



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 11 DARELL ROAD CAVERSHAM



**Prepared for:
Mr H Pringle
11 Darell Road
Caversham
Reading
RG4 7AY**

31st August 2017

Ref: SPH/BAS-01/31.08



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Executive Summary

Urban Tree Experts was commissioned by Mr H Pringle to carry out a second preliminary ecological appraisal (for bats) and dusk emergence survey at 11 Darell Road, Caversham, Reading RG4 7AY. This is to support a forthcoming re-submitted planning application to Reading Borough Council to erect rear and side ground, first and second floor extensions. This report confirms the findings of the surveys, completed by an experienced licensed bat ecologist in accordance with current best practice guidance where possible, and outlines any ecological constraints or issues with the proposed works.

The preliminary study began with a desk top review and search of the Berkshire & South Buckinghamshire bat group records that confirmed 8 different species within the 2 kilometre search radius, a summary of the records are included at Appendix 1. A search of the MAGIC interactive web site returned a nil result for statutory designated sites within 2km of the site but did reveal that the property is situated in an area of outstanding natural beauty – the Chilterns. Within the search radius and, since 2011, seven European Protected Species (ESP) licenses have been issued for common and soprano pipistrelle and brown long-eared (BLE) bats.

The preliminary ecological appraisal (bats) comprised a detailed search of the interior and exterior of the building for bats, signs of bats and features suitable for use by roosting bats. This includes droppings, internally or externally, scratch marks, rubbing and staining at exit holes, live or dead bats and other features such as missing tiles, this list is not exhaustive.

The initial site visit was carried out on by Simon Holmes on Friday 8th September 2017 at 12.30pm, during daylight hours. An internal and external inspection of the building took place to look for signs of bats.

The property is in a good condition and was occupied. There are some small gaps along the soffits providing access for crevice dwelling bat species. The roof has missing and broken tiles and there are occasional gaps in locations such as where the lead flashing joins the tiles. There was no evidence of bats externally and internally, no bats were seen and no bat droppings were recorded within the loft space, indicating that bats have not used the building to roost. The inspection was constrained by the surveyor's inability to inspect all areas of the roof where bats might roost, for example, crevices formed by the gaps in the roofing materials. The garage roof has a corrugated cement sheet roof and the single storey garden room roof is corrugated plastic, neither roof space is suitable for bats to roost.

The building was considered to be of low potential for roosting bats and in line with best practice guidelines, one activity survey (dusk emergence) was recommended to provide confidence in the preliminary negative result and the amount of effort is considered proportionate to the property and risk associated with it. During the evening emergence survey bats were observed foraging around the garden, to the front of the property but none were seen to emergence from or re-enter the building to roost.

The combined findings of the preliminary inspections and activity surveys provide a high level of confidence that bats have not and are not roosting in the property. Based on the recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines prior to works, no further surveys are required and the planned works should proceed.



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1. Introduction

1.1 Instruction

Urban Tree Experts was instructed by Mr H Pringle to conduct a second preliminary ecological appraisal (for bats) at 11 Darell Road, Caversham, Reading RG4 7AY to support a forthcoming re-submitted planning application to Reading Borough Council. Urban Tree Experts was also commissioned to conduct a further activity survey (dusk emergence) in accordance with best practice guidelines.

1.2 Survey Scope

The preliminary ecological appraisal (for bats) is designed to:

- Identify the presence/likely absence of bats at the property.
- Provide information on the status of bats using the building (currently or previously).
- To add confidence where no bats are found, or to categorise the nature of a roost where evidence of bats are found.
- To establish whether further surveys, mitigation or an EPS licence is required.

The preliminary ecological appraisal (for bats) and report writing were carried out in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) (Bat Conservation Trust, 2016).

1.3 Proposed Works

The surveys were commissioned in connection with a current planning application to Reading Borough Council to erect rear and side ground, first and second floor extensions.

1.4 Surveyor Background and Experience

Both preliminary bat surveys and emergence survey were completed by and report written by Simon Holmes CEnv. He holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and Science and Education license (SCI29096). He has 27 years' experience of carrying out bat surveys and bat conservation work and has attended training courses on bat surveys and mitigation, bat call analysis, bat identification and others run by the Bat Conservation Trust, Wildwood Ecology and local bat groups.

Alison Holdsworth assisted during the emergence survey, Alison has been surveying bats for a year and has received training in surveying techniques, bat detector use and echolocation analysis.

2. Legislation and Planning Policy

2.1 Legislative Background

All species of British bat are protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2010). Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time. A summary of the main legislation and planning considerations are included at Appendix 2.



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Seven species of bat are also Species of Principal Importance for nature conservation in England under Section 41 of the Natural Environment and Rural Communities Act 2006. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species.

3. Site Location and Description

3.1 Site Location

The property is located at Grid Reference SU 706 753, see Ordnance Survey (OS) extract at Figure 1 below.

Figure 1: 11 Darell Road, Caversham, highlighted.





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3.2 Site Description

The application site is located in Caversham a suburb to the north of the urban conurbation of Reading and is surrounded by properties of a similar size, see Figure 2. It comprises a detached, brick built two storey property and attached garage. The habitat on site consists of a front garden with large gravel parking area and large matures trees and the rear garden consists of a large expanse of lawn surrounded by mature shrubs with occasional mature trees. The site itself provides good foraging and commuting habitat for bats including hedges and trees which provide connectivity to foraging areas along Darell Road and beyond.

Figure 2. Rear aspect of 11 Darell Road, Caversham.





4. Survey Methodology

4.1 Pre-Survey Data Search

A search for statutory and non-statutory designated sites was undertaken on the MAGIC (magic.defra.gov.uk) website. In addition, a data search for records of bat species within 2km of the site was undertaken in September 2017 by the Berkshire and South Buckinghamshire bat group, centered on grid reference, SU 70622 75389.

4.2 Daylight Survey

A preliminary ecological survey (for bats) of 11 Darell Road, Caversham, Reading RG4 7AY was carried out by Simon Holmes on 27th May 2015 at 9.00am and again on Friday 8th September 2017 at 12.30pm. Equipment used included a high powered LED torch, a digital camera, video endoscope, thermal camera, telescopic camera and ladder (where required).

During both surveys an internal and external inspection of the property was carried out to identify any signs of occupation by bats and features that could offer potential roosting sites following standard survey guidelines. Features investigated included:

- Construction of the building – soffits, loft space, tiles/slates, lead flashings etc.
- Building condition – structure of roof and walls.
- Internal conditions – microclimate stability, draughts etc.
- Access points – potential entry and exit points for bats.
- Roosting points – cracks and crevices, between underlay and roofing tiles/slates or lead flashing.

Field signs that would indicate the presence of bats were searched for. These included:

- Bat droppings on the floor and walls of the building.
- Feeding remains (particularly butterfly and moth wings).
- Evidence of urine and/or oily staining around possible roost entrances.
- Presence of areas cleared of cobwebs, this is not always a reliable indicator.
- Where a breathable roofing membrane has been fitted staining on the membrane may suggest use by bats.
- Odour can sometimes suggest the present of bats.
- Squeaking and chattering can reveal bats roosting between the tiles and roofing underlay.

Buildings or structures with no bat roosting potential and that were unsuitable for roosting bats or will not be disturbed by the proposed work were not inspected in detail.

4.3 Emergence Survey

The dusk emergence survey was conducted on Thursday 31st August 2017. The survey was at a time of year when bats are most likely to be present. Weather conditions were suitable for the surveys, being conducted during warm weather and when bats were likely to be active.

The surveyors were stationed as indicated in Figure 3 on page 8, to ensure that possible emergence and return to roost areas (areas of concern) could be observed.

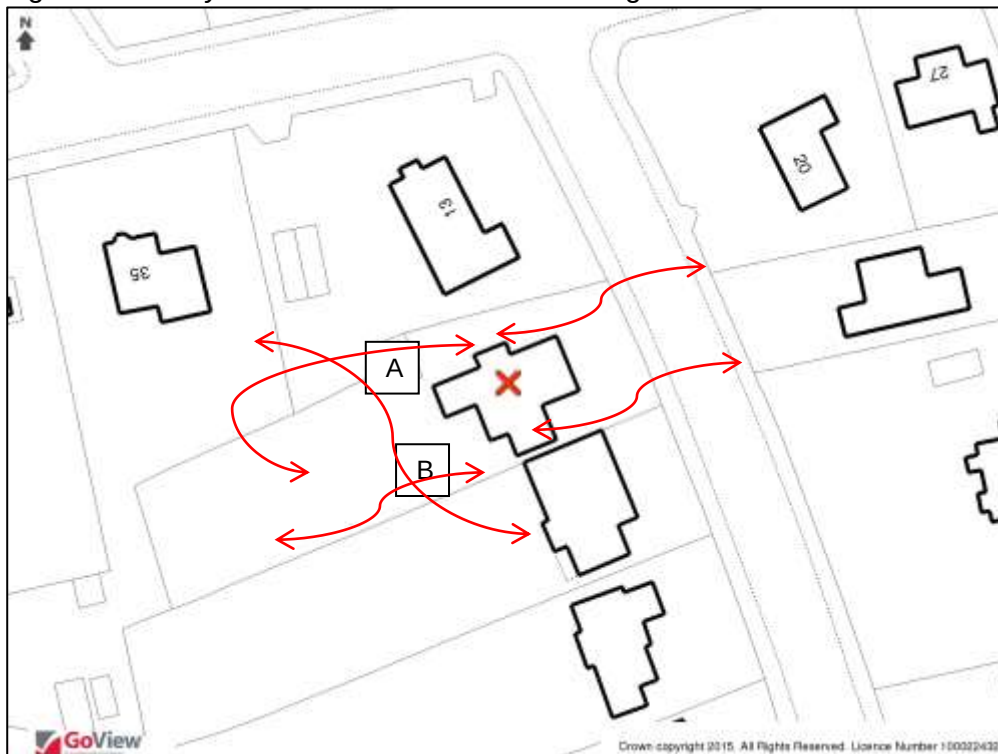
During the surveys, bat activity was also monitored using a BatLogger M and Anabat Walkabout detectors, a FLIR thermal camera and Sony night shot Infra-red camera. The detectors and cameras were fitted with SD cards for recording bat activity and the bat calls were analysed with Kaleidoscope Pro 3 Software.



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Figure 3. Surveyor locations and common bat flight lines at 11 Darell Road.



During the dusk emergence survey no bats were seen either emerging from or returning to the building to roost. In total five different species (common and soprano pipistrelle, noctule, BLE and serotine bats) were recorded and identified foraging and commuting around the site. A simple summary of the bats recorded can be seen in Table 2 on page 13, and the most frequently used flight paths for the common pipistrelle bats can be seen in Figure 3 above and are indicated by the red lines. Very few calls or observations of soprano pipistrelle bats were made so the most frequently used flight paths for them could not be determined. The noctule, serotine and BLE bats were not seen so their flight paths cannot be determined. The weather conditions and surveyor details for the survey can be found in Table 1 below.

Table 1. Surveyor details and weather conditions, 11 Darell Road.

Date:	31 st August 2017	Deliberately Empty	Deliberately Empty
Survey Type	Emergency survey		
Surveyors and locations	Simon Holmes (A) Alison Holdsworth (B)		
Weather Conditions (Start)	15°C, 40% cloud cover Humidity 53% Wind Beaufort 0		
Sunset/Sunrise	19:52		
Start time	19:32		
Finish Time	21:52		
Weather Conditions (Finish)	11°C 80% cloud cover Humidity 83% Dry Wind Beaufort 1		



4.4 Constraints

During the visit, full access to the site was made possible by the client. The property has crevice features allowing bats to access the roof. These areas could not be examined in detail and constrained the preliminary assessment. The emergence survey was undertaken at a time when bats are known to be active and there were no constraints to the survey.

5. Survey Findings

5.1 Pre-Survey Data Search

The property is situated to the north of the urban conurbation of Reading, surrounded by houses of a similar size. Habitat is limited to that of the residential dwellings. The River Thames is some 550 metre to the south and Mapledurham playing fields are to the west providing good roosting, foraging and commuting habitat for bats however, there are no ecological corridors connecting the site to these areas.

A search of the MAGIC interactive web site returned as nil result for statutory designated sites within 2km of the site but did reveal that the property is situated in an area of outstanding natural beauty – the Chilterns. Within the search radius and, since 2011, seven ESP licenses have been issued for common and soprano pipistrelle and BLE bats. A search of the Berkshire & South Buckinghamshire bat group records confirmed 8 different species within the 2 kilometer search radius, a summary of the records are included at Appendix 1.

5.2 External Inspection

The external features of the house were examined for signs described in Section 4.2. Windowsills, exposed features around the windows, fascias, soffits and walls were inspected for any evidence of bat droppings or staining.

The property is of standard brick construction with a multi pitched, clay tiled roof. The roof alignment is complex however, it broadly aligns with the main compass points, north to south and east to west. Gaps and missing tiles were observed on the rear section of the roof, see images at Figure 3 below and 4 on page 10. There are also gaps where the lead flashing meets the tiles, see Figure 5 on page 10.

Figure 3. Example of missing tiles, 11 Darell Road, Caversham.





Figure 4. Example of gaps in ridge tiles, 11 Darell Road, Caverham.



Figure 5. Example of gaps in lead lashing, 11 Darell Road, Caversham.



The garage roof has a corrugated cement sheet roof and the single storey garden room roof is corrugated plastic, neither area is suitable for bats to roost.

No bats or evidence of bats was recorded during the external survey.



5.3 Internal Inspection

An internal inspection of the main roof void was carried out. It was accessed from the staircase to the second storey and a small hatch to the main loft apex. The roof consisted of a series of converted rooms with small loft above. The unconverted area is partially illuminated and the boarded area is easily accessible, see Figure 6 below.

Figure 6. Example of unconverted loft space. 11 Darell Road, Caversham.



The roof is lined with a heavy, black man made material that is sagging and is torn, see Figure 7 below.





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The eaves spaces formed by the rooms are boarded out and only a limited area was examined. It was accessed via a door in a bedroom, see Figure 8 below. The loft space above the rooms is insulated with chippings but not boarded or lined, see Figure 9.

No bats or evidence of bats was recorded during the internal inspections of the any of the loft areas.

Figure 8. Access to eaves loft space, 11 Darell Road, Caversham.



Figure 9. Example of subsidiary loft space. 11 Darell Road, Caversham.





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5.4. Emergence Survey

During the emergence no bats were observed emerging from or returning to the building to roost.

In total five species of bats were recorded transiting and foraging around the site, a simple summary of the bat activity recorded can be seen in Table 2 below. The most frequently used flight paths are shown in Figure 3 on page 8.

Table 2. Bat recording/observations in the vicinity of 11 Darell Road, Caversham.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
31/08/2017	A	19:32 to 21:52	Y	Y	Common and soprano pips, noctule serotine and BLE	The first soprano pip was heard at 20.09 and the first common pip was heard and seen at 20.14 foraging around the garden. Thereafter continuous feeding activity of two or more bats was heard and seen until survey end. The serotine was heard at 21.33 and the noctule at 21.47
Ditto	B	19:32 to 21:52	Y	Y	Common and soprano pips, noctule and BLE	As with surveyor A, the first soprano pip was heard at 20.09 and the first common pips were heard and seen at 20.14 foraging around the garden and the mature trees at the front of the property. Continuous activity until survey end. A noctule was heard at 21.24.

BLE bats are known for being extremely quiet and difficult to detect and although BLE bats were not heard by the surveyors, analysis of the recordings confirmed that they were present foraging around the site during the survey.

6. Evaluation

The bat roost potential of the features within the site has been assessed with reference to the criteria laid out in the Bat Mitigation Guidelines (Mitchell-Jones, 2004). These criteria are listed on page 16 with the features **highlighted in bold**.

The likelihood of bat roosts being present will be higher where structures:

- are of a pre-20th Century construction;
- are in a lowland rural setting;
- **have woodland, mature trees, species-rich grassland and/or water nearby;**
- have large dimension roof timbers with cracks, joints and holes;
- **have numerous crevices in stonework and structures;**
- **have an uneven roof covering with gaps, though not too draughty;**
- have hanging tiles **or roof cladding**, especially on south-facing walls;
- **have a roof warmed by the sun;**
- are disused or little used; largely undisturbed;
- provide appropriate hibernation conditions, such as abandoned mines, tunnels, kilns, or fortifications; or
- Recent or historical records of bats on the site, or bat roosts in the general area.



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The likelihood of bat roosts being present will be lower where structures:

- are in an urban setting with little green space;
- are subject to heavy disturbance (constant movement due to draughts and noise, also unstable microclimate);
- have a small, cluttered roof void (particularly for brown long-eared);
- are of a modern construction with few gaps or crevices that bats can fly or crawl through (though pipistrelle bats may still be present);
- are comprised of prefabricated of steel or sheet materials; (some sections); or
- are active industrial premises.

Please note that the above list provides generic screening criteria only and there are exceptions to consider.

7. Conclusions and Recommendations

7.1 Interpretation

The Batlogger and Anabat recorders logged calls made by the common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *P.pygmaeus*, noctule, *Nyctalus noctula*, serotine, *Eptesicus serotinus*, and BLE, *Plecotus auritus*. The most frequent calls and the calls of longest duration were from the common pipistrelles, with occasional soprano pipistrelle calls.

The first pipistrelle calls during the emergence survey were some 17 minutes after sunset, indicating that the bats are likely to be roosting nearby. They did not emerge from the building.

From the internal and external inspections, it can be concluded that there is no evidence of current or prior use of the property by bats. Informed by the results of the preliminary bat survey and the factors highlighted in Section 6, it is concluded that there is a very low potential for roosting bats at this site. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required and the plans to extend the theatre should proceed.

7.2 Contingency Plan

In the unlikely event that bats are found during the proposed works, all work must stop and advice sought from Urban Tree Experts or another licenced bat ecologist.

If, for whatever reason, there is a time delay of greater than 24 months between this survey and the commencement of work then the survey should be re-done.

8. References

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

HM Government (2010) The Conservation and Habitat Regulations.

HM Government (2006) Natural Environment and Rural Communities Act.

Mitchell-Jones, A.J. & McLeish, A.P. (1999). Bat Workers' Manual (2nd Edition). Joint Nature Conservancy Committee, Peterborough.

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



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9. Queries

Any queries regarding this report should be addressed, in the first instance, to Urban Tree Experts:

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APPENDIX 1



Client for whom search carried out: Urban Tree Experts
Client Purchase Order Number: N/A – Simon Holmes confirmed
Client Reference: 11 Darell Road RG4 7AY

Person requesting search: Simon Holmes
Date of search: 05/09/2017

Search of Group Bat Records 2km radius centred on SU 70622 75389 (BSBBG Reference 701UTE)

I have found the following records within your requested search area:

Grid reference	Species	Location	Date / Year	Additional information	Numbers if known	Km from centre
SU694755	Pipistrellus pipistrellus	RG7 4DX, Reading	21 Jul 2015	Roost visit		1.2
SU6972475988	Pipistrellus pygmaeus	Upper Woodcote Road, Caversham	22 May 2014	Aural bat detector - In flight		1.1
SU6972475988	Nyctalus noctula	Upper Woodcote Road, Caversham	22 May 2014	Aural bat detector - In flight		1.1
SU6972475988	Plecotus sp.	Upper Woodcote Road, Caversham	22 May 2014	Aural bat detector - In flight		1.1
SU6972475988	Pipistrellus pipistrellus	Upper Woodcote Road, Caversham	22 May 2014	Non-breeding roost. 1 emergence observed		1.1
SU6972475988	Pipistrellus pygmaeus	Upper Woodcote Road, Caversham	30 Apr 2014	Aural bat detector - In flight		1.1
SU6972475988	Pipistrellus sp.	Upper Woodcote Road, Caversham	30 Apr 2014	Non-breeding roost. 1 emergence observed - Aural bat detector		1.1
SU6972475988	Plecotus sp.	Upper Woodcote Road, Caversham	30 Apr 2014	Aural bat detector - In flight		1.1
SU6972475988	Nyctalus noctula	Upper Woodcote Road, Caversham	30 Apr 2014	Aural bat detector - In flight		1.1
SU6989975947	Plecotus sp.	Upper Woodcote Road, Reading	30 Apr 2014	2 droppings found in hipped section of a roof		0.9
SU6991975208	Pipistrellus pipistrellus	Upper Warren Avenue, Caversham RG4 7ED	20 Oct 2015	Injured Bat Record	1	0.7
SU6994173413	Pipistrellus pipistrellus	Connaught Road, Reading RG30 2UP	18 Aug 2015	Injured Bat Record	1	2.1
SU700754	Plecotus sp.	Chazey Road, Caversham	12 Dec 2013	Non-breeding roost - Droppings found	1	0.6
SU700754	Plecotus auritus	Chazey Road, Caversham	23 Mar 2009	c.30-40 droppings		0.6
SU700755	Pipistrellus pipistrellus	Mapledurham Playing Field	18 May 2012	Aural bat detector - Sighting during bat walk	3	0.6
SU700759	Plecotus auritus	Unknown	26 Jul 2005	Rescued	1	0.8
SU7056075633	Pipistrellus pipistrellus	13 Buxton Avenue, Caversham	17 May 2016	Aural bat detector - In flight		0.3
SU7056075633	Nyctalus noctula	13 Buxton Avenue, Caversham	17 May 2016	Aural bat detector - In flight		0.3
SU7056075633	Pipistrellus pygmaeus	13 Buxton Avenue, Caversham	17 May 2016	Aural bat detector - In flight		0.3
SU7056075633	Pipistrellus sp.	13 Buxton Avenue, Caversham	26 Oct 2015	Ten small-sized droppings scattered in the roof space		0.3
SU7058175218	Pipistrellus pygmaeus	Woodcote Avenue, Caversham	25 Sep 2014	Aural bat detector - In flight		0.2
SU7058175218	Nyctalus noctula	Woodcote Avenue, Caversham	25 Sep 2014	Aural bat detector - In flight		0.2
SU7058175218	Pipistrellus pipistrellus	Woodcote Avenue, Caversham	25 Sep 2014	Aural bat detector - In flight		0.2
SU7058175218	Pipistrellus pygmaeus	Woodcote Avenue, Caversham	25 Sep 2014	Three emergences observed - Aural bat detector		0.2
SU7058175218	Pipistrellus pipistrellus	Woodcote Avenue, Caversham	09 Sep 2014	Aural bat detector - In flight		0.2
SU7058175218	Pipistrellus pygmaeus	Woodcote Avenue, Caversham	09 Sep 2014	Aural bat detector - In flight		0.2
SU7058175218	Pipistrellus pygmaeus	Woodcote Avenue, Caversham	25 Aug 2014	Aural bat detector - In flight		0.2
SU7058175218	Nyctalus noctula	Woodcote Avenue, Caversham	25 Aug 2014	Aural bat detector - In flight		0.2

SU7058175218	Pipistrellus pipistrellus	Woodcote Avenue, Caversham	25 Aug 2014	Aural bat detector - In flight		0.2
SU7058175218	Pipistrellus pygmaeus	Woodcote Avenue, Caversham	25 Aug 2014	Five emergences, four from the chimney and one from the ridge - Aural bat detector		0.2
SU706752	Plecotus auritus	Woodcote Road, Caversham	25 Nov 2013	One at the ridge but no droppings present	1	0.1
SU708747	Myotis daubentonii	Caversham / River Thames	18 Aug 2015	Waterway transect survey - Detector - heterodyne	70	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	03 Aug 2015	Waterway transect survey - Detector - heterodyne	69	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	18 Aug 2014	Waterway transect survey - Detector - heterodyne	87	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	04 Aug 2014	Waterway transect survey - Detector - heterodyne	25	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	16 Aug 2013	Waterway transect survey - Detector - heterodyne	93	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	01 Aug 2013	Waterway transect survey - Method of ID - HT: Detector - heterodyne	101	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	30 Aug 2012	Waterway transect survey - Detector - heterodyne	15	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	05 Aug 2012	NBMP Waterways Survey - Aural bat detector	6	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	22 Aug 2011	Waterway transect survey - Detector - heterodyne	91	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	01 Aug 2011	Waterway transect survey - Method of ID - HT: Detector - heterodyne	53	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	23 Aug 2010	Waterway transect survey - Detector - heterodyne	62	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	05 Aug 2010	Waterway transect survey - Detector - heterodyne	49	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	18 Aug 2009	Waterway transect survey - Detector - heterodyne	110	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	07 Aug 2009	Waterway transect survey - Detector - heterodyne	70	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	26 Aug 2008	Waterway transect survey - Detector - heterodyne	79	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	07 Aug 2008	Waterway transect survey - Detector - heterodyne	86	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	20 Aug 2007	Waterway transect survey - Detector - heterodyne	28	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	05 Aug 2007	Waterway transect survey - Detector - heterodyne	148	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	17 Aug 2006	Waterway transect survey - Detector - heterodyne	76	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	03 Aug 2006	Waterway transect survey - Detector - heterodyne	99	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	16 Aug 2005	Waterway transect survey - Detector - heterodyne	227	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	01 Aug 2005	Waterway transect survey - Method of ID - HT: Detector - heterodyne	99	0.7
SU70877513	Pipistrellus pipistrellus	Arthur Clark Home, Albert Road, Reading RG4 7PE	10 Sep 2015	Recorded emerging from gable end on western elevation of Albert Road Day Centre - Aural bat detector	1	0.4
SU70877513	Nyctalus noctula	Arthur Clark Home, Albert Road, Reading RG4 7PE	10 Sep 2015	Commuting during dusk survey - Aural bat detector		0.4
SU70877513	Myotis sp.	Arthur Clark Home, Albert Road, Reading RG4 7PE	10 Sep 2015	Commuting during dusk survey - Aural bat detector		0.4
SU70877513	Plecotus sp.	Arthur Clark Home, Albert Road, Reading RG4 7PE	10 Sep 2015	Commuting during dusk survey - Aural bat detector		0.4
SU70877513	Plecotus auritus	Arthur Clark Home, Albert Road, Reading RG4 7PE	10 Sep 2015	Recorded emerging from beneath a ridge tile of the Albert Road Day Centre - Aural bat detector	1	0.4
SU70877513	Pipistrellus pipistrellus	Arthur Clark Home, Albert Road, Reading RG4 7PE	10 Sep 2015	Foraging and commuting during dusk survey - Aural bat detector		0.4
SU70877513	Pipistrellus pygmaeus	Arthur Clark Home, Albert Road, Reading RG4 7PE	10 Sep 2015	Foraging and commuting during dusk survey - Aural bat detector		0.4
SU70877513	Pipistrellus pipistrellus	Arthur Clark Home, Albert Road, Reading RG4 7PE	13 Aug 2015	Foraging and commuting during pre-dawn survey - Aural bat detector		0.4
SU70877513	Pipistrellus pygmaeus	Arthur Clark Home, Albert Road, Reading RG4 7PE	13 Aug 2015	Foraging and commuting during pre-dawn survey - Aural bat detector		0.4
SU709759	Plecotus auritus	Unknown	24 Apr 2006	Rescued - Adult male	1	0.6
SU7112776920	Pipistrellus pipistrellus	15 Highdown Avenue, Emmer Green	27 May 2015	Aural bat detector - In flight		1.6
SU7112776920	Plecotus sp.	15 Highdown Avenue, Emmer Green	27 May 2015	Aural bat detector - In flight		1.6
SU713755	Pipistrellus pygmaeus	191-197 Hemdean Rd, Caversham	24 Jul 2012	Foraging together through the gardens, often seen in this area especially on warm nights	2	0.7
SU71467496	Pipistrellus sp.	Reading, RG4 8HN	21 Feb 2014	Dwelling - By droppings	1	0.9
SU715735	Chiroptera sp.	Reading Misc NBMP	05 Jul 2014	Sunset / Sunrise Survey - Species reported: Pipistrelle species	7	2.1
SU7176	Pipistrellus pipistrellus	Brooklyn Drive, Emmer Green	02 May 2013	Foraging in the garden- Aural bat detector	1	1.9

SU7176	Myotis mystacinus/brandtii	Brooklyn Drive, Emmer Green	02 May 2013	Aural bat detector - In flight	1	1.9
SU7176	Pipistrellus pygmaeus	Brooklyn Drive, Emmer Green	02 May 2013	Foraging in the garden- Aural bat detector	1	1.9
SU7176	Plecotus auritus	Brooklyn Drive, Emmer Green	06 Dec 2012	Hibernating brown long-eared in roof space and droppings, non-breeding/transitional roost		1.9
SU7176	Pipistrellus pygmaeus	*TVERC	01 Jul 2011	Aural bat detector	1	1.1
SU7176	Plecotus auritus	*TVERC	01 Jul 2011	Aural bat detector	1	1.1
SU7176	Myotis daubentonii	*TVERC	01 Jul 2011	Aural bat detector	1	1.1
SU7176	Myotis mystacinus	*TVERC	01 Jul 2011	Aural bat detector	1	1.1
SU7176	Myotis nattereri	*TVERC	01 Jul 2011	Aural bat detector	1	1.1
SU7176	Nyctalus noctula	*TVERC	01 Jul 2011	Aural bat detector	1	1.1
SU7176	Pipistrellus pipistrellus	*TVERC	01 Jul 2011	Aural bat detector	1	1.1
SU717755	Pipistrellus pipistrellus	Caversham	10 Jul 2012	Bat rescued	1	1.1
SU717755	Pipistrellus sp.	Caversham	21 Aug 2011	Rescued - Immediate release	1	1.1
SU718741	Myotis daubentonii	Thames Water	17 Apr 2011	Maternity roost	20	1.7
SU718753	Pipistrellus pipistrellus	8 Derby Road, Caversham	15 Jul 2005	Rescued - Juvenile bat	1	1.2
SU7191876788	Pipistrellus pipistrellus	Reading Golf Club, Kidmore End Road, Reading RG4 8SG	09 Jun 2015	Injured Bat Record	1	1.9
SU71937401	Myotis daubentonii	Thames water tunnel	09 Aug 2015	Maternity roost - Hand netting/harp trap	50	1.9
SU719764	Plecotus auritus	School Lane, Emmer Green	17 Jul 2013	Aural bat detector - in flight	1	1.7
SU719764	Pipistrellus pygmaeus	School Lane, Emmer Green	17 Jul 2013	Aural bat detector - in flight	1	1.7
SU719764	Nyctalus noctula	School Lane, Emmer Green	17 Jul 2013	Aural bat detector - in flight	1	1.7
SU719764	Nyctalus leisleri	School Lane, Emmer Green	17 Jul 2013	Aural bat detector - in flight	1	1.7
SU719764	Pipistrellus pipistrellus	School Lane, Emmer Green	17 Jul 2013	Aural bat detector - in flight	1	1.7
SU7199975916	Plecotus sp.	123 Peppard Road, Emmer Green	29 Apr 2015	C. 30 medium-sized bat droppings were found scattered below the ridge		1.5
SU7205676791	Pipistrellus pipistrellus	Chalgrove Way, Emmer Green	28 May 2014	2 emerged from neighbouring property to the west - Aural bat detector		2.0
SU7205676791	Nyctalus noctula	Chalgrove Way, Emmer Green	28 May 2014	Aural bat detector - In flight		2.0
SU7205676791	Pipistrellus sp.	Chalgrove Way, Emmer Green	08 May 2014	Aural bat detector - In flight		2.0
SU7205676791	Pipistrellus sp.	Chalgrove Way, Emmer Green	24 Feb 2014	Five small, old bat droppings were found stuck to the chimney		2.0
SU7210675716	Pipistrellus pipistrellus	Chiltern Road, Caversham	08 May 2014	Aural bat detector - In flight		1.5
SU7210675716	Pipistrellus pygmaeus	Chiltern Road, Caversham	08 May 2014	Aural bat detector - In flight		1.5
SU7210675716	Nyctalus noctula	Chiltern Road, Caversham	08 May 2014	Aural bat detector - In flight		1.5
SU721747	Pipistrellus sp.	57 St. Johns Road, Caversham	Aug 2011	Aural bat detector - frequently seen flying over the garden at dusk	1	1.7
SU725751	Plecotus sp.	144b Henley Rd, Caversham, Reading, RG4 6DJ	24 Sep 2005	<100 droppings in loftspace. Electricians saw 2 bats hanging from ridge beam close to chimney		1.9
SU698754	Pipistrellus pipistrellus	Reading	20 Jul 1999	Roost emergence count data	53	0.8
SU708747	Myotis daubentonii	Caversham / River Thames	16 Aug 2004	Waterway transect survey - Detector - heterodyne	163	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	04 Aug 2004	Waterway transect survey - Detector - heterodyne	251	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	18 Aug 2003	Waterway transect survey - Detector - heterodyne	135	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	07 Aug 2003	Waterway transect survey - Detector - heterodyne	157	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	17 Aug 2002	Waterway transect survey - Detector - heterodyne	100	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	10 Aug 2002	Waterway transect survey - Detector - heterodyne	109	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	19 Aug 2001	Waterway transect survey - Detector - heterodyne	76	0.7
SU708747	Chiroptera	Caversham / River Thames	19 Aug 2001	Waterway transect survey - Detector - heterodyne	1	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	04 Aug 2001	Waterway transect survey - Detector - heterodyne	53	0.7
SU708747	Chiroptera	Caversham / River Thames	04 Aug 2001	Waterway transect survey - Detector - heterodyne	7	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	21 Aug 2000	Waterway transect survey - Detector - heterodyne	59	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	12 Aug 2000	Waterway transect survey - Detector - heterodyne	67	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	26 Aug 1999	Waterway transect survey - Detector - heterodyne	68	0.7
SU708747	Chiroptera	Caversham / River Thames	26 Aug 1999	Waterway transect survey - Detector - heterodyne	59	0.7

SU708747	Myotis daubentonii	Caversham / River Thames	13 Aug 1999	Waterway transect survey - Detector - heterodyne	30	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	30 Aug 1998	Waterway transect survey - Detector - heterodyne	116	0.7
SU708747	Chiroptera	Caversham / River Thames	30 Aug 1998	Waterway transect survey - Detector - heterodyne	13	0.7
SU708747	Chiroptera	Caversham / River Thames	24 Aug 1998	Waterway transect survey - Detector - heterodyne	5	0.7
SU708747	Myotis daubentonii	Caversham / River Thames	24 Aug 1998	Waterway transect survey - Detector - heterodyne	84	0.7
SU710758	Pipistrellus sp.	Unknown	2002	Breeding roost		0.6
SU713746	Nyctalus noctula	River Thames, Caversham, Reading	1999	River, woodland, meadow, (2-3), In flight☞	2	1.0
SU715755	Pipistrellus nathusii	Caversham, Reading	1997	Probable breeding roost in house	1	0.9
SU715765	Plecotus auritus	Emmer Green, Reading.	1999	Flew into kitchen	1	1.5
SU7173	Myotis daubentonii	*TVERC	25 Jul 1991		1	2.1
SU7174	Nyctalus noctula	*TVERC	01 May 1999	Field record	3	1.1
SU7175	Plecotus auritus	*TVERC	1998	Field record	1	0.7
SU7176	Plecotus auritus	*TVERC	01 May 1999	Field record	1	1.5
SU7176	Plecotus auritus	Highdown School, Emmer Green	1995	Hibernation check - Hibernating in cellar	1	1.2
SU7176	Plecotus auritus	*TVERC	01 Nov 1993	House visit	1	2.0
SU719739	Myotis daubentonii	Withheld by EN at Grid Ref: SU719739	17 Jun 2001	During repairs to culvert		2.0
SU7274	Pipistrellus sp.	Unknown	2002	Breeding roost		2.1

BSBBG has agreed an exchange of data with TVERC which enables us to provide records belonging to them with the grid reference given to 1 km precision. Such records are indicated by *TVERC under location. Enquirers are recommended to contact TVERC direct to obtain full locations details. Please note that TVERC provides BSBBG with an annual update of their records, so they may hold records for your search area that BSBBG does not yet have access to. Requests for information may be submitted via the TVERC website www.tverc.org.uk

However I must, as usual, point out that our records should not be considered a complete record of bats in the area since we only record sites where we, as a Bat Group, have been called to assist members of the public or Natural England (what was English Nature) to deal with ‘bat problems’, recorded bats whilst undertaking bat group events and walks or taken part in National Monitoring of bats for the Bat Conservation Trust. Records from the general public and bat group members submitted to the records officer are also kept in the database. To be certain what bats may or may not be present it would be necessary to undertake a detailed bat survey at various times throughout the year.

All payment details will be contained within the invoice.

We are always striving to improve the quality and quantity of our records and therefore we welcome any records that you may obtain during any planned surveys in our area. Please submit records to records@berksbats.org.uk.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

APPENDIX 2

In summary, the legislation combined makes it an offence to:

- Intentionally or recklessly damage, destroy or obstruct access to a structure or place used for shelter by a bat.
- 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.
- Intentionally or deliberately kill, injure or take any bat.

Planning Considerations:

Government guidance to Local Planning Authorities stipulates the need to consider biodiversity and protected species during the consideration of planning applications. The NPPF makes clear that the planning system should help minimise the impacts that development can have on biodiversity and provide net gains in biodiversity where possible. In addition, the ODPM Circular 04/2005 states *“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

Policy CS36 of the Reading Borough Core Strategy states *“Development should retain, protect and incorporate features of biodiversity or geological interest (including protected species and their habitats) found within the application site into their schemes. On sites with recognised biodiversity or geological value, development will not be permitted where there would be a direct or indirect adverse impact on the site, unless it can be clearly demonstrated that: -*

- i. The need for development clearly outweighs the need to protect the value of the site; and*
- ii. Appropriate compensation, impact minimisation, mitigation and compensation are provided”*.

Developments that compromise the protection afforded to bats or roosts under the provisions of The Conservation of Species and Habitats Regulations (2010) will require a European Protected Species (EPS) licence from Natural England (NE).

NE, the government’s statutory conservation advisory organisation, is responsible for issuing EPS licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations.

Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:

- Reg 44(2)(e) – the derogation is “in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Reg 44(3)(a) – there is “no satisfactory alternative” to the derogation.
- Reg 44(3)(b) –the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

Tests (a) and (e) can be met with the issue of planning permission for the proposed works. Test (b) is determined by NE’s ecology department that requires the development of a suitable mitigation strategy that would ensure that any bats present on site, are retained at the same population level or better.