

18 Church Road, Caversham - Bat Emergence Survey Report

Sundance Construction Ltd

Date: 02/07/2025
Prepared by: Cura Terra Land & Nature
Ref: 24673-V1.0

Report to: Sundance Construction Ltd
Report Title: 18 Church Road, Caversham – Bat Emergence Survey Report

Version: V1.0
Issue Date: July 2025
Report Ref: 24673

Originated By: *Nicole Bell*

Nicole Bell
Consultant Ecologist Date: 18/06/2025

Reviewed By: *A Hellyar*

Alex Hellyar
Principal Ecologist Date: 27/06/2025

Approved By: *E. Hayter*

Eleanor Hayter
Associate Director of Ecology Date: 02/07/2025

Prepared by:
 Cura Terrae Land and Nature, Unit 4, Prisma Park, Berrington Way, Wade Road, Basingstoke, RG24 8GT.
 01256 224 588
 01114 296 0099

Version	Author	Description	Date
V0.1	NB	Initial draft	18/06/2025
V0.2	AH	Quality Assurance (QA) review 1	27/06/2025
V0.3	NB	Amends following QA1	01/07/2025
V0.4	EH	QA2	02/07/2025
V1.0	AH	Final Version for Issue	02/07/2025

The report and the site assessments carried out by Cura Terrae on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by Cura Terrae with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by Cura Terrae taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between Cura Terrae and the client.

Other than that expressly contained in the paragraph above, Cura Terrae provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. Cura Terrae is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, Cura Terrae does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and Cura Terrae disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

Cura Terrae accepts no responsibility for the accuracy of third-party data used in this report.

Contents

Executive Summary	3
1. Introduction	4
1.1 Background.....	4
1.2 Site Habitats	5
1.3 Data Consultation	5
2. Legislation	6
3. Methodology	7
3.1 Bat Emergence Survey	7
3.2 Survey Limitations	8
4. Findings and Evaluation	9
4.1 Survey Results.....	9
5. Assessment and Conclusions.....	10
5.1 Results and Recommendations	10
6. References.....	12
Figure 1: Surveyor Locations.....	13
Appendix 1: Site Photographs	14

Executive Summary

Cura Terrae Land & Nature Ltd (Cura Terrae) (formerly Ecus Ltd) was commissioned by Sundance Construction Ltd to undertake a suite of bat emergence surveys at 18 Church Road, Caversham, RG4 7AD, centred on Ordnance Survey National Grid Reference SU 71029 74790 and hereafter referred to as ‘the Site’.

Proposed works relate to the extension of the property by constructing an additional level on top of the existing extension.

A Preliminary Bat Roost Assessment (PBRA) was undertaken by Cura Terrae (as Ecus) in September 2024 (Ecus Ltd. ‘18 Church Road, Caversham RG4 7AD - Preliminary Bat Roost Assessment V1.0’, report reference 24226, dated October 2024). The Site, which comprises a single two-storey building with a single storey extension at its south-eastern corner (B1) (displayed on Figure 1), was considered to display ‘**High**’ suitability for roosting bats following current good practice guidelines (Collins, 2023).

During the updated PBRA in 2024 **no bat droppings or other evidence of bats was recorded**. The internal inspection conducted during the updated PBRA in September 2024 was appropriately considered as fulfilling one of the three surveys typically required for a building classified as having ‘high’ suitability for roosting bats. The external and internal inspection completed as part of the PBRA (Ecus, 2024) found no evidence of roosting bats.

A total of two bat emergence surveys were undertaken on the 1st and 29th May 2025. **No bat roosts** were identified during the surveys. Therefore, it is considered that roosting bats are likely to be absent from B1 (see Figure 1) during the main bat activity season. Incidental bat activity was observed during the surveys, indicating that bats are active in the local area.

Although the likely absence of bat roosts has been established, the potential for future roosts cannot be entirely ruled out due to the mobile nature of bats and the presence of suitable roosting features on-site. In the unlikely event that any evidence of roosting bats (such as live or dead bats, droppings, feeding remains) is identified or suspected at any time during the proposed extension, works should cease immediately (where safe and practical to do so), and a suitably qualified ecologist should be contacted immediately for further advice.

As roofing works are likely to remove potential roost features from the Site, it is recommended that a minimum of **one bat box** (i.e. Beaumaris Bat Box, or similar) be installed as enhancement for roosting bats. See Section 5.1.5 for more information, including alternative enhancement features that may be incorporated into the new roof design. It is recommended that consideration be given to commuting and foraging bats through the sensitive use of artificial lighting. See Section 5.1.7 for more information.

This assessment is valid for a period of **12 months** from the date of this report. In the event that works do not proceed within this timeframe, it is recommended that an update Preliminary Roost Assessment and bat emergence survey(s) are undertaken to account for any potential changes in the suitability of the buildings for roosting bats.

1. Introduction

1.1 Background

- 1.1.1 Cura Terrae Land & Nature Ltd (Cura Terrae) (formerly Ecus Ltd) was commissioned by Sundance Construction Ltd to undertake a suite of bat emergence surveys at 18 Church Road, Caversham, RG4 7AD, centred on Ordnance Survey National Grid Reference SU 71029 74790 and hereafter referred to as 'the Site'.
- 1.1.2 A Preliminary Bat Roost Assessment (PBRA) was undertaken by Cura Terrae (as Ecus) in September 2024 (Ecus Ltd. *'18 Church Road, Caversham RG4 7AD - Preliminary Bat Roost Assessment V1.0'*, report reference 24226, dated October 2024). The Site comprised a single two-storey building with a single storey extension at its south-eastern corner (B1) (displayed on **Figure 1**). Due to the number and type of Potential Roost Features (PRFs), within the property, the potential overall for roosting bats at B1 was assessed as 'High'. However, it was considered that the building is likely only able to support maternity roosts for crevice-dwelling bats between the roof tiles, with the lining within the loft void being less suitable for bats.
- 1.1.3 A previous PBRA and single emergence survey has been carried out on the property in 2022 by Naturally Wild Ltd (Naturally Wild, 2022). During these surveys a singular dropping attributed to brown long-eared bat was identified within the main roof void of B1. DNA analysis was not undertaken on this dropping; therefore, confirmation of species was unable to be determined.
- 1.1.4 During the updated PBRA in 2024 no bat droppings or other evidence of bats was recorded. The internal inspection conducted during the updated PBRA in September 2024 was appropriately considered as fulfilling one of the three surveys typically required for a building classified as having 'high' suitability for roosting bats. As such it was recommended by Cura Terrae that a total of two nocturnal emergence surveys be carried out between the months of May and August, spaced at least three weeks apart.
- 1.1.5 Proposed works relate to the extension of the property by constructing an additional level on top of the existing extension. This report has been prepared to support a forthcoming planning application.
- 1.1.6 This report details the findings of the bat emergence surveys undertaken in May 2025. Methodologies employed during the survey are described below along with the survey findings. An assessment, evaluation and appropriate mitigation and enhancement measures are included as appropriate.

1.2 Site Habitats

- 1.2.1 The Site comprised a two-story brick-built house with adjoining one-storey extension at its south-eastern aspect and associated vegetated garden to its rear which contained well maintained amenity grassland, scattered trees and ornamental planting. A paved driveway, flanked by an assortment of ornamental shrubs and small trees is situated towards the north of the Site. The River Thames runs parallel to the south of the Site. The site is adjoined by neighbouring houses and associated garden to the west and east.

1.3 Data Consultation

- 1.3.1 The Multi-Agency Geographic Information for the Countryside (MAGIC) website (www.magic.defra.gov.uk) was previously consulted by Ecus Ltd in September 2024 during the PBRA for granted European Protected Species (EPS) mitigation licences for bats within a 2 km radius of the Site.
- 1.3.2 A total of **14 EPS Mitigation Licence** records for bats were returned within 2 km of the Site. The closest of these pertained to licence (2014-1343-EPS-BDX) pertaining to soprano pipistrelle *Pipistrellus pygmaeus*, located approximately 381m east of the Site, dated 01/01/2024 to 30/10/2014 (reason for licence unknown). Full details are provided within the Cura Terrae 'Preliminary Bat Roost Assessment V1.0' report.

2. Legislation

- 2.1.1 All species of bat occurring within the UK are included in Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under regulation 41 bats are protected from deliberate capture, injury or killing, from deliberate disturbance and from deliberate damage or destruction of a breeding site or resting place (roost).
- 2.1.2 All UK bats are also included on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally or recklessly disturb bats while they are occupying a structure or place used for shelter or protection, or to obstruct access to any such place.
- 2.1.3 Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared bat *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* bats are included as species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC).

3. Methodology

3.1 Bat Emergence Survey

- 3.1.1 A total of two bat emergence surveys of B1 (see Figure 1) were undertaken on the 1st and 29th May 2025 following current good practice guidelines (Collins, 2023).
- 3.1.2 Bat presence / likely absence surveys support visual inspections by confirming whether bats are using specific features of a structure, such as access and egress points. They can also detect bat activity in areas that were inaccessible during initial assessments. Additionally, this method enables the recording of echolocation calls, which aids in species identification and helps assess the presence, use, and potential significance of a roost, if one is found.
- 3.1.3 The delivery of the survey was managed and undertaken by experienced bat surveyors positioned to ensure coverage of all aspects of the buildings which displayed suitability for roosting bats.
- 3.1.4 Surveyors used a combination of visual assessment, night vision aids and detection using industry-standard recordable bat detectors. The survey commenced 15 minutes prior to sunset and finished 1.5 hours after sunset. The survey was conducted during a period where the weather conditions were dry, with low winds and temperatures in excess of 10°C.
- 3.1.5 Following interim guidance published by the Bat Conservation Trust (Bat Conservation Trust, 2022) four infrared cameras were used during emergence surveys and were positioned facing towards the building in selected suitable locations for the duration of the survey. These comprised a combination of Canon XA40 and Canon XA45 camcorders, each set on a tripod and each accompanied by one JCHENG SECURITY 12-Led 90° Wide Angle High-Power IR Illuminator and one Tonton LED Wide Angle IR Illuminator, each with an infrared wavelength of 850 nanometers (nm). The infrared cameras were set up prior to the start of the survey and were positioned alongside a surveyor, who monitored the camera throughout the survey to ensure continued functionality of the camera. The data recorded from the cameras was reviewed where confirmed or suspected bat emergences were recorded, and all sound data recorded was analysed.
- 3.1.6 The survey was digitally recorded using both Echo Meter Touch 2 Pros and Anabat Scouts to allow any bat echolocation calls to be analysed using Kaleidoscope Pro sound analysis software, with any species identification confirmed with reference to bat call parameters presented in 'British Bat Calls: A Guide to Species Identification' (Russ, 2021).
- 3.1.7 Survey details are provided in Table 1 below, with surveyor positions illustrated in **Figure 1**.

Table 1: Bat Emergence Survey Details

Date/ Time	Surveyors*	Air Temp. (°C)	General Conditions	Detector Type
01/05/2025 20:11 – 21:56 hrs Sunset: 20:26 hrs	MM, NB, SO, AT	Start: 21 End: 18	Start: Beaufort Wind Scale (BF): 0, 5 oktas (cloud cover), no precipitation End: BF:1, 4 oktas, no precipitation	Anabat Scout x2 Echo Meter Touch 2 Pro x2
29/05/2025 20:53 – 22:38 hrs Sunset: 21:08 hrs	MM, NB, AT, JS	Start: 18 End: 16	Start: BF:2, 3 oktas, no precipitation End: BF:1, 1 okta, no precipitation	Anabat Scout x4

*Surveyors: MM: Molly Mills MSc, NB: Nicole Bell MSc, JS: Jessica Sams, SO: Sophie Odlin BSc (Hons), and AT: Alice Trchalik BSc (Hons).

3.2 Survey Limitations

- 3.2.1 All surveys were undertaken at an appropriate time of year. However, bats are often nomadic and invariably move between roosts, therefore, any bat survey will only provide a snapshot of how bats are using a particular site at that time of survey.

4. Findings and Evaluation

4.1 Survey Results

Emergence Survey 1 – 01/05/2025

- 4.1.1 **No emergences** were identified during the survey.
- 4.1.2 Soprano pipistrelle *Pipistrellus pygmaeus* and common pipistrelle *Pipistrellus pipistrellus* were seen foraging by surveyors located at the north-eastern, south-eastern and south-western aspects of the Site between 20:30 and 21:45.
- 4.1.3 Noctule bats were heard intermittently throughout the survey.

Emergence Survey 2 – 29/05/2025

- 4.1.4 **No emergences** were identified during the survey.
- 4.1.5 Common and soprano pipistrelle were seen by surveyors foraging within the vegetated garden located at the southern aspect of the Site.
- 4.1.6 Noctule bats were heard intermittently throughout the survey.

External and Internal Inspection

- 4.1.7 **No evidence** of bats was recorded during the external and internal building inspection, undertaken by Ecus Ltd (now Cura Terrae) in September 2024. Full details of this survey are available in the PBRA report (Ecus, 2024).

5. Assessment and Conclusions

5.1 Results and Recommendations

Conclusion

- 5.1.1 No bat roosts were identified during the surveys undertaken in 2025. The external and internal inspection completed as part of the PBRA (Ecus, 2024) found no evidence of roosting bats. Therefore, it is considered that roosting bats are likely to be absent from B1 during the main bat activity season.
- 5.1.2 Incidental bat activity was observed during the surveys, indicating that bats are active in the local area. As such, it is recommended that consideration be given to commuting and foraging bats through the sensitive use of artificial lighting.
- 5.1.3 Although the likely absence of bat roosts has been established, the potential for future roosts cannot be entirely ruled out due to the mobile nature of bats and the presence of suitable roosting features on-site, which are considered to offer 'High' suitability for roosting bats.
- 5.1.4 In the unlikely event that any evidence of roosting bats (such as live or dead bats, droppings, feeding remains) is identified or suspected at any time during the proposed extension, works should cease immediately (where safe and practical to do so), and a suitably qualified ecologist should be contacted immediately for further advice. It is likely that the ecologist would need to attend Site before any works recommence to determine how works may proceed legally, which may include the requirement for a mitigation licence issued by Natural England.

Enhancements

- 5.1.5 As roofing works are likely to remove potential roost features from the Site, it is recommended that a minimum of one bat box (i.e. Beaumaris Bat Box (<https://www.wildcare.co.uk/beaumaris-bat-box.html>), or similar) be installed as enhancement for roosting bats. This should be installed on the south/south-western elevation of the proposed extension, facing towards vegetated Site habitats and should be positioned at least 4 m in height (where possible). The box should be situated so that it avoids light spill, i.e., street and security lights.
- 5.1.6 As a more discreet alternative, options such as the Build-In Woodstone Bat Access Panel (<https://www.wildcare.co.uk/10682-build-in-woodstone-bat-access.html>), Bat Access Tiles (<https://www.wildcare.co.uk/habibat-bat-access-tile.html>), or similar products can be used. These features provide bats with access to cavity walls or areas beneath the roof void or roof felt. A case study led by Cura Terrae (formerly Ecus) demonstrates the effectiveness of these measures and can be viewed here: <https://www.ecusltd.co.uk/news/were-working-with-sheffield-city-council-to-protect-bats-as-5000-homes-are-re-roofed>.

Mitigation

- 5.1.7 Bat species in the UK are known to be impacted by artificial lighting. It is recommended that any additional lighting which would be greater than what is currently present at the Site should be designed to avoid light-spill onto new/existing built structures and areas of greenspace (i.e. vegetated garden to rear of property and adjacent River Thames) to safeguard these areas as potential roosting, foraging and commuting resources. Lighting design should follow current guidance from the Bat Conservation Trust 'Bats and Artificial Lighting at Night' (Guidance note 08/23).

Survey Validity

- 5.1.8 This assessment is valid for a period of 12 months from the date of this report. In the event that works do not proceed within this timeframe, it is recommended that an update Preliminary Roost Assessment and bat emergence survey(s) are undertaken to account for any potential changes in the suitability of the buildings for roosting bats.

6. References

- Bat Conservation Trust, Institution of Lighting Professionals (2023). *'Bats and artificial lighting at night'*. BCT, London.
- Collins, J. (2023) *'Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)'*. The Bat Conservation Trust, London.
- Ecus Ltd (2024), *'18 Church Road, Caversham RG4 7AD – Preliminary Bat Roost Assessment V1.0'*, Report Ref: 24226. Ecus Ltd, Basingstoke.
- Institution of Lighting Professionals. (2023). *'Bats and Artificial Lighting at Night'* document reference GN08/23. Available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- Russ, J. (2021). *'Bat Calls of Britian and Europe: A Guide to Species Identification'*. Pelagic Publishing, London. ISBN 9781784272258.

Figure 1: Surveyor Locations



Legend

-  Surveyor Positions
-  B1

0 5 10 m



Revision	Date	Drawn by	Checked by
A	30/06/2025	NB	AH

Drg. Ref.: 24673-ECO-2-A

Scale (A4): 1:357

Appendix 1: Site Photographs



1. 01/05/2025, surveyor position, north-eastern aspect of B1.



2. 01/05/2025, darkest point of survey, north-eastern aspect of B1.



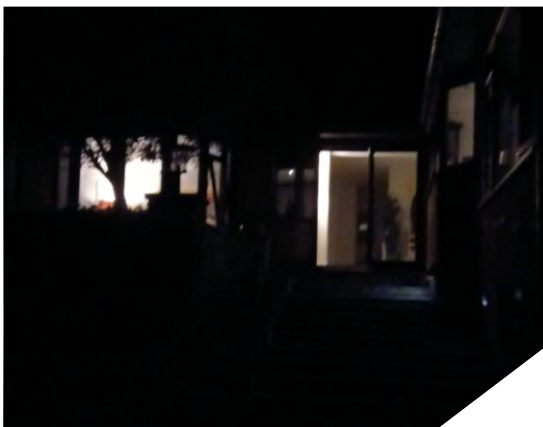
3. 01/05/2025, surveyor position, north-western aspect of B1.



4. 01/05/2025, darkest point of survey, north-western aspect of B1.



5. 01/05/2025, surveyor position, south-eastern aspect of B1.



6. 01/05/2025, darkest point of survey, south-eastern aspect of B1.



7. 01/05/2025, surveyor position, south-western aspect of B1.



8. 01/05/2025, darkest point of survey, south-western aspect of B1.



9. 29/05/2025, surveyor position, north-eastern aspect of B1.



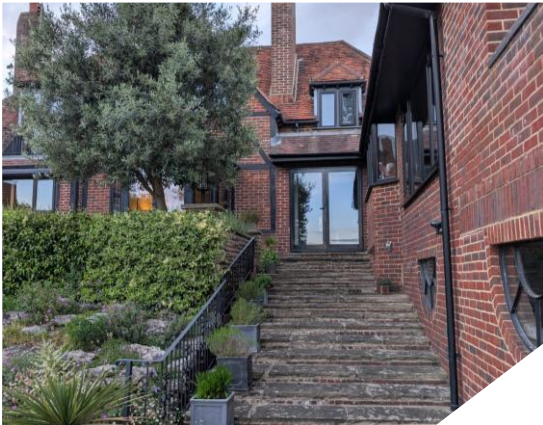
10. 29/05/2025, darkest point of survey, north-eastern aspect of B1.



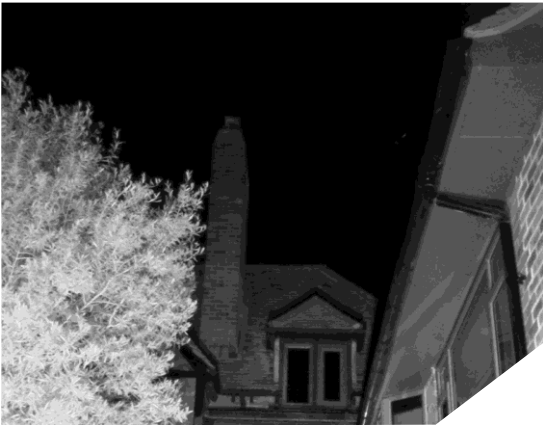
11. 29/05/2025, surveyor position, north-western aspect of B1.



12. 29/05/2025, darkest point of survey, north-western aspect of B1.



13. 29/05/2025, surveyor position, south-eastern aspect of B1.



14. 29/05/2025, darkest point of survey, south-eastern aspect of B1.



15. 29/05/2025, surveyor position, south-western aspect of B1.



16. 29/05/2025, darkest point of survey, south-western aspect of B1.