
64 Shinfield Road, Reading.



Vesper Conservation & Ecology Limited

12/11/2017

Phase 1 Bat Survey:

64 Shinfield Road

Reading

RG2 7DA



Survey and report by: Vesper Conservation & Ecology Limited

Report produced by: Robert West BA(Hons), PGDip, MCIEEM

1. Introduction

- 1.1 This report was commissioned by Mr & Mrs Fidler-Brown to determine if there were any ecological issues associated with the proposed redevelopment of this building. Planning application number 171654
 - 1.2 64 Shinfield Road, Reading. The national grid reference number is SU 73011 71593.
 - 1.3 This property is situated on a busy road that leads into Reading and is situated with 1km Reading University campus. The habitat around the property is suitable for foraging bats with large mature gardens, opens green spaces and is within 2km of the river Kennet.
 - 1.4 A search of publically available data on the NBN gateway has shown that there are records of both Pipistrelle species (*Pipistrellus pipistrellus*, *Pipistrellus pygmaeus*), Long eared bats (*Plecotus auritus*) Serotine (*Eptesicus serotinus*) and Myotis species in the area, but with no detail to exact locations.
 - 1.5 There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2010. (see appendix)
 - 1.6 This Phase 1 survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition) (2016) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
-

2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of the cottage was undertaken on the 12th of November 2017 by experienced ecologist and bat surveyor Robert West (NE license number 2015-12951-CLS-CLS). This inspection was undertaken to identify any potential ingress/egress points with in the roof and the body of the structure and any other potential for bat activity.
- 2.2 The property sits within its own grounds and has a large garden to the rear (west) of the property which is mostly lawn (with short grass) and mature boarders and hedges. The street front (east) of the house has is laid down to hard standing and parking with a small area of lawn.
- 2.3 The building was built in the 1950's and is of brick construction and has small clay tiles.
- 2.4 The eaves are tight fitting and made from uPVC, these where installed in before the current owners bought the property (roughly 1990's), there are no gaps or holes around the building.
- 2.5 The majority of the windows are of an uPVC construction, there are some metal and wooden frames, and there are no gaps around any of the frames which would allow ingress.
- 2.6 The roof is made with tight fitting small clay tiles there are no gaps or missing tiles, the ridge is made of a similar material and has no missing pugging or gaps.
- 2.7 The lead flashing around the chimneys and flue is intact and tight fitting; there are no gaps that could be seen from the ground (a pair of binoculars were used to assess their state).
- 2.8 The front elevation of the property has a bay window and large porch, the lead flashing is all intact and there are no gaps that would allow ingress to the building.

-
- 2.9 The garage is a single skinned brick structure, and has a single large metal garage door and single glazed windows. The roof is corrugated asbestos sheets. There are no gaps or obvious ingress points into this structure.
- 2.10 There are no physical signs of bats using this building, from the external inspection it would suggest there is a negligible potential for bats to be using the building.

Internal inspection (*see pictures in appendix*)

- 2.11 This building has a large open plan roof space, which is easily accessible throughout; there were no areas that were not accessible during this survey. The roof space covers the whole of the property.
- 2.12 The floor has a deep layer of insulation which has been put in over two phases, the latest was in 2009.
- 2.13 The tiles are backed with bitumen felt that is all intact with no rips or gaps, the eaves had new looking timbers blocking any ingress into the building. There was no light coming from the eaves or any other area which would indicate holes.
- 2.14 The roof space was clear of and cob webs; there were no signs of rodent activity within the roof space either on the newer insulation or on the older insulation or the roof floor.
- 2.15 The internal survey of this build suggests that this building is not been used for bats as a roost at this time.

3 Survey conclusion

- 3.1 The external and internal survey of this building showed that there were no physical signs of bats using this as a roost, the roof was in good condition and there were no gaps or obvious holes where bats could gain ingress.
- 3.2 The building has **negligible** potential for bat roosting at this time.
- 3.3 This can change over time if the features change in the future, and, if the works are not carried out in a timely manner then it is suggested a second assessment of the building be undertaken.
- 3.4 In the unlikely event of a bat been discovered when removing any of the tiles all work must stop and the area should be lightly covered over (to reduce the likelihood of squashing the bat) and a suitable qualified and licensed ecologist should be contacted.
- 3.5 No further surveys are required on this building.

Appendices:

Bats and the law

Natural England offers further detailed advice which can be applied to planning applications that affect protected species.

Bats

There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2010. It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, deliberately or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts); or
- Possess, sell or transport a bat, or anything derived from it.

For more information please read:

Natural England. 2016. *Standing Advice for Protected Species*. Available from: <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

Mammals

All wild mammals are protected against cruelty under the Wild Mammals (Protection) Act 1996, which makes it an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

The following species of mammal relevant to the site are protected further by law in England.

Bats

There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2010. It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, deliberately or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts); or
- Possess, sell or transport a bat, or anything derived from it.

Birds

48 species of bird on the UK BAP exist in England. These species, plus the Hen Harrier, are also listed as Species of Principal Importance in England under S41 of the NERC Act 2006. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Schedule 1 of the Wildlife and Countryside Act 1981 affords extra protection for a number of species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependant young, constitutes an offence.

Reptiles

All four of the widespread British species of reptile, including the Common Lizard *Lacerta vivipara*, Slow-Worm *Anguis fragilis*, Grass Snake *Natrix natrix* and Adder *Vipera berus*, are also UK BAP priority species and Species of Conservation Concern in England. They are protected under Schedule 5 (Sections 9.1, 9.5a, 9.5b) of the Wildlife & Countryside Act 1981 (as amended) from intentional killing, injury and trade. The habitat of the four widespread reptiles is not legally protected; however the replacement of habitat lost through development may be required through the planning system. Mitigation for these species is not subject to licensing by Natural England but should nonetheless be planned to minimise disturbance.



Picture 1: The front (eastern) elevation



Picture 2: The rear of the property (western elevation) also showing the attached garage



Picture 3: Showing the garage



Picture 4: Showing the tight eaves made from uPVC



Picture 5: Showing the internal structure of the roof showing intact felt and floor insulation



Picture 6: Showing the internal structure of the roof showing the intact felt and floor insulation.



Survey and report by: Vesper Conservation & Ecology

Report produced by: Robert West Ba(Hons), PGDip, MCIEEM