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Report prepared for: Phil Alexander on behalf of the client

For the Site of: 17 Clevedon Road, Reading, Berks, RG31 6RL

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Cherryfield Ecology has prepared this report for the named clients use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licenses to be no more than 12 months old and therefore should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site.

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Bat license level 3 and 4

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Preliminary Roost Assessment (PRA)

0.0 Non Technical Summary

0.1 Background -

The survey follows national guidelines Collins (2016) allowing for a day-time inspection and recommendations for further surveys if considered necessary. If a deviation from the guidelines has been made this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of 17 Clevedon Road, Reading, Berks, RG31 6RL.

The client commissioned Cherryfield Ecology to undertake a PRA as the proposals include for converting the loft space to a livable area.

0.2 Results and Findings -

The site consists of a detached house, previously extended approx. 12 to 14 years ago. It has a double gable end, with a hipped section. No bats or evidence of bats was located either internally or externally. Three minor gaps were found in the roof structure.

0.3 Impact Assessment and Recommendations -

No impacts are foreseen.

No further surveys are recommended, however sensible precautions are given in section 4 as bats turn up from time to time unexpectedly.

1.0 Introduction

The client, Phil Alexander on behalf of the client, has commissioned Cherryfield Ecology to undertake a PRA for the site of 17 Clevedon Road, Reading, Berks, RG31 6RL. Planning permission is being sought to convert the loft space to a livable area.

This survey has checked all buildings, trees (from ground level only) or structures due to be affected by the proposals for bats, signs of bats or features known to be used by bats e.g. crevices, gaps or holes that cannot be checked for a variety of reasons.

The inspection was conducted on the 28/07/2017.

The survey can only ever provide a 'snap shot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find evidence.

Biological records have been requested to give the report context and allow a study of the surrounds. The information is often sensitive and therefore a synopsis is provided and the full data released separately for verification.

The survey can be conducted year round, however it can be limited due to bad weather and in the winter, when bats are not active, thus evidence and bats are often not found. During these periods habitat value (likely presence) becomes more important to the assessment of the site.

Summary of legislation and National Planning Policy that protects bats in England:

- Conservation of Habitats and Species Regulations 2010.
- Wildlife and Countryside Act 1981 as amended.
- Countrywide and Rights of Way Act 2000.
- Natural Environment and Rural Communities Act 2006.
- National Planning Policy Framework ("NPPF").
- Circular 06/05.

This legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.

- Possess or transport a bat or any part of a bat, unless acquired legally.
- Sell, barter or exchange bats, or any part of a bat.

A bat roost is well-defined by the legislation as the 'resting place' of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

2.0 Methods

The survey follows the national guidelines Collins (2016) and the following equipment is available for the inspection (it may or may not all be used):

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors as above (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence (should this be found).

The assessment allows for a detailed inspection of the site looking for bats, evidence of use by bats e.g. droppings/feeding remains and features known to be used by bats for roosting e.g. gaps, crevices and holes. Trees are assessed from ground level only and may require climbed surveys of holes, cracks and crevices.

Biological records data is ordered from the local records centre to provide context and background information. As the data is often sensitive a synopsis is provided and the full search released separately for officer verification.

If a deviation from the guidelines has been made the reason and justification will be explained below: -

No deviation from the standard guidelines has been made for this survey.

Limitations

This survey provides a snap -shot of the site at the time of the survey(s) only. Bats are highly mobile and can and do turn-up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

Table 1: Roosting features (likelihood) of bat presence assessed against Collins (2016) guidelines *Source: Adapted from Collins (2016) pp 35, Table 4.1.*

Likelihood of bat presence (Habitat Value)	Features that bats can and will use, regardless of evidence being present.
Confirmed Bat Presence	Bats are found to be present during the survey. Evidence of bats is found to be present during the survey.
Higher likelihood of bat presence.	Pre-20th century or early 20th century construction. Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.
Moderate and Lower likelihood of bat presence.	Modern, well-maintained buildings or built structures that provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.
Negligible likelihood of bat presence.	No features suitable for roosting, minor foraging or commuting.

Notes on using this table

- 1 The features listed here may not be indicative of use of the site by bats during winter or spring.
- 2 Pre-1914 buildings may present the greatest likelihood of providing roost space for bats due to their design, materials used and age. Pre-1990 buildings, especially when close to good foraging habitat, and with favoured features such as cavity walls and soffits, also have a high likelihood of providing roost sites for some bat species.
- 3 Post-1990 buildings are generally less likely than older buildings to house roosts; however, some modern designs provide access to suitable roosting spaces for bats. Pipistrelles in particular occupy modern buildings and built structures providing that there are suitable access gaps (> 8mm) and provided the structure has appropriate characteristics for roosting.

3.0 Results

The following section details the results of the desk study, inspection and survey, it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Ref - SU672751 and postcode - RG31 6RL.

Table 2: Weather records -

Temperature	19C
Cloud cover	100
Precipitation	spotting
Wind	1/8

3.2 Magic:

The following statutory sites have been located on the 2km search (see Figure 1) -

- There are no SSSI's in the search area.
- Two EPS licences are found in the search area, one is located approx. two to three doors south of the site, issued in 2015 - 18545 for common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus* and brown long eared bat *Plecotus auritus*. A further EPS licence was issued in 2009 - 3384 for common pipistrelle.

MAGiC

17 Clevedon Rd RG31 6RL

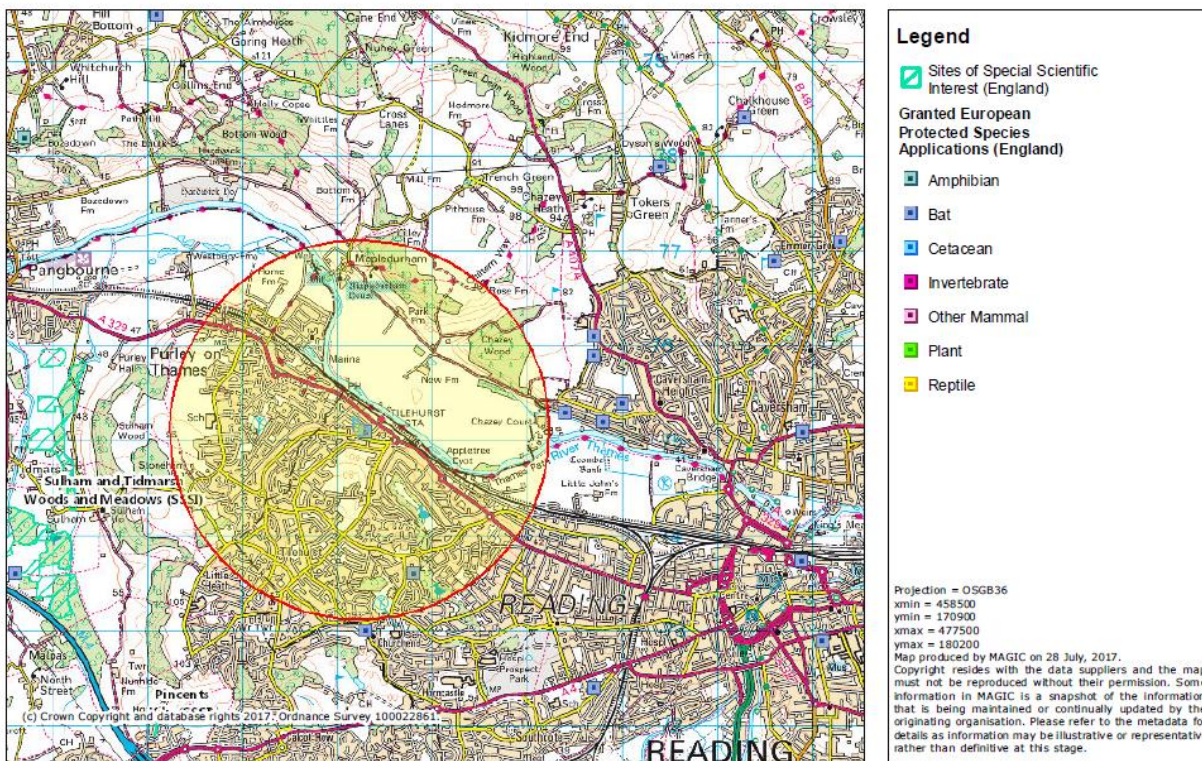


Figure 1: Magic search

3.3 Biological Records Data:

A 2km data search of existing records for protected species and nature reserves has been commissioned, below details the results and site context:

Biological records were obtained from Thames Valley Environmental Records Centre (TVERC, 2017). There are 42 bat records for the general area, none are from the site itself. Most of the records come from one site, although TVERC has asked that these remain confidential, the site is located south.

3.4 Site Location and Surrounds:

The site is located in Berkshire, Tilehurst and is surrounded by low density housing in the immediate local. Table 3 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 3: Habitat features suitable for bat use

Feature	Description
Water course	The river Thames is located approx. 150m east of the site.
Water bodies	There are no water-bodies in the search area.
Woodland	The nearest woodland is located approx. 500m to the southeast. Wooded areas are found along the Thames and in wooden gardens.
Linear e.g. hedgerows	Garden hedging is the dominant form in the area, with the Thames being the largest linear corridor.
Pasture/arable/grassland	Gardens are the largest form habitat grassland type in the area. A Park is located approx. 150m south of the site.
Other	n/a

3.5 Building, Tree or Other Structure

The following section details the structures reference, description, bats located, evidence located and likelihood of bat presence (see Figure 9 for site plan).

Building/tree/structure reference - B1

3.6 Description

3.6.1 General

A detached house with a single storey garage attached and a flat roof extension to the rear, situated in Tilehurst, Reading. It is of a gable ended design, with hipped extension. There are two separate sections, one being much younger than the other.

3.6.2 External

Brick built the windows and door frames are of plastic and in very good condition. Soffits and fascia's are of a plastic and in very good condition. There is no chimney and the roof is covered in a heavy concrete tile. The rear elevation has a conservatory and flat roofed extension (see Figures 2 to 5).



Figure 2: Front elevation



Figure 3: Rear elevation



Figure 4: Flat roofed extension



Figure 5: Garage

3.6.3 Internal

Internally there is one large loft space. The floor is mostly boarded out and insulation is found at this level. The original house tiles are lined with a bitumen felt and the newer section is of a breathable roof membrane (BRM). It is evident that a cavity is present as the internal walls are of breeze block (see Figures 6 to 8).



Figure 6: Newer roof section with BRM



Figure 7: Bitumen felt to right and BRM to left



Figure 8: Darker area of the loft

3.7 Bats, Evidence or Likelihood of Bat Presence

No bats found.

No evidence of bats found internally or externally.

Three minor gaps found on the roof, these did not appear to lead into a suitable roosting cavity.

3.8 Supplementary Observations

No other protected species found to be present.



Figure 9: Site plan

4.0 Conclusions, Discussion and Recommendations

The following section details the conclusions, discussion, potential impacts and recommendations in the context of the proposed works.

Building/tree/structure reference - B1

4.1 Conclusion and Discussion

The development will involve converting the loft space into a livable area. No bats, evidence of suitable roosting features have been found to be present and it is considered that the building is unlikely to house a roost.

4.2 Potential Impact

None foreseen.

4.3 Recommendations

No further surveys are considered necessary at this time, however as bats do turn up from time to time the following should be followed -

- If a bat is found at any time, work must stop and further advice sought. This may include further surveys and applying for an EPS licence.
- If works do not commence within 12 months of the report a check for material change must be undertaken.

4.4 Potential Mitigation

N/A

5.0 References

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

Google Earth, (2017), Located on site postcode, online

MAGIC, (2017): Magic maps, EPS licences and designated sites, online <http://www.magic.gov.uk/Login.aspx?ReturnUrl=%2fMagicMap.aspx>, accessed as report date.

Mitchell-Jones, A.J. (2004), Bat Mitigation Guidelines, English Nature, Peterborough
Records: Thames Valley Environmental Records Centre, (2017) Records Data, TVERC