

Emergence Survey Report – Bats

Site Location	Bracken Ridge, Heath Ride, Finchampstead, RG40 3QN
Document reference	CE4860-01 <i>This document should be read in conjunction with the Preliminary Ecological Appraisal completed on the 5th June 2025, document reference: CE4860</i>
Date of survey	Emergence Survey – 10 th August 2025 Emergence Survey – 31 st August 2025 Emergence Survey – 23 rd September 2025
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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;

Emergence Survey – 10th August 2025

Emergence Survey – 31st August 2025

Emergence Survey – 23rd September 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	Following the emergence survey of the structure, it has been identified that bats are using the building for daytime roosting and the following roosts were identified; Roost 1 – Common Pipistrelle – Daytime roost – Peak count 2 x bats – Multiple points within rear South/West facing vertical hanging tiles. 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
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	A Protected species mitigation licence for bats will be required and sort prior to any disturbance to both bats and their roosts which have been identified and recorded within this report.

	The following bat roosts recorded will need to be mitigated under licence from Natural England; Roost 1 – Common Pipistrelle – Daytime roost – Peak count 2 x bats – Multiple points within rear South/West facing vertical hanging tiles. See Appendix 1: Mitigation, Protection & Enhancement.
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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	10 th August 2025					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
20:34	20:20	22:30	22	19	1	5%
	Name	Position	Detector			
Lead Surveyor	Toby Bowman	Rear Right	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Debbie Reed	Front Left	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Siobhan Pearson	Front Right	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	James McConnell	Rear Left	EMT 2 Pro/Nightfox IR			

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

Point	Time	Species	Activity
One	21:49	Common Pipistrelle	1 x emerged from hanging tile to left of window on rear South/West facing elevation

Activity from Bats during survey

Species	Activity	
Common Pipistrelle	Early	-
	Mid	2 x brief intervals of foraging across front areas of site.
	Late	-
Soprano Pipistrelle	Early	-
	Mid	1 x foraging across the rear of site and neighbouring sites for up to 20 minutes. 1 x commuting pass across rear of site 1 x commuting pass front to rear.
	Late	1 x foraging during late stages of survey, no visual
Noctule	Early	-
	Mid	-
	Late	1 x commuting pass, no visual

IR Images taken from each surveyor point during the survey





Date	31 st August 2025					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
19:51	19:35	21:50	17	15	1	5%
	Name	Position	Detector			
Lead Surveyor	Toby Bowman	Rear Right	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	James Wheeler	Front Left	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Yuka Wada	Front Right	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	James McConnell	Rear Left	EMT 2 Pro/Nightfox IR			

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

Point	Time	Species	Activity
One	19:41	Common Pipistrelle	1 x emerged from hanging tile to left of window on rear South/West facing elevation
One	20:08	Common Pipistrelle	1 x emerged from hanging tile to left of window on rear South/West facing elevation

Activity from Bats during survey

Species	Activity	
Common Pipistrelle	Early	-
	Mid	1 x commuting pass, no visual 1 x commuting pass across front North of site 1 x brief foraging across South of site
	Late	1 x commuting pass across East of site front to rear
Brown Long-eared	Early	-
	Mid	-
	Late	1 x brief foraging across front of site
Noctule	Early	-
	Mid	-
	Late	2 x commuting pass, no visual

IR Images taken from each surveyor point during the survey





Date	23 rd September 2025					
Sunset/ Sunrise	Start Time	Finish Time	Temperature		Wind Beaufort Scale	Cloud Cover
			Start	End		
18:59	18:45	21:00	14	13	1	90%
	Name	Position	Detector			
Lead Surveyor	Toby Bowman	Rear Right	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	James McConnell	Front Left	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Alys Cervetto	Front Right	EMT 2 Pro/Nightfox IR			
Assistant Surveyor	Aiden Cowser	Rear Left	EMT 2 Pro/Nightfox IR			

Google Map View to show locations of surveyors.



Emergence/Re-Entry Data

Point	Time	Species	Activity
One	19:03	Common Pipistrelle	1 x emerged from hanging tile to left of window on rear South/West facing elevation
One	19:09	Common Pipistrelle	1 x emerged from hanging tile to left of window on rear South/West facing elevation

Activity from Bats during survey

Species	Activity	
Common Pipistrelle	Early	1 x brief foraging across rear of site following emergence.
	Mid	-
	Late	1 x foraging/social calls, no visual

IR Images taken from each surveyor point during the survey



Images/elevation
view to show
emergence
points

Roost one – 2 x Common Pipistrelle – multiple points within rear South/West
facing vertical hanging tiles



6.0 Ecological Experience

Toby Bowman – Toby has worked within the ecology sector since 2016.

He joined the Chase Ecology team in 2021 and in this time has worked on several bat survey contracts from both small residential sites to larger commercial buildings.

He has experience and the ability to lead emergence surveys for bats and a clear understanding of maintaining survey protocol and best practice guidelines.

Toby has been involved with both phase-1 & phase-2 survey practices and good knowledge of using survey technologies during said surveys.

James Wheeler - James has worked within the ecology sector since 2021 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.

Yuka Wada - Yuka has worked within the ecology sector since 2022 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.

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.

Aiden Cowser - Aiden has worked within the ecology sector since 2021 as a seasonal survey assistant.

Aiden 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 a total of one bat roosts was identified which will suffer close works disturbance during the proposed development works;

Roost 1 – Common Pipistrelle – Daytime roost – Peak count 2 x bats – Multiple points within rear South/West facing vertical hanging tiles.

In addition, the proposed new ground floor rear flat roof extension would also likely effect flight paths to and from the recorded roost. However, as the vertical hanging tiles to this area are to be retained its likely the value to bats would be similar.

Prior to any development works which would offer disturbance to the roost location within the property, a Protected Species Mitigation Licence will need to be obtained from Natural England as below;

- Mitigation License to be applied and granted prior to any disturbance works to the recorded bat roost which has 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 materials to be removed which are close to the roost and/or offer value to bats. During this time, any roosting bats located will be moved to a suitable bat box within the site.
- One bat box will be installed within the site and remain as a permanent fixture. This will be one 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.
- In addition to the agreed mitigation requirements, a suitable level of biodiversity net gain has been agreed and will be implemented during the development works.

Bat box location within the site



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.