BAT EMERGENCE SURVEY

42 THE LARCHES,

UXBRIDGE, LONDON UB10 0DL

Commissioned by: **Shoor Developments Ltd**

Report Number: ASW/SD/079/29/2025
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EXECUTIVE SUMMARY

1. During this 2025 bat emergence survey, three bat species were recorded over the application site at 42 The Larches. These were common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

2. No bat roost was present at the existing house at this property, during the bat dusk survey.

3. Bat foraging activity was good overall at the site, with activity over both the front and rear gardens.

4. It is considered that bats will be roosting in far more suitable local houses and mature trees.

5. Based on this follow-up bat emergence survey, there will be no negative impact to the local bat populations from the proposed building works at this property, as long as all recommendations within this report are strictly followed by both the client and all contractors.

1. INTRODUCTION

- A Bat Emergence Survey was undertaken at 42 The Larches, Uxbridge, London UB10 0DL, during August 2025, for: Shoor Developments Ltd.

- The national grid reference for this site is: TQ075830.

- This bat survey was required due to the proposed development works at the property.

- 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.

- An internal roof void bat assessment was also made at the house, before the final bat dusk survey visit, as this had been requested by the local planning authority.

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

- 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: 2015-15703-CLS-CLS). He also has Natural England survey licences for great crested newts and barn owls. He has been studying bats for 32 years and wildlife in general for 43 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.

2. METHODOLOGY

2.1 Bat emergence survey

- On 27th August 2025, a single bat dusk survey visit was undertaken at 42 The Larches, as the house had been identified previously as having low bat roost potential.

- By undertaking the bat dusk survey, the client would be adhering to current best practice bat survey guidelines by BCT (2023), so to determine if a bat roost could be present or not.

- Two experienced bat surveyors, including a licensed bat ecologist, using Bat Box Duet bat detectors and Echo Meter Touch bat detector/recorders, were present on the bat survey visit.

- Two night vision aids (NVA), with a wide field of view, mounted on tripods, were used on the visits, these being: 2x Nightfox Whisker IR night vision cameras, were used on key features at the building, so to ensure that they were covered robustly for this survey and following current best practice guidance.

- 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 visits started before sunset and lasted for up to 2 hours after sunset.

- The focus of this survey was to show if any bat roosts were present or not at the block; and if any notable commuting/foraging features are located here. All results from this bat survey can be found in the next chapter of this report and a map showing all bat sightings is shown in Appendix 2.

2.2 Constraints

- Due to the timing of this bat survey, only the Summer 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 would have been present in buildings only recently, 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 – 27/8/2025

Sunset time: 7.58pm
Weather: Dry, warm, light wind and cloudy (6/8CC)
Temp (sunset): 18°C (end: 17°C)
Windspeed (max): 5 mph Humidity: 77%
Invertebrates present: small flies noted

Bat Species	Time Noted	Location
Noctule	8.10pm	Over site
Common Pipistrelle	8.13pm	Over front garden
Soprano Pipistrelle	8.16pm	Over front garden
Common Pipistrelle	8.20pm	Near rear garden
Common Pipistrelle	8.21pm	Over rear garden
Soprano Pipistrelle	8.23pm and 8.26pm	Heard near garden
Common Pipistrelle	8.30pm	Heard at rear garden
Soprano Pipistrelle	8.45pm	Heard near front garden
Common Pipistrelle	8.45pm	Near rear garden
Common Pipistrelle	8.47pm	Heard in rear garden
Common Pipistrelle	8.48pm	Heard near front garden
Common Pipistrelle	8.57pm	Heard near front garden

Common Pipistrelle	9.06pm	Heard in rear garden
Noctule	9.10pm	Over site
Common Pipistrelle	9.20pm	Heard near the front garden. No further bat contacts, to the end of the survey visit

4. CONCLUSIONS

4.1 Significance of the bat survey results

- In summary, a total of three bat species were recorded over the application site at 42 The Larches. These were common pipistrelle, soprano pipistrelle and noctule.

- There was no bat roost present at the existing house at this property, during this bat dusk survey.

- Bat foraging activity was good overall at the site, with activity over both the front and rear gardens.

- It is considered that bats will be roosting in far more suitable local houses and mature trees.

- Please see the next chapter of this report for best practice guidance for the building works at the application site as well as proposed biodiversity enhancement options for bats.

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 the application site, would be predicted as:

DIRECT: No bat roosts were present at the house so there cannot be any negative impact to the bat populations in the area due to the planned building works. There is no risk of any bats being disturbed, injured or killed by the works, or any bat roosts to be damaged or lost. **Impact magnitude predicted: Nil**

INDIRECT: Since no significant bat foraging habitat or commuting routes are to be impacted or lost, without mitigation, there is a no risk of the loss of high quality bat related habitat or fragmentation of the local bat population due to the planned works at this site. **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 Best practice guidance – bats and development

- As a standard precaution only as per any development related site, the future building contractors should be fully aware of the legal protection of bats and what to do if an unexpected bat is found or suspected at the site during all works.

- This is especially relevant during any soft stripping works, where external/internal features may be removed by hand, such as window frames, roof tiles, ridge tiles, slates, fascias, soffit boxes, stonework, brickwork, timbers, roofing felt and lead flashing, for example.

- Bats and their evidence such as droppings can unexpectedly be present under such features and be completely hidden until accidentally uncovered.

- If any new bat evidence such as crumbly droppings composed of insect remains or an actual bat is seen, during any site works, then such work must stop and a licensed bat consultant contacted immediately for urgent advice.

- Usually, late summer/early autumn e.g. late August/September/October or early spring e.g. April/early May, are ideally the best times to work on such structures, as this avoids both the main bat breeding season and the winter hibernation period.

- **However, since no bat evidence and no bat roosts have been found at this house, there are no bat related constraints in regards to when the building works can commence.**

5.2 Biodiversity enhancement options for bats

- The following measures below are options for the client to consider, so to enhance the biodiversity value of the property for bats and other wildlife:

5.2.1 Bat boxes

- As a biodiversity enhancement option for the client, it would be recommended for them to install at least 3x bat boxes at the site for local bats to use.

- The bat box model proposed would be the 2F Schwegler Bat Box and this is a high quality bat box which will be used by a number of different bat species, including for the bat species recorded flying here. This box is made of woodcrete and is a long lasting box.

- The bat boxes can be located on separate trees eg one per tree ideally, so there is a better chance of them being used by bats, or onto buildings.

- Bat boxes should be installed at least six metres up a tree trunk, facing mainly South-east or South-west and with enough space for bats to fly under the box easily. Although 1x bat box must be facing North or West so these will provide

additional microclimates for bats. No artificial lighting must illuminate any of the installed bat boxes as this would deter bats from using the boxes.

- The NHBS is a good ecological equipment supplier and this bat box model can be purchased from them. The web link for this bat box is:

  http://www.nhbs.com/title/158629/2f-schwegler-bat-box-general-purpose

5.2.2 Bat friendly planting

- It would also be advantageous if any bat friendly planting can be introduced to any new landscaping scheme, if applicable, by the use of night scented plants, which will attract insects which bats prey on.

- Native plants should always be chosen ideally since these species will have the most benefits to wildlife. But the occasional non-invasive hybrid or exotic would be fine.

- Suitable border plant species can include corn flower, field poppies, mallow, evening primrose, cherry pie, soapwort, sweet rocket, bladder campion, Nottingham catchfly, night-scented catchfly, ox-eye daisy, primrose and yarrow.

- Herbs can also be very good for insects and include borage, coriander, fennel, lavender, rosemary, chives and thyme.

- Trees, shrubs and climbers suitable for insects, so to benefit bats, include dog rose, elder, gorse, guilder rose, English oak, goat willow, silver birch, blackthorn, hawthorn, hazel, honeysuckle, ivy and jasmine.

- Further information can be provided on the above if needed.

5.2.3 Bats and lighting

- It will be important that dark corridors are allowed for bats at night, especially along the site boundaries. This will mean that bats, can use the local gardens and other green spaces, especially whilst commuting between sites. This can be ensured by the use of dark buffer zones.

- Artificial lighting can cause a vacuum effect at greenspaces and at other sites, where such artificial light will pull flying insects at night away from areas where bats feed. So adjacent darker areas will have less insects for bats to survive on and that negatively affects the life cycles of the insect species present (BCT, 2023).

- The future lighting scheme must be bat friendly and adhere to best practice on this aspect. There must be no UV elements to the new lighting and no metal halide or fluorescent sources used (BCT, 2023).

- Additionally, a warm white spectrum should be used, with no blue light components. LED luminaires should also be used, as this has a reduced impact on bats.

- In regards to any future lighting, it would be beneficial for both insect populations and for bats, any new security lighting is set on motion sensors and with short timers (1 minute).

- Light spillage must also be curtailed, with reduced glare and light spillage with lighting near to windows.

- Such lighting within dwellings can be recessed. Lighting must be directed to where it is required only and baffles or hoods should be used to achieve this.

- Screening by vegetation such as new trees, bushes and shrubs can also be used to mitigate the effects of any new lighting scheme.

- The following latest best practice guidance note must be read and followed, in regards to how lighting affects bats and how to mitigate this at a site:

  https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/

6. REFERENCES

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

(2) Bat Conservation Trust (2023) Bats and artificial lighting at night – Bats and the Built Environment Series. Guidance note – 08/23. BCT, London.

(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

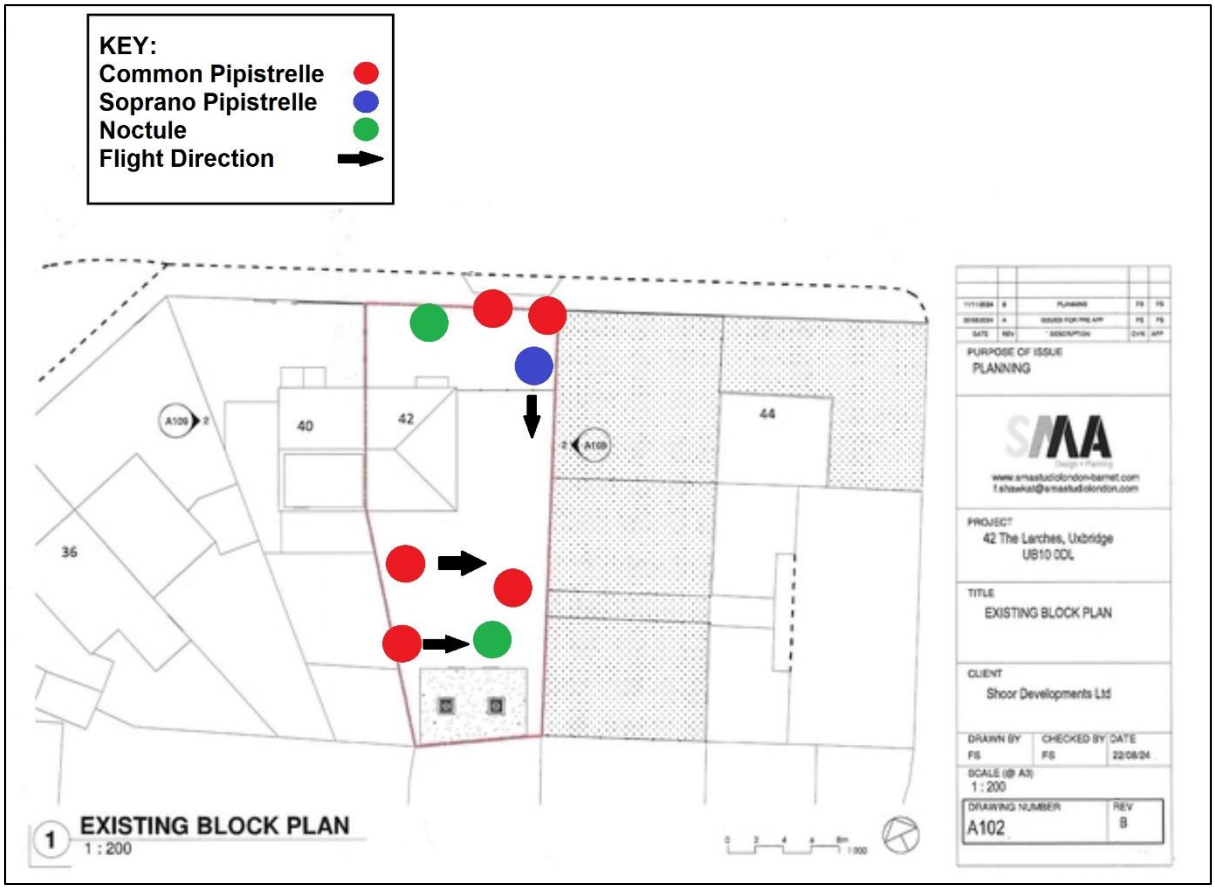
(Photos A & B are dated 27/8/2025)

Photograph A
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

Photograph B
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

APPENDIX 2:

Map A – Location of the bat sightings - 2025



APPENDIX 3:

Selected bat sonograms for the bat emergence survey

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

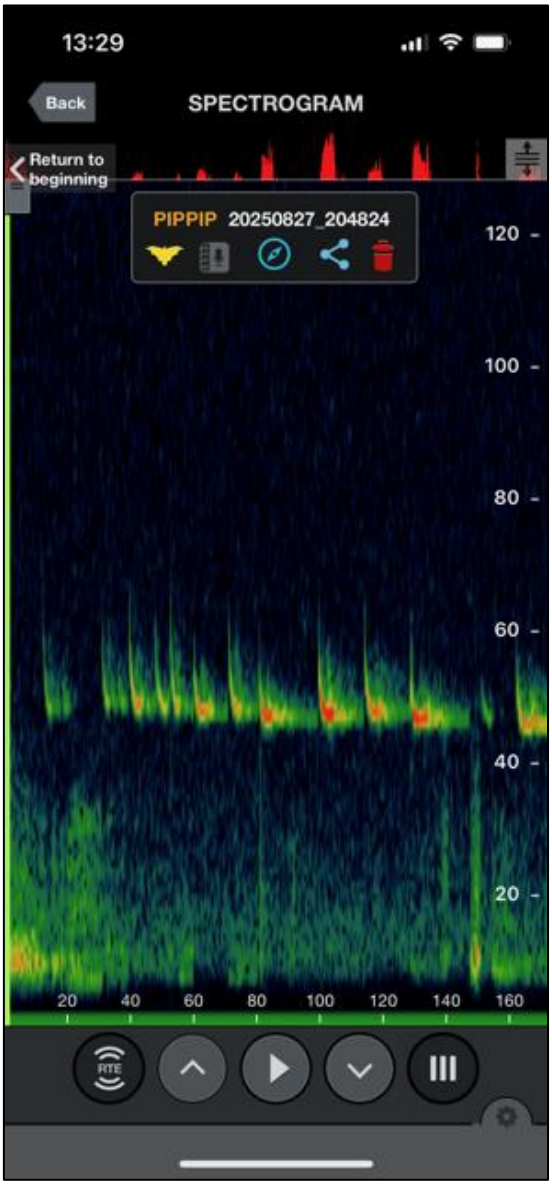


Figure 2 – Bat sonogram of a Soprano Pipistrelle – flying over the property