

5.0 CONCLUSIONS AND RECOMMENDATIONS

Bats

- 5.1 The building inspection survey undertaken in April 2024 assessed the Field House building to be of High potential to support roosting bats, as per the BCT (2023) guidelines. The structure was found to be in a poor condition and supports a number of PRFs associated with damaged/missing guttering, fascia and soffit boards, potentially allowing bat access to the loft space, under the roof tiles and within the eaves. In addition, the surrounding habitats were considered suitable to support foraging and commuting bats with areas of amenity grassland, woodland and scattered parkland trees.
- 5.2 The proposals include the full demolition the Field House building and annexes to allow for the redevelopment of the site. Further survey work to establish the presence/absence of roosting bats within the building was undertaken between June – August 2024.
- 5.3 The subsequent bat activity surveys identified that the Field House Building supports a Common Pipistrelle non-breeding day roost used by small numbers of bats, considered to be of Site Importance. A bat mitigation licence from Natural England will be required to permit the demolition of the building.
- 5.4 Alternatively a bat ‘low impact’ mitigation class licence could be obtained to permit the demolition of the building instead. The scheme would likely qualify for the use of the class licence based on the presence of a small roost of low conservation interest (Site Importance).
- 5.5 Based on the type and importance of the bat roost present there would be no timing restrictions for the demolition works (building of limited hibernation potential). However, precautionary methods to the works would be required to minimise impacts to roosting bats such as the removal of all roofline features (e.g., edge tiles, fascia and soffits) with the use of hand tools and under direct supervision from a licenced ecologist. All demolition works would have to be completed under a bat licence as set out in 5.3 & 5.4 above. Approval of the demolition application by the local planning authority will be required in order to either submit a licence application to Natural England or the register the scheme under the low impact class licence.
- 5.6 The subsequent planning application for the redevelopment of the site should also include the provision of replacement roosting resources for bats. Based on the current best practice mitigation guidelines and conservation significance of the roost present, the installation of bat boxes onto the new building or retained trees would be considered appropriate compensation. Installation of 2no. bat boxes onto retained trees would be recommended in the short term such that these could be used to transfer any bats found during the supervised demolition works.

Birds

- 5.7 The PRA survey found no evidence to suggest the current or previous use of the building by nesting birds, although an old bird nest was identified within the canopy of tree T15. It is recommended that tree and scrub removal works are undertaken outside the breeding bird season, which typically extends from March – August inclusive. If the works are to be undertaken during the breeding bird season (i.e. between March – August), a prior check of trees, scrub and building for nesting birds will be required - if an active bird nest is found bird, no works can be undertaken until all chicks have fledged and the nest is no longer active.
- 5.8 In order to provide mitigation/enhancements for nesting birds. It is recommended the redevelopment design includes the provision of bird boxes (e.g., House Sparrow terraces) onto the new building design along with boxes for other species (e.g. open-fronted boxes for Robin, Blackbird etc.) on retained trees.

REFERENCES

Bat Conservation Trust (2023) *Bat Surveys for Professional Ecologists – Good Practice Guidelines*. 4th Edition. Bat Conservation Trust, London.

Reason, P.F. and Wray, S. (2023) *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

APPENDIX I SITE LOCATION PLAN



NOTES:

Do Not Scale.

Report all discrepancies, errors and omissions.

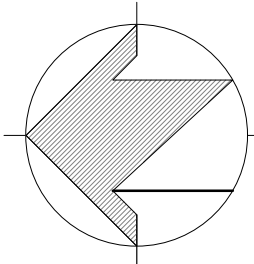
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For all specialist work, see relevant drawings.

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Rev	Date	Description
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BALL HALL LIMITED

Ball Hall

Project Title

Leighton Park School
Shinfield Road
Reading

Drawing Description

Location Plan

Scale
1:1250@A1
Date
January 2024

Drawn by
LB
Checked by

CLAGUE ARCHITECTS

62 Burgate, Canterbury
Kent CT1 2BH
01227 762060

1 Kinsbourne Court, Luton Road,
Harpenden, Hertfordshire AL5 3BL
01582 765102

8, Disney Street
London SE1 1JF
0203 597 6112

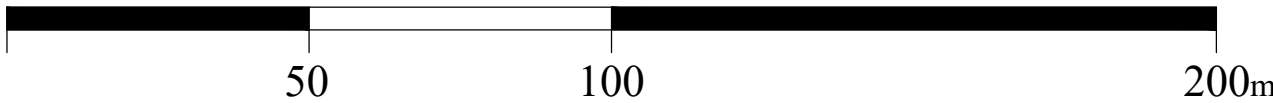
CANTERBURY LONDON HARPENDEN

Drawing Number Revision

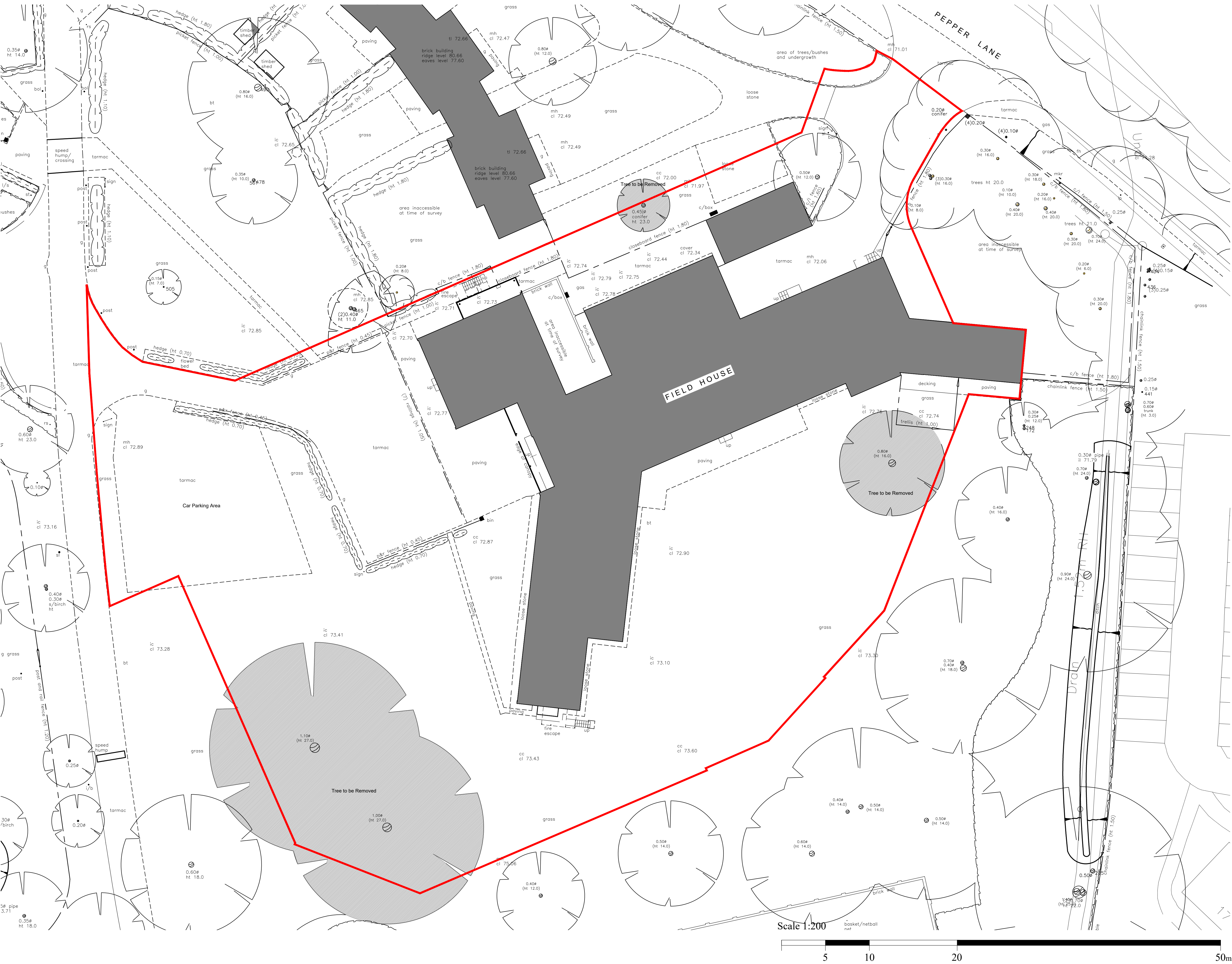
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Scale 1:1250

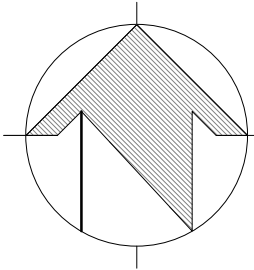


Leighton Park School



NOTES:
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Rev	Date	Description
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Project Title

Leighton Park School
Shinfield Road
Reading

Drawing Description

Existing Site Plan

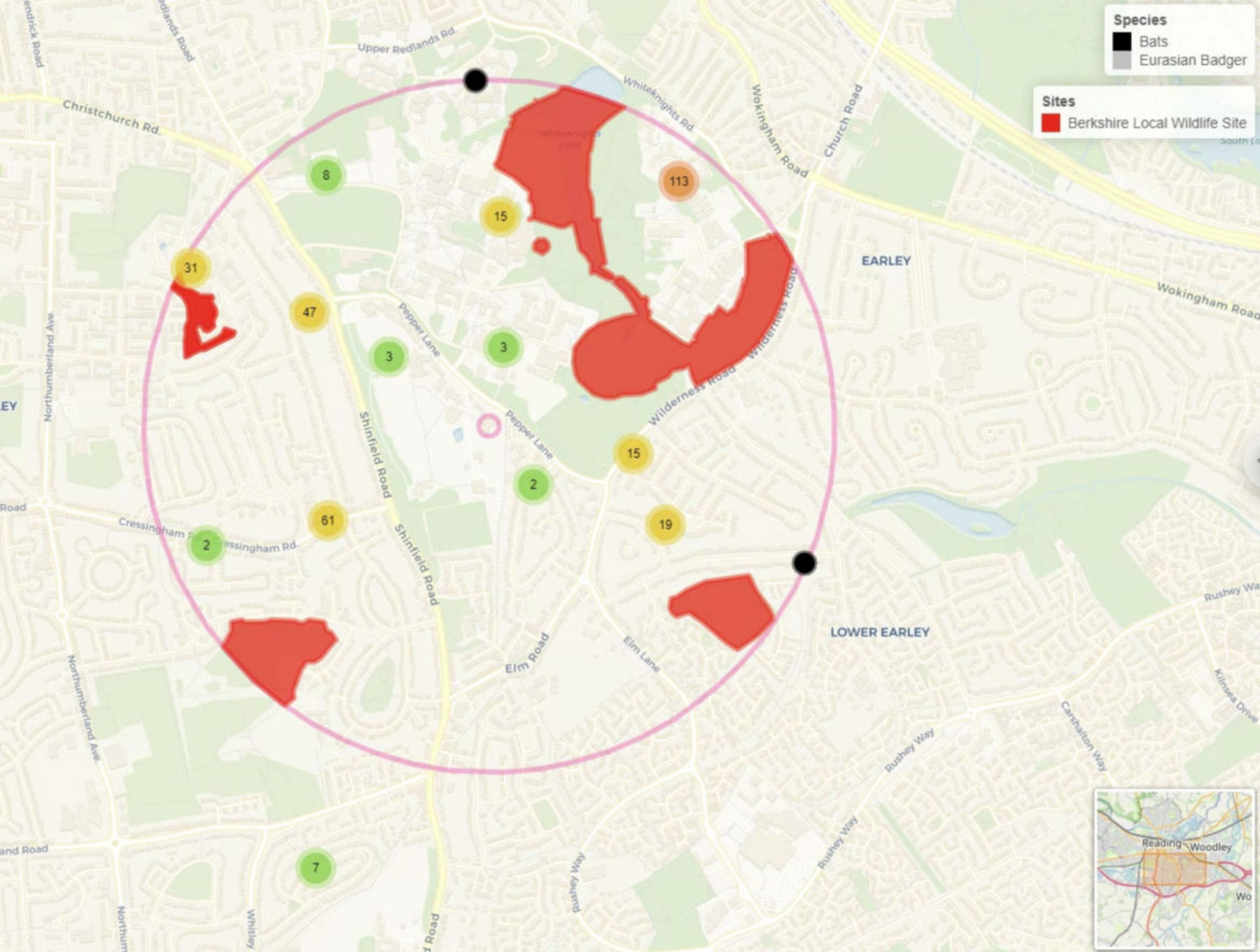
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Date January 2024	Checked by

CLAGUE ARCHITECTS

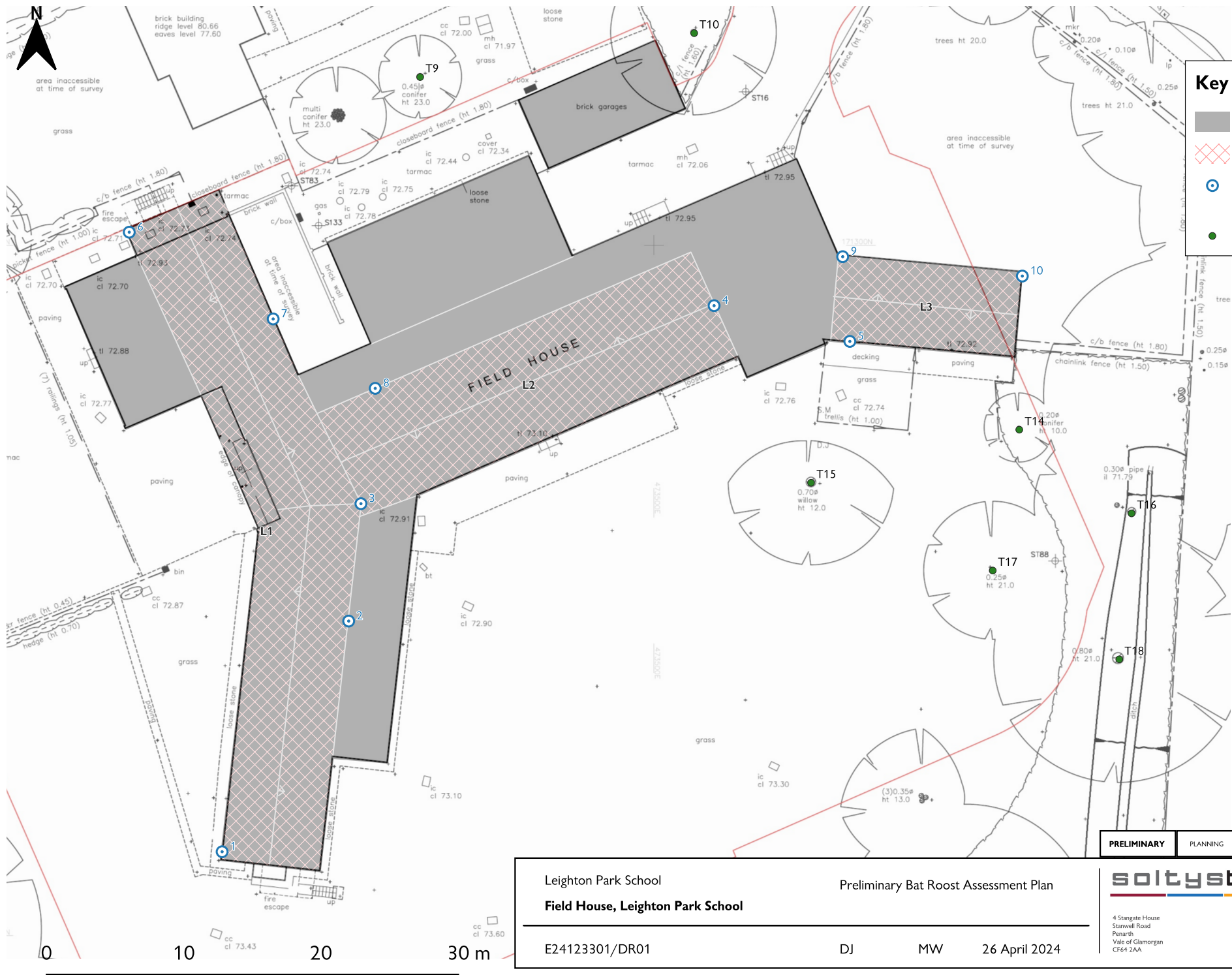
62 Burgate, Canterbury Kent CT1 2BH	01227 762060
1 Kinsbourne Court, Luton Road, Harpenden, Hertfordshire AL5 3BL	01582 765102
8, Disney Street London SE1 1JF	0203 597 6112
CANTERBURY	LONDON
	HARPENDEN

Drawing Number 30774A/02	Revision P1
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APPENDIX II DESK STUDY RESULTS



APPENDIX III POTENTIAL ROOST FEATURES (PRFs) PLAN



Key

Buildings

Loft Space (L1-3)

Potential Bat Roost Features (PRFs)

Individual Trees

Leighton Park School

Preliminary Bat Roost Assessment Plan

Field House, Leighton Park School

E24123301/DR01

DJ

MW

26 April 2024

PRELIMINARY

PLANNING

DESIGN

TENDER

CONSTRUCTION

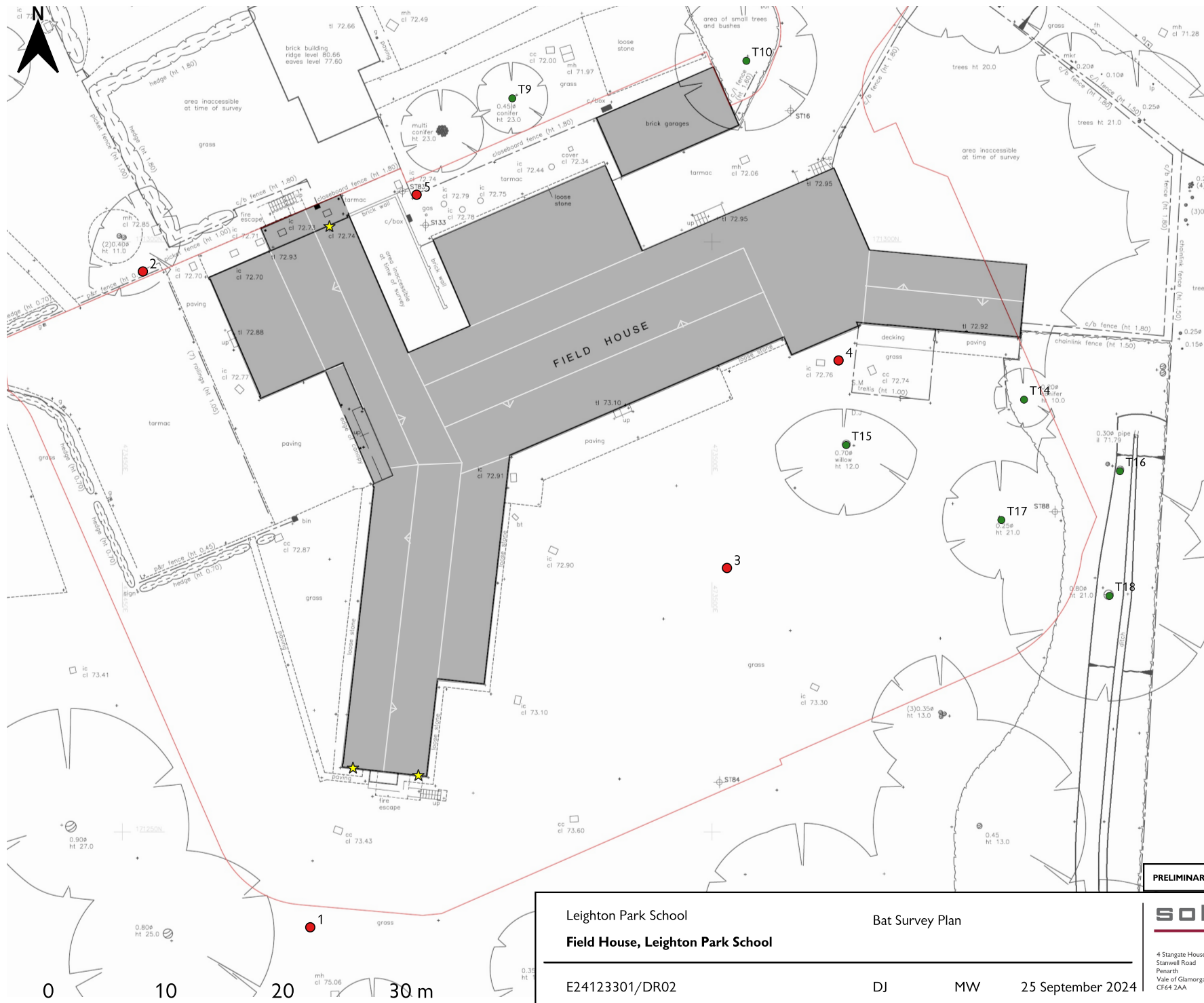
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APPENDIX IV BAT SURVEY PLAN



Key

Buildings

Individual Trees

Surveyor Positions

Bat Roost Locations

Survey visit 1
Surveyors present at positions 1, 2 and 3

Survey visit 2
Surveyors present at positions 1, 2, 3 and 4

Survey visit 3
Surveyors present at positions 1, 2, 3 and 5

Leighton Park School

Bat Survey Plan

Field House, Leighton Park School

E24123301/DR02

DJ MW

25 September 2024

PRELIMINARY

PLANNING

DESIGN

TENDER

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