a good knowledge of best practice survey guidelines.

She has been supporting on both residential and commercial sites including emergence surveys for bats.

Previously she has supported other ecology organisations with protected species surveys from 2017.

Qualifications

2008 - Environmental protection and sea preservation technologies, Master-engineer - Technical University-Varna, Varna

2013 - Environmental protection and sea preservation technologies, Bachelor-engineer - Technical university-Varna, Varna

Volunteer

2012 - Mapping and identification of conservation status of natural habitats and species” Lot Bats (DIR- 59318-1-2) Mapping habitats on the territory of Bulgaria, handling and counting bats to determine the species, using mist nets to catch bats, using bat detectors and recording devices to gather data.

2017 - Waterway surveys for BCT UK and London Bat Group - Performing annual waterway survey for Daubenton’s bat on a transects given from Bat Conservation Trust. Participating in hibernation surveys and other group activities and workshops with London bat group.

Naomi Turner – Naomi has worked within the ecology sector since 2021 and offers a firm knowledge for UK Bats and best practice guidelines.

She has been involved with both large commercial and residential surveys from Preliminary Bat Roost Assessments, Emergence Surveys and Mitigation Works for bats.

Naomi has supported Chase Ecology since 2021 as a component survey team leader and competently delivers supervision to survey assistance at all levels on site.

James McConnell - James has worked within the ecology sector since 2022 as a seasonal survey assistant.

He has worked on both private and commercial developments and holds a clear understanding of bat survey best practice guidelines and correct use of technologies whilst conducting emergence surveys.

Alys Cervetto - Alys has worked within the ecology sector since 2023 as a seasonal survey assistant.

She has worked on both private and commercial developments and holds a clear understanding of bat survey best practice guidelines and correct use of technologies whilst conducting emergence surveys.

Fraser Barnes - Fraser has worked within the ecology sector since 2024 as a seasonal survey assistant.

He has worked on both private and commercial developments and holds a clear understanding of bat survey best practice guidelines and correct use of technologies whilst conducting emergence surveys.

7.0 References

Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition 2024

UK Bat Mitigation Guideline or ILP/BCT 'Bats and Artificial Lighting in the UK' GN 08 / 23

CIEEM 2023

Bat Conservation Trust.

<https://magic.defra.gov.uk/MagicMap.aspx>

Google Maps

Appendix 1: Mitigation, Enhancement & Protection

This document must be available to all involved in the planned development. All contractors must aware of the potential of protected & priority species being found on site and care should be taken during works to avoid harm (including during any tree works), if protected species are found then all work should cease and an ecologist should be consulted immediately.

Mitigation

During the three emergence surveys no roosting activity was recorded, however the PRA visit confirmed activity from bats in the form of droppings below the ridge of the property which has been confirmed with a positive eDNA test result for Common Pipistrelle.

Due to the level of droppings, it is anticipated that the roost would be a daytime roost for a low number of bats (1-3) and may be used at different times of the year.

As this has been confirmed to be used by Common Pipistrelle bats, a protected species mitigation licence must be applied prior to any works which offer impacts to the roost location and surrounding environment to include the roof coverings, roof void and front/rear vertical tiles as below;

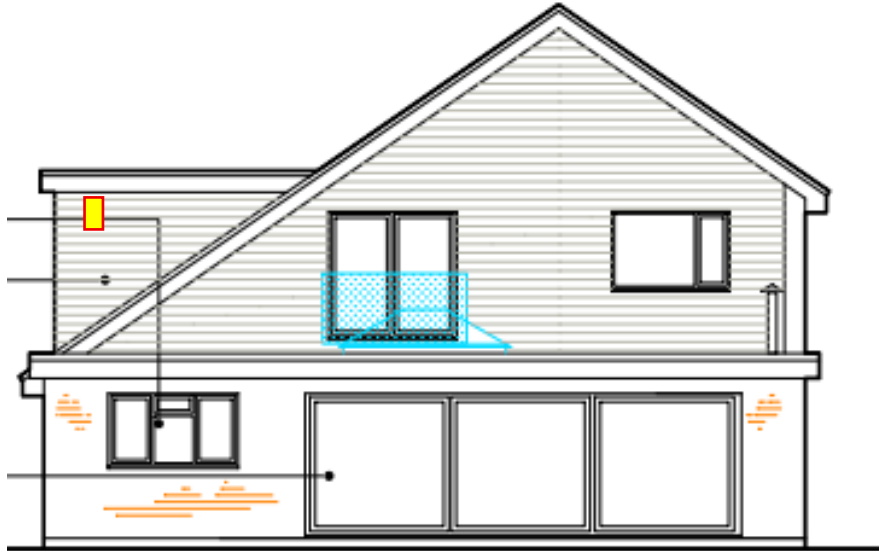
- Mitigation License to be applied and granted prior to any disturbance works to both bat roosts which have been identified within this report.
- Mitigation methods agreed with contractors prior to any development works on site along with suitable toolbox talks.
- During mitigation, a licenced and experienced bat worker will be on site to co-ordinate the mitigation works and to supervise a hand strip of all roost locations. During this time, any roosting bats located will be moved to a suitable bat box within the site.
- One bat boxes will be installed within the site and remain as a permanent fixture. This will be two crevice style box.
- On completion of all mitigation works the licenced ecologist will complete all relevant return documentation to Natural England and conduct any post development checks where appropriate.

Bat box location within the site



Roost Creation

To offer a suitable level of roosting opportunities during the proposed development works, a total of one integrated Unitura Modular bat tube will be integrated within the South facing elevation behind the new dormer coverings with an entrance to the box created



The modular bat tube from Unitura is a highly versatile built-in solution for bat mitigation and integration into a wall. Each tube has a single or multiple large crevices with a sloped entrance hole to accommodate bats leaving and entering the site and promote the runoff of water away from the interior of the tube. The tubes are part of a modular range of bat roosts which can be connected in the facade, behind the render or within the cavity of the wall itself depending on the entrance stone used (see accessories). The entrance stones and/or adjacent boxes must be connected with a strong construction adhesive designed for use on masonry or brickwork.

The tubes come in single, double and triple crevice layers and with/without an entryway. They can be mixed and matched completely depending on the design specification of the build and built as large or as small as needed. The tubes without entrances are designed to be used behind the cavity or rendered over and so will remain invisible when installed and will need to be combined with a bat tube with an entryway to facilitate entry for the bats. The boxes are supplied in a neutral colour with a course finish to allow rendering, attachment of brick slips or blending into a facade.

Additional Protection measures to be implemented during development

Lighting

It is recommended that during the development process the levels of lighting such as security floodlighting and lighting around working platforms if any should be limited to reduce the level of disturbance caused to bats which have been recorded locally.

Disturbance caused by high power lighting can cause disturbance to common commuting and foraging areas currently used by bats.

It is advised that all works should be carried out during the hours of daylight to further reduce the levels of disturbance caused to bats and other nocturnal wildlife in the surrounding environment.

Protection of Wildlife During the development

All excavations if any should be closed where possible during the hours of darkness to prevent entrapment of wildlife such as mammals which may use the site during the hours of darkness for commuting & foraging.

For excavations which require to be left open a shallow slope should be in place to aid escape.

All external pipe's & services must be capped during development/overnight to prevent animals entering/entrapment.

The site should remain in a tidy fashion with waste materials removed daily to prevent any use from wildlife as an artificial refugia.

Appendix 2: eDNA results from droppings taken from roof void spaces

Folio No: 3849-2025
Purchase Order: CE4672
Contact: Chase Ecology Ltd
Issue Date: 30.07.2025
Received Date: 24.07.2025



Biological Sample Analysis

Summary

Most biological materials (tissue, feces, hair, blood, etc.) contain small amounts of DNA from the organism of which it originated. Using molecular methods such as PCR (polymerase chain reaction) and DNA sequencing, SureScreen Scientifics are able to analyze an unknown sample to determine which species the sample originates from our methods are optimized for the detection of species including bats (over 92% of bat species worldwide can be identified including all 18 UK bat species), mammals; bees, wasps & hornets; birds; fish; plants (from roots, leaves, stem and even dried wood) and many more species.

Results

Lab ID	Site Name	OS Reference	Sample Type	Species Name	Match(%)
B5184	380 Barkham Road - 1	SU 78545 67212	Bat Dropping	Common pipistrelle (Pipistrellus pipistrellus)	97.44
Genetic Sequence ATATTGGAGGATTGGAAGTACTAGTTCCTACTAATAATTGGAGCCCCTGACATGGCATTTCCTCGTATAAATAATAT AAGTTTCTGACTCCTACCTCCTCTTTCTACTACTACTAGCCTCGTCTATAGTAGAAGCGGGAGCGGGTACAGGCT GAACAGTCTACCCCTCTAGCAGGAAACCTAGCACCATGCAGAAGA					
B5185	380 Barkham Road - 2	SU 78545 67212	Bat Dropping	Common pipistrelle (Pipistrellus pipistrellus)	100
Genetic Sequence ATTGGAGGATTGGAAGTACTAGTTCCTACTAATAATTGGAGCCCCTGACATGGCATTTCCTCGTATAAATAATA TAAGTTTCTGACTCCTACCTCCTCTTTCTACTACTACTAGCCTCGTCTATAGTAGAAGCGGGAGCGGGTACAGGC TGAACAGTCTACCCCTCTAGCAGGAAACCTAGCA					
B5186	380 Barkham Road - 3	SU 78545 67212	Bat Dropping	Common pipistrelle (Pipistrellus pipistrellus)	100
Genetic Sequence AATTGGAGGATTGGAAGTACTAGTTCCTACTAATAATTGGAGCCCCTGACATGGCATTTCCTCGTATAAATAATATA AGTTTCTGACTCCTACCTCCTCTTTCTACTACTACTAGCCTCGTCTATAGTAGAAGCGGGAGCGGGTACAGGCTG AACAGTCTACCCCTCTAGCAGGAAA					

Matters affecting result: none
Reported by: Amy Bermudez

Approved by: Consuela Sopronyi

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