

**51 Chaseside Avenue
Twyford
Berkshire
RG10 9BT**

Bat Emergence Survey

Report ref.: R3194_BES_a

Report Quality Control Information	
<i>Author</i>	<i>Verity West (Qualifying member of CIEEM)</i>
<i>Reviewer</i>	<i>Vicky Potts MCIEEM</i>

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1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

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Registered office: 100 New Wokingham Road, Crowthorne, RG45 6JP where you may look at a list of members' names.

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Martin Purton to undertake a Bat Emergence Survey (BES) of the house at 51 Chaseside Avenue in Twyford, Berkshire. The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey front extension.
- 1.1.2** The survey follows a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy LLP on the 7th April 2026. The PRA found no evidence of roosting bats but identified potential external features suitable for crevice-dwelling bats. The property was assigned low suitability for roosting bats.
- 1.1.3** An emergence survey of the property was conducted on the 19th May 2026, covering the area of the property to be impacted by the proposed works. No bats were observed emerging from the property during the surveys. The emergence survey findings, combined with the PRA findings, demonstrate that it is highly unlikely that the property supports roosting bats.
- 1.1.4** The survey data shows that the proposals are highly unlikely to result in bat roosts being damaged or destroyed or lead to bats being disturbed. As such, a European Protected Species (EPS) mitigation licence is not required for the planned works to go ahead lawfully.
- 1.1.5** To be in line with the NPPF that recommends ecological enhancements when considering planning applications, we recommend the incorporation of an integral or wall-mounted bat box on the front southern elevation of the new extension.
- 1.1.6** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

- 2.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Martin Purton to undertake a Bat Emergence Survey of the house at 51 Chaseside Avenue in Twyford, Berkshire.
- 2.1.2** The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey front extension.
- 2.1.3** The BES was commissioned following a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy LLP on the 7th April 2026. The PRA found no evidence of roosting bats but identified potential external features suitable for crevice-dwelling bats. The property was assigned low suitability for roosting bats.
- 2.1.4** In accordance with best practice guidance (Collins 2023), one evening emergence survey was conducted for the front of the property on the 19th May 2026.

2.2 Site Location and Context

- 2.2.1** The property is a two-storey semi-detached house located on the north western side of Chaseside Avenue in Twyford (central OS grid reference: SU 78701 77005).
- 2.2.2** The property is in a suburban setting surrounded by adjacent similar neighbouring residential properties on all sides. A railway station/line is situated 500 metres to the south and agricultural land is situated just over 160m to the north and 400 metres to the east. A reservoir is situated approximately 600m to the north and the River Loddon flows just under 1km to the west. There are priority habitats including traditional orchard (200m north), deciduous woodland (540m southwest) and flood marsh (740m west) located within 1km of the site, which may provide foraging and roosting opportunities for bats.
- 2.2.3** The network of nearby woodland, wetlands, and open countryside provides connectivity through the landscape to high-quality habitats.

2.3 Report Objectives

- 2.3.1** The aim of the BES is to determine the presence or likely absence of roosting bats and to characterise the bat roost(/s) in cases where presence is confirmed. The emergence survey findings inform an impact assessment and mitigation strategy for the

development proposals and ascertain whether a European Protected Species (EPS) mitigation licence would be required to allow the works to proceed lawfully.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that *‘the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.’* This policy means that in instances where there is a reasonable likelihood

of bats being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

- 3.2.3** The revised National Planning Policy Framework (NPPF), published in December 2024, sets out the Government's planning policies for England and how they should be applied. Section 15 of the NPPF sets out the approach local authorities should adopt to conserve and enhancing the natural environment when preparing planning policy and when considering planning applications.

3.3 Mitigation Licensing

- 3.3.1** The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of 'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.'
- (9)(a) – there is 'no satisfactory alternative' to the derogation; and
- (9)(b) – 'the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'

- 3.3.2** LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

- 3.3.3** The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities

are due to start; Natural England aims to register sites within two weeks of submission.

- 3.3.4** Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Emergence Survey

- 4.1.1** A dusk emergence survey was undertaken on the 19th May 2026 by experienced bat surveyor Stephen Foot MCIEEM - registered under Natural England Bat Survey Class Licence CL18 (Registration no.: 2025-85298-CL18-BAT).
- 4.1.2** The equipment used during the survey included a full-spectrum sampling bat detector (Elekon Batlogger M) and thermal imaging night vision aid (Guide TK612). A still shot of the darkest points of the survey has been included for the night vision aid in **Appendix 1**.
- 4.1.3** The surveyor was located at the front of the property covering all potential roost features identified in the PRA to be impacted by the proposed works – refer to emergence survey plan in **Appendix 2**.
- 4.1.4** The emergence survey started 15 minutes before sunset and continued for 1 hour and 30 minutes after sunset. The Batlogger recordings were analysed using the BatExplorer software. The night vision aid video footage was examined using the VLC Media Player.

4.2 Desk Study

- 4.2.1** The MAGIC website was used to search for previous European Protected Species (EPS) licenses granted within a 2km radius.

4.3 Survey Constraints

- 4.3.1** There were no significant constraints to the bat emergence survey, which was undertaken during the optimal survey season, i.e. May to August, and in conditions suitable for bat activity, i.e. dry and calm with air temperatures 10°C or above at sunset (Collins 2023).
- 4.3.2** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

5 SURVEY FINDINGS

5.1 Overview

- 5.1.1 The bat emergence survey findings are described below, summarised in the Tables 1-2 below and illustrated in the survey plan in **Appendix 2**; the raw detector data is supplied in **Appendix 3**.

5.2 Emergence Survey

19th May 2026

- 5.2.1 No bats were seen emerging from the property during the survey.

Table 1. Weather conditions and survey timings.

Weather	Wind (BF0-12)	Cloud cover (%)	Precipitation	Temperature (°C)	
	3-4	70-40	Dry	Start	Finish
Start time	20:39	Sunset time	20:54	Finish time	22:24

Table 2. Surveyor Location 1 (SF) recordings.

Species	Recordings*	Emergences	First recording (minutes after sunset)
<i>Pipistrellus pipistrellus</i>	2	None	21:06 (12)
<i>Nyctalus noctule</i>	1	None	21:27 (33)

*Recordings are the number of times that the detector was triggered when bat calls were detected.

- 5.2.2 The first bats recorded during the survey were common pipistrelle (*Pipistrellus pipistrellus*) from 21:06 (12 minutes after sunset). This timing falls just within the typical emergence period for this species, indicating a possible roost in the nearby local area. An individual noctule (*Nyctalus noctule*) bat was detected passing high overhead, within the typical emergence time for this species. Overall bat activity during the survey was quiet, with occasional foraging over the front residential gardens.

5.3 Habitat Features Suitable for Bats

- 5.3.1** The garden of the site and the surrounding residential gardens provide linear habitat that could be used as bat flight paths and feeding habitat connected to high-quality foraging habitats in the nearby countryside for any bats roosting locally, such as the River Loddon to the west and the River Thames to the north.

5.4 Desk Study Findings

- 5.4.1** Three bat mitigation licences have been granted within a 2-kilometre radius of the property, covering the destruction of resting places for common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared (*Plecotus auritus*) bats.

6 DISCUSSION AND RECOMMENDATIONS

6.1 Assessment of Bat Roost Status

- 6.1.1** During the emergence survey, whilst common pipistrelle (*Pipistrellus pipistrellus*) were recorded within their typical emergence period, no bats were observed emerging from the property. The emergence survey findings from an optimal time of year for identifying day roosts, combined with the PRA findings, demonstrate that it is highly unlikely that the property supports roosting bats.

6.2 Impact of Proposals and Recommendations

- 6.2.1** The survey data shows that the development proposals are highly unlikely to result in the damage or destruction of any bat roosts, or to the disturbance of bats occupying roosts. As such, a European Protected Species (EPS) mitigation licence will not be required for the planned works to go ahead lawfully.
- 6.2.2** Bats are highly mobile and therefore it is possible that bats could be present in the future. In the unlikely event that bat(s) are discovered during the course of the works, work must stop immediately, and a licensed ecologist must be called to site to provide further advice and attend to the bat(s).
- 6.2.3** To be in line with the NPPF that recommends ecological enhancements when considering planning applications, we recommend the incorporation of an integral or wall-mounted bat box on the front western elevation of the new extension.

Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th Edition. Bat Conservation Trust, London.

Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough. ISBN 978-1-78354-494-3.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3RD Edition)*. JNCC, Peterborough.

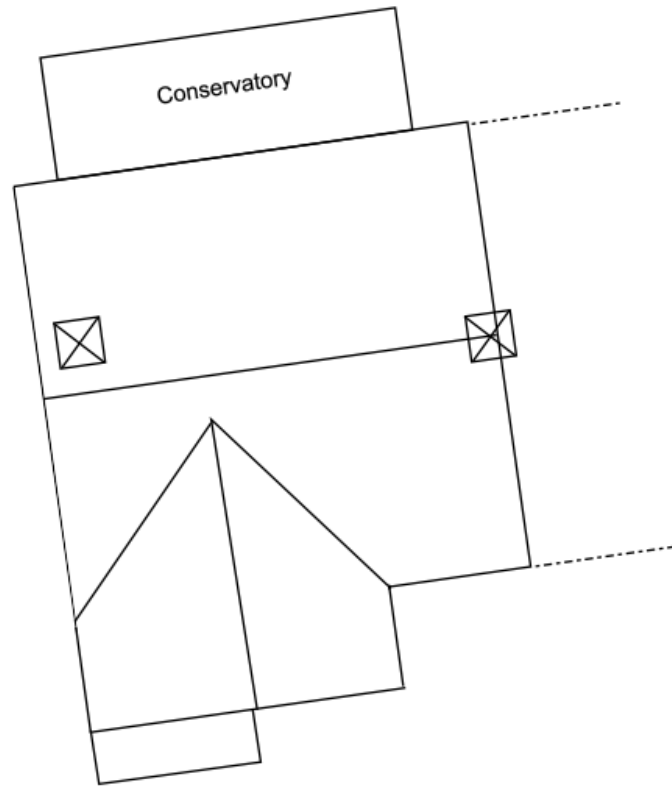
Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

APPENDIX 1 – DARKEST POINT OF SURVEY FOR NIGHT VISION AIDS



Guide TK612 at Survey Location on 19^h May 2026.

APPENDIX 2 – BAT EMERGENCE SURVEY FINDINGS



© ↗ ⊗ 1

© ↗ Night vision aid location
⊗ n Surveyor location

Drawn by:	Date	Scale:	51 Chaseside Ave Twyford	
VW	May 2026	Not to scale	Bat Emergence Survey Findings	

APPENDIX 3 – BAT EMERGENCE SURVEY RAW DATA TABLES

19th May 2026 – Stephen Foot at Location 1 (Batlogger M)

Time	Species	Number of calls [#]
21:06	<i>Pipistrellus pipistrellus</i>	1
21:15	<i>Pipistrellus pipistrellus</i>	6
21:27	<i>Nyctalus noctula</i>	8

NB. The number of calls are calculated by the BatExplorer Software during analysis of the data

* 0 calls is when the software has not been able to recognise individual calls (it being distant) and therefore cannot calculate the number of calls within the recording.