

**36 & 38 Rose Street
Wokingham
Berkshire
RG40 1XU**

Bat Emergence Survey

Report ref.: R2921_BES_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Ed Nash of Iconic Project Management Ltd to undertake a Bat Emergence Survey (BES) at 36 & 38 Rose Street, Wokingham. The survey was commissioned to accompany a householder application to be submitted to Wokingham Borough Council seeking consent for alterations to the existing properties.
- 1.1.2** The BES follows a Preliminary Ecological Appraisal and Daylight Bat Walkover for bats conducted by Urban Tree Experts in October 2024 (Report ref.: SPH/NP/PEA-24/19.09). Due to the site location and scale of the potential roost sites, the two houses were considered to have the potential to support opportunistic use by individual small crevice-dwelling bats and as such, have been classified as low suitability. In line with the good practice guidelines (Collins 2023), one dusk emergence survey visit was undertaken on the 13th May 2025.
- 1.1.3** No bats were recorded emerging from the property during the emergence survey, which was undertaken in conditions suitable for bat activity, i.e. dry and calm with an air temperature significantly above 10°C at sunset. Therefore, these survey findings are considered to provide sufficient confidence that roosting bats are currently absent from the low suitability potential roost sites identified externally on the property.
- 1.1.4** The survey data demonstrates that the planning application is highly unlikely to result in the damage or destruction of a bat roost and lead to the disturbance and/or harm of bats. As such, a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.
- 1.1.5** 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 Ed Nash of Iconic Project Management Ltd to undertake a Bat Emergence Survey (BES) at 36 & 38 Rose Street, Wokingham. The BES was commissioned to accompany a householder application to be submitted to Wokingham Borough Council seeking consent for alterations to the existing properties.

2.1.2 The BES follows a Preliminary Ecological Appraisal and Daylight Bat Walkover for bats conducted by Urban Tree Experts in October 2024 (Report ref.: SPH/NP/PEA-24/19.09) which states the following:

‘The immediate area surrounding the site has a low level of habitat suitable for roosting, commuting and foraging bats, due to the dense nature of the urban environment... The properties suitability to support roosting bats was assessed and potential roost features identified during the preliminary inspection. The properties are in a fair condition internally and externally however, there are numerous cracked/slipped/raised roof tiles which could provide potential roosting opportunities for bats, and the presence or absence of bats could not be determined. In line with best practice guidelines the buildings was assessed as having low potential to support roosting bats.’

2.1.3 The PRA report recommends the following:

‘In line with best practice guidelines, one separate dusk emergence survey is required on the property in order to establish the presence or absence of roosting bats. If bats are recorded emerging from the building during the surveys, two further activity surveys and an EPSL will be required in order for the development to proceed legally.’

2.2 Site Location and Context

2.2.1 The terraced properties are located on the northern side of Rose Street, in the centre of Wokingham (central OS grid reference: SU 81314 68722).

2.2.2 The properties are set amongst other urban properties situated along Rose Street, with occasional trees present in the gardens. There is a car park and commercial buildings present to the southern side Rose Street an leading to Wokingham High Street 150 to the south. All Saints Church and cemetery with mature trees and grassland is present approximately 200m to the northeast of the site. King George V Playing Field is present

450m to the south-east of the site, with open grassland and mature treelines, although there is limited ecological corridors connecting to the site.

2.3 Report Objectives

- 2.3.1** The aim of the bat emergence survey 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.

3.3 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 In line with the good practice guidelines (Collins 2023), one dusk emergence survey visit was undertaken on the 13th May 2025 by experienced bat surveyors Meghan Porter-Smith (CL17: 2023-11300-CL17-BAT) and seasonal ecologist Lauren Hayward. The two surveyors covered all aspects of the property during the survey – refer to emergence survey plan in **Section 5** below.

4.1.2 The equipment used during the survey included full-spectrum sampling bat detectors (Batlogger M2) and infrared/thermal imaging night vision aids (Nightfox Whisker binoculars and Pixfra A613). A still shot of the darkest point of the survey has been included for all night vision aids in **Appendix 1**.

4.1.3 The emergence survey started 15 minutes before sunset and continued for 1 hour and 30 minutes after sunset. Within a five-day period after the survey, the bat call recordings were processed and analysed using the BatExplorer computer software package and the night vision video footage was reviewed in VLC media player.

4.2 Survey Limitations and Report Validity

4.2.1 There were no significant constraints to the bat emergence survey, which was carried out within the time recommendation for presence/absence surveys, i.e. May to August, and in dry and calm conditions with an air temperature above 10°C at sunset (Collins 2023).

4.2.2 This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

5 SURVEY RESULTS

5.1 Overview

- 5.1.1 The bat emergence survey findings are described, summarised in **Tables 1 & 2** and illustrated in **Figure 1** below; the raw detector data is supplied in **Appendix 2**. The endoscopic inspection findings are described with **Photographs 1 & 2** below.

5.2 Emergence Survey

13th May 2025

- 5.2.1 No bats were recorded emerging from the property.

Table 1. Weather conditions and survey timings

Weather	Wind (BF0-12)	Cloud cover (oktas)	Rain	Temperature (°C)	
	0	0/8	None	Start	Finish
Start	20:30	Sunset	20:45	Finish	22:15

Table 2a. Surveyor recordings at location 1

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
No recordings	-	-	-

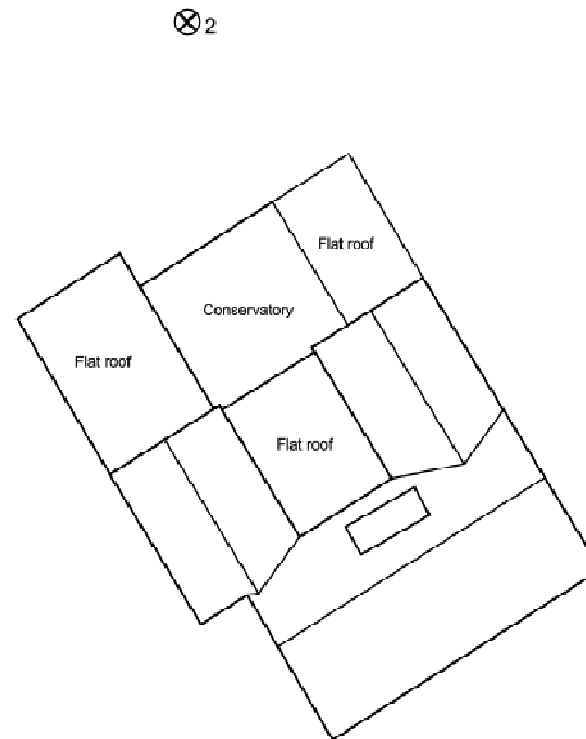
Table 2b. Surveyor recordings at location 2

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
Common pipistrelle	27	0	21:14 (29)

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

†confirmed by direct observation and/or night vision aid.

- 5.2.2 The first bat recorded was a common pipistrelle (*P. pipistrellus*) detected by the surveyor at Location 2 only at 21:14, 29 minutes after sunset which is at the end of the typical emergence time for the species of up to 30 minutes past sunset. The bat was recorded passing unseen; and it is therefore assumed that the bat was likely to have emerged from a roost nearby. Common pipistrelle (*P. pipistrellus*) foraging activity was fairly regular within the rear garden up till the finish time, but all passes were unseen due to the dense vegetation above the location of the surveyor.



Surveyor location



Drawn by:	Date:	Scale:	36 & 38 Rose Street Cottages, Wokingham	
MP	May 2025	Not to scale	Bat Emergence Survey Findings	

Figure 1. Bat Emergence Survey Plan on 13th May 2025.

6 DISCUSSION

6.1 Assessment of Bat Presence/Absence

- 6.1.1** No bats were recorded emerging from the property during the emergence survey on the 13th May 2025. There were foraging common pipistrelle (*Pipistrellus pipistrellus*) bats recorded to the rear of the site from 30 minutes after sunset, which is at the limit of the typical emergence time for the species. These survey findings are considered to provide sufficient confidence that roosting bats are currently absent from the low suitability potential roost sites identified externally on the property.

6.2 Conclusion

- 6.2.1** The survey data demonstrates that the planning proposals, which involve alterations to the existing properties are highly unlikely to result in the damage or destruction of a bat roost and lead to the disturbance and/or harm of bats. As such, a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.
- 6.2.2** In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

7 REFERENCES

CIEEM (2019b). *Advice Note on the Lifespan of Ecological Reports and Surveys*. CIEEM, Winchester.

Collins, J (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London.

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

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APPENDIX 1 – DARKEST POINT OF SURVEY FOR NIGHT VISION AIDS

13th May 2025



Pixfra A1 at Surveyor Location 1.



Nightfox Whisker at Surveyor Location 2.

APPENDIX 2 – BAT EMERGENCE SURVEY RAW DATA TABLES

30th April 2025

Surveyor location 1 – Batlogger M2

Time	Species	Calls [#]
-	No recordings	-

Surveyor location 2 – Batlogger M

Time	Species	Calls [#]
20:32:26	<i>Pipistrellus pipistrellus</i>	32
21:14:27	<i>Pipistrellus pipistrellus</i>	2
21:17:53	<i>Pipistrellus pipistrellus</i>	1
21:17:56	<i>Pipistrellus pipistrellus</i>	2
21:18:52	<i>Pipistrellus pipistrellus</i>	4
21:22:45	<i>Pipistrellus pipistrellus</i>	4
21:24:22	<i>Pipistrellus pipistrellus</i>	5
21:26:04	<i>Pipistrellus pipistrellus</i>	0
21:26:36	<i>Pipistrellus pipistrellus</i>	7
21:27:48	<i>Pipistrellus pipistrellus</i>	2
21:28:33	<i>Pipistrellus pipistrellus</i>	2
21:29:07	<i>Pipistrellus pipistrellus</i>	10
21:34:09	<i>Pipistrellus pipistrellus</i>	7
21:34:27	<i>Pipistrellus pipistrellus</i>	1
21:34:30	<i>Pipistrellus pipistrellus</i>	0
21:40:08	<i>Pipistrellus pipistrellus</i>	1
22:07:42	<i>Pipistrellus pipistrellus</i>	2
22:07:44	<i>Pipistrellus pipistrellus</i>	0
22:07:59	<i>Pipistrellus pipistrellus</i>	2
22:09:55	<i>Pipistrellus pipistrellus</i>	5
22:10:00	<i>Pipistrellus pipistrellus</i>	1
22:11:20	<i>Pipistrellus pipistrellus</i>	4
22:11:28	<i>Pipistrellus pipistrellus</i>	4
22:12:14	<i>Pipistrellus pipistrellus</i>	2
22:13:33	<i>Pipistrellus pipistrellus</i>	0
22:13:35	<i>Pipistrellus pipistrellus</i>	6
22:13:42	<i>Pipistrellus pipistrellus</i>	3
22:14:14	<i>Pipistrellus pipistrellus</i>	3