



**Preliminary Roost Assessment of 10 Buxton Avenue, Reading,
RG4 7BV**

Commissioned by Hayhurst & Co.

June 2019

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2 Executive Summary

2.1 Background information

The council stated that, the application site comprises a detached house and its adjoining garage where it is proposed to demolish the existing garage and to erect a two-storey side extension and a single-storey rear extension. The site is surrounded by habitat of good suitability for use by commuting and foraging bats – large connected gardens with trees neighbouring the property, parkland 100m north, and a strip of woodland 120m northwest. Considering the location and the extent of the works, there is a risk that works may affect roosting bats and a bat survey report would need to be submitted with any application. As a result, a preliminary roost assessment survey was commissioned and carried out

2.2 Survey results

The survey found no bats or evidence of bats. There was some potential for roosting bats with gaps between the brickwork and woodwork.

2.3 Evaluation

The site is overall of low potential for roosting bats, however due to the limited nature of the development the potential of the building will not be affected as a result the development can proceed without further surveys

2.4 Recommendations

It is recommended that if any works are proposed that will directly affect the areas of potential that they are supervised by a suitably qualified ecologist.

3 Introduction

3.1 Surveyor

The surveyor was Pete Howarth BSc (hons), holder of level 2 bat survey license, level 1 dormouse survey license and level 1 Great Crested Newt survey licence.

3.2 Client

The client was Paul Unsworth

3.3 Site location

The site was in Reading, Berkshire

3.4 Development proposal

The development proposal was to demolish the existing garage and to erect a two-storey side extension and a single-storey rear extension.

3.5 Survey instruction

The client commissioned Green Shoots Ecology to carry out a preliminary roost assessment survey

3.6 Site visit date

21/06/2019

4 Desk Survey

4.1 Biological records search

A data search for bat species and statutory and non-statutory nature reserves within 1-2 kms of the site was not considered necessary due to the relatively small scale of the works and the resulting low level of risk.

4.2 MAGIC search

A search of the MAGIC (magic.defra.gov.uk) website was carried out to determine if any statutory designated nature conservation sites were located within 2 km of the site and any European Protected Species Mitigation Licences (EPS) had been granted in the same search area.

4.3 Other information

The surrounding area was examined using the ordnance survey 1:25000 scale map for habitat features of value for use by bats

5 Relevant legislation and planning policies

All species of British bat are listed in Appendix II of the Berne Convention and various annexes of the Habitats Directive. They are protected under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation (Natural Habitats, etc) Regulations 2017 (Regulation 43). It is therefore illegal to kill, injure or handle any bat or obstruct access to, destroy or disturb any site that they use. A £5000 fine and/or 6 months imprisonment per offence is the maximum penalty. Where a bat roost will be affected by development a licence to carry out the work will be required (issued by Natural England). This will be granted only if suitable mitigation for any adverse impacts on bats is to be carried out.

6 Survey Methodology

6.1 General information

The survey methodology for the surveys carried followed the guidelines as set out in the Bat Conservation Trust publication, Bat surveys for Professional Ecologist (Good practice guidelines), 3rd edition, 2016.

6.2 Types of survey

6.2.1 Preliminary Roost Assessment.

This a detailed inspection of the exterior and interior of a structure to look for features that bats could use for entry and exit and roosting and to search for signs of bats. The aim of the survey is to determine the actual or potential presence and the need for further survey and or mitigation.

6.2.2 Preliminary ground level roost assessment (Trees)

This a detailed inspection of the exterior of the tree from ground level to look for features that bats could use for roosting (PRFs). The aim of the survey is to determine the actual or potential presence and the need for further survey and or mitigation.

6.2.3 Presence/absence surveys

These surveys include dusk and or dawn visits to watch, listen for and record bats exiting or entering bat roosts. The aim of the survey is to determine the actual presence of bats at the time of survey and the need for further survey and or mitigation. If the presence of bats is confirmed a roost characterisation survey may be required

6.2.4 Roost characterisation survey

This survey includes emergence/re-entry surveys. The aim of the survey is to ascertain the features and characterisation of the roost including species, numbers, type of roost, entry and exit points.

6.2.5 Bat Activity survey

This survey aims to establish whether bats are present in an area, what the species are, what the level of activity is, and what is the bat use of the area for example foraging or commuting.

6.3 Equipment used

6.3.1 Preliminary roost assessment

- Endoscope
- Clulite/LED Lenser torches
- Leica/Minox binoculars
- Ladders (Standard 4m telescopic surveying ladder).
- Mirrors (extendable and movable mirror face).
- Thermometer/hygrometer.
- Camera - Olympus Tough 4
- Sample bags for collecting dropping and feeding evidence.

6.3.2 Presence/absence surveys

- Bat detectors - Elekon batlogger, Echo meter touch 3
- Infrared Cameras – Canon XA10, Sony Handycam
- Additional Infrared lights
- Lieca/Minox binoculars
- Thermometer/hygrometer

6.4 Constraints

All works areas were visible and accessible. Therefore, there were no constraints to surveying.

7 Desk survey results

7.1 Biological records search

A data search was not considered necessary

7.2 MAGIC search

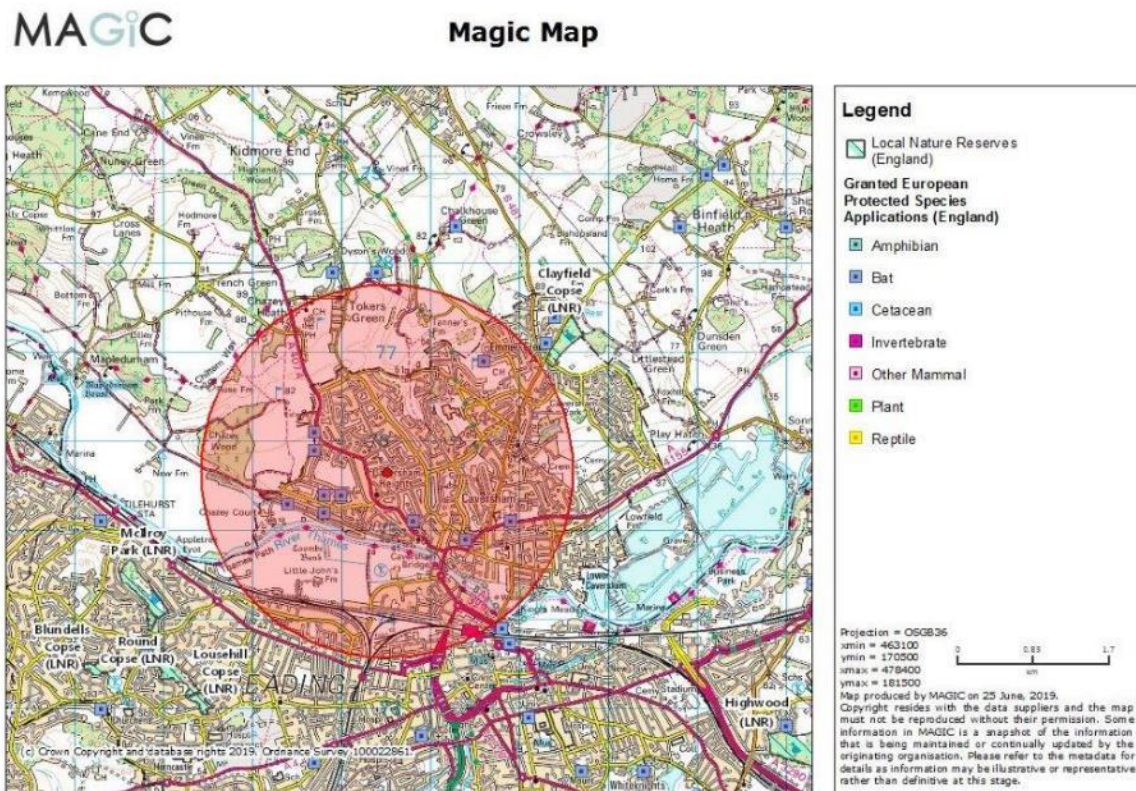


Fig 1

7.2.1 Protected sites

No protected sites within 2km radius of the site. (see fig1)

7.2.2 European Protected Species Mitigation licences

There were ten EPS mitigation licences for bats in the 2km radius area of the site (see fig 1)

7.3 Other information

The following features of potential use by bats were identified (see table below)

Feature	Distance from site	Probable use	Relative importance
large connected gardens with trees	neighbouring the property	Foraging/commuting	local
parkland	100m north	Foraging/commuting	local
and a strip of woodland	120m northwest	Foraging/commuting	local

8 Site survey results

8.1 Weather conditions

Date	Survey	Times	Weather - start	Weather - Finish
14/06/2019	Preliminary roost assessment	N/a	Temp: 20c Humidity: 65% Wind: 0/6 Precipitation: none	Temp:20c Humidity:65% Wind:0/6 Precipitation: none

8.2 Preliminary roost assessment of structures

Building ref	Description of structure	Description of potential and actual roost features	Bat evidence found
B1	Location – suburban street Type of building – two storey residential property Dimensions - Age - unknown Construction materials – mainly brick and ceramic tiles, with wooden beams and rafters Current use – occupied dwelling General condition - the building was generally well maintained externally with the brick and tiles intact with no cracks or holes. The loft was easily accessible, well maintained with close fitting timbers and roof membrane. In addition to the main building was an attached garage. This was of the same construction as the main house, but with no enclosed roof space.	There were cracks between the brickwork and the soffits and bargeboards suitable for use by bats at the rear of the house (see fig 2,3,4)	None found

8.2.1 Description of areas not surveyed and reasons why not

Not applicable

8.2.2 Photographs



Fig 2 – hole in soffit



Fig3 – gaps between woodwork and brick



Fig4 gaps between woodwork and brick

9 Evaluation

There some potential roost features present. However, on examining the plans of the proposed development it can be seen that the developed will not affect the features of possible roost potential. As a result, even if the features were to be used by bats the development will not have any serious negative impacts

10 Impact assessment

As no bats, roosts, potential bat roosts, foraging areas or commuting routes have been found that will be affected by the development, the development will have no impact on bats

11 Recommendations

11.1 Further surveys

The potential for roosting bats being affected by the development is negligible therefore no further surveying is required

11.2 European Protected species mitigation licence

None required

11.3 General

As the building does have some bat roost potential, it would be good to take the precautionary approach. Therefore, any works to roofs that will affect the areas of potential should be carried out under the supervision of a suitably qualified ecologist

12 References

Collins, J. (ed), (2016), Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition, BCT, London

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

13 Appendices

13.1 Appendix 1 - site plan

