



Preliminary Roost Assessment of 41 South Street, RG1 4QU

29 November 2024

41 South Street, Reading, RG1 4QU

REPORT DETAILS

Site Name: 41 South Street

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EXECUTIVE SUMMARY

The contents of this report detail the findings of a Preliminary Roost Assessment undertaken at 41 South Street, Reading, RG1 4QU. The proposed works will result in the roof being completely removed and replaced to accommodate an additional storey.

The main findings of the survey are detailed as follows:

Feature	Survey Findings	Recommendations
B1	Two inspections of the loft void (November 2023 and November 2024) did not identify the presence of bats or evidence of bats. Potential loft ingress/egress opportunities are highly limited to the south gable apex. B1 presents with one or more features suitable for a small number of roosting crevice-dwelling bats, however, the site is not enclosed by vegetation which could be used as cover for bats entering and exiting a roost, and it is unlikely to be used by roosting bats. A small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. 41 South Street is deemed to offer 'negligible' bat roosting potential.	No further bat survey work is required for this site. The following recommendations have been made, with further details provided in the conclusions of this report: • The building contractors working on the site should be aware of the negligible chance that bats may begin roosting on site at any time. • If bats are discovered during development works, works must be halted, and the advice of a qualified ecologist must be sought. • Any development which takes place should be considerate of bats when implementing any new lighting regimes during the construction and operational phases. • If work must be carried out during bird nesting season, a careful check should be made for any nesting birds before any works take place. If an active bird nest is discovered, an exclusion zone must be put in place (minimum 5m).
Other considerations	The site is located within a wider landscape that provides some foraging and commuting habitat for bats, but ecological connectivity to the site is low. There are two known bat roosts within 265 metres of the site, alongside many more bat records within 5 km of the site.	

1 INTRODUCTION

NatureBureau Ltd was instructed by Tarique Hanif to undertake a Preliminary Roost Assessment (PRA) at 41 South Street, Reading, RG1 4QU (hereafter referred to as 'the site'). The PRA is to inform a planning application for the addition of a fourth storey to the existing three-storey building (B1). This will result in the roof of B1 being completely removed and replaced to accommodate this new storey (hereafter referred to as 'the proposed development'). Elevation plans can be found in the Appendices.

The aim of this PRA is to reassess the status of roosting bats on the site, inclusive of an external roof survey via use of a drone. This information will serve to assess the ecological impact of the proposals and identify any ecological constraints and/or mitigation measures that may be required.

Figure 1: Approximate boundaries of the site (red line) and the building surveyed (yellow line)
(Source: Google Earth, 2020)



2 METHODOLOGY

2.1 Desk Study

Freely available online datasets were searched for licences granted for works involving bats within 5 kilometres (km) of the site, and for records of relevant designated sites within this same radius. Additionally, maps/aerial images were interrogated for features of bat interest.

Open source data was considered suitable for the current project due to the small scale, low impact nature of the proposed development.

Table 1: Summary of resources used during the desk study

Resource	Information assessed
Google Earth	Assessment of the local landscape, with the latest image date from July 2022
Multi-Agency Geographic Information for the Countryside (MAGIC) website ¹	Records of licences issued by Natural England for works affecting bat species within 5 km of the site; any relevant site designations within 5 km of the site; Special Areas of Conservation designated for bat interest within 10 km of the site; Priority Habitats in the local area
Ordnance Survey Maps ²	The presence of water sources that may not be easily viewable on Google Earth

2.2 Preliminary Bat Roost Survey

A PRA was carried out on 17 November 2023. The findings of this survey were that 41 South Street offered low bat roosting potential, owing partly to the fact that the external roof features could not be observed from the ground. The report therefore recommended that the site must undergo an additional (dusk emergence) survey or Precautionary Method of Working procedures to ensure the safety of bats during development. However, in November 2024, the Local Planning Authority stated that they would accept an updated Preliminary Roost Assessment report, in which the roof had been inspected via an elevated platform or via the use of a drone, and no significant bat roosting potential could be identified.

This updated site visit was undertaken on 28 November 2024 between 11:00 and 11:30 hours. The survey was carried out by Kristina Wood.

Kristina Wood is a terrestrial ecologist and Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Kristina holds a Natural England bat Class 1 survey licence registration (licence number available upon request).

The work, analysis and reporting was undertaken in line with CIEEM's Code of Professional Conduct³, the Bat Conservation Trust's Good Practice Guidelines⁴ and other relevant guidelines and legislation as listed in the Appendices of this report.

2.2.1 Built Structures

An assessment was carried out on the existing building, B1 (identified in Figure 1), to determine its potential to support roosting bats. The assessment included an internal and external investigation of structures for signs of bat activity such as droppings, rub or scratch marks, staining at potential roosts and exit holes, live or dead bats, and features potentially suitable for use by roosting bats, such as raised or missing tiles. Particular attention was given to the floor and flat surfaces, window frames and features within the roof space. Features identified as possible bat access points or potential roosting locations were thoroughly searched, where possible, using a powerful torch and binoculars to facilitate the process. A DJI Mini 2 SE drone was used to survey the roof, aiming to identify any lifted, broken or missing tiles which may be of interest to roosting bats.

The suitability of B1 to support bats was rated from no suitability to high suitability/confirmed roost in accordance with Section 4.3 of the Bat Conservation Trust's Good Practice Guidelines, and recommendations for further survey requirements are also taken from Collins (2023). The level of category

¹ [Magic Map Application \(defra.gov.uk\)](https://magic.defra.gov.uk/)

² [Ordnance Survey | See A Better Place](https://www.ordnancesurvey.co.uk/)

³ <https://cieem.net/resource/code-of-conduct/>

⁴ [Bat Survey Guidelines 23](#)

awarded to B1 considers the habitat(s) found within and immediately adjacent to the site and their suitability to be used by foraging or commuting bats.

2.3 Limitations

There were no site-specific limitations.

Bats are highly mobile animals and unpredictable in nature, and as such, they can begin roosting in suitable structures at any time – even within features where no bats or evidence of bats have been previously identified.

The results of this report are valid up to 18 months and/or if the conditions of the site change significantly, as per the Advice Note on the lifespan of ecological reports and surveys produced by CIEEM in 2019⁵.

3 RESULTS

3.1 Desk Studies

The interrogation of online publicly available datasets covered citations of statutory designated sites of importance for bats; bat occurrence records; licences issued for works involving bats; and maps/aerial images for features of interest.

3.1.1 Natural England Protected Species Licences

Within 5 km of the site there are 47 records of licenses issued by Natural England for works affecting bats entered on the MAGIC website. When the search radius was reduced to 2 km, there were nine records of licences issued for common pipistrelle bats *Pipistrellus pipistrellus*, Daubenton's bats *Myotis daubentii*, and soprano pipistrelle bats *Pipistrellus pygmaeus*. The closest records relate to common and soprano pipistrelle bats, with licences issued for works 225 metres (m) south and 265m north of the site in 2016 and 2022 respectively.

3.1.2 Site Designations

The site does not form part of any statutory or non-statutory designated sites (i.e., Local Nature Reserves; Sites of Special Scientific Interest; Special Areas of Conservation), nor does one fall adjacent to the site boundary. There are no statutory designated sites within 2 km of the site.

Within 5 km of the site there are nine Local Nature Reserves (LNRs). Noteworthy features of these LNRs mostly include ancient and deciduous woodland and open water. Ali's Pond LNR (4.2km northeast of the site) and Blundells Copse LNR (4.5km west of the site) both document bats as a feature of the site.

There are no further statutory designated sites within this radius and there are no Special Areas of Conservation designated for bats within 10km of the site.

3.1.3 Other Features of Interest and Considerations

Whilst the nearest Ancient Woodland is approximately 2.8km southwest of the site boundary, there are some small parcels of Deciduous Woodland within 2 km of the site. These parcels (found 1.5km southwest

⁵ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

of the site) are contained within a larger area of Woodpasture and Parkland - a BAP habitat which supports many species of bats.

Although a viewing of Google Earth shows very limited linear connectivity between the site and these Priority Habitats, the presence of records for bat licences issued locally to the site demonstrate that there is ecological connectivity. This connectivity could be provided by the River Kennet, which is located just 165m north – alongside the scattered hedgerows and treelines set within the high-density residential and industrial landscape around the site.

Figure 3: Imagery showing the site (in red) in relation to the surrounding landscape
(Source: Google Maps, 2022)



Interrogation of the Ordnance Survey Map does not reveal any further water sources in the local area, or any additional features of interest for bats, other than some churches approximately 200m east of the site.

3.2 Preliminary Bat Roost Survey

A daytime site visit was undertaken on 28 November 2024. At the time of the survey the temperature was 4°C in bright and clear conditions.

3.2.1 Structure B1 (subject to proposed upward extension)

B1 comprises a detached masonry three-storey residential dwelling with a simple pitched roof covered in machine-made concrete tiles. B1 has overhanging eaves with wooden soffits.

Internally, B1 presents a large open loft space with typical A-frame rafters. The north gable end comprises brick, whilst the south gable end comprises timber cladding. Mineral rock wool insulation lines the floor.

Figure 4: Open loft space showing timber cladding to the south and brick to the north



During November 2023, the roof membrane was found to be in good condition with only a few tears visible throughout the loft space. Careful inspection of the floor insulation and cobwebs within the loft revealed no bat droppings, staining, insect feeding remains or other indications of bat presence. Potential bat ingress/egress points were limited to the few membrane tears and the gable apex on the south side, where a small amount of light could be seen entering. During November 2024, an updated inspection showed that no changes have been made, and the loft conditions and features remain the same as previously noted. No bats or evidence of bats could be found.

Figure 5: A tear in the roofing membrane and light entering through the south gable apex



Externally, the front (south) of B1 comprises rendered brick with overhanging wooden soffits. Overall, the brickwork and soffits appear to be in good condition, although there are gaps present along the lengths of the house where the soffits meet the wall on both the west and east elevations. These gaps could be suitable for crevice-dwelling bats.

Figure 6: Gap between the soffit and the wall on the west elevation, highlighted in red



Using a drone, it was possible to undertake a close survey of the external roof.

From the ground, inspection of the roof was limited to certain angles. Via viewing with binoculars, the mortar along the gable end ridges was observed to be modern, presenting as very good condition and leaving no opportunity for roosting bats. Using a drone, it was possible to conduct a close survey of both roof aspects. Overall, the roof appeared to be in good condition, covered in a blanket of moss, with no obvious lifted or broken tiles. There were two missing tiles – one roof tile on the east slope, and the outer most ridge tile on the south gable side. This missing ridge tile aligns with the area where light had been seen entering the loft space from inside.

Figure 7: The roof from the south side, showing the missing ridge tile above the gable apex



Figure 8: The missing tile on the east roof slope, highlighted in red



The rear (north) elevation of B1 presents with the same structure and condition as the front (south) elevation described above, albeit with unrendered brickwork and less prominent eaves.

Figure 9: The rear (north) elevation of 41 South Street



During both PRAs (2023 and 2024), no bats or evidence of bats were found at 41 South Street.

3.2.2 Bat Foraging and Commuting Habitat

B1 is not enclosed by habitat like treelines and hedgerows that could provide sufficient cover for bats when leaving a roost. Coupled with the presence of street lighting and the potential light spillage from surrounding buildings, the habitat immediately surrounding 41 South Street is considered very low in terms of interest to commuting and foraging bats.

3.2.3 Nesting Birds

No evidence of nesting birds was recorded on site during the survey, although the survey was not undertaken during the active bird nesting season. Moreover, evidence of bird nesting is not always readily identifiable as evidence of past nesting can disintegrate quickly.

4 EVALUATION

B1 at 41 South Street offers **negligible internal roosting potential for bats**. A full inspection of the loft, on two occasions, found no evidence of bats or historical use by bats, and the potential ingress/egress opportunities for bats are highly limited. Via use of a drone, the most significant potential access point was identified at the apex of the south gable end, where a ridge tile is missing, and light could be seen entering the loft space.

B1 at 41 South Street also offers **negligible external roosting potential for bats**. Overall, the roof was found to be in good condition, with just two missing tiles and no obvious lifted or broken tiles. The brickwork and soffits also appear to be in overall good condition, although there are gaps present along the lengths of the house where the soffits meet the wall on both the west and east elevations.

The negligible potential category therefore considers the overall context of the site, in which B1 is surrounded by low quality bat habitat and is not intimately linked to the bat-suitable habitats described in Section 3.1.3. Moreover, B1 is in a high-density residential street where significant light spillage likely occurs, and there are no ecological features offering cover to bats entering or exiting a roost. This conclusion is in accordance with Collins (2023) where it is observed that there are no obvious habitat features on site **likely to be used by roosting bats**, however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.

4.1 Impact Assessment

The proposed works involve the removal of all roof tiles and associated roof features on B1. Due to the negligible bat roosting potential within the structure to be impacted, there are no foreseen impacts on roosting bats, and the proposed works will be highly unlikely to cause disturbance, injury or death to bats, nor result in the destruction of a bat roost and/or block bats from accessing their roost.

However, the site is located within a wider landscape that provides some valuable foraging and commuting habitat for bats. Additionally, there are two known bat roosts within 265 metres of the site, alongside many more bat records within 5 km of the site. This contributes to the 'small element of uncertainty' which comes with the negligible categorisation.

4.2 Recommendations

In accordance with the negligible categorisation, **no further bat survey work is required for this site**. However, the small level of uncertainty outlined above introduces the need for the homeowner and building contractors working on the site to be aware of their responsibilities should bats be discovered at any time. Bats and their roosts are highly protected by law (see Section 5.3). If bats (or any other protected species, or evidence of their presence) are discovered during development works, works must be halted, and the advice of a qualified ecologist must be sought. In this circumstance, additional survey efforts may be required to characterise the types of roosts present, and a derogation licence may also be required to permit the works to impact the roosts. This derogation licence or European Protected Species Mitigation (EPSM) licence is approved and issued by Natural England.

Additionally, due to records of bats near to the site, and the use of established flightpaths by bats, it is recommended that any development which takes place should be considerate of this when implementing any new lighting regimes during the construction and operational phases.

To reduce the likelihood of disturbing bats, during the construction phase there should be no temporary nighttime lighting from sunset to sunrise, and all works must be completed in daylight hours. If emergency lighting is required, it should follow the following specifications:

- Lighting should be directional, facing away from the rear garden/parking, and set using a steep ground-ward angle and on short columns (no higher than 3m);
- Use a lamp no greater than 2000 lumens (150 watts), using light sources that peak higher than 550 nanometres, which avoids the UV, white and blue wavelengths;
- Warm white spectrum LED (<2500 Kelvin) should be used over a cool white spectrum;
- Cowls, hoods, baffles or louvres should be used to avoid light spillage off-site;
- Use of reflective surfaces under the light should be avoided

In addition to the above measures, the following recommendations should be employed to avoid excessive light-spillage post-development:

- Any lighting to the rear (north) of the site should use sensor activated lamps;
- Variable lighting regimes must be utilised to lower lighting levels during periods of reduced human activity (e.g. 22:00-05:30)

4.3 Nesting Birds

During the PRA, no evidence of nesting birds was identified on site. However, if work must be carried out during bird nesting season (mid-March to August inclusive – although it may extend longer depending on local conditions), a careful check should be made for any nesting birds before any works take place. This does not require an ecologist and may be carried out by the contractor.

If an active bird nest is discovered at any time during development works, an exclusion zone must be put in place (minimum 5m), and works must be halted in that area. Breeding birds and their nests are protected by law and all active nests must be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works.

5 APPENDICES

5.1 The current and proposed elevations

Pioneer Designs Ltd., 2023



EXISTING SOUTH STREET ELEVATION



PROPOSED SOUTH STREET ELEVATION



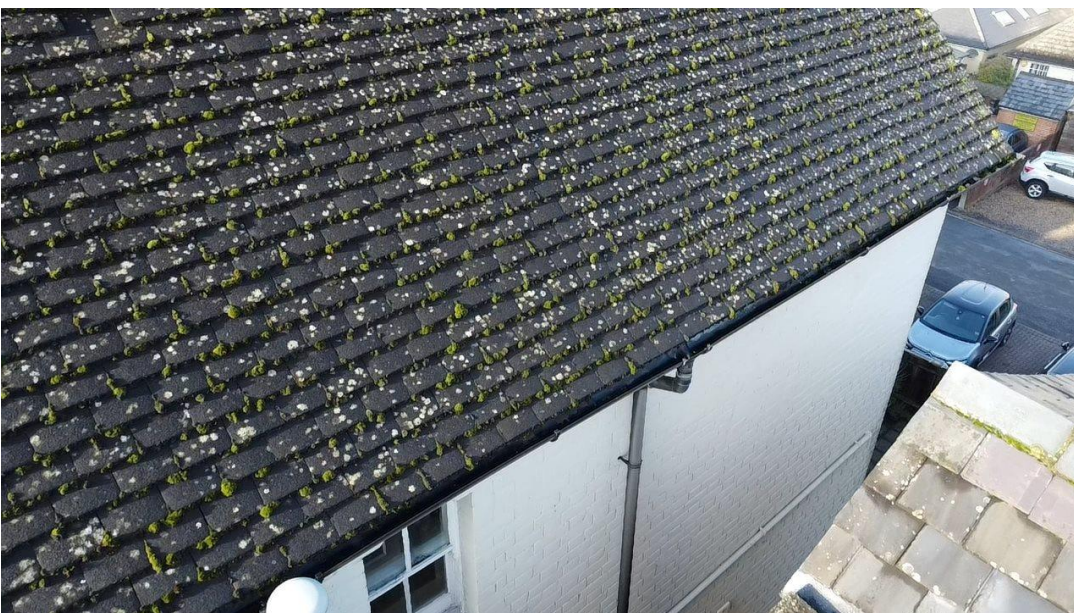
EXISTING REAR ELEVATION

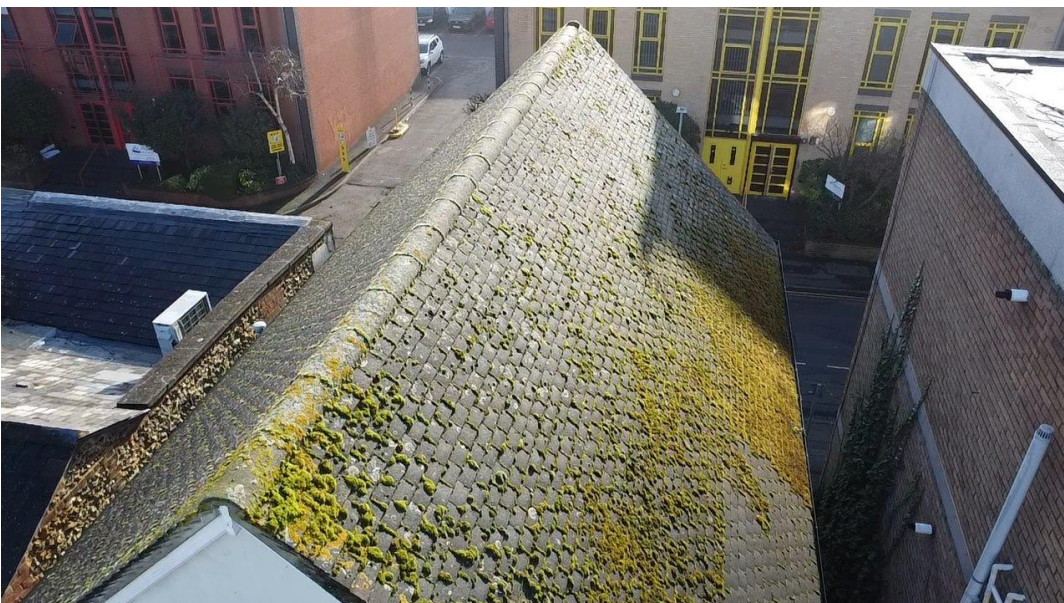


PROPOSED REAR ELEVATION

5.2 Additional drone photos from the Site Visit on 28 November 2024







5.3 Bat Legislation

All species of bats receive special protection under UK law, including the strict species protection provisions of the EU Habitats Directive as implemented in England and Wales by Part 3 of the Conservation of Habitats and Species Regulations 2019 (the “2017 Regulations, amended by the 2019 Regulations due to Britain leaving the EU”), and Part 1 of the Wildlife and Countryside Act 1981 (as amended).

Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended by the 2019 Regulations) makes it illegal to:

- i. Deliberately capture, injure or kill a bat;
- ii. Deliberately disturb bats in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young; or
- iii. Damage or destroy a roost – regardless of whether the action was deliberate or not.

Furthermore, the Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place which is used for shelter or protection, or to damage, destroy or obstruct access to this structure or place.

Eight of the UK bat species are also listed as Priority Species on the UK BAP⁶, highlighting them as species of conservation concern.

5.4 Industry Guidance and Standards

This report has been written with consideration to:

- Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th edition.
- Bat Conservation Trust (2019). National Bat Monitoring Program Annual Report 2019.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Garland, L. & Markham, S. (2008) Is Important Bat Foraging and Commuting Habitat Legally Protected? <http://biodiversitybydesign.co.uk/cmsAdmin/uploads/protection-for-bat-habitat-sep-2007.pdf>

⁶ UK Biodiversity Framework - Biodiversity policy & advocacy - Bat Conservation Trust (bats.org.uk)

- Harris, S. & Yalden, D. (2008). Mammals of the British Isles: Handbook, 4th Edition. The Mammal Society, Southampton.
- Institution of Lighting Professionals (2018). Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the Built Environment Series Publication:
http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting
- Mathews F, and Harrower C. (2020). IUCN – compliant Red List for Britain’s Terrestrial Mammals. Assessment by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough ISBN 978-1-78354-485-1.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary (BS 42020, 2013).

5.5 Planning Policy

National Planning Policy Framework 2021

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; measurable gains in biodiversity in and around developments are incorporated; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the ‘biodiversity duty’. Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of ‘principal importance for the conservation of biodiversity’. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

5.6 Table 4.1 from Bat Surveys for Professional Ecologists: Good Practice Guidelines

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.		
Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure 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 ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.		