

**33a Mansfield Road  
Reading  
Berkshire  
RG1 6AL**

## **Bat Emergence Survey**

**Report ref.: R3117\_BES\_a DRAFT**

| <b>Report Quality Control Information</b> |                                                 |
|-------------------------------------------|-------------------------------------------------|
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## **1 EXECUTIVE SUMMARY**

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Rod Holder and Jane Vella to undertake a Bat Emergence Survey (BES) at 33a Mansfield Road in Reading, Berkshire. The survey was commissioned to accompany a householder planning application to be submitted to Reading Borough Council seeking planning consent for a rear extension including raising of the roof and a loft conversion.
- 1.1.2** The BES was commissioned following a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy on the 23rd April 2026 (Report ref.: S3117\_PRA\_a). The PRA found no evidence externally or internally during the building inspection of the bungalow, however potential roost feature suitable for crevice-dwelling bat species were identified, including gaps under lifted hip and roof tiles, in particular on the rear elevation, under lead flashing around the chimney to the rear of the bungalow and gaps between the soffit boxes and brickwork at the eaves. Therefore, the bungalow was assigned moderate potential suitability for roosting bats.
- 1.1.3** In accordance with best practice guidance (Collins 2023), two evening emergence survey visits were conducted on the 20<sup>th</sup> July and 10<sup>th</sup> August 2026. No bats were observed emerging from the bungalow during these surveys.
- 1.1.4** The survey data shows that the proposals are highly unlikely to result in bat roosts being damaged or destroyed, or to bats being disturbed. As such, a European Protected Species Mitigation Licence is not required for the planned 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 Rod Holder and Jane Vella to undertake a Bat Emergence Survey (BES) at 33a Mansfield Road in Reading, Berkshire. The survey was commissioned to accompany a householder planning application to be submitted to Reading Borough Council seeking planning consent for a rear extension including raising of the roof and a loft conversion.

**2.1.2** The BES was commissioned following a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy on the 23rd April 2026 (Report ref.: S3117\_PRA\_a). The PRA found no evidence externally or internally during the building inspection of the bungalow, however potential roost feature suitable for crevice-dwelling bat species, were identified including gaps under lifted hip and roof tiles, in particular on the rear elevation, under lead flashing around the chimney to the rear of the bungalow and gaps between the soffit boxes and brickwork at the eaves. Therefore, the bungalow was assigned moderate potential suitability for roosting bats.

### **2.2 Site Location and Context**

**2.2.1** The application site comprises just under 0.05 hectares of land at 33a Mansfield Road in Reading, Berkshire (central OS grid ref.: SU 70794 72626).

**2.2.2** The property is situated on the southern side of Mansfield Road in an urban setting with residential properties on all sides. A strip of trees is present along the southern boundary of the site which link to a small patch of woodland approximately 140 metres to the east. A recreational ground with scattered trees is situated 215 metres to the south and the Holy Brook flows 545 metres to the south linking to extensive areas of open space with parcels of woodland and meadows.

**2.2.3** Overall, the nearby habitats provide suitable commuting and foraging opportunities for bats adapted to roosting in suburban environments.

### **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 31<sup>st</sup> 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) and Earned Recognition Licence WML-CL47 (Level 1) 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/BERL 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** Two evening emergence surveys were undertaken for the detached bungalow on the 20<sup>th</sup> July and 10<sup>th</sup> August 2026 by experienced bat surveyors Verity West – registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2025-86539-SCI-CL18), Lauren Hayward, Caroline Everett and Alice Trchalik.
- 4.1.2** The equipment used during the survey included full-spectrum sampling bat detectors (Batlogger M2), thermal imaging night vision aids (Pixfra ARC A613) and infrared night vision aids (Sony Handycam) with Nightfox Arc infrared lamp. A still shot of the darkest/viewpoint of the survey has been included for the night vision aids in **Appendix 1**.
- 4.1.3** The surveyors were located at the front and the rear of the bungalow, covering all potential roosting features - refer to emergence survey plan in **Appendix 2** for locations.
- 4.1.4** 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 the VLC Media Player.
- ### **4.2 Survey Constraints**
- 4.2.1** 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).
- 4.2.2** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

## 5 SURVEY FINDINGS

### 5.1 Overview

- 5.1.1 The bat emergence survey findings are described below, summarised in **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

20<sup>th</sup> July 2026

- 5.2.1 No bats were observed emerging from the bungalow during the survey.

*Table 1a. Weather conditions and survey timings*

|                   | Wind (BF0-12) | Cloud cover (%)    | Rain  | Temp start (°C)    | Temp end (°C) |
|-------------------|---------------|--------------------|-------|--------------------|---------------|
| <b>Weather</b>    | 1             | 60                 | Dry   | 23                 | 20            |
| <b>Start time</b> | 20:53         | <b>Sunset time</b> | 21:08 | <b>Finish time</b> | 22:38         |

*Table 1b. Surveyor recordings at Survey Location 1 (LH)*

| Species                          | Recordings* | Emergences | Time of first call after sunset |
|----------------------------------|-------------|------------|---------------------------------|
| <i>Pipistrellus pipistrellus</i> | 49          | None       | 21:23 (15 mins)                 |
| <i>Pipistrellus pygmaeus</i>     | 111         | None       | 21:35 (27 mins)                 |
| Social calls                     | 1           | None       | 21:37 (29 mins)                 |

*Table 1c. Surveyor recordings at Survey Location 2 (CE)*

| Species                          | Recordings* | Emergences | Time of first call after sunset |
|----------------------------------|-------------|------------|---------------------------------|
| <i>Pipistrellus pipistrellus</i> | 53          | None       | 21:38 (30 mins)                 |
| <i>Pipistrellus pygmaeus</i>     | 11          | None       | 21:33 (25 mins)                 |

\*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 from 21:23 (15 mins after sunset) and soprano pipistrelle from 21:33 (25 mins after sunset). These timings fall within the typical emergence period for both species, indicating that these species are roosting nearby. The common pipistrelle foraged around the bungalow and neighbouring properties during the survey, with the majority of the soprano pipistrelle foraging occurring in the rear garden.

10<sup>th</sup> August 2026

- 5.2.3 No bats were observed emerging from the bungalow during the survey.

*Table 2a. Weather conditions and survey timings*

|                   | Wind (BF0-12) | Cloud cover (%)    | Rain  | Temp start (°C)    | Temp end (°C) |
|-------------------|---------------|--------------------|-------|--------------------|---------------|
| <b>Weather</b>    | 0-2           | 20                 | Dry   | 24                 | 21            |
| <b>Start time</b> | 20:20         | <b>Sunset time</b> | 20:35 | <b>Finish time</b> | 22:05         |

*Table 2b. Surveyor recordings at Survey Location 1 (AT)*

| Species                          | Recordings* | Emergences | Time of first call after sunset |
|----------------------------------|-------------|------------|---------------------------------|
| <i>Nyctalus noctula</i>          | 1           | None       | 21:09 (34 mins)                 |
| <i>Pipistrellus pipistrellus</i> | 48          | None       | 20:56 (21 mins)                 |
| <i>Pipistrellus pygmaeus</i>     | 21          | None       | 20:53 (18 mins)                 |

*Table 2c. Surveyor recordings at Survey Location 2 (VW)*

| Species                          | Recordings* | Emergences | Time of first call after sunset |
|----------------------------------|-------------|------------|---------------------------------|
| <i>Pipistrellus pipistrellus</i> | 36          | None       | 20:52 (17 mins)                 |
| <i>Pipistrellus pygmaeus</i>     | 7           | None       | 20:53 (18 mins)                 |

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

- 5.2.4** The first bats recorded during the survey were common pipistrelle from 20:52 (17 mins after sunset) and soprano pipistrelle from 20:53 (18 mins after sunset). These timings fall within the typical emergence period for both species, indicating that these species are roosting nearby. Both species were observed foraging around the bungalow and neighbouring properties during the survey.
- 5.2.5** 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 Holy Brook to the south and parcels of woodland and meadows.
- 5.2.6** Bat mitigation licences that have been granted within the last 10 years inside a 2 kilometre radius of the property are detailed in **Table 3** below.

*Table 3. Bat mitigation licences granted within a 2km radius of the property (Source: MAGIC).*

| Case Reference of Granted Licence | Species on the Licence                    | Licensable Period       | Licensable Works                          | Distance (m) |
|-----------------------------------|-------------------------------------------|-------------------------|-------------------------------------------|--------------|
| 2017-32379-EPS-MIT                | Common pipistrelle                        | 04/12/2017 - 29/11/2022 | Damage and destruction of a resting place | 115 E        |
| 2016-22301-EPS-MIT                | Common pipistrelle                        | 21/04/2016 - 20/04/2021 | Damage and destruction of a resting place | 1324 SE      |
| 2019-44194-EPS-MIT                | Common pipistrelle<br>Soprano pipistrelle | 01/02/2020 - 31/03/2020 | Destruction of a resting place            | 1404 NE      |
| 2017-28045-EPS-MIT                | Daubentons                                | 08/03/2017 - 08/03/2022 | Unknown                                   | 1587 NE      |

- 5.2.7** The Berks & South Bucks Bat Group data search revealed that eight species have been recorded within the last 10 years: serotine (*Eptesicus serotinus*), Daubenton's bat (*Myotis daubentonii*), Leisler's bat (*Nyctalus leisleri*),

noctule (*Nyctalus noctula*), Nathusius's pipistrelle (*Pipistrellus nathusii*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared (*Plecotus auritus*). The nearest records include *N. noctula*, *P. pipistrellus* and *P. pygmaeus* recorded within a 100m radius, including recordings during emergence surveys and three pipistrelle species roosts within 200m.

- 5.2.8** There were no pre-existing bat survey reports available for the property available from the client or via the Reading Borough Council Planning Portal.

## **6 DISCUSSION AND RECOMMENDATIONS**

### **6.1 Assessment of Bat Roost Status**

**6.1.1** During the survey, no bats were seen emerging from the bungalow. However, common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were recorded 15 and 18 minutes after sunset respectively, which is within the typical emergence time period for these species so presumed to be roosting in properties nearby.

**6.1.2** The survey findings, combined with the absence of roosting evidence during the preliminary roost assessment survey findings, provide sufficient confidence that roosting bats are likely absent from the property.

### **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 Mitigation License will not be required for the planned works to go ahead lawfully.

**6.2.2** Bats are highly mobile and with emerging pipistrelle bats within the vicinity there is a possibility that bats could be present in the future and use the potential roost features identified. In the unlikely event that bat(s) are discovered during the course of the work, work must stop immediately, and a licensed ecologist must be called to site to provide further advice and attend to the bat(s).

## 7 REFERENCES

Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists – Good Practice Guidelines 4<sup>th</sup> 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 (3<sup>RD</sup> Edition)*. JNCC, Peterborough.

Reason, P.F. and Wray, S. (2025). *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



*Pixfra ARC A613 Surveyor Location 1 on 20<sup>th</sup> July 2026.*



*Sony Handycam Surveyor Location 2 on 20<sup>th</sup> July 2026.*

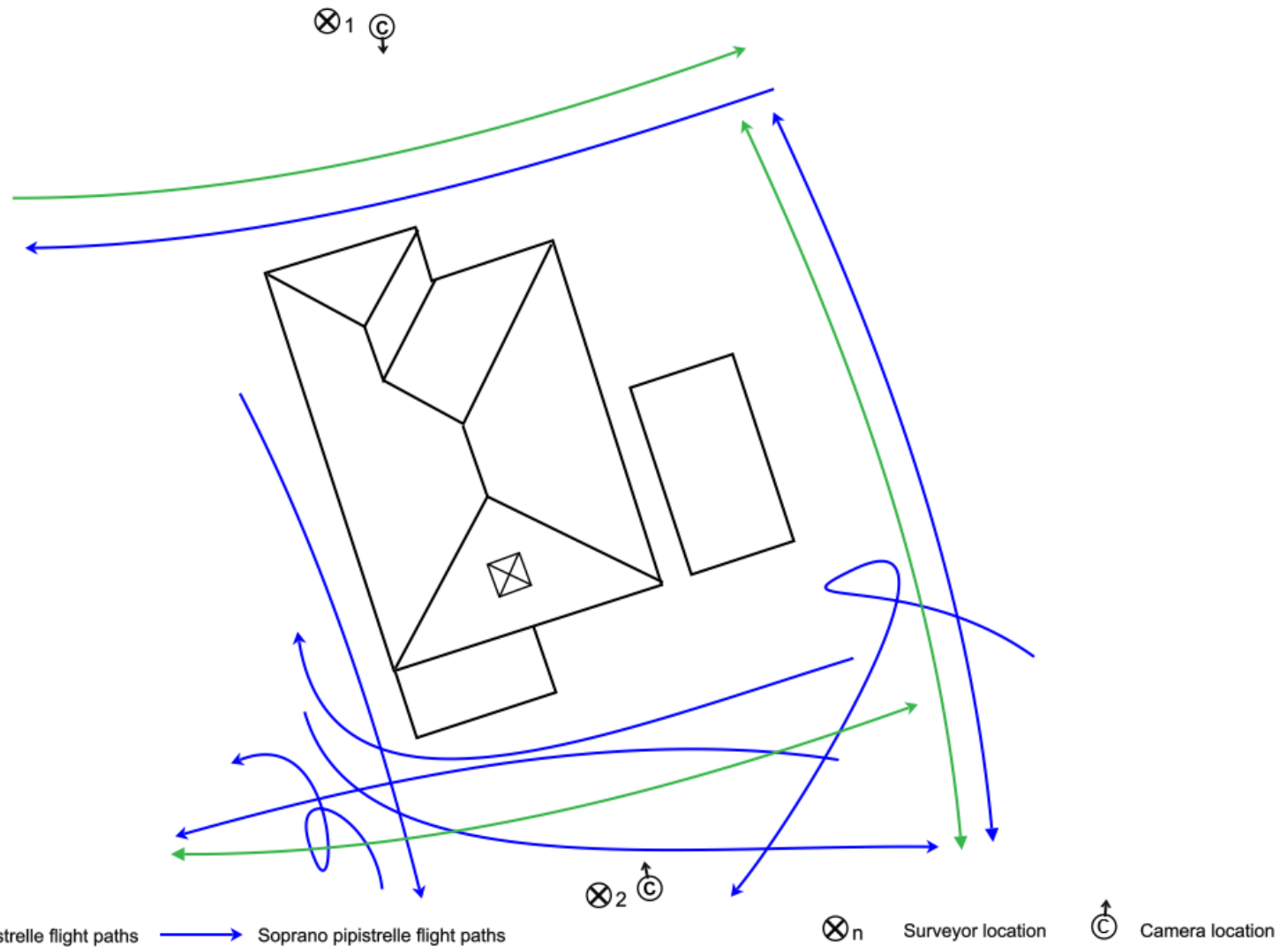


*Pixfra ARC A613 Surveyor Location 1 on 10<sup>th</sup> August 2026.*



*Pixfra ARC A613 Surveyor Location 2 on 10<sup>th</sup> August 2026.*

## APPENDIX 2 – BAT EMERGENCE SURVEY FINDINGS



|           |          |              |                               |  |
|-----------|----------|--------------|-------------------------------|--|
| Drawn by: | Date     | Scale:       | 33a Mansfield Road<br>Reading |  |
| VW        | Aug 2026 | Not to scale | Bat Emergence Survey Findings |  |

## APPENDIX 3 – BAT EMERGENCE SURVEY RAW DATA TABLES

### 20<sup>th</sup> July 2026 – LH at Location 1 (Batlogger M2)

| Time     | Species                          | Number of recordings |
|----------|----------------------------------|----------------------|
| 21:23:19 | <i>Pipistrellus pygmaeus</i>     | 4                    |
| 21:23:28 | <i>Pipistrellus pygmaeus</i>     | 5                    |
| 21:23:37 | <i>Pipistrellus pygmaeus</i>     | 12                   |
| 21:23:51 | <i>Pipistrellus pygmaeus</i>     | 2                    |
| 21:24:36 | <i>Pipistrellus pygmaeus</i>     | 2                    |
| 21:24:50 | <i>Pipistrellus pygmaeus</i>     | 9                    |
| 21:24:56 | <i>Pipistrellus pygmaeus</i>     | 6                    |
| 21:25:07 | <i>Pipistrellus pygmaeus</i>     | 13                   |
| 21:25:14 | <i>Pipistrellus pygmaeus</i>     | 3                    |
| 21:25:19 | <i>Pipistrellus pygmaeus</i>     | 6                    |
| 21:25:23 | <i>Pipistrellus pygmaeus</i>     | 12                   |
| 21:25:37 | <i>Pipistrellus pygmaeus</i>     | 6                    |
| 21:25:49 | <i>Pipistrellus pygmaeus</i>     | 7                    |
| 21:26:07 | <i>Pipistrellus pygmaeus</i>     | 2                    |
| 21:26:54 | <i>Pipistrellus pygmaeus</i>     | 7                    |
| 21:31:56 | <i>Pipistrellus pygmaeus</i>     | 1                    |
| 21:32:10 | <i>Pipistrellus pygmaeus</i>     | 8                    |
| 21:32:13 | <i>Pipistrellus pygmaeus</i>     | 10                   |
| 21:32:17 | <i>Pipistrellus pygmaeus</i>     | 14                   |
| 21:32:32 | <i>Pipistrellus pygmaeus</i>     | 9                    |
| 21:32:38 | <i>Pipistrellus pygmaeus</i>     | 10                   |
| 21:32:42 | <i>Pipistrellus pygmaeus</i>     | 14                   |
| 21:32:59 | <i>Pipistrellus pygmaeus</i>     | 4                    |
| 21:33:04 | <i>Pipistrellus pygmaeus</i>     | 9                    |
| 21:33:07 | <i>Pipistrellus pygmaeus</i>     | 15                   |
| 21:33:11 | <i>Pipistrellus pygmaeus</i>     | 8                    |
| 21:33:23 | <i>Pipistrellus pygmaeus</i>     | 15                   |
| 21:33:28 | <i>Pipistrellus pygmaeus</i>     | 3                    |
| 21:33:34 | <i>Pipistrellus pygmaeus</i>     | 7                    |
| 21:34:07 | <i>Pipistrellus pygmaeus</i>     | 3                    |
| 21:34:56 | <i>Pipistrellus pygmaeus</i>     | 6                    |
| 21:35:38 | <i>Pipistrellus pipistrellus</i> | 6                    |
| 21:35:48 | <i>Pipistrellus pipistrellus</i> | 14                   |
| 21:36:24 | <i>Pipistrellus pygmaeus</i>     | 6                    |
| 21:36:28 | <i>Pipistrellus pygmaeus</i>     | 5                    |
| 21:36:31 | <i>Pipistrellus pygmaeus</i>     | 12                   |
| 21:36:41 | <i>Pipistrellus pygmaeus</i>     | 4                    |
| 21:36:45 | <i>Pipistrellus pygmaeus</i>     | 4                    |
| 21:36:55 | <i>Pipistrellus pygmaeus</i>     | 2                    |
| 21:37:12 | <i>Pipistrellus pygmaeus</i>     | 1                    |
| 21:37:52 | <i>Pipistrellus pygmaeus</i>     | 10                   |

|          |                                  |    |
|----------|----------------------------------|----|
| 21:37:52 | <i>Social calls</i>              | 1  |
| 21:38:01 | <i>Pipistrellus pygmaeus</i>     | 4  |
| 21:38:55 | <i>Pipistrellus pipistrellus</i> | 7  |
| 21:39:01 | <i>Pipistrellus pipistrellus</i> | 12 |
| 21:39:09 | <i>Pipistrellus pygmaeus</i>     | 5  |
| 21:39:51 | <i>Pipistrellus pipistrellus</i> | 4  |
| 21:39:54 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:40:09 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:40:21 | <i>Pipistrellus pipistrellus</i> | 21 |
| 21:40:37 | <i>Pipistrellus pygmaeus</i>     | 4  |
| 21:40:47 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:40:50 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:40:58 | <i>Pipistrellus pygmaeus</i>     | 4  |
| 21:41:03 | <i>Pipistrellus pygmaeus</i>     | 0* |
| 21:41:10 | <i>Pipistrellus pygmaeus</i>     | 0* |
| 21:41:24 | <i>Pipistrellus pygmaeus</i>     | 0* |
| 21:41:26 | <i>Pipistrellus pygmaeus</i>     | 5  |
| 21:41:32 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 21:41:41 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 21:41:48 | <i>Pipistrellus pygmaeus</i>     | 0* |
| 21:41:52 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:42:03 | <i>Pipistrellus pygmaeus</i>     | 0* |
| 21:42:31 | <i>Pipistrellus pipistrellus</i> | 11 |
| 21:42:42 | <i>Pipistrellus pygmaeus</i>     | 5  |
| 21:42:47 | <i>Pipistrellus pygmaeus</i>     | 5  |
| 21:42:53 | <i>Pipistrellus pygmaeus</i>     | 2  |
| 21:43:00 | <i>Pipistrellus pygmaeus</i>     | 2  |
| 21:43:17 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:43:33 | <i>Pipistrellus pygmaeus</i>     | 2  |
| 21:43:41 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 21:43:48 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 21:44:01 | <i>Pipistrellus pygmaeus</i>     | 5  |
| 21:44:16 | <i>Pipistrellus pygmaeus</i>     | 2  |
| 21:45:37 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:45:41 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 21:45:49 | <i>Pipistrellus pygmaeus</i>     | 12 |
| 21:46:15 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:46:20 | <i>Pipistrellus pygmaeus</i>     | 4  |
| 21:46:25 | <i>Pipistrellus pygmaeus</i>     | 2  |
| 21:46:57 | <i>Pipistrellus pygmaeus</i>     | 4  |
| 21:47:09 | <i>Pipistrellus pipistrellus</i> | 3  |
| 21:47:21 | <i>Pipistrellus pipistrellus</i> | 11 |
| 21:47:30 | <i>Pipistrellus pipistrellus</i> | 7  |

|          |                                  |    |
|----------|----------------------------------|----|
| 21:47:33 | <i>Pipistrellus pipistrellus</i> | 14 |
| 21:48:26 | <i>Pipistrellus pygmaeus</i>     | 6  |
| 21:48:30 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:51:19 | <i>Pipistrellus pygmaeus</i>     | 10 |
| 21:52:39 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 21:53:25 | <i>Pipistrellus pygmaeus</i>     | 33 |
| 21:53:44 | <i>Pipistrellus pygmaeus</i>     | 11 |
| 21:54:08 | <i>Pipistrellus pygmaeus</i>     | 14 |
| 21:54:13 | <i>Pipistrellus pygmaeus</i>     | 23 |
| 21:54:33 | <i>Pipistrellus pipistrellus</i> | 23 |
| 21:54:49 | <i>Pipistrellus pygmaeus</i>     | 25 |
| 21:55:04 | <i>Pipistrellus pygmaeus</i>     | 37 |
| 21:55:21 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 21:55:25 | <i>Pipistrellus pygmaeus</i>     | 21 |
| 21:57:49 | <i>Pipistrellus pipistrellus</i> | 20 |
| 21:57:55 | <i>Pipistrellus pipistrellus</i> | 35 |
| 21:58:22 | <i>Pipistrellus pipistrellus</i> | 20 |
| 21:58:27 | <i>Pipistrellus pipistrellus</i> | 4  |
| 21:58:48 | <i>Pipistrellus pygmaeus</i>     | 30 |
| 21:58:48 | <i>Pipistrellus pipistrellus</i> | 7  |
| 21:59:03 | <i>Pipistrellus pygmaeus</i>     | 55 |
| 21:59:18 | <i>Pipistrellus pygmaeus</i>     | 61 |
| 21:59:32 | <i>Pipistrellus pygmaeus</i>     | 51 |
| 21:59:47 | <i>Pipistrellus pygmaeus</i>     | 14 |
| 21:59:52 | <i>Pipistrellus pygmaeus</i>     | 11 |
| 21:59:57 | <i>Pipistrellus pygmaeus</i>     | 17 |
| 22:00:05 | <i>Pipistrellus pygmaeus</i>     | 31 |
| 22:00:19 | <i>Pipistrellus pygmaeus</i>     | 24 |
| 22:00:32 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 22:00:36 | <i>Pipistrellus pygmaeus</i>     | 42 |
| 22:00:50 | <i>Pipistrellus pygmaeus</i>     | 31 |
| 22:00:59 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 22:01:01 | <i>Pipistrellus pygmaeus</i>     | 37 |
| 22:01:01 | <i>Pipistrellus pipistrellus</i> | 2  |
| 22:01:16 | <i>Pipistrellus pipistrellus</i> | 11 |
| 22:01:19 | <i>Pipistrellus pipistrellus</i> | 4  |
| 22:01:24 | <i>Pipistrellus pipistrellus</i> | 13 |
| 22:01:32 | <i>Pipistrellus pipistrellus</i> | 18 |
| 22:01:45 | <i>Pipistrellus pipistrellus</i> | 35 |
| 22:02:00 | <i>Pipistrellus pipistrellus</i> | 16 |
| 22:02:09 | <i>Pipistrellus pygmaeus</i>     | 20 |
| 22:02:21 | <i>Pipistrellus pipistrellus</i> | 13 |
| 22:02:29 | <i>Pipistrellus pipistrellus</i> | 5  |
| 22:02:32 | <i>Pipistrellus pygmaeus</i>     | 29 |
| 22:02:42 | <i>Pipistrellus pygmaeus</i>     | 13 |

|          |                                  |    |
|----------|----------------------------------|----|
| 22:02:49 | <i>Pipistrellus pygmaeus</i>     | 19 |
| 22:02:49 | <i>Pipistrellus pipistrellus</i> | 7  |
| 22:03:06 | <i>Pipistrellus pygmaeus</i>     | 6  |
| 22:03:19 | <i>Pipistrellus pipistrellus</i> | 41 |
| 22:03:36 | <i>Pipistrellus pygmaeus</i>     | 17 |
| 22:03:48 | <i>Pipistrellus pygmaeus</i>     | 30 |
| 22:04:04 | <i>Pipistrellus pipistrellus</i> | 39 |
| 22:04:36 | <i>Pipistrellus pipistrellus</i> | 6  |
| 22:04:45 | <i>Pipistrellus pipistrellus</i> | 26 |
| 22:05:01 | <i>Pipistrellus pipistrellus</i> | 5  |
| 22:05:18 | <i>Pipistrellus pygmaeus</i>     | 15 |
| 22:05:25 | <i>Pipistrellus pygmaeus</i>     | 17 |
| 22:05:32 | <i>Pipistrellus pygmaeus</i>     | 6  |
| 22:05:34 | <i>Pipistrellus pygmaeus</i>     | 17 |
| 22:05:44 | <i>Pipistrellus pygmaeus</i>     | 15 |
| 22:05:53 | <i>Pipistrellus pygmaeus</i>     | 9  |
| 22:06:06 | <i>Pipistrellus pipistrellus</i> | 5  |
| 22:06:09 | <i>Pipistrellus pipistrellus</i> | 15 |
| 22:08:21 | <i>Pipistrellus pipistrellus</i> | 5  |
| 22:08:27 | <i>Pipistrellus pipistrellus</i> | 20 |
| 22:08:38 | <i>Pipistrellus pygmaeus</i>     | 13 |
| 22:11:25 | <i>Pipistrellus pipistrellus</i> | 27 |
| 22:13:18 | <i>Pipistrellus pipistrellus</i> | 5  |
| 22:16:17 | <i>Pipistrellus pipistrellus</i> | 3  |
| 22:18:30 | <i>Pipistrellus pipistrellus</i> | 17 |
| 22:18:34 | <i>Pipistrellus pipistrellus</i> | 5  |
| 22:18:53 | <i>Pipistrellus pipistrellus</i> | 30 |
| 22:24:56 | <i>Pipistrellus pipistrellus</i> | 1  |
| 22:25:32 | <i>Pipistrellus pipistrellus</i> | 19 |
| 22:28:11 | <i>Pipistrellus pipistrellus</i> | 13 |
| 22:28:49 | <i>Pipistrellus pipistrellus</i> | 20 |
| 22:28:59 | <i>Pipistrellus pipistrellus</i> | 13 |

**20<sup>th</sup> July 2026 – at Location 2 (Batlogger M2)**

| Time     | Species                          | Number of recordings |
|----------|----------------------------------|----------------------|
| 21:33:19 | <i>Pipistrellus pygmaeus</i>     | 11                   |
| 21:38:52 | <i>Pipistrellus pipistrellus</i> | 4                    |
| 21:41:18 | <i>Pipistrellus pipistrellus</i> | 8                    |
| 21:41:24 | <i>Pipistrellus pipistrellus</i> | 1                    |
| 21:44:42 | <i>Pipistrellus pipistrellus</i> | 1                    |
| 21:45:05 | <i>Pipistrellus pipistrellus</i> | 7                    |
| 21:47:44 | <i>Pipistrellus pipistrellus</i> | 1                    |
| 21:47:45 | <i>Pipistrellus pipistrellus</i> | 9                    |
| 21:51:12 | <i>Pipistrellus pygmaeus</i>     | 7                    |
| 21:52:07 | <i>Pipistrellus pipistrellus</i> | 20                   |

|          |                                  |    |
|----------|----------------------------------|----|
| 21:52:14 | <i>Pipistrellus pipistrellus</i> | 12 |
| 21:52:27 | <i>Pipistrellus pygmaeus</i>     | 11 |
| 21:53:20 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:53:47 | <i>Pipistrellus pipistrellus</i> | 2  |
| 21:54:29 | <i>Pipistrellus pipistrellus</i> | 12 |
| 21:55:02 | <i>Pipistrellus pygmaeus</i>     | 1  |
| 21:55:09 | <i>Pipistrellus pygmaeus</i>     | 26 |
| 21:55:34 | <i>Pipistrellus pygmaeus</i>     | 16 |
| 21:56:20 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:58:09 | <i>Pipistrellus pipistrellus</i> | 2  |
| 21:58:13 | <i>Pipistrellus pipistrellus</i> | 15 |
| 21:58:47 | <i>Pipistrellus pipistrellus</i> | 14 |
| 21:59:34 | <i>Pipistrellus pipistrellus</i> | 1  |
| 22:01:09 | <i>Pipistrellus pygmaeus</i>     | 5  |
| 22:01:31 | <i>Pipistrellus pygmaeus</i>     | 6  |
| 22:01:34 | <i>Pipistrellus pipistrellus</i> | 27 |
| 22:01:49 | <i>Pipistrellus pipistrellus</i> | 4  |
| 22:01:50 | <i>Pipistrellus pipistrellus</i> | 2  |
| 22:02:00 | <i>Pipistrellus pipistrellus</i> | 3  |
| 22:02:15 | <i>Pipistrellus pipistrellus</i> | 1  |
| 22:02:51 | <i>Pipistrellus pipistrellus</i> | 10 |
| 22:03:15 | <i>Pipistrellus pipistrellus</i> | 8  |
| 22:03:28 | <i>Pipistrellus pipistrellus</i> | 11 |
| 22:03:37 | <i>Pipistrellus pygmaeus</i>     | 16 |
| 22:04:08 | <i>Pipistrellus pipistrellus</i> | 17 |
| 22:04:16 | <i>Pipistrellus pipistrellus</i> | 1  |
| 22:04:19 | <i>Pipistrellus pipistrellus</i> | 2  |
| 22:04:47 | <i>Pipistrellus pipistrellus</i> | 7  |
| 22:04:54 | <i>Pipistrellus pipistrellus</i> | 23 |
| 22:05:22 | <i>Pipistrellus pipistrellus</i> | 1  |
| 22:05:41 | <i>Pipistrellus pipistrellus</i> | 3  |
| 22:06:35 | <i>Pipistrellus pipistrellus</i> | 13 |
| 22:08:23 | <i>Pipistrellus pipistrellus</i> | 9  |
| 22:08:26 | <i>Pipistrellus pipistrellus</i> | 12 |
| 22:08:36 | <i>Pipistrellus pygmaeus</i>     | 15 |
| 22:10:38 | <i>Pipistrellus pipistrellus</i> | 9  |
| 22:11:55 | <i>Pipistrellus pipistrellus</i> | 5  |
| 22:12:04 | <i>Pipistrellus pipistrellus</i> | 7  |
| 22:12:17 | <i>Pipistrellus pipistrellus</i> | 10 |
| 22:14:47 | <i>Pipistrellus pipistrellus</i> | 22 |
| 22:18:23 | <i>Pipistrellus pipistrellus</i> | 19 |
| 22:18:45 | <i>Pipistrellus pipistrellus</i> | 38 |
| 22:20:30 | <i>Pipistrellus pipistrellus</i> | 3  |
| 22:20:47 | <i>Pipistrellus pipistrellus</i> | 4  |
| 22:21:27 | <i>Pipistrellus pipistrellus</i> | 2  |

|          |                                  |    |
|----------|----------------------------------|----|
| 22:22:39 | <i>Pipistrellus pipistrellus</i> | 6  |
| 22:22:42 | <i>Pipistrellus pipistrellus</i> | 1  |
| 22:23:31 | <i>Pipistrellus pipistrellus</i> | 9  |
| 22:24:46 | <i>Pipistrellus pipistrellus</i> | 19 |
| 22:24:59 | <i>Pipistrellus pipistrellus</i> | 9  |
| 22:27:00 | <i>Pipistrellus pipistrellus</i> | 1  |
| 22:29:52 | <i>Pipistrellus pipistrellus</i> | 10 |
| 22:35:35 | <i>Pipistrellus pipistrellus</i> | 17 |
| 22:35:56 | <i>Pipistrellus pipistrellus</i> | 24 |

#### 10<sup>th</sup> August 2026 – AT at Location 1 (Batlogger M2)

| Time     | Species                          | Number of recordings |
|----------|----------------------------------|----------------------|
| 20:53:30 | <i>Pipistrellus pygmaeus</i>     | 1                    |
| 20:53:37 | <i>Pipistrellus pygmaeus</i>     | 2                    |
| 20:54:24 | <i>Pipistrellus pygmaeus</i>     | 9                    |
| 20:56:12 | <i>Pipistrellus pygmaeus</i>     | 4                    |
| 20:56:15 | <i>Pipistrellus pipistrellus</i> | 7                    |
| 20:56:29 | <i>Pipistrellus pipistrellus</i> | 2                    |
| 20:57:05 | <i>Pipistrellus pygmaeus</i>     | 2                    |
| 20:57:33 | <i>Pipistrellus pygmaeus</i>     | 4                    |
| 20:58:25 | <i>Pipistrellus pygmaeus</i>     | 4                    |
| 20:59:18 | <i>Pipistrellus pipistrellus</i> | 4                    |
| 20:59:26 | <i>Pipistrellus pygmaeus</i>     | 1                    |
| 20:59:40 | <i>Pipistrellus pygmaeus</i>     | 1                    |
| 20:59:47 | <i>Pipistrellus pygmaeus</i>     | 2                    |
| 21:01:17 | <i>Pipistrellus pipistrellus</i> | 11                   |
| 21:02:47 | <i>Pipistrellus pipistrellus</i> | 13                   |
| 21:02:51 | <i>Pipistrellus pipistrellus</i> | 4                    |
| 21:02:53 | <i>Pipistrellus pipistrellus</i> | 4                    |
| 21:03:01 | <i>Pipistrellus pipistrellus</i> | 3                    |
| 21:03:19 | <i>Pipistrellus pipistrellus</i> | 1                    |
| 21:04:23 | <i>Pipistrellus pipistrellus</i> | 6                    |
| 21:06:08 | <i>Pipistrellus pygmaeus</i>     | 4                    |
| 21:06:40 | <i>Pipistrellus pygmaeus</i>     | 7                    |
| 21:07:17 | <i>Pipistrellus pipistrellus</i> | 14                   |
| 21:07:21 | <i>Pipistrellus pipistrellus</i> | 5                    |
| 21:07:31 | <i>Pipistrellus pipistrellus</i> | 45                   |
| 21:07:45 | <i>Pipistrellus pipistrellus</i> | 6                    |
| 21:07:53 | <i>Pipistrellus pipistrellus</i> | 9                    |
| 21:08:03 | <i>Pipistrellus pipistrellus</i> | 19                   |
| 21:08:13 | <i>Pipistrellus pipistrellus</i> | 14                   |
| 21:08:26 | <i>Pipistrellus pipistrellus</i> | 20                   |
| 21:08:35 | <i>Pipistrellus pipistrellus</i> | 18                   |
| 21:08:45 | <i>Pipistrellus pygmaeus</i>     | 5                    |
| 21:08:48 | <i>Pipistrellus pygmaeus</i>     | 6                    |

|          |                                  |    |
|----------|----------------------------------|----|
| 21:08:59 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:09:40 | <i>Pipistrellus pygmaeus</i>     | 14 |
| 21:09:47 | <i>Pipistrellus pygmaeus</i>     | 5  |
| 21:09:47 | <i>Nyctalus noctula</i>          | 5  |
| 21:10:04 | <i>Pipistrellus pygmaeus</i>     | 5  |
| 21:11:06 | <i>Pipistrellus pipistrellus</i> | 15 |
| 21:11:11 | <i>Pipistrellus pygmaeus</i>     | 0* |
| 21:11:15 | <i>Pipistrellus pygmaeus</i>     | 11 |
| 21:17:40 | <i>Pipistrellus pipistrellus</i> | 14 |
| 21:18:13 | <i>Pipistrellus pygmaeus</i>     | 12 |
| 21:18:29 | <i>Pipistrellus pipistrellus</i> | 12 |
| 21:19:14 | <i>Pipistrellus pipistrellus</i> | 9  |
| 21:19:23 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:20:22 | <i>Pipistrellus pipistrellus</i> | 1  |
| 21:22:12 | <i>Pipistrellus pipistrellus</i> | 32 |
| 21:23:17 | <i>Pipistrellus pipistrellus</i> | 19 |
| 21:23:32 | <i>Pipistrellus pipistrellus</i> | 22 |
| 21:25:05 | <i>Pipistrellus pipistrellus</i> | 4  |
| 21:25:21 | <i>Pipistrellus pygmaeus</i>     | 27 |
| 21:25:21 | <i>Pipistrellus pipistrellus</i> | 27 |
| 21:26:11 | <i>Pipistrellus pipistrellus</i> | 28 |
| 21:26:29 | <i>Pipistrellus pipistrellus</i> | 14 |
| 21:27:02 | <i>Pipistrellus pipistrellus</i> | 18 |
| 21:29:30 | <i>Pipistrellus pipistrellus</i> | 5  |
| 21:30:25 | <i>Pipistrellus pipistrellus</i> | 16 |
| 21:31:28 | <i>Pipistrellus pipistrellus</i> | 13 |
| 21:31:34 | <i>Pipistrellus pipistrellus</i> | 0* |
| 21:32:30 | <i>Pipistrellus pipistrellus</i> | 1  |
| 21:36:47 | <i>Pipistrellus pipistrellus</i> | 12 |
| 21:36:50 | <i>Pipistrellus pipistrellus</i> | 15 |
| 21:37:01 | <i>Pipistrellus pipistrellus</i> | 1  |
| 21:42:49 | <i>Pipistrellus pipistrellus</i> | 8  |
| 21:43:19 | <i>Pipistrellus pipistrellus</i> | 9  |
| 21:48:11 | <i>Pipistrellus pipistrellus</i> | 1  |
| 21:54:12 | <i>Pipistrellus pipistrellus</i> | 12 |
| 21:58:10 | <i>Pipistrellus pipistrellus</i> | 5  |
| 22:02:01 | <i>Pipistrellus pipistrellus</i> | 11 |

#### 10<sup>th</sup> August 2026 – VW at Location 2 (Batlogger M2)

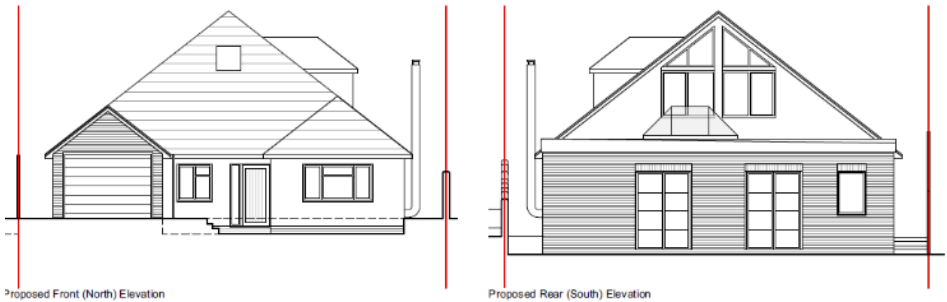
| Time     | Species                          | Number of recordings |
|----------|----------------------------------|----------------------|
| 20:52:16 | <i>Pipistrellus pipistrellus</i> | 5                    |
| 20:53:41 | <i>Pipistrellus pygmaeus</i>     | 7                    |
| 20:54:27 | <i>Pipistrellus pygmaeus</i>     | 12                   |
| 20:56:12 | <i>Pipistrellus pygmaeus</i>     | 11                   |
| 20:56:24 | <i>Pipistrellus pygmaeus</i>     | 0*                   |

|          |                                  |    |
|----------|----------------------------------|----|
| 20:57:28 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 20:58:35 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:01:36 | <i>Pipistrellus pipistrellus</i> | 5  |
| 21:01:57 | <i>Pipistrellus pipistrellus</i> | 9  |
| 21:02:34 | <i>Pipistrellus pipistrellus</i> | 2  |
| 21:07:18 | <i>Pipistrellus pipistrellus</i> | 4  |
| 21:07:31 | <i>Pipistrellus pipistrellus</i> | 1  |
| 21:07:37 | <i>Pipistrellus pipistrellus</i> | 1  |
| 21:07:55 | <i>Pipistrellus pipistrellus</i> | 1  |
| 21:08:27 | <i>Pipistrellus pipistrellus</i> | 2  |
| 21:08:52 | <i>Pipistrellus pipistrellus</i> | 2  |
| 21:09:02 | <i>Pipistrellus pipistrellus</i> | 12 |
| 21:11:13 | <i>Pipistrellus pygmaeus</i>     | 4  |
| 21:11:51 | <i>Pipistrellus pipistrellus</i> | 2  |
| 21:12:00 | <i>Pipistrellus pipistrellus</i> | 3  |
| 21:12:04 | <i>Pipistrellus pipistrellus</i> | 4  |
| 21:12:38 | <i>Pipistrellus pipistrellus</i> | 2  |
| 21:17:35 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:18:06 | <i>Pipistrellus pipistrellus</i> | 7  |
| 21:22:12 | <i>Pipistrellus pygmaeus</i>     | 3  |
| 21:22:18 | <i>Pipistrellus pipistrellus</i> | 5  |
| 21:23:20 | <i>Pipistrellus pipistrellus</i> | 5  |
| 21:24:05 | <i>Pipistrellus pipistrellus</i> | 10 |
| 21:25:49 | <i>Pipistrellus pipistrellus</i> | 14 |
| 21:30:26 | <i>Pipistrellus pipistrellus</i> | 5  |
| 21:30:33 | <i>Pipistrellus pipistrellus</i> | 2  |
| 21:30:53 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:31:31 | <i>Pipistrellus pipistrellus</i> | 7  |
| 21:35:13 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:36:44 | <i>Pipistrellus pipistrellus</i> | 9  |
| 21:36:51 | <i>Pipistrellus pipistrellus</i> | 5  |
| 21:39:11 | <i>Pipistrellus pipistrellus</i> | 11 |
| 21:39:39 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:43:17 | <i>Pipistrellus pipistrellus</i> | 20 |
| 21:48:09 | <i>Pipistrellus pipistrellus</i> | 14 |
| 21:54:12 | <i>Pipistrellus pipistrellus</i> | 6  |
| 21:58:10 | <i>Pipistrellus pipistrellus</i> | 12 |
| 21:59:35 | <i>Pipistrellus pipistrellus</i> | 7  |

<sup>a</sup>NB. The number of calls per recording that 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

APPENDIX 4 - PROPOSED PLANS



All dimensions are to be checked on site before work commences.  
Figured dimensions to be taken in preference to scaled dimensions.  
If in doubt please ask.  
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0m 1m 2m 3m 4m 5m 6m  
1:100 Scale Bar



|                                                          |                      |          |     |
|----------------------------------------------------------|----------------------|----------|-----|
| Rev                                                      | Notes                | Date     | Rev |
| 01                                                       | Issue for planning   | 11/02/20 | LN  |
| Status                                                   |                      |          |     |
| Planning                                                 |                      |          |     |
| HOLTHAM-NEWMAN ARCHITECTS                                |                      |          |     |
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| Project: 33a Mansfield Road Reading RG1 6AL              |                      |          |     |
| Client: R. Holder and J. Vella                           |                      |          |     |
| Drawing Title: Proposed Elevations                       |                      |          |     |
| Scale: 1:100 @A3                                         | Dep. No: 2543 - P200 | Rev: P2  |     |
| Drawn by: LN                                             | Date: Mar 2020       |          |     |