

**192A Upper Woodcote Road
Caversham
Reading
Berkshire
RG4 7JU**

Bat Emergence and Re-Entry Survey

Ref: R2552/a

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**JOHNWENMAN**
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1 SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr Colin Browning to undertake a survey for the presence of bats within the bungalow at 192A Upper Woodcote Road in Caversham, Berkshire. The survey was commissioned in connection with planning proposals to be lodged with Reading Borough Council seeking consent for a side and rear extension.
- 1.1.2** A preliminary bat roost assessment was carried out by John Wenman Ecological Consultancy on the 4th May 2020 and is reported separately (R2184/a; May 2020). The inspection found a single small bat dropping, typical of a pipistrelle bat (*Pipistrellus* sp.), stuck to a hanging tile on the westerly southeast-facing gable end and several other external crevice-roosting opportunities.
- 1.1.3** The preliminary survey findings showed that the proposed work will not directly affect the location of the confirmed crevice bat roost in the westerly southeast-facing gable; however, the proposed extension will result in the loss of an external feature highlighted for its potential to be accessed by crevice-roosting bats i.e. a gap between cracked verge mortar and the fascia at the northeast-facing gable end and further survey was recommended.
- 1.1.4** An evening emergence survey was undertaken on the 9th June and a dawn re-entry survey was undertaken on the 23rd June 2020 in order to determine the presence or likely absence of a crevice roost(s) at the gable end to be affected by the building work (i.e. the northeast-facing gable end). No bats were recorded emerging or re-entering the bungalow during the surveys.
- 1.1.5** In the absence of any indication of bats emerging from or returning to roost in the bungalow, specifically the external feature highlighted for its potential to be accessed by crevice-roosting bats i.e. the gap between cracked verge mortar and the fascia at the northeast-facing gable end, it is considered highly unlikely that the proposed extension will have any impact on bats or their roosts.

2 INTRODUCTION

2.1 Background

2.1.1 John Wenman Ecological Consultancy LLP was commissioned by Mr Colin Browning to undertake a survey for the presence of bats within the bungalow at 192A Upper Woodcote Road in Caversham, Berkshire. The survey was commissioned in connection with planning proposals to be lodged with Reading Borough Council seeking consent for a side and rear extension.

2.1.2 A preliminary bat roost assessment was carried out by John Wenman Ecological Consultancy on the 4th May 2020 and is reported separately (R2184/a; May 2020). The inspection found a single small bat dropping, typical of a pipistrelle bat (*Pipistrellus* sp.), stuck to a hanging tile on the westerly southeast-facing gable end and several other external crevice-roosting opportunities.

2.1.3 The preliminary survey findings show that the proposed work will not directly affect the location of the confirmed crevice bat roost in the westerly southeast-facing gable; however, the proposed extension will result in the loss of an external feature highlighted for its potential to be accessed by crevice-roosting bats i.e. a gap between cracked verge mortar and the fascia at the northeast-facing gable end.

2.1.4 Further survey work was recommended in order to determine the presence or likely absence of a crevice roost(s) at the gable end to be affected by the building work (i.e. the northeast-facing gable end) and to therefore confirm whether the proposed extension will result in the loss of a roost and determine if it will be likely to disturb or harm any bats present at the time of the works.

2.1.5 The additional survey comprised one evening emergence survey on the 9th June and one dawn re-entry survey on the 23rd June 2020, and this report presents the findings.

2.2 Legislative Background

2.2.1 All British bat species are fully protected by the Wildlife & Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species

Regulations 2017 ('Habitat Regulations'). In summary, the legislation combined makes it an offence to:

- Damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species;
- Deliberately kill, injure or take any bat.

2.2.2 The government's statutory conservation advisory organisation, Natural England, is responsible for issuing European Protected Species licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. A licence can be issued if the following three tests have been met:

- **Regulation 55(9)(a)** - there is "no satisfactory alternative" to the derogation, and;
- **Regulation 55(9)(b)** - the derogation "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range" and;
- **Regulation 55(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".

2.2.3 Local authorities have a statutory duty under Regulation 7(3e) of the Habitat Regulations to have regard to requirements of the Habitats Directive in the exercise of their functions. The Council must therefore consider and determine whether these three tests are likely to be satisfied by applications where survey findings show that European Protected Species licensing is necessary before granting planning permission.

2.2.4 European Protected Species mitigation licence applications can be submitted once all necessary planning consents have been granted and

Natural England aim to issue a licence decision within 30 working days of a full mitigation licence application.

2.2.5 Licensable projects affecting small numbers of seven commonly occurring bat species may fall under the remit of the Bat Mitigation Class Licence (WML-CL21). The Class Licence permits 'Registered Consultants' to carry out licensable operations on site on behalf of clients following the registration of sites with Natural England at least 15 working days before the work is due to start.

2.2.6 Survey data supporting EPS licence applications or the registration of the site under the Bat Mitigation Class Licence (WML-CL21) must be up to date i.e. have been conducted within the current or most recent optimal survey season i.e. May to August. Therefore, if surveys show bats are present and licensable work is delayed until during or after the next survey season, updated surveys will be required to support an application or site registration.

2.3 Site Location and Context

2.3.1 The bungalow is set back to the east of Upper Woodcote Road in Caversham, Berkshire (OS grid reference: SU 73018 75695).

2.3.2 The dwelling is surrounded by other residential properties and their gardens comprising scattered trees, shrubs and mown lawns. The landscape to west, less than 150 metres away, turns rural and falls within the Chilterns Area of Outstanding Natural Beauty (AONB). It consists of golf courses, ancient woodland and parkland, and the River Thames is just over a kilometre away to the south of the property.

2.3.3 Overall, the proximity of the Chiltern AONB and rural landscape offers high quality commuting and foraging habitat for bats in the local vicinity.

2.4 Report Format

2.4.1 The report is set out as follows: Section 3 presents a description of the survey methods; Section 4 summarises the findings of the evening emergence and dawn re-entry surveys; and Section 5 presents a discussion of the survey findings. **Appendix 1** presents a plan showing the emergence and re-entry survey findings and **Appendix 2** presents the raw survey data.

3 SURVEY METHOD

3.1 Emergence and Re-Entry Survey

- 3.1.1** An evening emergence survey was undertaken on 9th June and a dawn re-entry survey was undertaken on 23rd June 2020 by two bat surveyors: one surveyor was situated on the front drive at the southwest-facing gable end (Location 1); and the second surveyor was positioned in the rear garden at the northeast-facing gable end (Location 2).
- 3.1.2** The emergence and re-entry surveys were both carried out with the aid of Anabat Scout bat detectors. The detector recordings were later analysed using the AnalookW computer software.
- 3.1.3** The emergence survey started 15 minutes before sunset and continued until 1.5 hours after sunset, and the re-entry survey started 1.5 hours before sunrise and continued until sunrise.

3.2 Survey Constraints

- 3.2.1** There were no significant constraints to the surveys, which were undertaken at a suitable time of year for undertaking emergence and re-entry surveys i.e. May to September (Collins 2016) and in conditions suitable for bat activity i.e. dry with air temperatures above 10°C.

4 SURVEY FINDINGS

4.1 Emergence Survey – 9th June 2020

- 4.1.1** No bats were recorded emerging from the bungalow during the survey but the first observation of a common pipistrelle bat (*Pipistrellus pipistrellus*) at 21:27 (8 minutes after sunset) indicates the bat emerged from a roost nearby.
- 4.1.2** The level of bat activity was moderate (refer to plan and raw data in **Appendices 1 & 2**) with common pipistrelle bats (*P. pipistrellus*) being consistently recorded commuting and foraging in the vicinity. A few soprano pipistrelle bats (*Pipistrellus pygmaeus*) were recorded during the survey and were heard social calling by each surveyor on separate occasions. A noctule (*Nyctalus noctula*) was observed commuting high in the sky heading south over the bungalow at 21.37, and a long-eared bat (*Plecotus* sp.) was heard but not seen by the surveyor at Location 2.

4.2 Re-Entry Survey – 23rd June 2020

- 4.2.1** No bats were recorded re-entering the bungalow during the survey.
- 4.2.2** The level of bat activity was relatively high for a dawn survey (refer to plan and raw data in **Appendices 1 & 2**) with common pipistrelle bats (*P. pipistrellus*) frequently witnessed commuting and foraging in proximity to the bungalow. A few soprano pipistrelle bats (*P. pygmaeus*) were seen commuting around the bungalow as well, and a long-eared bat (*Plecotus* sp.) was potentially heard at the beginning of the survey at Location 2.

5 DISCUSSION AND RECOMMENDATIONS

- 5.1.1** In the absence of any indication of bats emerging from or returning to roost in the bungalow, specifically the external feature highlighted for its potential to be accessed by crevice-roosting bats i.e. the gap between cracked verge mortar and the fascia at the northeast-facing gable end, it is considered highly unlikely that the proposed extension will have any impact on bats or their roosts.
- 5.1.2** The proposed extension will be destroying an external feature that has the potential to be used by bats in the future, and as such, there is a small chance that bats (which are highly mobile and have roosted behind hanging tiles on the westerly southeast-facing gable end previously) could be present when the work commences. Therefore, a 'soft strip' (i.e. by hand) removal of the coverings around the external feature, i.e. verge tiles and fascia at the northeast-facing gable end, should take place.
- 5.1.3** If bats are encountered during the course of the construction work, the work must stop immediately, and a licensed ecologist called to site to attend to the bat(s) and provide further advice on how to proceed; work must continue only once further written advice has been received. At this point, a European Protected Species mitigation licence or confirmation of the site's registration under the Bat Mitigation Class Licence CL21 (if applicable) may be required to permit the work to continue lawfully.

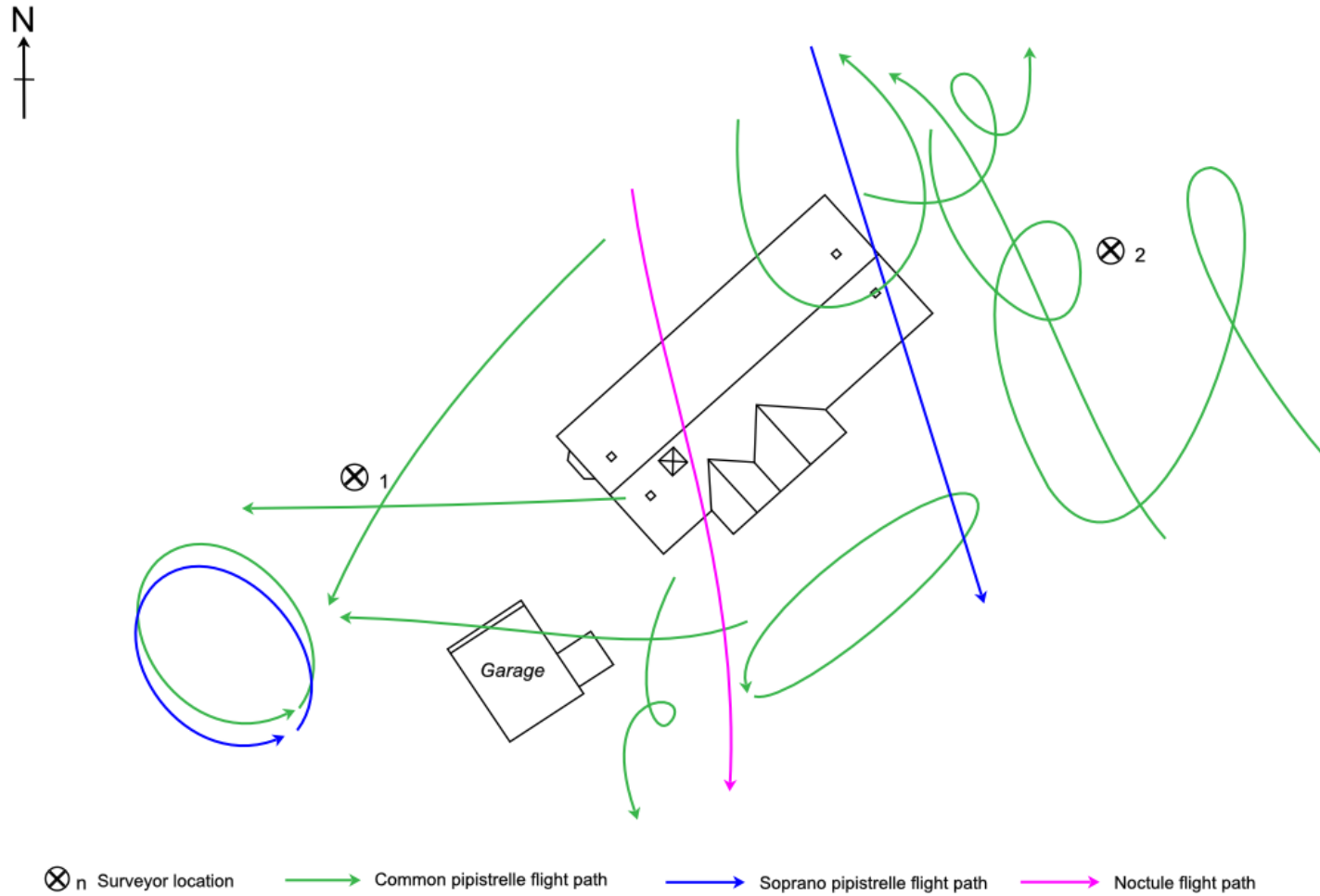
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Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

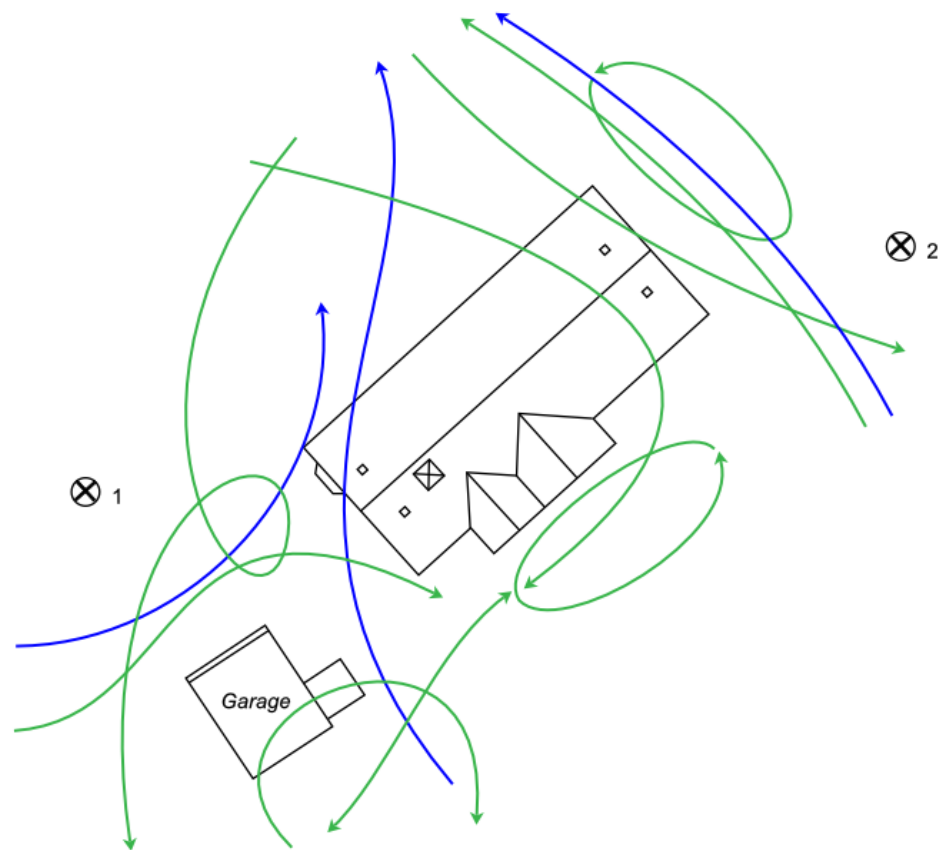
Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3RD Edition)*. JNCC, Peterborough.

APPENDIX 1 – PLAN OF EMERGENCE AND RE-ENTRY SURVEY FINDINGS



Drawn by:	Date	Scale:	192A Upper Woodcote Road Caversham	
CW	July 2020	Not to scale	Bat Evening Emergence Survey Findings	

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⊗ n Surveyor location

→ Common pipistrelle flight path

→ Soprano pipistrelle flight path

Drawn by:	Date	Scale:	192A Upper Woodcote Road Caversham	
CW	July 2020	Not to scale	Bat Dawn Re-entry Survey Findings	

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APPENDIX 2 – RAW EMERGENCE AND RE-ENTRY SURVEY DATA

Evening Emergence Survey – 9th June 2020

Survey date: 09/06/20 Location 1: Front drive (at southwest-facing gable end) Surveyor: Conor Watson Detector: Anabat Scout Weather conditions: 6/8 cloud cover, Wind force 2, Dry, 16°C Start time: 21:04 Sunset: 21:19 Finish time: 22:49		
Time	Species	Survey notes
21:27	Common pipistrelle	Bat observed foraging at Location 2
21:28	Common pipistrelle	Pass, unseen
21:34	Common pipistrelle	Foraging, unseen
21:35-36	Common pipistrelle	Bat observed foraging to southeast of bungalow before commuting over garage heading west
21:37	Noctule	Bat observed commuting high above bungalow
21:37-38	Common pipistrelle	Bat observed foraging behind surveyor in neighbouring garden
21:39	Common pipistrelle	Foraging, unseen; bat observed foraging behind surveyor
21:40	Common pipistrelle	Bat observed flying above Location 2 and foraging
21:43	Common pipistrelle	Bat observed flying above Location 2 and foraging
21:44	Common pipistrelle	Bat observed commuting from bungalow heading west
21:46	Common pipistrelle	Pass, unseen; bat observed foraging at Location 2
21:46	Common pipistrelle	Bat observed foraging past behind garage
21:52	Common pipistrelle	Bat observed commuting down the northwest side of bungalow
21:56	Common pipistrelle	Bat observed commuting behind garage
22:05	Common pipistrelle	Bat observed commuting over garage heading west
22:09	Soprano pipistrelle	Bat observed foraging behind with social calls
22:14	Soprano pipistrelle	Foraging, unseen
22:16	Noctule	Foraging, unseen
22:24	Common pipistrelle	Pass, unseen
22:25	Common pipistrelle	Foraging, unseen
22:28	Soprano pipistrelle	Foraging, unseen
22:40	Common pipistrelle	Pass, unseen
22:43	Noctule	Pass, unseen
22:44	Soprano pipistrelle	Pass, unseen

Survey date: 09/06/20 Location 2: Rear garden (at northeast-facing gable end) Surveyor: Lucy Neame Detector: Anabat Scout Weather conditions: 6/8 cloud cover, Wind force 2, Dry, 16°C Start time: 21:04 Start time: 21:04 Start time: 21:04		
Time	Species	Survey notes
21:27	Common pipistrelle	Bat observed foraging in rear garden from north heading north
21:31-32	Common pipistrelle	Bat observed foraging in rear garden from north heading north
21:31-34	Common pipistrelle	Bat observed foraging in rear garden from north heading south
21:36-37	Common pipistrelle	Bat observed foraging in rear garden from north heading west
21:37	Noctule	Distant pass, unseen
21:39	Common pipistrelle	Bat observe commuting across rear garden from south to north
21:40	Common pipistrelle	Bat observed commuting across rear garden from south to north
21:41	Common pipistrelle	Bat observed foraging in rear garden from north heading west
21:42-44	Common pipistrelle	Two bats observed foraging in rear garden from north heading west
21:45	Common pipistrelle	Bat observed commuting across rear garden from south to north
21:46	Common pipistrelle	Bat observed foraging in rear garden from north heading south
21:49	Common pipistrelle	Bat observed foraging in rear garden from north heading west
21:49	Soprano pipistrelle	Bat observed commuting across rear garden from north to south; social calls

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21:50	Common pipistrelle	Bat observed foraging in rear garden from south to north
21:57	Soprano pipistrelle	Bat observed commuting across rear garden from north to south
22:00	Common pipistrelle	Bat observed commuting across rear garden from south to north
22:00	Common pipistrelle	Bat observed commuting across rear garden from south to north
22:15	Long-eared (<i>Plecotus</i> sp.)	Pass, unseen
22:16	Noctule	Foraging pass, unseen
22:17	Soprano pipistrelle	Pass, unseen
22:32	Common pipistrelle	Pass, unseen
22:35	Common pipistrelle	Pass, unseen
22:36	Common pipistrelle	Pass, unseen
22:38	Common pipistrelle	Pass, unseen

Dawn Re-Entry Survey – 23th June 2020

Survey date: 23/06/2020

Location 1: Front drive (at southwest-facing gable end)

Surveyor: Conor Watson

Detector: Anabat Scout

Weather conditions: 0/8 cloud cover, Wind force 1, Dry, 13°C

Start time: 03:17

Sunrise: 04:47

Finish time: 04:47

Time	Species	Survey notes
03:39	Soprano pipistrelle	Bat observed commuting over gable end heading north
03:55	Soprano pipistrelle	Bat observed foraging then commuting north
03:55	Soprano pipistrelle	Bat observed flying over driveway heading north
03:59-04:01	Common pipistrelle	Foraging, unseen
04:01	Common pipistrelle	Bat observed foraging in loop behind garage before flying at eaves height towards Location 2
04:03-04	Common pipistrelle	Foraging, unseen; bat observed foraging behind garage
04:04	Common pipistrelle	Bat observed flying at eaves height towards Location 2
04:08-09	Common pipistrelle	Bat observed commuting high over Location 2
04:09-10	Common pipistrelle	Bat observed foraging in driveway; foraging, unseen
04:10	Common pipistrelle	Bat observed foraging across driveway from behind surveyor
04:11	Common pipistrelle	Bat observed foraging in circle above Location 2
04:12	Soprano pipistrelle	Bat observed commuting around bungalow from south
04:13	Common pipistrelle	Pass, unseen
04:15	Common pipistrelle	Bat observed foraging over top of bungalow heading south
04:16	Common pipistrelle	Bat observed foraging over top of bungalow heading south
04:19	Soprano pipistrelle	Pass, unseen
04:20	Common pipistrelle	Bat observed commuting high above Location 2 heading south
04:21	Common pipistrelle	Bat observed flying in circle above Location 2

Survey date: 23/06/2020

Location 2: Rear garden (at northeast-facing gable end)

Surveyor: Lucy Neame

Detector: Anabat Scout

Weather conditions: 0/8 cloud cover, Wind force 1, Dry, 13°C

Start time: 03:17

Sunrise: 04:47

Finish time: 04:47

Time	Species	Survey notes
03:41	Long-eared (<i>Plecotus</i> sp.)	Faint call heard nearby, not seen
03:45	Soprano pipistrelle	Foraging, unseen
03:46	Common pipistrelle	Pass, unseen
03:55	Common pipistrelle	Bat observed commuting from northwest to southeast above surveyor
03:56	Common pipistrelle	Foraging, unseen
03:59	Soprano pipistrelle	Foraging, unseen
04:00	Common pipistrelle	Bat observed commuting from southeast to northwest over

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		surveyor
04:01	Common pipistrelle	Bat observed foraging
04:02	Common pipistrelle	Bat observed foraging in circles over garden
04:03	Common pipistrelle	Two bats observed foraging around garden
04:04	Common pipistrelle	Two bats observed foraging around garden
04:06	Common pipistrelle	Bat observed commuting and foraging
04:07	Common pipistrelle	Bat observed foraging in circles over garden
04:08	Common pipistrelle	Foraging, unseen
04:10	Common pipistrelle	Bat observed foraging in circles over garden
04:11	Common pipistrelle	Bat observed foraging in circles over garden
04:13	Common pipistrelle	Bat observed commuting from southwest to north over tree boundary
04:15	Common pipistrelle	Bat observed commuting northwest to southeast
04:16	Common pipistrelle	Bat observed foraging in circles
04:16	Soprano pipistrelle	Bat observed commuting and foraging
04:17	Common pipistrelle	Bat observed foraging in circles over garden
04:20	Common pipistrelle	Pass, unseen
04:22	Common pipistrelle	Bat observed commuting from north to south to southwest over garden