

PRELIMINARY BAT ROOST ASSESSMENT

Site Address

9 Shepherds Lane
Caversham
Reading RG4 7JJ

Client

Sam Amiri

Report Reference

BAT – 2024 - 000001

Prepared by

STM Environmental Consultants Ltd

Date

13/05/2024



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

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2 DOCUMENT CONTROL



PRELIMINARY BAT ROOST ASSESSMENT



Site Address:	9 Shepherds Lane Caversham Reading RG4 7JJ
Prepared for:	Sam Amiri
STM Reference:	BAT – 2024 - 000001
Site Coordinates:	470086, 176683
Version No:	1.0
Date:	13/05/2024
Written & Authorised by:	Simon Makoni (MSc, BSc) Environmental Engineer/Director

3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Sam Amiri (Client).

This survey provides a preliminary view of the likelihood of bats being present based on suitability of the habitats on the site and in the local area.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. Furthermore, STM accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report. Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 9 Shepherds Lane Caversham Reading RG4 7JJ at grid reference 470086, 176683 and has an area of approximately 860m ² .
Land Uses	At the time of writing, the site comprised of a residential dwelling with associated garden space. The main current use in the immediate surrounding area is residential dwellings and associated infrastructure (i.e. roads, parkland) along with scattered trees, hedgerows, arable fields and woodland.
Proposed Development	The development proposal is for refurbishment of the existing dwelling including a side and rear extension.
Results of Database Searches	An Area of Outstanding Natural Beauty (The Chilterns) is located approximately 380m west of the site. A total of 11no. Bat related EPSLs were identified within within a 2km buffer radius search using the MAGIC database.
Evaluations & Recommendations	No evidence of the site being used by bats was found and the existing building was considered to have negligible roosting potential for bats. Although potential bat habitats (i.e. grassland, hedgerows, trees) were observed in the external landscaped areas of the site, these will not be impacted by the proposed development. As such, no further surveys or mitigation are recommended. However, a watching brief should be kept at all times during the development. Should any evidence that bats be discovered during the development, then works should immediately cease and a suitably qualified and licensed bat surveyor should be called in to assess the situation. With regard to habitat enhancement, the installation of bat boxes onto the existing building or surrounding mature trees would provide improved roosting opportunities for bats on the site.

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Royal Borough of Greenwich (Client) to undertake a Preliminary Bat Roost Assessment at a site located at 9 Shepherds Lane Caversham Reading RG4 7JJ (the Site).

5.1 Proposed Development

The development proposal is for refurbishment of the existing building including the construction of a side and rear extension. No external lighting is proposed. The proposed development plans are contained in [Appendix 1](#).

5.2 Aims and Objectives of the Report

The main objectives of this Preliminary Bat Roost Assessment (PBRA) were to determine:

-  The suitability of the building on Site to support a bat roost.
-  Whether building is currently used by bats (indicated by signs of bats or the presence of bats)
-  Whether or not further survey work to determine the presence or absence of a roost or the status of a roost is required.
-  The potential impacts of the proposals on any potential roost present or on bats using the Site.
-  How any impacts might be avoided, mitigated and, or ameliorated.
-  Potential for enhancement of the site for bats and biodiversity.

5.3 Methodology

The study methodology consists of two main stages:

-  Desk Study - a desk-based record search
-  Field survey– an inspection of the buildings and habitat present at the site in order to assess the potential for bat roosts to be present.

5.3.1 Desk Study

The Desk Study was undertaken by collating and reviewing readily available information on potential habitats and species that could be present on and in the vicinity of the site.

The following resources were used to inform the study include the following:

-  2 km review of Government's Multi-Agency Geographic Information for the Countryside1 (MAGIC) website for statutory designated sites with bat qualifying interests and granted EPSL records for bats.
-  An assessment of the surrounding landscape structure using aerial images from Google Earth and OS maps.

5.3.2 Field Survey

A daytime bat inspection was carried out with survey methods following current good practice guidelines published by the Bat Conservation Trust (Collins (ed), 2016). The assessment comprised a visual inspection of the building on site, including any internal areas. Particular attention was paid to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and the attic/roof space.

The location and description of any potential roost features (PRFs) such as holes, crevices or internal voids that could potentially be used by roosting bats were recorded and a search was

made for any evidence of bat presence such as:

-  Droppings.
-  Feeding remains including moth and butterfly wings
-  Staining from urine or oils near crevices or holes or on timber, walls, chimney breasts etc
-  Scratch marks on walls and timber
-  Squeaking or chattering calls.

5.3.3 Suitability Assessment

Features that were surveyed were classified according to the likelihood of bats being present, in line with best practice guidelines (Collins, J. (ed) 2016). As shown in the table below, roost suitability is classified as high, moderate, low and negligible.

Table 1: Classification of Roosting Feature Suitability

Classification	Building or Tree Feature
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, Conditions and surrounding habitat.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation) A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Negligible	Negligible habitat features on site likely to be used by roosting bats.

5.3.4 Survey Limitations

There were no significant limitations to the undertaking of the survey.

6 POLICY AND LEGISLATIVE CONTEXT

6.1 Policy Context

6.1.1 Convention on Biological Diversity

The UK is a signatory to the Convention on Biological Diversity, Nagoya, Japan, 2010 which sets out a conservation plan to protect global biodiversity.

6.1.2 EU Biodiversity Strategy

In March 2010, the European Union (EU) agreed to an EU vision and 2020 mission for biodiversity which had the aims of:

- ensuring that EU biodiversity and the ecosystem services it provides are protected, valued and appropriately restored for biodiversity's intrinsic value and for their essential contribution to human wellbeing and economic prosperity, and so that catastrophic changes caused by the loss of biodiversity are avoided;
- halting the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restore them insofar as is feasible, while stepping up the EU contribution to averting global biodiversity loss.

6.1.3 UK Post-2010 Biodiversity Framework

The framework shows how the work of the four countries making up the UK links with work at a UK level to achieve the targets and the aims of the EU biodiversity strategy.

6.1.4 National Planning Policy Framework

The National Planning Policy Framework (NPPF) states that policies and decisions should be based on up-to date information about the natural environment and that local planning authorities should aim to conserve and enhance biodiversity when determining planning applications (Paragraph 118).

Planning permission should be refused for any development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Any proposed development on land within or outside a Site of Special Scientific Interest (SSSI) that is likely to have an adverse effect on the SSSI (either individually or in combination with other developments) should not normally be permitted unless the benefits of the development clearly outweigh the negative impacts.

If significant harm resulting from development cannot be avoided, developments should be relocated to alternative sites with less harmful impact. If developments are not able to adequately mitigate or compensate for any harm caused, then planning permission should be refused.

The NPPF further directs that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted and any opportunities to incorporate biodiversity in and around developments should be encouraged.

6.2 Legislative Context

There are a number of national and European Acts and Regulations that work to protect endangered species and their habitats. Some of these are summarised and further discussed below.

- Wildlife and Countryside Act 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2010;

The main pieces of legislation in this area are the Wildlife & Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. These are further described below.

6.2.1 The Wildlife & Countryside Act 1981

The Wildlife & Countryside Act 1981 (as amended) is domestic legislation for Great Britain. It consolidates and amends existing national legislation to implement the Convention on the

Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain.

Under the Wildlife and Countryside Act 1981 all birds and Bats, their nests and eggs are protected by law from intentional or reckless killing or disturbance, intentional or reckless obstruction of access to any place of shelter or protection; and/or, selling, offering or exposing for sale, possession or transporting for purpose of sale.

The Act also makes it an offence (subject to exceptions) to intentionally kill, injure or take any wild animal listed on Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. The Act also prohibits certain methods of killing, injuring, or taking wild animals.

In relation to plants, the Act makes it an offence (subject to exceptions) to intentionally pick, uproot or destroy any wild plants listed in Schedule 8 of the Act, or any seed or spore attached to any such wild plant. It is also an offence to sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead Schedule 8 plants, or any part of, or anything derived from, such a plant.

6.2.2 Conservation of Habitats and Species Regulations 2010

The Conservation of Habitats and Species Regulations 2017 transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales.

The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

All species of Bat are fully protected under the Conservation of Habitats and Species Regulations 2010. It is illegal to injure, kill, capture or disturb a Bat. It is also illegal to damage, destroy or obstruct trees, buildings or other places used for roosting, even if Bats are not present.

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at 9 Shepherds Lane Caversham Reading RG4 7JJ at grid reference 470086, 176683 and has an area of approximately 860m². Maps showing the location of the site are presented in Figure 1 below.

Figure 1: Site Location and Aerial Maps



The site lies within the jurisdiction of Reading Borough Council in terms of the planning process.

7.2 Current and Surrounding Land Uses

The site currently comprises a two-storey residential dwelling with associated garden and driveway. There are a number of mature trees and hedgerows present on and along the borders of the site.

A description of current land uses surrounding the boundaries of the site is given below in Table 2 below.

Table 2: Summary of surrounding land uses

Boundary	Land Use Description
Northern	Shepherds Lane/Residential Dwellings\Agricultural Fields
Eastern	Residential Dwellings\Agricultural Fields
Southern	Residential Dwellings
Western	Residential Dwellings

8 SUMMARY OF DESK TOP STUDY FINDINGS

8.1 Designated Sites

An Area of Outstanding Natural Beauty (The Chilterns) is located approximately 380m west of the site. The Chilterns contain an important diversity of habitats ranging from chalk grassland and to the country's most extensive areas of beech woodland.

8.2 Priority Habitats

Based on a review of the MAGIC database, no significant priority habitats of relevance to Bats were identified in the vicinity of the site.

8.3 Landscape

The site's is located in a semi-rural location on the outskirts of Caversham, which is a suburb of Reading. The surrounding landscape consists mainly of residential dwellings and associated infrastructure (i.e. roads, parkland) along with scattered trees, hedgerows, arable fields and woodland. As a whole, the area is considered to have moderate to high potential to provide good quality roosting, foraging and commuting habitat for bats.

8.4 Historical Records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. A total of 11no. EPSLs were identified.

Table 3: Granted EPSLs for bats within 2km of the site.

Case reference of granted application	Species on the licence	Site county of licence	Licence Start Date	Licence End Date
2014-2980-EPS-MIT	C-PIP S-PIP	Berkshire	12/09/2014	01/10/2015
2015-13539-EPS-MIT	C-PIP	Berkshire	02/09/2015	01/09/2016
2015-14137-EPS-MIT	C-PIP S-PIP	Berkshire	16/09/2015	15/09/2020
2015-18560-EPS-MIT	BLE S-PIP	Berkshire	25/01/2016	31/01/2021
EPSM2013-6025	BLE	Berkshire	26/07/2013	31/12/2013
2017-28760-EPS-MIT	BLE C-PIP	Berkshire	09/05/2017	02/05/2022

2017-29064-EPS-MIT	S-PIP	Berkshire	01/09/2017	01/09/2027
2016-27061-EPS-MIT	BLE C-PIP	Berkshire	03/01/2017	03/01/2017
2018-35917-EPS-MIT	C-PIP	Reading	27/06/2018	30/11/2018
2014-3600-EPS-MIT	C-PIP	West Berkshire	29/09/2014	01/10/2019
EPSM2012-4292	C-PIP;S-PIP;BLE	Oxfordshire	18/04/2012	31/10/2014

Species Note: C-PIP - Common pipistrelle; S-PIP - Soprano pipistrelle; BLE - Brown long-eared bat

9 FIELD SURVEY

The Site Walkover was undertaken in daylight on 9th May 2024. The site visit was undertaken by Simon Makoni, Director of STM. Simon has over 30 years of experience working within the environmental regulation and consulting sectors including relevant experience of undertaking ecological risk assessments.

The weather conditions at the time of the survey are shown in the table below.

Table 4: Weather Conditions during field survey

Date	09/05/2024
Temperature	20 -23 °C
Humidity	53%
Cloud Cover	30%
Wind	4.35mph
Rain	None

Photos of the Site taken during the walkover are available in [Appendix 2](#).

9.1 Field Survey Results

The habitats on site were dominated by the residential dwelling structure. The dwelling was surrounded by grassland on all sides. There was a paved driveway which extended from the northern boundary along Shepherds Lane to the dwelling.

The dwelling was noted to be a two storey, mainly brick structure with a dual pitched roof. There was a built in garage located on the front face and a single storey side extension along the western elevation of the building. Although there were parts of the building that required attention (i.e. paint peeling), the building generally appeared to be in a state of good repair.

The building is covered by a dual-pitched roof clad with concrete mix style tiles. The ridge runs north to south. A chimney was present on the roof ridge on the western elevation of the building. No lifted or cracked tiles offering crevice dwelling bats access to roost were observed.

Most of the roofline materials, soffits and barge boards and wall frames were in a good state of repair with few gaps or cracks suitable for bats to access being observed.

All windows and doors were uPVC and close fitting with no gaps in the frames to the brickwork, wall plate or cavity observable.

An inspection of the loft which was present in the roof space was also carried out. It is understood that the loft will not be impacted by the development proposals. The loft void was constructed using modern style timber beams. The underside of the roof was lined with bitumen felt. The roof joists and floor materials were in a good state of repair with little sign of water damage, gaps or tears. When the light was turned off, the roof space was very dark with

only minimal daylight breaking through indicating minimal gaps to the exterior under the tile ends.

No bats or signs (i.e. droppings, feeding remains etc) of bats were observed in the loft space.

There were a number of mature trees within the garden space which looked as though they could potentially provide roosting, foraging and commuting facilities for Bats. However no suitable roosting features were identified in any of these. It is understood that none of the trees will be impacted by the proposals.

9.2 Field Survey Evaluation

No evidence of bats using the dwelling as roosting habitat was found during the survey. Although suitable bat foraging habitat was identified in the vicinity of the site, the dwelling itself is considered to have little potential to support roosting bats. Taking into account the low number of potential bat roosting features and minimal impact of the proposals on the surrounding landscape, no further surveys are considered to be required.

10 CONCLUSIONS AND RECOMMENDATIONS

A Preliminary Bat Roost Assessment was carried out to support a planning application for the refurbishment of the existing residential dwelling including the construction of a side and rear extension. Other than the extensions to the existing building, the development proposal will not impact any of the other external areas of the site.

It was considered that the existing building has negligible roosting potential for bats due to a lack of potential roost features. Furthermore no evidence of the building being used by bats was found. Potential foraging and commuting habitats (i.e. grassland, hedgerows, trees) were observed in the external areas of the site, however these will not be impacted by the proposed development. As such, no further surveys or mitigation are recommended.

However, a watching brief should be kept at all times during the development. Should any evidence that bats be discovered during the development, then works should immediately cease and a suitably qualified and licensed bat surveyor should be called in to assess the situation.

With regard to habitat enhancement, the installation of bat boxes onto the existing building or surrounding mature trees would provide improved roosting opportunities for bats on the site. A minimum of 1no. bat box is recommended. Bat boxes should be positioned on a south-westerly to south-easterly orientation at least 3m from the ground, sheltered from strong winds and exposed to the sun for part of the day.

11 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS



Notes

1. Outer walls are 22cm thick
2. Inner walls are 11.2cm thick
3. Doors are all made of wood
4. External dimensions shown in drawing are from SFS to SFS
5. Internal dimensions shown in drawing are from SFS to SFS
6. Window dimensions shown in drawing are from SFS to SFS
7. Door dimensions shown in drawing are from SFS to SFS

PROPOSED WALL
EXISTING WALL

Prime Phenix

207 Light Box,
111 Power Rd,
Chiswick,
London,
W45PY

0203 871 6000
www.primephenix.com

CLIENT

PRIME PHENIX
SHEPHERDS LANE LTD

PROJECT

9 SHEPHERDS LANE,
CAVERSHAM,
READING,
RG4 7JJ

ISSUED FOR

PLANING APPROVAL

TITLE

GROUND FLOOR PLAN

SCALE

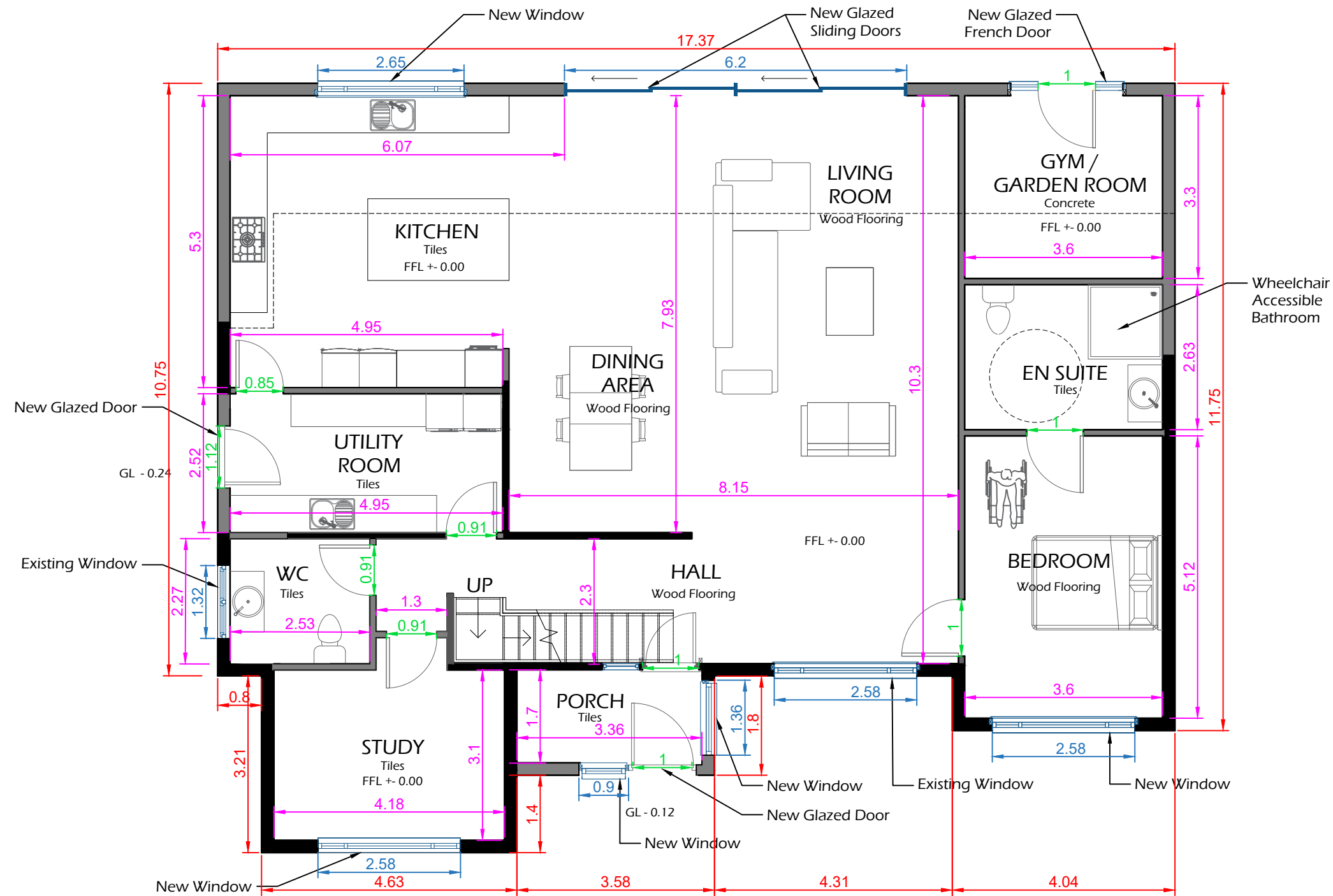
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REVISION

01

DATE

MARCH 2024



PROPOSED GROUND FLOOR PLAN



Notes

1. Outer walls are 22cm thick
2. Inner walls are 11.2cm thick
3. Doors are all made of wood
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- PROPOSED WALL
- EXISTING WALL



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ISSUED FOR

PLANING APPROVAL

TITLE

FIRST FLOOR PLAN

SCALE

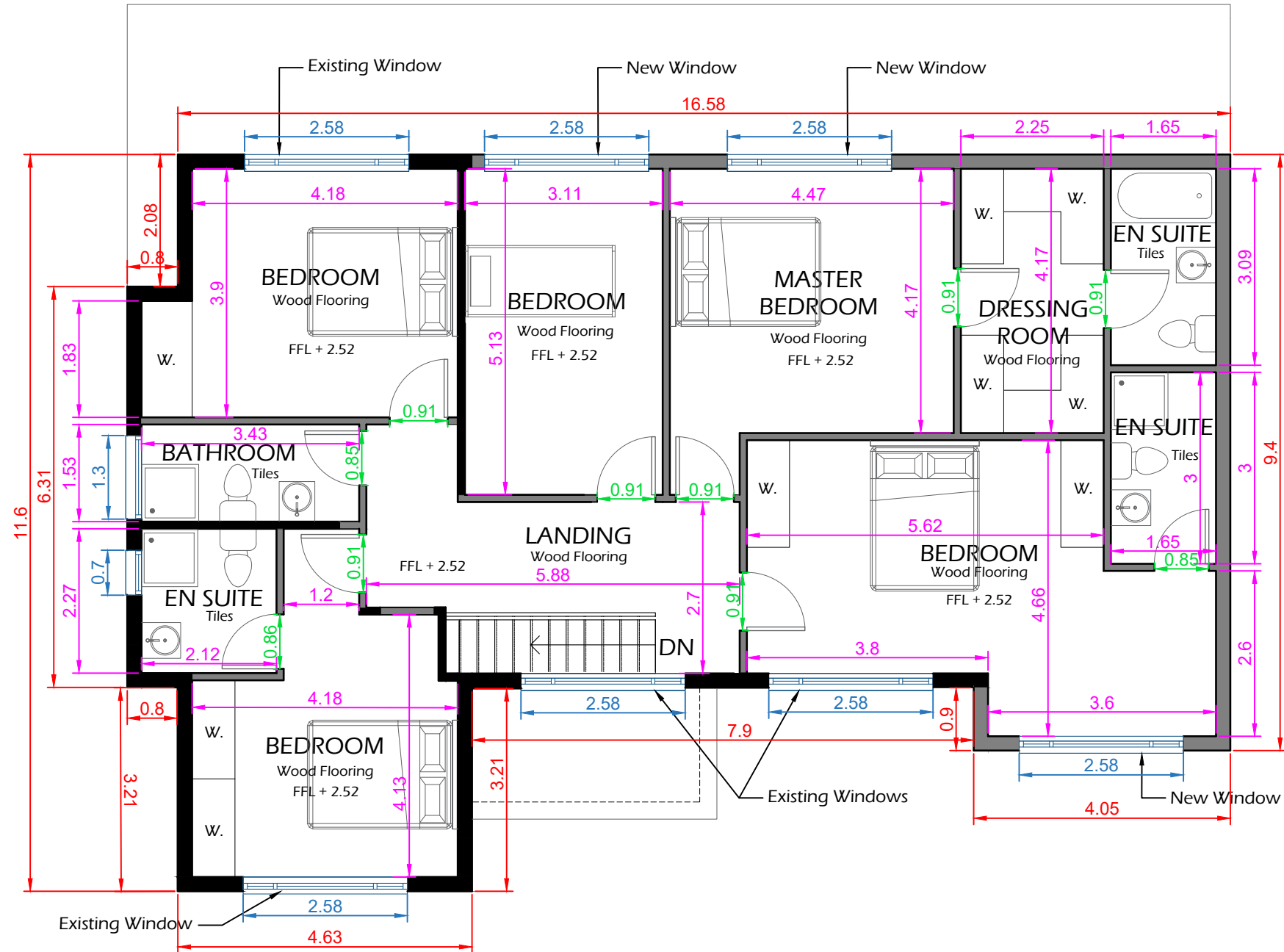
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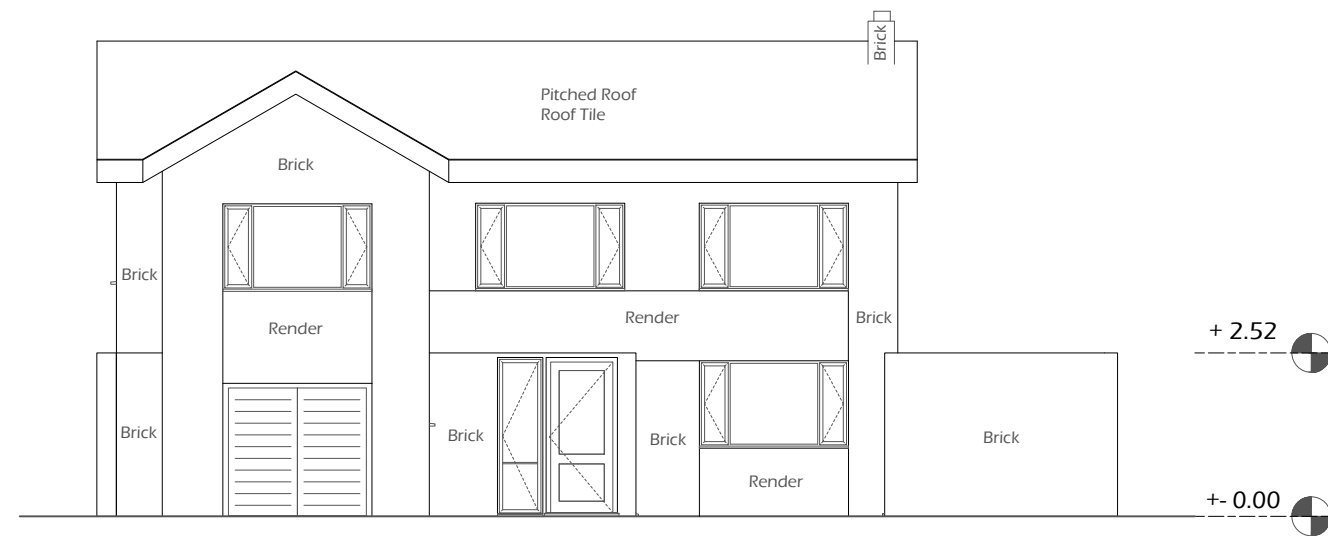
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MARCH 2024

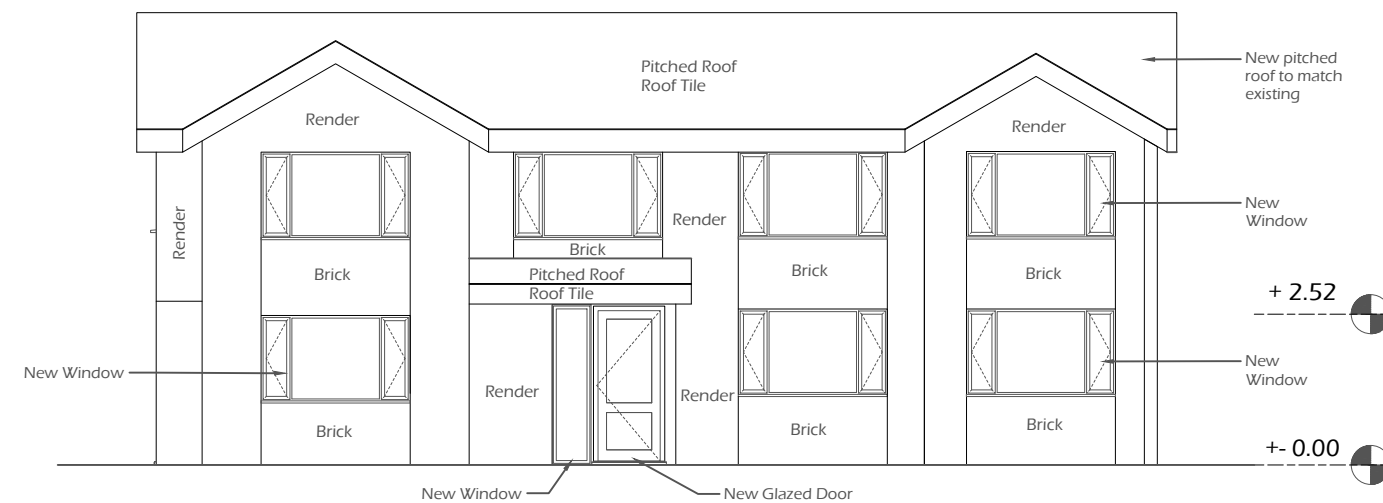


PROPOSED FIRST FLOOR PLAN





EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



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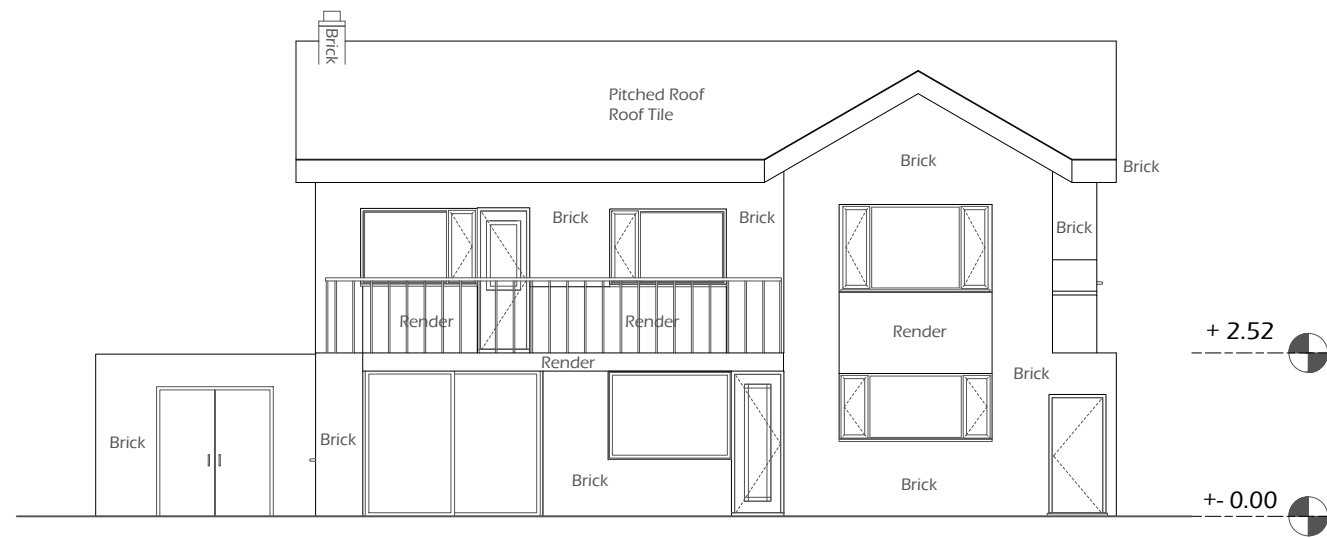
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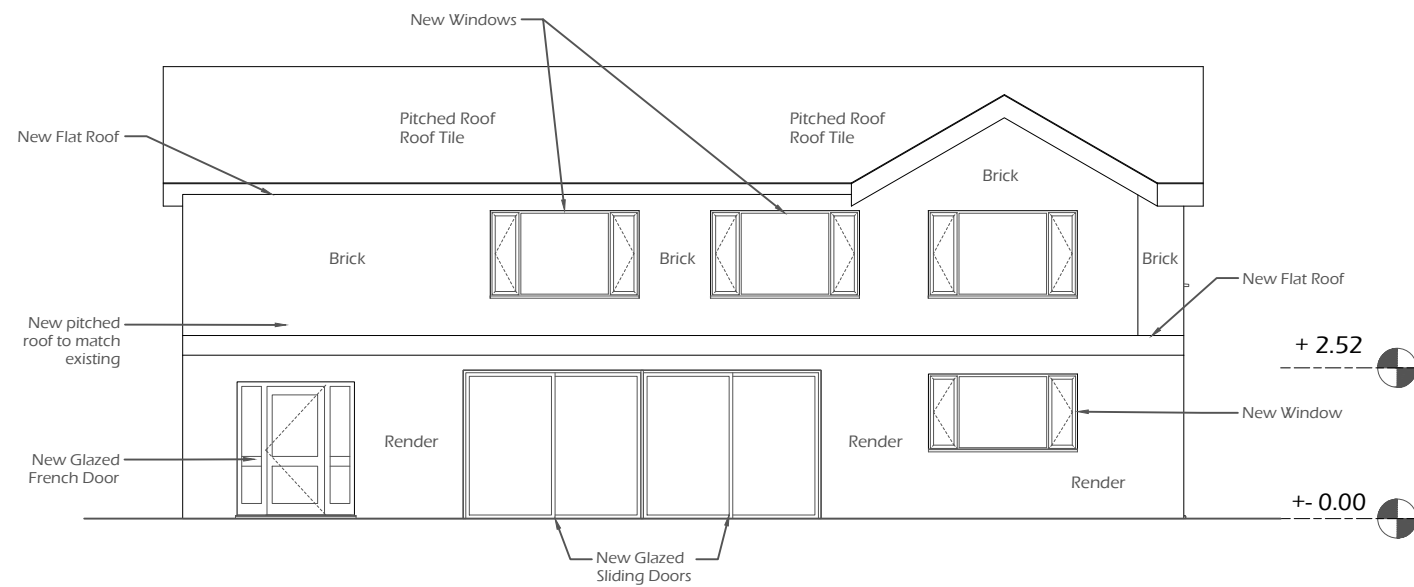
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FRONT ELEVATION

SCALE
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DATE
MARCH 2024



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



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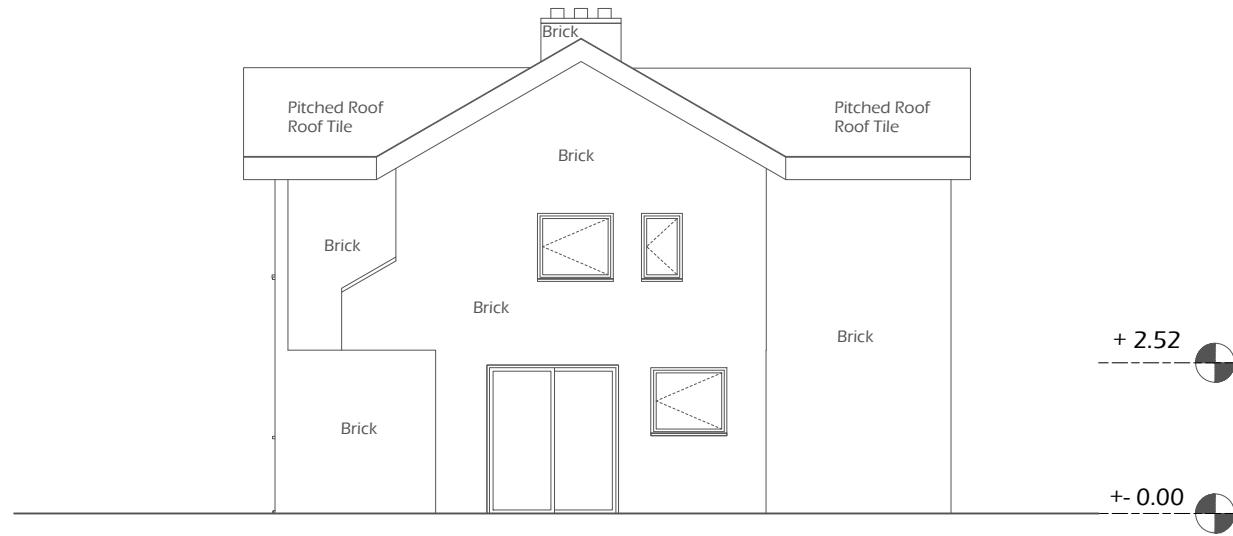
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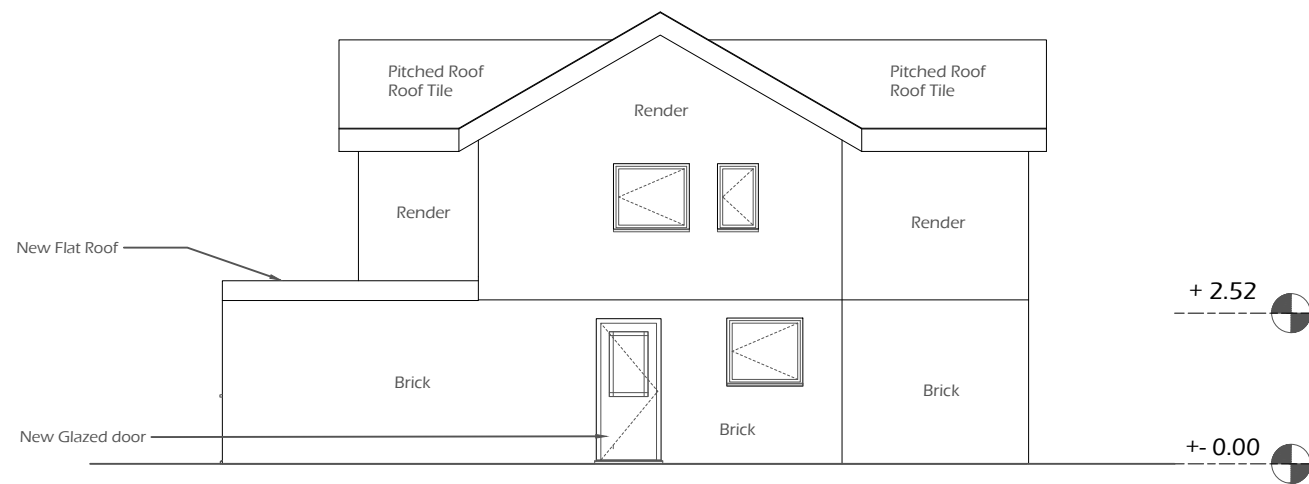
TITLE
REAR ELEVATION

SCALE
1: 150 @A3

DATE
MARCH 2024



EXISTING SIDE ELEVATION A



PROPOSED SIDE ELEVATION A



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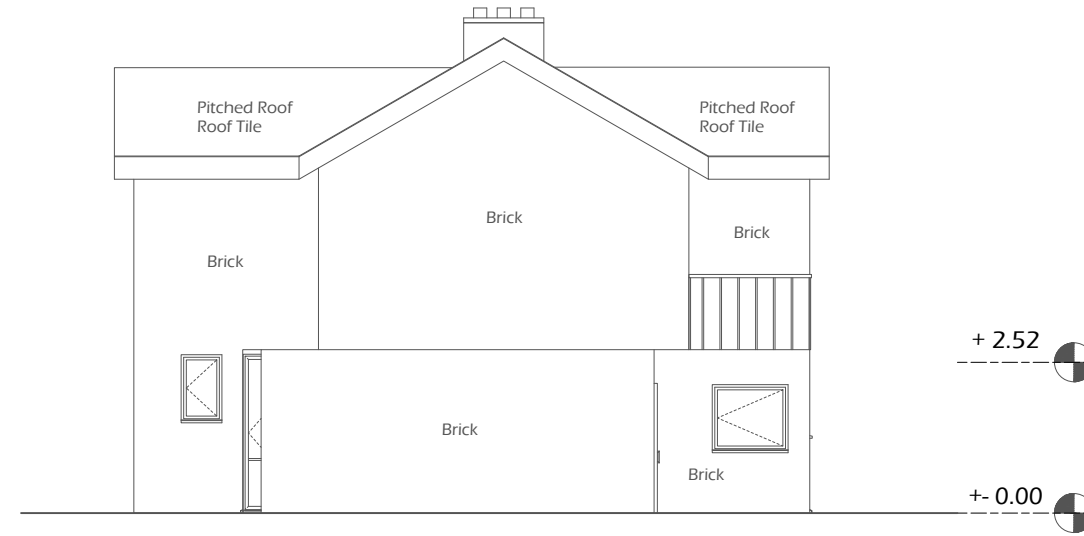
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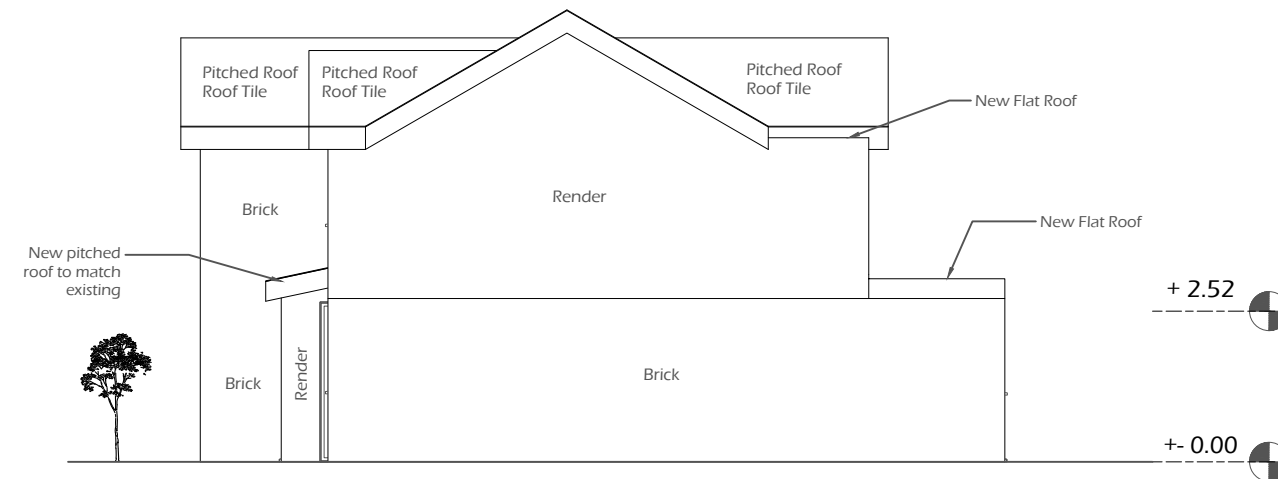
TITLE
SIDE ELEVATION A

SCALE
1: 150 @A3

DATE
MARCH 2024



EXISTING SIDE ELEVATION B



PROPOSED SIDE ELEVATION B



PLANING



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TITLE
SIDE ELEVATION B

SCALE
1: 150 @A3

DATE
MARCH 2024

12 APPENDIX 2 – SITE PHOTOGRAPHY



View of front of the house



Entrance to the house



View of front garden



Rear of the property





Views of Loft





View of Garage



View of rear garden



Views of neighbouring properties

