



Bat Mitigation Strategy

Chilterns, Thames Drive

CONTENTS

1.0 INTRODUCTION	3
2.0 MITIGATION.....	6
3.0 CONCLUSIONS	9
4.0 REFERENCES	9

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 INTRODUCTION

- 1.1 The Ecology Partnership was commissioned by Hoban Design to complete a bat mitigation strategy at Chilterns, Thames Drive, Reading, Berkshire, RG10 9TP, hereafter referred to as the 'site' (Figure 1).



Figure 1: Chilterns.

- 1.2 The site (SU76767721) includes the main house and garage with an associated amenity garden. The site is adjacent to the River Thames with residential houses to the south and open grassland to the north and east.
- 1.3 A preliminary roost assessment (Phase 1) was undertaken 17th June 2022 and 12th May 2025 by Jon Denton FRES FLS MCIEEM CEcol and the buildings were considered to have 'high' suitability for roosting bats. As such, the buildings were subject to emergence surveys on 7th July 2022, 21st July 2022, 15th August 2022, 12th May 2025, 2nd June 2025 and 28th June 2025 (Phase 2).

- 1.4 The 2022 surveys recorded three day roosts for single soprano pipistrelle *Pipistrellus pygmaeus* bats in the house and no bats were recorded roosting in the garage (Figure 2).



Figure 2: 2022 Emergence survey - surveyor locations (blue crosses) and soprano pipistrelle emergence locations (red arrows).

- 1.5 The 2025 surveys recorded a single day roost for soprano pipistrelle with a peak count of two emerging (Figure 3). The bats emerged from the south face of the west dormer.

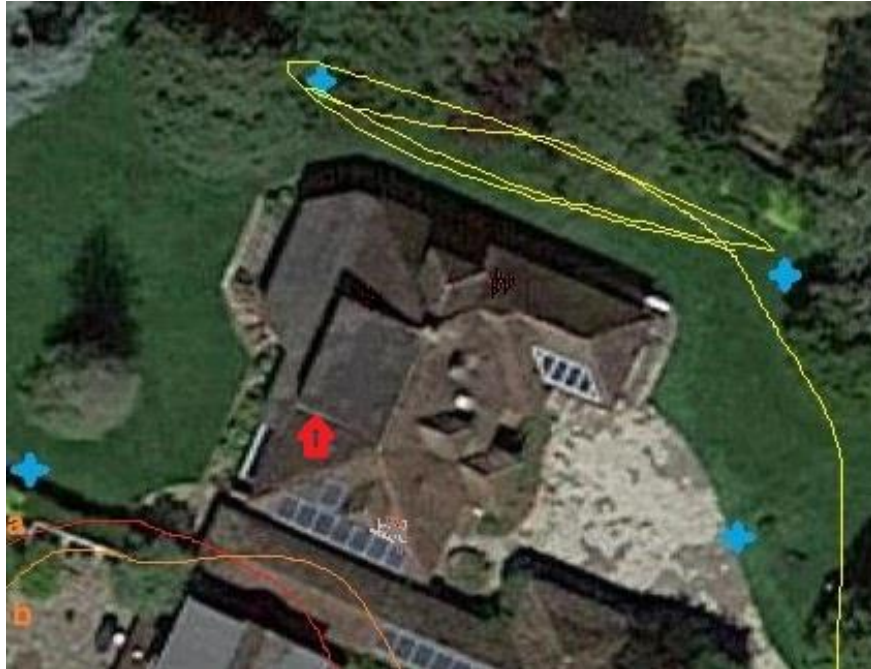


Figure 3: 2025 Emergence survey - surveyor locations (blue crosses) and soprano pipistrelle emergence locations (red arrows).

- 1.6 See Phase 1 and Phase 2 (2022 and 2025) reports for the full survey results.

Proposed Development

- 1.7 The proposed development includes the removal of the existing house and garage for the construction of a new house which will extend into the existing garden.

Legislation

- 1.8 All UK bat species and their roosts are protected by law within The Wildlife and Countryside Act 1981 and the Habitats Directive Annex IV. This means it is a criminal offence to:
- Deliberately capture, injure or kill a bat;
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time;
 - Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
 - Intentionally or recklessly obstruct access to a bat roost.

2.0 MITIGATION

2.1 The 2022 and 2025 surveys recorded multiple soprano pipistrelle day roosts for individual bats in the house. The roost locations are (Figures 2 and 3):

- East face of the northern dormer;
- East face of the southern dormer; and
- Western dormer.
- South face of western dormer.

2.2 Based on the survey results, the building supports a maximum of 2 soprano pipistrelle bats.

Table 1: Summary of bat roosts.

Species	Roost type	Location
Soprano pipistrelle	Day roost for single individuals (2)	Dormers.

Implications for Development

2.3 The proposed development will destroy the soprano pipistrelle roosts, and a low-impact licence from Natural England will be required prior to any work commencing.

2.4 The licence can only be applied for once planning permission has been granted. The licence will be based on survey findings, best practice guidance and the experience of ecologists at The Ecology Partnership.

Maintaining Roost Opportunities

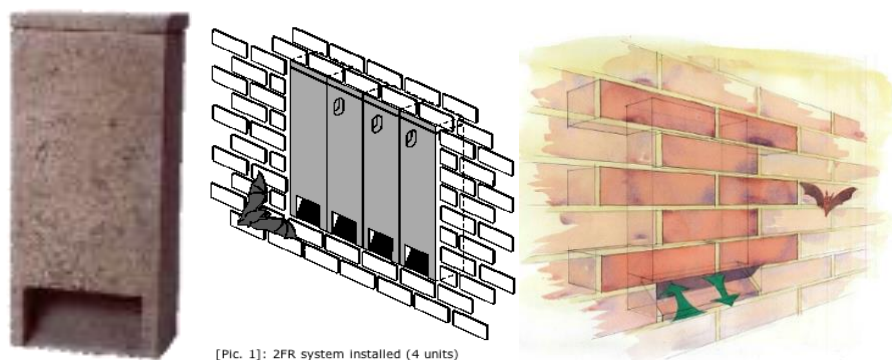
2.5 To mitigate the loss of any roosts, suitable replacement roosts will be required. As a roost replacement, three bat boxes will be installed on nearby suitable trees within the garden. A range of boxes can be used which are designed for different bat species, for example (Figure 4);

- Vivara Pro WoodStone Bat Box – A general purpose bat box that supports a range of species.
- Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles, noctules and brown long-eared bats.



Figure 4: Vivara Pro WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right).

- 2.6 The boxes will ideally be exposed to the sun for most of the day, so southern and western aspects are preferable and should be hung as high as possible (around 5m above ground).
- 2.7 To enhance the local bat population and provide additional roosting opportunities within the site, bat boxes can be integrated into the new development (Figure 5). These provide good opportunities for crevice-dwelling species such as pipistrelles. The opening of the bat box/tube will be the only section visible, and they are designed so that they require little to no maintenance. Several of these tubes can be established in a row together providing a good-sized roost space. The bat tubes should be inserted in the brickwork at least 4m from ground level in a location not illuminated by artificial lighting. Habitat, in association with the Bat Conservation Trust, provides a range of boxes which are unfaced for render or designed to match the brickwork of the building.



[Pic. 1]: 2FR system installed (4 units)

Figure 5: Bat tubes incorporated into the wall of a building to provide roosting space.

Timings

- 2.8 The timing of works must take into consideration the nature of the roosts present. The impacted roost is not considered a hibernation roost. It is recommended that the licence works are undertaken during the active season (March-October).
- 2.9 Prior to work commencing, bat boxes will be erected on the available trees in the immediate area. This means that if any bats are found during work can be gently captured and moved by hand to another appropriate roosting place. Bat boxes provide alternative roosting opportunities throughout the redevelopment of the site so that bats always have a roosting place available to them.
- 2.10 The project will be monitored by a suitably qualified ecologist throughout the whole of the development and will be managed to assess whether the presence of an ecologist is required during some stages of the works.

Outline Mitigation Strategy

- 2.11 An outline mitigation strategy for bats on site is summarised below.
- Prior to any works on site, alternative roosting spaces will be provided in the immediate area through the use of three bat boxes.
 - Before works commence, all contractors on site will be given a tool box talk detailing the sensitive method of works to be followed under the supervision of the ecologist on site.
 - The sensitive removal of tiles will be carried out at a suitable time of the year (March-October) once a full inspection of the building has been completed by a suitably qualified ecologist.
 - Works will only take place if temperatures have not fallen below 5°C for the preceding four nights (where practicable) to avoid encountering bats in torpor.
 - Any bats found during the soft strip process will be gently captured and immediately placed inside a nearby bat box.
 - The project will be closely monitored throughout the redevelopment process by a suitably qualified ecologist and will be managed to assess whether the presence of an ecologist is required during some stages of the work.

- 2.12 Any proposed lighting scheme as part of the development should consider bats in the surrounding area as well as the site. All bat species are nocturnal, resting in dark conditions during the day and emerging at night to feed. Bats are known to be affected by light levels, which can affect both their roosting and foraging behaviour. Recommendations include:
- Installing lighting only if there is a significant need;
 - Using sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics;
 - Directing lighting to where it is needed and avoiding light spillage;
 - Using baffled lighting where light is directed towards the ground and
 - Avoid putting lighting near trees or hedgerows and angling light away from these linear features which are used by commuting and foraging bats.

3.0 CONCLUSIONS

- 3.1 Surveys have revealed that the house supports three soprano pipistrelles roosts for single bats.
- 3.2 The proposed works will impact roosting bats and a low-impact licence from Natural England will be required to undertake works on the house and this can only be applied for once planning permission has been granted. An outline mitigation strategy has been included within this report and the proposed development can ensure that opportunities for roosting bats are retained and enhanced post-development.

4.0 REFERENCES

Collins, J. (ed.), (2023), *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). Bat Conservation Trust, London.

Institution of Lighting Professionals., (ILP - 2018), *Guidance Note 08/18 – Bats and artificial lighting in the UK*. ILP, Rugby.

Lintott, P., & Mathews, F. (2018). *Reviewing the evidence on mitigation strategies for bats in buildings informing best-practice for policy makers and practitioners*.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Wightman, I., (2021). *Design, access and heritage statement for The Malt House*. Ian Wightman
Historic Building Consultants, Petersfield.

Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Eddie Selwyn BSc (Hons) MSc ACIEEM

Principal Ecologist

Date: 31/07/2025