

## Report of EPSL Bat Supervision

**Site Address** Springfield Barn, Hatch Gate Lane, Wargrave, RG10 8QD [SSU 80154 80862]  
**Recipient** Magrun Ltd  
**Reference** European Protected Species Mitigation Licence – EPSL – 2025-70769-EPS-MIT  
**Date** 07/05/2025

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### **Background**

An EPSL– 2025-70769-EPS-MIT for Springfield Barn, Hatch Gate Lane, Wargrave, RG10 8QD (hereafter referred to as "the site"), was registered by Natural England on 23/04/2025. The licence was granted in connection with a planning application to Wokingham Borough Council for the proposed erection of a part single part two storey/rear extension (re-build) following the partial demolition of the barn, of which is ancillary to Springfield House, [hereafter referred to as "the works"].

The site underwent a Preliminary Roost Assessment (PRA) in May 2024, and a suite of Bat Emergence Surveys (BERS), completed by Arbtech in August 2024. These surveys identified the following bat roosts on site:

- Common pipistrelle day roost (x1 individual bat) in the barge board on the southeastern elevation.
- Brown long-eared day roost (x1 individual bat) in the loft space with access point from the window on the bottom right side of the northwestern elevation.
- Soprano pipistrelle maternity roost (x8 bats) under the eaves on the northeastern elevation.

For a comprehensive understanding of the site's bat survey history, this file note should be read in conjunction with the previous reports (PRA and BERS, Arbtech Consulting Ltd, 2024).

### **EPSL Supervision - Methodology**

Jamie-Lee Anderson, an Accredited Agent and holder of a Natural England Class 2 bat survey license (Natural England Bat License Number: 2024-12356-CL18-BAT (CL18 Level 2)),

attended the site on the 07/05/2025, prior to the commencement of any licensable works. The weather conditions recorded at the time are shown in Table 1.

*Table 1: Weather conditions during works*

|             |            |
|-------------|------------|
| Date:       | 07/05/2025 |
| Temperature | 11°C       |
| Humidity    | 78%        |
| Cloud Cover | 80%        |
| Wind        | 8mph       |
| Rain        | None       |

### **Bat Boxes**

Prior to the start of works, three bat boxes were installed on three mature trees on site to act as receptor sites for any bats found during the work. The boxes are positioned at a height of approximately 3-5 meters, with clear flight paths for bat access, and are located away from artificial lighting.

### **Toolbox Talk**

A 'toolbox talk' was provided to the contractors, explaining that the work was being carried out under a licence and detailing the species, roost type, and number of bats present. The contractors were informed of their legal responsibilities regarding bats and were instructed on what to do if a bat was found during the work. Mr Alan Magrun is directly undertaking the work and has understood the conditions of the licence.

The ecologist conducted a pre-commencement inspection of the building for any signs of recent bat activity. This included an internal inspection of the interior and a reinspection of the tiles at height. A high-powered lamp was used to examine the floor and flat surfaces in and around the building for secondary signs of bat presence.

With the aid of scaffolding, the roof tiles were lifted gently without sliding to avoid harming any potential roosting bats beneath. The roof liner, timber battens, and undersides of the tiles were thoroughly inspected for bats before being discarded.

### **Results**

No bats were found during the supervised works.

### **Conclusion**

It is anticipated that with the implementation of the above measures, the favourable conservation status of the local bat population will be maintained.

### **Outstanding Actions/Recommendations**

The demolition work is permitted to continue without the need for further supervision. The work will be completed in accordance with the measures outlined in the toolbox talk. If a bat is unexpectedly discovered, work will cease, and Arbtech will be contacted for further advice.

### **Specifications for Mitigation and Compensation**

- Monitoring - On completion of the works, a compliance check will be carried out to ensure all measures included in the licence requirements have been adhered to. This is expected to be in 2026.
- The tree mounted bat boxes will be retained in perpetuity. Vegetation should be maintained to ensure that a clear flight path is retained in front of the boxes, in the form of branch pruning.
- Post development monitoring will be undertaken for the maternity roost in 2026 and 2028.

### **Site Photos:**



Figure 1: Maternity bat box mounted on tree.



Figure 2: Representative photo. 1x crevice and 1x cavity box were mounted in addition to the maternity box.



Figure 3: Roof prior to licensable works.



Figure 4: Roof during the licensable works.



Figure 5: Roof after the licensable works.



Figure 6: The upper most small, pitched clay-clad roof was also stripped under supervision.

## Report Ends

### Author

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