BAT EMERGENCE SURVEY

32 LINKSWAY,

NORTHWOOD, LONDON HA6 2XA



Commissioned by: **32 Linksway Ltd**

Report Number: ASW/LL/129/30/2026
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EXECUTIVE SUMMARY

1. During the September 2026 bat emergence survey, three bat species were recorded at the application site at 32 Linksway. These were common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*).

2. No bats emerged from the building during this September survey visit, even though the weather conditions were very good for bat activity.

3. Common pipistrelle was the main bat species recorded during the visit, although with soprano pipistrelle and brown long-eared bat occasionally encountered.

4. The key aim will now be to ensure that no bats are injured or killed at any time during the demolition works, now this study is complete, with a common pipistrelle bat roost already known to be present in the unconverted house loft (ASW Ecology, September 2026).

5. A European Protected Species Mitigation Licence (EPS) (under the 2017 and 2019 Regulations) for Bats in respect of development will be required, from Natural England to permit the predicted disturbance, damage and loss of a common pipistrelle day roost at the house, during the proposed demolition works, as bats are fully protected by UK and European law.

6. **However, a Bat Low Impact Class Licence from Natural England may be applicable for this bat roost type so a licensed bat ecologist with this licence type should be sought for advice first, since this is a much faster bat licensing process for the client.**

7. **However, a further bat dusk survey visit should be undertaken at the house and the bat ecologist with the low impact class licence should be asked for specialist advice on if this extra visit is needed or not for the application.**

8. Details on the bat mitigation and compensation strategy can also be found within this report, which will form part of the future bat mitigation licence.

1. INTRODUCTION

- A Bat Emergence Survey was undertaken at 32 Linksway, Northwood, London HA6 2XA, during September 2026, for: 32 Linksway Ltd.

- The national grid reference for this site is: TQ084906.

- This bat dusk survey was required due to the proposed demolition of the current house and its replacement with a new dwelling.

- This new bat survey is a follow-up study to the ecology survey from 2018 and the bat dusk survey from 2019, plus the bat roost assessment in early September 2026, by ASW Ecology.

- The main method used for this bat emergence survey, as well as the full results and the final recommendations can be found within this report.

- Both this survey and the report were undertaken and compiled by Mr Andrew S. Waller, Consultant Ecologist, ASW Ecology Ltd, with the help from assistant ecologists.

- Mr Andrew S. Waller MSc BSc (Hons) MCIEEM, Director of ASW Ecology Ltd - has been a Consultant Ecologist since 1997, and has very extensive experience/knowledge of protected wildlife species/issues including bats, for which he is fully licensed to survey throughout England by Natural England for consultancy purposes (Bat Class 2 Licence Registration Number: 2025-85989-CL18-BAT). He also has Natural England survey licences for great crested newts and barn owls. He has been studying bats for 33 years and wildlife in general for 45 years. He is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and meets the requirements of being a Suitably Qualified Ecologist.

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2. METHODOLOGY

2.1 Bat emergence survey

- During September 2026, a follow-up Bat Emergence Survey was undertaken at the house at 32 Linksway.

- A total of two bat surveyors using both Bat Box Duet bat detectors and also Echo Meter Touch bat detectors were present on this bat survey visit.

- Three Night vision aids (NVA) mounted on tripods, 3x Nightfox Whisker IR night vision cameras, were used on the key features of the house, so to ensure that this building was covered robustly for this bat dusk survey and following current best practice guidance.

- The main aim was to determine the range of bat species present at the stated building; the presence of any active roosts during the survey period; and the presence of any key foraging areas and bat commuting routes.

- The dusk based visit was undertaken in suitable weather conditions only, so there was the best chance of finding any possible emerging bats. The dusk visit started before sunset and lasted for up to 2 hours after sunset.

- All results from this bat dusk survey can be found in the next chapter of this report and bat sightings shown in Map A in Appendix 2.

2.2 Constraints

- Due to the timing of this bat survey, only the early Autumn period could be covered. This is a standard constraint for any bat survey which can only investigate part of any year.

- The May to August period is very important to bats, since this is when maternity roosts are forming then young bats will be born. Large roosts are sometimes present within structures, and can be very visible during bat emergence surveys. This survey was commissioned when bats will be very active and bat maternity roosts will have only recently dispersed from buildings, so was timed at the key period of the year for bats.

- As always though, without taking into account any further active surveying or monitoring, this study can only provide a “snapshot” of the presence of bats at the site during the period of this study. Please also note that any bat survey report is valid for one year only, as stated in the BCT bat survey guidelines (BCT, 2023).

3. BAT SURVEY RESULTS

3.1 Bat emergence survey

Bat emergence survey visit 1 – 30/9/2026

Sunset time: 6.42pm

Weather: Dry, warm, light wind and clear (0/8CC)
Temp (sunset): 21°C (end: 19°C)
Windspeed (max): 7mph Humidity: 49%
Invertebrates present: flying insects noted

Bat Species	Time Noted	Location
Soprano Pipistrelle	7pm	Flying next to rear trees
Common Pipistrelle	7.07pm	Flew over house roof
Common Pipistrelle	7.09pm	Flew over house roof
Common Pipistrelle	7.10pm	From trees towards house
Common Pipistrelle	7.11pm	Flying near rear trees
Common Pipistrelle	7.13pm	Heard near rear trees
Common Pipistrelle	7.14pm	3x passes from the rear trees
Common Pipistrelle	7.16pm	Flew near front garden
Common Pipistrelle	7.20pm	2x passes in the rear garden
Common Pipistrelle	7.23pm	2x passes in the rear garden

Common Pipistrelle	7.27pm	Heard at the rear garden
Brown Long-eared Bat	7.29pm	Heard near front garden
Common Pipistrelle	7.32pm	Heard near front garden
Common Pipistrelle	7.38pm	Heard at rear garden
Common Pipistrelle	8.01pm	Heard near the front garden. No further bat contacts, to the end of the survey visit

4. CONCLUSIONS

4.1 Significance of the bat emergence survey

- In summary, a total of three bat species were recorded at the application site at 32 Linksway. These were common pipistrelle, soprano pipistrelle and brown long-eared bat.

- There were no bats emerging from the stated building during this September survey visit, even though the weather conditions were very good for bat activity.

- Common pipistrelle was the main bat species recorded during the visit, although with soprano pipistrelle and brown long-eared bat occasionally encountered.

- The key aim will now be to ensure that no bats are injured or killed at any time during the demolition works, now this study is complete, with a common pipistrelle bat roost already known to be present in the unconverted house loft (ASW Ecology, September 2026).

- A European Protected Species Mitigation Licence (EPS) (under the 2017 and 2019 Regulations) for Bats in respect of development will be required, from Natural England to permit the predicted disturbance, damage and loss of a common pipistrelle day roost at the house, during the proposed demolition works, as bats are fully protected by UK and European law.

- However, a Bat Low Impact Class Licence from Natural England may be applicable for this bat roost type so a licensed bat ecologist with this licence type should be sought for advice first, since this is a much faster bat licensing process for the client.

- Please see the next chapter of this report, for the recommendations in regards to the stated bat mitigation licence that must be applied from Natural England, for before demolition works can commence, as well as details on the proposed bat mitigation and compensation strategy.

4.2 Impact assessment

In the absence of any mitigation measures or precautions, the following direct or indirect impacts from the proposed development works at 32 Linksway, on bats, would be predicted as:

- **DIRECT:** There would be a negative impact to bats by the development works at the house, if no mitigation was undertaken at all. There is a risk that without mitigation, that bats would be adversely disturbed, injured or killed during the demolition works, with a bat roost damaged or destroyed. **Impact magnitude predicted: HIGH**

- **INDIRECT:** Given that no notable bat related habitat is to be lost, without mitigation, there is no impact by the loss of bat related features or fragmentation of the local bat populations due to the proposed works. **Impact magnitude predicted: NIL**

4.3 Summary of the legal protection of bats in the UK (Simplified summary only of the legislation – please see other texts for full details)

4.3.1 THE LEGAL PROTECTION OF BATS IN ENGLAND AND WALES

Introduction

All species of bats in England and Wales are protected by law. Their legal protection derives from two sources:

- the strict species protection provisions of the EU Habitats Directive as implemented in England and Wales by Part 3 of the Conservation of Habitats and Species Regulations 2017 (the **"2017 Regulations, amended by the 2019 Regulations due to Britain leaving the EU"**); and

- Part 1 of the Wildlife and Countryside Act 1981 (as amended).

Conservation of Habitats and Species Regulations 2017 ("2017 Regulations", as amended by the 2019 Regulations)

The 2017 Regulations came into force on 30th November 2017, amended by the 2019 Regulations. They replace the previously applicable regulations (Conservation (Natural Habitats, &c) Regulations 1994 and the 2010 Regulations) in relation to England and Wales. The 2017 Regulations are the principal means by which the EU Habitats Directive is transposed in England and Wales.

The Regulations contain a number of Parts which set out the protection to be afforded to "European Protected Species" ("EPS"), which includes all species of British bats. The list also includes other species which are rare on a European scale, such as great crested newts, otters and dormice.

Under the 2017 Regulations both bats themselves and their "breeding sites and resting places" (most commonly their roosts) are protected.

It is a criminal offence to do the following (note that this is not an exhaustive list of all offences but rather a list of offences which will be of most relevance to developers):

a. to damage or destroy a breeding site or resting place of a bat (even if bats are not present at the time);

b. to deliberately capture, injure or kill a wild bat;

c. to intentionally or recklessly disturb a bat in its roost or to deliberately disturb a group of bats, in particular:

    i. any disturbance of bats which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or

    ii. any disturbance of bats which is likely to impair their ability to hibernate or migrate; or

iii. any disturbance of bats which is likely to affect significantly the local distribution or abundance of the species to which they belong;

d. to have in one's possession or to control or to transport or to sell or exchange or offer to sell or exchange any live or dead bat or part of a bat which has been taken from the wild; or any part of, or anything derived from, a bat or any part of a bat; and

e. to intentionally or recklessly obstruct access to a bat roost.

The maximum penalty that can be imposed for the above offences is (as at May 2010) a fine of up to £5,000, and/or up to six months imprisonment. The offences can be committed by individuals or by bodies corporate. Where a body corporate has committed the offence, the directors or officers of the company may also be prosecuted if the offence has been committed with their consent or connivance, or is attributable to their neglect.

Wildlife and Countryside Act 1981 ("WCA 1981")

The WCA 1981 protects a wide range of animals, plants and habitats in the UK. All British bat species are afforded protection under Part 1 of the WCA 1981, in addition to the protection they have under the 2019 Regulations.

As regards England and Wales the following offences apply to protect bats under the W&CA 1981:

a. to intentionally or recklessly disturb any bat while it is occupying a structure of place which it uses for shelter or protection (s9(4)(b) WCA 1981);

b. to intentionally or recklessly obstruct access to any structure or place which any bat uses for shelter or protection (s9(4)© WCA 1981);

c. attempting either of the above (s18(1) WCA 1981).

The maximum penalty that can be imposed for the above offences is (as at May 2010) a fine of up to £5,000, and/or up to six months imprisonment. The offences can be committed by individuals or by bodies corporate. Where a body corporate has committed the offence, the directors or officers of that company may also be prosecuted if the offence has been committed with their consent or connivance or is attributable to their neglect (s69(1) WCA 1981).

5. RECOMMENDATIONS

5.1 Bat EPS Mitigation Licence requirement and extra bat survey visit

- A European Protected Species Mitigation Licence (EPS) (under the 2017 and 2019 Regulations) for Bats in respect of development will be required, from Natural England to permit the predicted disturbance, damage and loss of a common pipistrelle day roost at 32 Linksway, during the proposed demolition works, as bats are fully protected by UK and European law. It will be proposed that the licence is required for "overriding public interest", that there is indeed no satisfactory alternative to what is being proposed and that the stated works will not be detrimental to maintaining the bat species present at a Favourable Conservation Status.

- The Wildlife Licensing Unit of Natural England is the appropriate authority for determining licence applications for works associated with development such as building/demolition related works, barn conversions, reroofing works, culvert removal/repair and tree felling where bat roosts are present. Natural England will have to be satisfied that the local bat populations will not be detrimentally affected by the demolition work. Consequently, they will require suitable mitigation measures to be put in place in order to prevent the complete loss of the bat roost sat the overall property as a result of the planned works.

- The EPS licence forms include five separate parts: an Application Form, Method Statement, Reasoned Statement, Work Schedule and Supporting Documents. The applicant e.g. the client will be the licence holder, supported by the licensed bat consultant being used.

- For the prompt processing of the licence application, it is always advised that the client ensure that the planning position in respect to their proposal has been resolved in advance of submitting the licence application and all mitigation options agreed on. In exceptional circumstances, it may be possible to submit an application whilst planning permission is being sought. For most applications, planning consent is therefore required before the Bats EPS Mitigation Licence is applied for from Natural England.

- Bat EPS Mitigation Licence applications are stated to be processed within thirty days by Natural England, although it could be longer than this, should further information be required by the Wildlife Advisor or due to any backlog of cases**. A Bat Low Impact Class Licence may be applicable for this bat roost type so a licensed bat ecologist with this licence should be sought for advice first. However, a further bat dusk survey visit should be undertaken at the house and the bat ecologist with the low impact class licence should be asked if this extra visit is needed or not for the application.**

- The client will need to consult an experienced licensed bat consultant for advice on how to proceed with the required Natural England Bats EPS Mitigation Licence application, as it is clear that the future outlined works would trigger offences under the law, and such offences cannot be avoided by the timing of such works when bats are not present.

5.2 Bat Impact Mitigation and Compensation Scheme

- The main mitigation and compensation scheme is detailed below in regards to the bat roost present at the House, so the future demolition works are to proceed under the proposed Bat Licence. The scheme below will compensate bats during and after the stated works and that they will not be without available roosting sites during these works. **The aim will be to provide a net gain in the number of high quality roosting sites available for the bats**, but vitally to provide like-for-like mitigation which is the key aspect, and this will all be stated in the Bats EPS Licence Method Statement.

5.2.1 Provision of high quality bat boxes

- **Installation of 4x 2F Schwegler Bat Boxes on trees within the grounds** - Bat boxes will be used by various bat species, and these high quality bat boxes will be installed in suitable high locations facing appropriate aspects, close to clutter, so to have a chance of success. Common pipistrelle, soprano pipistrelle as well as other bat species will use these bat boxes for roosting purposes and are appropriate mitigation for the roost types present. 4x such boxes will be installed before the works begin, which will be secure and undamaged during all of the proposed work. All of the bat boxes will be installed at least 6 metres or higher above ground level on mature trees, with ideally one box per tree. The bat boxes will provide a wide range of bat roosting sites which will be available during and after the period of the works. The 2F bat boxes will be mainly South-east or South-west facing but with 1x bat box being North or West facing so there are a variety of microclimates available especially in hot weather. Branches will be cleared around the bat boxes so access is easy for the bats and there must be no artificial lighting of any type illuminating the bat boxes at night. The NHBS is a suitable ecological supplier for this bat box type.
- There is also the option of integrated bat boxes to be installed within the new house, to be fitted under the eaves, behind the facing brickwork. But this is up to the client to consider.

5.3 Timing of the future development works

- Usually, late summer/early autumn e.g. September/October or early spring e.g. April/early May, are ideally the best times for works affecting bats, as this avoids the main bat breeding season as well as the bat hibernation period.

- This will then reduce any risk of bats being disturbed, injured or killed by accident during any of the proposed development works, which will be the critical objective of the mitigation works.

5.4 Post development bat monitoring

- This post development monitoring is not compulsory for a more common species, such as common pipistrelle, and with roosts of lower nature conservation significance.

- However, it is suggested that some monitoring is still kindly permitted by the client so to ensure that the house and bat boxes, for example, are being used by bats or have the best chance of being utilised in the near future.

- For the type of roost present and the compensation, between one to three dusk based bat survey visits can be undertaken at the site in the year after completion of the works. Even just one single bat dusk monitoring visit would prove invaluable. This monitoring would be inexpensive and would be highly useful in determining if the stated compensation has been successful or not.

5.5 Best practice guidance – bats and development

- Within the future Bats EPS Mitigation Licence method statement to be written, it will be stated that it will be necessary to undertake a final re-check of the house, before the development works commences, after the licence is gained from Natural England.

- If for any reason, an injured bat or grounded bat is found during any of the works then this will need to be rescued by the Licensed Bat Consultant and very carefully, using suitable gloves and cloth bags, moved to the new bat boxes nearby.

- A formal toolbox talk from the bat ecologist about the bat roost and what actions are not permitted must be undertaken at the start of the licensed works.

- **The main objective of the above, is to do all possible to ensure that no bats are injured or killed at all during the proposed demolition works at the house. And to ensure that the local bat population at the site remain at a Favourable Conservation Status.**

6. REFERENCES

(1) Altringham, J.D. (2003) British Bats. HarperCollins*Publishers*, London.

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

(4) Entwistle, A.C. et al (2001) Habitat Management for Bats. JNCC, UK.

(5) Mitchell-Jones, A.J. (2004) Bat Mitigation Guidelines. English Nature.

(6) Mitchell-Jones, A.J. and McLeish, A.P. (2004) The Bat Workers' Manual. 3rd Ed. JNCC.

(7) Treweek, J. (1999) Ecological Impact Assessment. Blackwell Science Ltd, UK.

APPENDIX 1:

Photographs A-B

(All photos are dated 30/9/2026)



Photograph A
Example photograph using a night vision aid (NVA) at the house rear – taken with a Nightfox Whisker IR night vision camera, mounted on a tripod



Photograph B
Example photograph using a night vision aid (NVA) at the house front – taken with a Nightfox Whisker IR night vision camera, mounted on a tripod

APPENDIX 2:

Map A – Location of bat sightings - 2026



APPENDIX 3:

Selected bat sonograms for the bat emergence survey

Figure 1 – Bat sonogram of a Common Pipistrelle – flying over the property

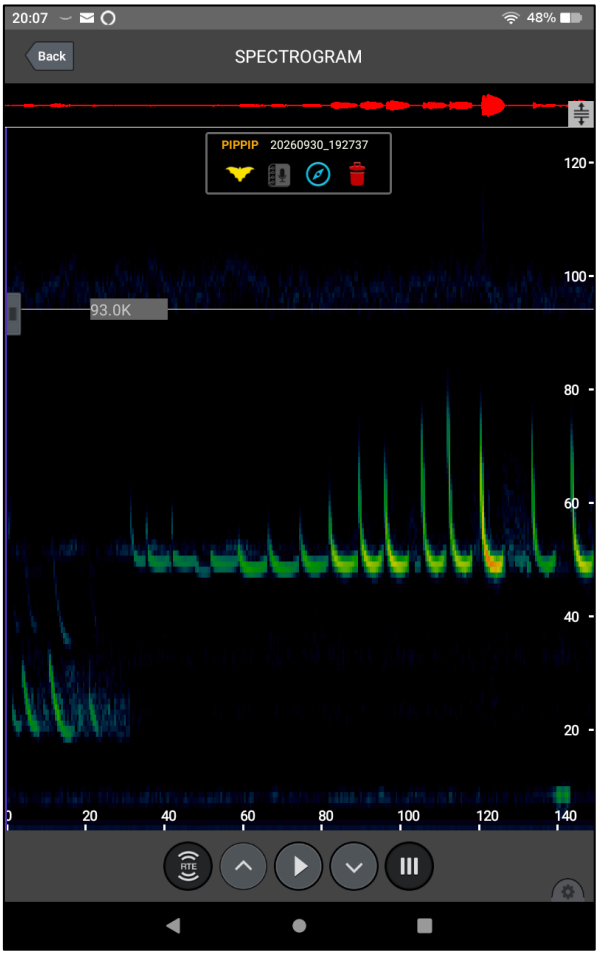


Figure 2 – Bat sonogram of a Soprano Pipistrelle – flying over the property

