

Mr & Mrs Purewal
147 Upper Woodcote Road
Caversham
Reading
RG4 7JR

February 19, 2026

Dear Mr & Mrs Purewal

Planning Applications PL/25/1074 & PL/25/1284 at 147 Upper Woodcote Road – Note on bat mitigation works under Natural England Licence

Further to the request for information from Reading Borough Council's planning officer Alison Asimoah by phone and her email of February 16th 2026, regarding the status of the bat mitigation licence - originally issued for approved plans to extend the house at 147 Upper Woodcote Road (PL/23/0726) - in relation to the current planning applications to seek consent for the demolition of the house (part retrospective) (PL/25/1284) and for the construction of a new dwelling (PL/25/1074), I write to set this out as follows:

Following bat emergence surveys completed at 147 Upper Woodcote Road in the summer of 2024 (Bat Emergence Survey R2520_BES_a; dated August 2024), which recorded the presence of a common pipistrelle (*Pipistrellus pipistrellus*) day roost beneath timber cladding the front (east facing) gable end on one occasion, but no other evidence of roosting bats, because the cladding was to be removed as part of the permitted extension i.e. leading to the loss of the roost, I registered the site was registered under the Bat Mitigation Class Licence WML-CL21 and Natural England confirmed registration on May 12th 2025 (see attached confirmation email).

The Class Licence registration permitted the destruction of the bat roost between May 12th and July 31st 2025. In accordance with the licence conditions, a tree-mounted bat box (General Purpose Woodcrete Bat Box) was erected on a tree in the rear garden in advance of work on site on June 17th 2025 as compensation for the roost lost. I subsequently supervised the soft strip of the timber cladding the front gable from a mobile platform on June 17th; bat droppings consistent with the day roost recorded during the surveys, but no bats were present at the time. This work completed the destruction of the roost permitted under the licence registration (see attached licence return).

I understand that the remainder of the house, which showed no signs of roosting bats, has now been demolished, therefore, for the purposes of the current application to seek consent for a new dwelling, these works will have no further impact on roosting bats.

An integrated bat box is proposed for the re-modelled dwelling permitted under PL/23/0726 (as illustrated in Appendix 3 of the Bat Emergence Survey (R2520_BES_a). This feature is listed as an enhancement under the Class Licence registration. The shown location of the bat box remains appropriate for the plans shown in the current new dwelling application, and this should be installed during the new construction once consent is granted.

If further information is required, please feel free to contact me.

Yours sincerely



John Wenman BSc (Hons), MSc, MCIEEM
Registered under Bat Mitigation Class Licence WML-CL21 (registration no. 058)
Enc.

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