

**103 & 105 Addington Road
Reading
Berkshire
RG1 5PZ**

Bat Emergence and Re-Entry Survey

Ref: R2278/b

July 2019



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1 SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr Charlie Sandhu to undertake a survey for the presence of bats within the end terraced house and bungalow at 103 & 105 Addington Road in Reading, Berkshire. The survey was commissioned in connection with planning proposals to be lodged with Reading Borough Council seeking consent for the demolition of the existing bungalow and the construction of two additional terraced houses.
- 1.1.2** A preliminary bat roost assessment was undertaken on the 17th January 2019 and is reported separately (John Wenman Ecological Consultancy, January 2019, R2148/a). Although the survey found no evidence of bat activity, the external inspection highlighted potential bat roost features for bats that typically occupy crevices. These features included: gaps beneath ridge tiles; a lifted slate tile and lifted lead flashing around the chimney; a gap into the open end of the ridge and open end of the soffit box; and a narrow gap behind the soffit box and at the top of the rear barge board. The buildings were considered to be of moderate bat roost potential and at least two emergence and/or re-entry surveys were recommended. Evening emergence surveys were undertaken on the 4th June, 4th July and 5th July 2019.
- 1.1.3** No bats were recorded emerging from either of the two properties during the surveys. These survey findings, in combination with the preliminary roost assessment findings, confirm the likely absence of roosting bats in 103 and 105 Addington Road. Thus, a European Protected Species (EPS) licence will not be required to allow the proposed works to the two properties to proceed lawfully.

2 INTRODUCTION

2.1 Background

2.1.1 John Wenman Ecological Consultancy LLP was commissioned by Mr Charlie Sandhu to undertake a survey for the presence of bats within the end terraced house and bungalow at 103 & 105 Addington Road in Reading, Berkshire. The survey was commissioned in connection with planning proposals to be lodged with Reading Borough Council seeking consent for the demolition of the existing bungalow and the construction of two additional terraced houses.

2.1.2 A preliminary bat roost assessment was undertaken on the 17th January 2019 and is reported separately (John Wenman Ecological Consultancy, January 2019, R2148/a). Although the survey found no evidence of bat activity, the external inspection highlighted potential roost features for bats that typically occupy crevices. These features included: gaps beneath ridge tiles; a lifted slate tile and lifted lead flashing around the chimney; a gap into the open end of the ridge and open end of the soffit box; and a narrow gap behind the soffit box and at the top of the rear barge board.

2.1.3 In order to determine if roosting bats are present or likely to be absent, and if present, to confirm the status and location of bat roosts and the mitigation approach to be taken, emergence and/or re-entry survey work was recommended and this report presents the findings of these further surveys.

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 mitigation 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 mitigation licensing is necessary, before granting any necessary planning consents.

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.

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 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 end terraced house and bungalow are situated along Addington Road at the junction with Erleigh Road in Reading, Berkshire (OS grid reference: SU 73225 72728).
- 2.3.2** The properties are situated within the urban setting of Reading town. The surrounding residential and commercial properties comprise small gardens and driveways that contain hard standing, closely-mown lawns, shrubs and scattered trees. To the south, approximately 350 metres away, lies Reading University Whiteknights Campus consisting of parkland (UK Priority Habitat as defined under the NERC Act 2006), mixed deciduous woodland (UK Priority Habitat) and Whiteknights Lake. Approximately 400 metres to the west, there is a school with small patches of woodland and open playing fields and 430 metres to the northeast, Reading Old Cemetery and Palmer Park have wooded strips and open grassland. The Kennet and Avon Canal is less than 1 km to the north of the properties.
- 2.3.3** Although the setting is urbanised, the nearby university campus, and small pockets of woodland and open grassland, provide habitat suitable for commuting and foraging bats adapted to urban environments.

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 detector surveys; and **Section 5** presents a discussion of the survey findings and recommendations; **Appendix 1** presents plans of the emergence survey findings; and **Appendix 2** presents the raw survey data.

3 SURVEY METHOD

3.1 Evening Emergence Surveys

3.1.1 Evening emergence surveys were undertaken on the 4th June, 4th July and 5th July 2019. The first emergence survey was carried out by four surveyors: one surveyor was situated at the front of the terraced house (Survey Location 1); the second surveyor was situated in the rear garden of the terraced house (Survey Location 2); the third surveyor was situated at the front of the bungalow (Survey Location 3); and the fourth surveyor was situated in the rear garden of the bungalow (Survey Location 4). The second emergence survey was carried out by two surveyors at the front of the two properties (Survey Locations 1 & 3), and the third emergence survey was carried out by two surveyors in the rear gardens of the two properties (Survey Locations 2 & 4).

3.1.2 The first emergence survey was undertaken with the aid of Echo Meter Touch 2 Pro detectors and a Pettersson D240X detector. The second and third emergence surveys were undertaken with the aid of Elekon Batlogger M detectors. The Echo Meter Touch 2 Pro recordings were converted to ZC files in Kaleidoscope before being analysed using the AnalookW computer software package, the Pettersson recordings were analysed using the BatSound software, and the Batlogger recordings were analysed using the BatExplorer software.

3.1.3 The evening emergence surveys started 15 minutes before sunset, and continued until 1.5 hours after sunset.

3.2 Background Data Search

3.2.1 The Berkshire and South Buckinghamshire Bat Group were commissioned to carry out a search of data held by the Group for the site and land within a 2 km radius.

3.3 Survey Constraints

3.3.1 There were no significant constraints to the emergence surveys, which were undertaken at a suitable time of year for undertaking emergence surveys i.e. May to September (Collins 2016) and in conditions suitable for bat activity i.e. dry with air temperatures above 10°C. A dawn re-entry survey was not possible due to access restrictions and emergence surveys are more reliable

at confirming absence of roosting bats in comparison to re-entry surveys and therefore this was not a constraint on the survey findings.

4 SURVEY FINDINGS

4.1 Evening Emergence Survey – 4th June 2019

4.1.1 No bats were recorded emerging from either of the properties at 103 and 105 Addington Road.

4.1.2 The level of bat activity was low with three surveyors only recording one common or soprano pipistrelle (*Pipistrellus pipistrellus/pygmaeus*) bat pass during the survey. The surveyor in the rear garden of the terraced property had six common pipistrelle bat passes, the majority of which were distant recordings, and one was seen flying from the northern side of the house to the north.

4.2 Evening Emergence Survey – 4th July 2019

4.2.1 No bats were recorded emerging from either of the properties at 103 and 105 Addington Road.

4.2.2 The level of bat activity was higher in comparison with the first emergence survey with foraging common pipistrelle and the occasional soprano pipistrelle bat pass recorded in the last hour of the survey.

4.3 Dawn Re-Entry Survey – 5th July 2019

4.3.1 No bats were recorded emerging from either of the properties at 103 and 105 Addington Road.

4.3.2 The level of bat activity and pattern of activity was similar to the second emergence survey; foraging common pipistrelle bats were seen in the rear garden and passes were recorded regularly only in the last hour of the survey.

4.4 Background Data Search Findings

4.4.1 The data held by the Berkshire and South Buckinghamshire Bat Group includes records of at least eight species within a 2 kilometre radius of the site: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius's pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*), serotine (*Eptesicus serotinus*), Daubenton's (*Myotis daubentonii*), Natterer's (*Myotis nattereri*) and brown long-eared (*Plecotus auritus*).

4.4.2 Within the last 10 years, there are records of approximately 44 sites with bat records of which 35 have roost records and the closest roost record is for an injured common pipistrelle bat rescued from Addington Road in 2015, 190 metres to the west of the site. A brown long-eared bat was recorded roosting behind a loose fence panel (and subsequently rescued and released) 280 metres to the east of the site in 2012. The largest roost in proximity to the site is a likely brown long-eared maternity roost on the Reading University Campus, 1km to the south east.

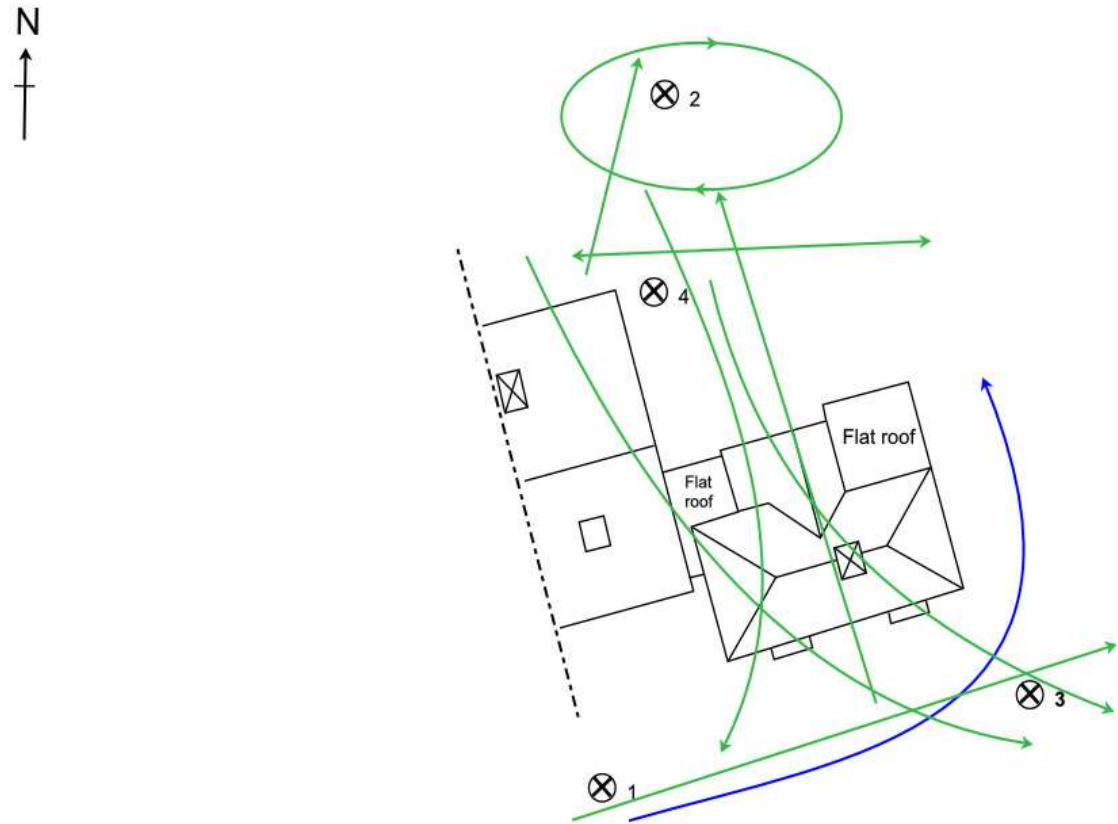
5 DISCUSSION AND RECOMMENDATIONS

- 5.1.1** No bats were observed emerging from the two properties at 103 & 105 Addington Road.
- 5.1.2** The survey data shows that it is highly unlikely that the proposal to demolish the bungalow and construct two additional terraced houses will have an impact on any bat roosting sites and therefore would be highly unlikely to result in any bats being disturbed, injured or killed, or in the loss of roosts. Therefore, a European Protected Species mitigation licence will not be required to allow the work to proceed lawfully.
- 5.1.3** Bats are highly mobile and it remains possible that they could be present in the future. Care should be taken during a strip of the bungalow's roof covering before mechanical demolition. In the unlikely event that bats are encountered during the course of the demolition, the work must stop immediately, and a licensed ecologist must be 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.
- 5.1.4** To provide ecological enhancements as part of the construction of the new terraced dwellings, we recommend that an integral bat box is incorporated into the brickwork of the new eastern gable end.

6 REFERENCES

- Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists – Good Practice Guidelines* 3rd Edition. Bat Conservation Trust, London.
- Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.
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- Richardson, P. (2000). *Distribution atlas of bats in Britain and Ireland 1980 – 1999*. Bat Conservation Trust, London.
- Schofield, H. W. & Mitchell-Jones, A.J. (2004). *The Bats of Britain and Ireland*. Vincent Wildlife Trust, Ledbury

APPENDIX 1 – BAT EMERGENCE SURVEY FINDINGS



⊗ n Surveyor location → Common pipistrelle flight paths → Soprano pipistrelle flight paths

Drawn by:	Date	Scale:	103 & 105 Addington Road Reading	
SF	July 2019	Not to scale	Emergence and Re-entry Survey Findings	

APPENDIX 2 - BAT EMERGENCE RAW SURVEY DATA

Evening Emergence Survey of 103 & 105 Addington Road on 4th June 2019

Survey Date: 04/06/19 Location 1: Front of the house (No. 103) Surveyor: Bob Brittain Detector: Pettersson D240X Weather conditions: Dry; 12-14°C; Light breeze; 25% cloud cover Start time: 20:59 Sunset: 21:14 Finish time: 22:44		
Time	Species	Survey notes
22:10	Soprano pipistrelle	Pass heard not seen

Survey Date: 04/06/19 Location 2: Rear of the house (No. 103) Surveyor: Conor Watson Detector: Echo Meter Touch 2 Pro Weather conditions: Dry; 12-14°C; Light breeze; 25% cloud cover Start time: 20:59 Sunset: 21:14 Finish time: 22:44		
Time	Species	Survey notes
21:41	Common pipistrelle	Pass heard not seen
21:43	Common pipistrelle	Distant pass heard not seen
21:53	Common pipistrelle	Distant pass heard not seen
22:21	Common pipistrelle	Pass from the northern side of the house to the north
22:24	Common pipistrelle	Pass heard not seen
22:32	Common pipistrelle	Distant pass heard not seen

Survey Date: 04/06/19 Location 3: Front of the bungalow (No. 105) Surveyor: John Wenman Detector: Echo Meter Touch 2 Pro Weather conditions: Dry; 12-14°C; Light breeze; 25% cloud cover Start time: 20:59 Sunset: 21:14 Finish time: 22:44		
Time	Species	Survey notes
22:09	Soprano pipistrelle	Pass from the west along the road and round the eastern side of the bungalow to the north

Survey Date: 04/06/19 Location 4: Rear of the bungalow (No. 105) Surveyor: Jess Smith Detector: Echo Meter Touch 2 Pro Weather conditions: Dry; 12-14°C; Light breeze; 25% cloud cover Start time: 20:59 Sunset: 21:14 Finish time: 22:44		
Time	Species	Survey notes
22:21	Common pipistrelle	Brief pass heard but unseen

Evening Emergence Survey of 103 & 105 Addington Road on 4th July 2019

Survey Date: 04/07/19 Location 1: Front of the house (No. 103) Surveyor: Nigel Smith Detector: Batlogger M Weather conditions: Dry; 22-24°C; Still; Clear Start time: 21:07 Sunset: 21:22 Finish time: 22:52		
Time	Species	Survey notes
21:52	<i>Pipistrellus</i> sp. (50kHz)	Pass from the front and over the bungalow to the rear garden
22:00	Common pipistrelle	Pass from the rear garden over the bungalow to the south east
22:07	Common pipistrelle	Flew along the front of the houses from west to east
22:15	Common pipistrelle	Foraging around the eastern side of the house
22:28	Common pipistrelle	Foraging pass heard not seen
22:33	Common pipistrelle	Foraging pass heard not seen
22:37	Common pipistrelle	Pass heard not seen

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22:39	Common pipistrelle	Pass heard not seen
22:46	Common pipistrelle	Pass heard not seen

Survey Date: 04/07/19

Location 3: Front of the bungalow (No. 105)

Surveyor: John Wenman

Detector: Batlogger M

Weather conditions: Dry; 22-24°C; Still; Clear

Start time: 21:07

Sunset: 21:22

Finish time: 22:52

Time	Species	Survey notes
21:52	<i>Pipistrellus</i> sp. (50kHz)	Pass from the front and over the bungalow to the rear garden
22:00	Common pipistrelle	Pass from the rear garden over the bungalow to the south east
22:07	Common pipistrelle	Flew along the front of the houses from west to east
22:15	Common pipistrelle	Foraging pass heard not seen
22:27	Common pipistrelle	Foraging pass heard not seen
22:33	Soprano pipistrelle	Foraging pass heard not seen
22:33	Common pipistrelle	Pass heard not seen
22:34	Soprano pipistrelle	Pass heard not seen
22:36	Soprano pipistrelle	Distant pass not seen
22:37	Common pipistrelle	Foraging pass heard not seen
22:39	Common pipistrelle	Pass heard not seen
22:46	Common pipistrelle	Pass heard not seen

Evening Emergence Survey of 103 & 105 Addington Road on 5th July 2019

Survey Date: 05/07/19

Location 2: Rear of the house (No. 103)

Surveyor: Ayla Paul

Detector: Batlogger M

Weather conditions: Dry; 27°C; Light breeze; 10% cloud cover

Start time: 21:07

Sunset: 21:22

Finish time: 22:52

Time	Species	Survey notes
21:52	Common pipistrelle	Pass heard not seen
21:58	Common pipistrelle	Brief pass heard not seen
22:03	Common pipistrelle	Flew over the rear garden from west to east
22:06	Common pipistrelle	Circled over the rear gardens
22:10	Common pipistrelle	Pass heard not seen
22:16	Common pipistrelle	Pass heard not seen
22:19	Common pipistrelle	Pass heard not seen
22:20	Common pipistrelle	Pass heard not seen
22:27	Common pipistrelle	Pass heard not seen
22:29	2 x Common pipistrelles	Pass heard not seen but close by
22:30	Common pipistrelle	Pass heard not seen
22:33	Common pipistrelle	Pass heard not seen
22:41	Common pipistrelle	Pass heard not seen
22:45	Soprano pipistrelle	Pass heard not seen
22:46	Common pipistrelle	Pass heard not seen

Survey Date: 05/07/19

Location 4: Rear of the bungalow (No. 105)

Surveyor: Nigel Smith

Detector: Batlogger M

Weather conditions: Dry; 27°C; Light breeze; 10% cloud cover

Start time: 21:07

Sunset: 21:22

Finish time: 22:52

Time	Species	Survey notes
22:04	Common pipistrelle	Foraged in the rear garden
22:06	Common pipistrelle	Brief pass heard not seen
22:11	Common pipistrelle	Pass from the rear to the front of the bungalow
22:16	Common pipistrelle	Pass heard not seen
22:27	Common pipistrelle	High pass from front to back over the bungalow
22:30	Common pipistrelle	Pass heard not seen
22:34	Common pipistrelle	Brief foraging pass over the garden

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22:41	Common pipistrelle	Distant pass heard not seen
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