

David Leach Ecology Ltd.
Environmental Consultants

Woodley Arms
Reading
Berkshire

Bat Survey

Date: June 2014

Report compiled by D. V. Leach BSc. (Hons), MCIEEM

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1.0 Executive Summary

- **This survey was commissioned to support a planning application to demolish a former public house and redevelop the site.**
- **There were potential access points under hanging tiles around the building and under a few roof tiles.**
- **No bats or signs of bats were found in the roof void or during an external examination of the building which has low potential for bats.**
- **Dusk and a dawn activity survey were undertaken to check that bats are not using the gaps behind and under tiles. No bats were seen or recorded using the building.**

2.0 Introduction.

Client: Richard Burlton
Property Manager
Lainston Woodley Arms LLP
21 Southampton Street,
SOUTHAMPTON,
SO15 2ED

Property Surveyed: Woodley Arms,
Waldeck Street,
Reading,
RG1 2RF

Grid reference: SU 718 724

Dates of Survey: Building inspection 13rd February 2014

Lead Surveyor: David Leach BSc (Hon) CBiol. MSB. MCIEEM
(Natural England licenced bat worker).

3.0 Aims of the Survey.

It is proposed to demolish a former public house and redevelop the site: a survey was required to look for the presence of, or potential for, bats.

4.0 Site description.

The property is situated near the center of Reading in a mainly residential area with some commercial properties nearby. The River Kennet runs 300m to the west and there are areas of mature trees and a large lake within 1km to the east. There is good bat foraging habitat within a 1km radius of the site.

5.0 Methodology

5.1 Desk Study

The Natural England Nature on the Map web site was accessed to determine whether there were any nature reserves or protected areas local to the site that would be affected by the proposed works.

If signs or potential for protected species was found then a National Biodiversity Network's Gateway data search was also undertaken to look for records of bats in the area around the site within the last 10 years.

5.2 Site Survey

This looked at the external and internal areas of the building and followed guidelines set out in the BCT Bat Survey Guidelines 2nd ed. (Hundt. L. 2012) and the JNCC Bat Workers' Manual (Mitchell-Jones A. J). The presence of bats or signs of bats and possible entry points into the building was looked for.

Equipment used included 3.8m telescopic ladder, Leica 8x42 binoculars, digital camera, head torch and Clulite CB2 high powered torches, See snake inspection camera.

External signs of bats or potential use by bats were looked for. These included:-

- Bat droppings on walls, floors, window cills and in covered areas such as porches.
- Gaps in the woodwork of the eaves, soffits, fascias etc. and behind barge boards.
- Gaps in the brickwork and between door and window frames.
- Gaps around lead flashing on the roof.
- Gaps in the roof due to loose, slipped or missing tiles.
- Urine stains or grease marks around any gaps mentioned above.

All accessible areas of the internal space were carefully inspected for bats (live or dead) or signs of bats such as droppings, urine stains, signs of feeding such as moth wings, etc. Cobwebs which indicate no or infrequent use by bats were also looked for.

The site was also surveyed for other protected species following recognized guidelines (IEEM, ARC, BCT and JNCC).

5.3 Activity Surveys

Emergence and re-entry activity surveys were carried out following guidelines set out in the BCT Bat Survey Guidelines 2nd ed. (Hundt L (2012) and the JNCC Bat Workers' Manual (Mitchell-Jones A. J).

Equipment used for the surveys included Batbox Griffin and Elekon Batlogger detectors and a Bressler night scope linked to a MP4 recorder. Any recordings made were analysed using BatSound software. All potential access points were monitored.

6.0 Results.

6.1 Desk Study

- There are no designated sites within a 500m radius of the site that will be affected by the proposed works.
- A data search found the following species recorded in the 10km square around the site.

<i>Barbastella barbastellus</i>	Western Barbastelle
<i>Eptesicus serotinus</i>	Serotine
<i>Myotis</i>	Myotis Bat species
<i>Myotis daubentonii</i>	Daubenton's Bat
<i>Nyctalus noctula</i>	Noctule Bat
<i>Pipistrellus pipistrellus sensu lato</i>	Pipistrelle
<i>Pipistrellus pipistrellus sensu stricto</i>	Common Pipistrelle
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle
<i>Plecotus</i>	Brown Long-eared Bat
<i>Plecotus auritus</i>	Brown Long-eared Bat

6.2 Site Survey

Weather for initial survey: Dry and clear at the time of the survey (09:30)

The external temperature was 10°C.

6.2.1 External survey.

- The building had brick walls and cross-gabled shallow pitched roof with interlocking cement tiles.
- There were two areas of flat roof at the west and south of the building.
- At the north, south and west gables there were areas of hanging tiles which had gaps creating potential roosting/access features.
- There were a few gaps between some of the roof tiles at the back of the building providing potential access points for bats to spaces under the roof tiles.
- There were no gaps around the eaves or barge boards apart from a missing section of eaves overhang at the front of the building.
- There were no potential roosting features in the flat roof areas of the building.

6.2.2 Internal survey.

- The roof void had one main roof void running N-S with a single section running to the west.
- The void was low (<1.2m) and narrow with roof trusses making the void cluttered.
- There was bitumen felt under the roof tiles and the floor of the roof void was covered with a thick layer of fiberglass insulation.
- No bats or signs of bats were found.

6.2.3 Activity Surveys

Date	8 th May 2014	31 st May 2014
Sunset	20:38	-
Sunrise	-	04:54
Start Time	20:30	03:30
End Time	22:15	05:00
Start Temperature	12°C	13°C
End Temperature	11°C	11°C
Cloud	50%	50% clearing to 0%
Wind	No breeze	No breeze
Precipitation	Dry	Dry

Dusk Emergence survey

- No bats were seen to emerge from gaps under roof tiles or from the hanging tiles at the gable end walls.
- No bat activity was recorded in the area by either surveyor.

Dawn re-entry survey.

- No bats were seen to re-enter gaps under roof tiles or behind the hanging tiles at the gable end walls.
- No bat activity was recorded in the area by either surveyor.

7.0 Assessment.

- A number of species of bat have been recorded within 2km of the site in the last 10 years and there is good foraging habitat within 1km of the site.
- No bats were seen in the roof void and there were no obvious access points into the void.
- There is no evidence of a roost within the property.
- There are some potential access points under two roof tiles and behind hanging tiles.
- The tiles at the front of the property are north facing and if bats are using this area it is probably only single male bats. There are also two street lights opposite which would illuminate the tiles at night (this would not discourage pipistrelle bats as they are not disturbed by lighting as some species of bats are).
- The hanging tiles on the south wall were inspected but no droppings or grease marks etc. were seen.
- The hanging tiles on the west wall did not show signs of bat activity.
- There were no signs that the building does hold a bat roost but there are a few potential access points and roost areas. The building has low potential for bats.
- The surveys were undertaken during the optimum period for bat surveys but no bat activity was recorded near the building during the surveys. It is thought unlikely that the building is used by bats and the proposed demolition will not have a significant effect on the local population of bats.
- As no roost was found in the building a Protected Species Licence is not required for the work.
- No other protected species will be affected by the proposed work.

8.0 Recommendations.

- No further surveys are recommended.

9.0 Limitations.

- A survey of this nature only provides a snapshot of what was found at the time. The absence of protected species at the time of survey does not mean they may not be there in the future.
- If any bats, signs of bats or other protected species are found during construction, work must stop and David Leach or Natural England contacted and who will advise on how to proceed.

10.0 Appendices

i) Legislation.

Under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way (CroW) Act 2000, all bats have legal protection. In addition any structure which shows signs of use by bats either currently or in the past, for shelter or protection, is classed as a bat roost and both the roost and any bats using it are protected by law which makes it an offence to:

- Intentionally or recklessly kill or injure or take any bat.
- Intentionally or recklessly damage or destroy any bat roost and to obstruct access to that roost.
- Intentionally or recklessly to disturb any bat using a structure as a roost.

Protection is also afforded to bats under the Conservation (Natural Habitats & c.) Regulations 1994 (the Habitats Regulations) Amended 2007

Annex IV lists all bats

Regulation 39 makes it an offence to:

- Deliberately kill or capture a bat.
- Deliberately disturb a bat.
- Damage or destroy a resting place or breeding site of any bat.

If any proposed development would result in the otherwise illegal acts above, a licence must be obtained from Natural England prior to any work being carried out. A licence will only be granted if there is no satisfactory alternative and the authorised action will not be detrimental to the maintenance of the population of the species concerned.

The Wildlife and Countryside Act 1981 (as amended) also protects all reptiles from killing, injury and sale.

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to damage or destroy the nests of birds of breeding birds (with the exception of certain pest species). The bird nesting season is generally defined as being between mid-February and August inclusive although nesting outside of the period is not unusual if conditions are favorable

ii) References

- **Mitchell-Jones A. J. & McLeish, 2004.** *Bat Workers' Manual.* Joint Nature Conservation Committee, Peterborough.
- **Stebbins R.E., 1986.** *Which bat is it?* The Mammal Society and The Vincent Wildlife Trust, London.
- **Natural England and Countryside Council for Wales, 2007.** *Disturbance and protected species: understanding and applying the law in England and Wales. - A view from Natural England and the Countryside Council for Wales.* United Kingdom.
- **Hundt L, 2012** BCT Bat Survey Guidelines 2nd ed. Bat Conservation Trust, London, United Kingdom.
- **English Nature 2004.** *Bat Mitigation Guidelines*

iii) Useful contacts.

Suppliers of Bat Boxes

http://www.nhbs.com/nest_boxes_and_habitats_eqcat_420.html

http://www.arkwildlife.co.uk/Category/0/Wildlife_Habitats~Ark_Environmental~Bat_Habitats.html

http://www.wildlifeshop.co.uk/acatalog/Basic_Products.html

<http://www.thecodestore.co.uk/shop/category/112/eco2-ecological-enhancement/nest-boxes/bats.html>

iv) Photographs

North-east view of the property showing hanging tiles



North west view of the property.



South-east view showing hanging tiles and gap under roof tiles



Gaps around hanging tiles and missing section of eaves (front of building – north aspect)



North gable end of roof void



View of roof void from north gable.



West section of roof void



View of void from west gable wall



David Leach BSc (Hons) CBiol. MSB. MCIEEM.

David is a professional ecologist with over thirty five years' research, fieldwork and consultancy experience in many aspects of ecology.

David is an experienced bat surveyor with competency in activity surveys, bat roost assessments for buildings and trees and the production of reports providing advice on best practice, mitigation and compensation works relating to bats as may be required. David holds a Natural England licence to disturb bats for the purposes of science and education or conservation and has been involved in obtaining a number of European Protected Species licences to permit development works affecting Bats and also Badgers.

David is also experienced in surveying for birds, reptiles and amphibians, Badgers and Phase 1 habitat surveys. He also is a suitably qualified ecologist and has undertaken a number of BREEAM Code for Sustainable Homes assessments.

David is a Chartered Biologist and a full member of the Chartered Institute of Ecology and Environmental Management.



David Leach BSc. (Hons) CBiol. MSB. MCIEEM

Disclaimer.

All reasonable effort has been made to provide accurate information at the time of the survey. However weather conditions and the timing of surveys can affect the results. Some species or signs of that species will only be visible at certain times of the year e.g. the nesting season for birds is usually between March and September. The absence of certain species or signs of use at the time of a survey does not mean that they are not present at other times of the year and does not imply that a species might not use the site at some time in the future.

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