

**Chilterns,
Thames Drive,
Reading,
Berks,
RG10 9TP**

**PHASE 1 BAT SURVEY
(Provisional roost assessment)**

May 2025



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Prepared by

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SUMMARY

This report constitutes a site survey carried out on the 12th May, 2nd and 28th June 2025 and further assessment of the potential impacts to bats arising from the proposed re-development of Chilterns, Thames Drive, Reading, Berks, RG10 9TP

Quality Control

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the *Code of Professional Conduct issued by the Chartered Institute of Ecology and Environmental Management (CIEEM)*. We confirm that the opinions expressed are our true and professional bona fide opinions.

The contents of this report were correct at the time of the site visit. The report is provided for the sole use of the named client and is confidential.

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Summary

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned by the owners to undertake a Daytime Bat Assessment (Phase 1) of Chilterns, Thames Drive, Reading, Berks, RG10 9TP

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023) by Dr.Jonty Denton on 12th May 2025.

The house has numerous dormers with hang-tile facings with gaps into the undertile spaces. There are also enclosed voids which are not accessible.. Therefore, the property has high potential for bats and **a Phase 2 bat survey is recommended.**

INTRODUCTION

Background

I was contracted by the owners to undertake a Phase 1 Daytime Bat assessment at Chilterns, Thames Drive, Reading, Berks, RG10 9TP. This report presents the findings of the survey undertaken on the 12th May 2025; which is aimed at assessing the suitability of the house and grounds to support bats.

Site Setting and Description

Chilterns is a detached two-storey dwelling situated on the south bank of the Thames east of Reading. The oldest part of the house dates to the 1940s with numerous extensions.

The dwelling is situated along a private drive with detached properties with large mature gardens (see figure 1) The land to the east and south is open floodplain pasture included in priority habitats inventory. There are also three blocks of priority habitats deciduous woodland (see figure 2) . There are numerous large trees in the gardens. The area provides good foraging habitat for many bat species.

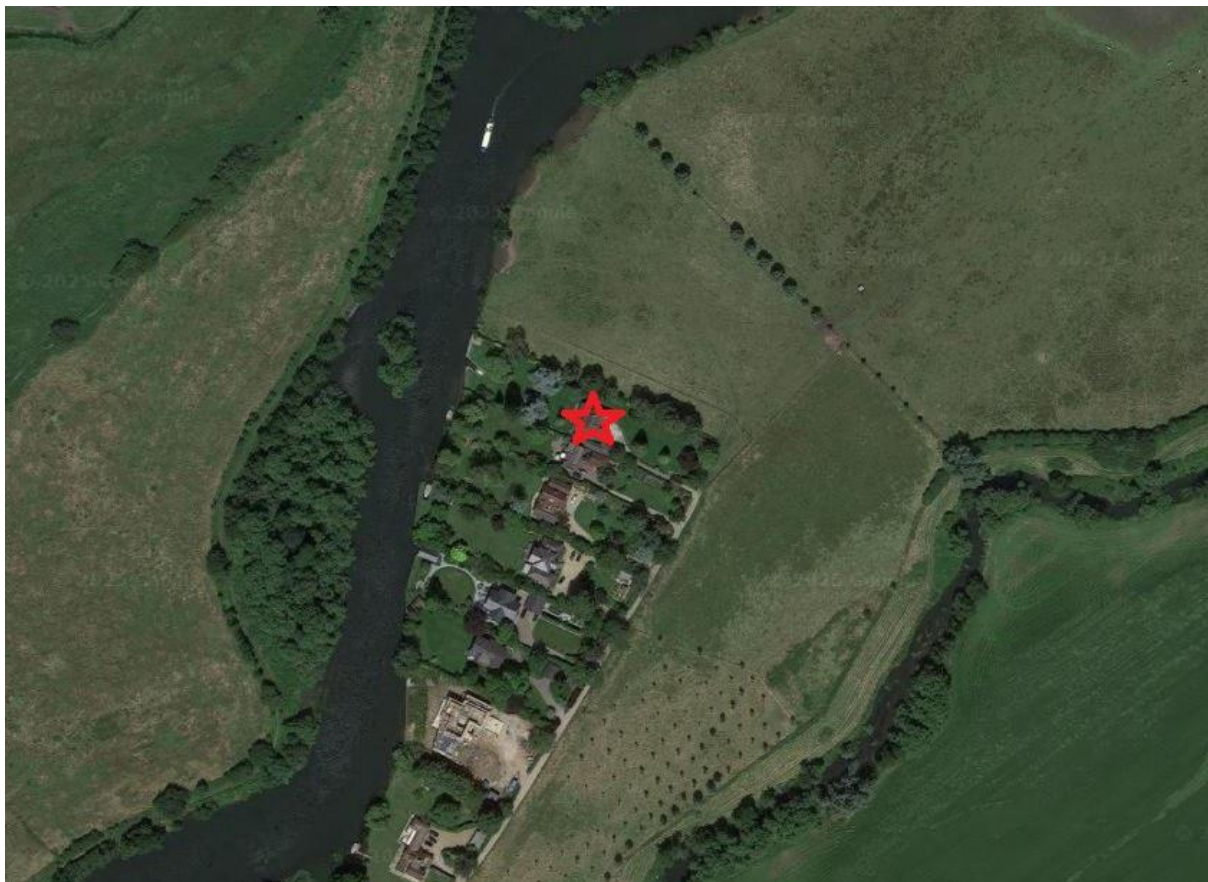


Figure 1. Location of Chilterns. *Courtesy of Google images*

METHODS

Phase 1 Bat Survey Methods

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

The Phase 1 Bat Survey was carried out on the 12th May 2025, and comprised of a daytime walkover of the site, internally and externally, to record evidence of any protected bat species.

Details of the survey methods are given below.

The property was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between wooden cladding, roof tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building was assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2016) *Bat surveys for professional ecologists: Good practice guidelines* 3rd edition).

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence /absence of any bat species and hence the importance of a population at the site, therefore the assessment of value should be considered as provisional.

Where possible, a provisional assessment of potential will be made although this may well require Phase 2 surveys to confirm status.

High Potential- High potential buildings are those that have features highly suitable for use by roosting bats, including gaps around soffits, hanging tiles, extensive roof spaces etc. High potential buildings are often, but not always, buildings of more historic construction. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Medium Potential- Medium potential buildings have a moderate number of features that may be utilised by bats for roosting, these may include loose fascias, roof spaces etc. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

Low Potential- Low potential buildings are those that provide limited bat roosting potential although some features that may be utilised by bats may be present.

Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are extremely unlikely to support roosting bats due to the absence of suitable features. Further Phase 2 surveys are unlikely to be required for buildings with negligible potential.

Phase 1 Survey Equipment

During the Phase 1 survey the surveyor was equipped with 10 x 42 close focus binoculars and a high-powered torch.

RESULTS

Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2010) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time or not. Barbastelle Bats, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat are also UK BAP Priority Species and SPI.



Figure 2. Priority habitats within 500m of Chilterns (Green= deciduous woodland, blue floodplain grassland) Courtesy of Magicmaps

According to the DEFRA's MagicMap, a bat license has been issued for a property 830m to the south.

The house was subject to a full Phase 1 bat survey outlined below.

Building Assessment

The roof has three single pitched dormers (see figures 3-5) with potential openings into the under-tile spaces. The larger dormer on the north-west elevation with a sloping roof has numerous gaps in the hang-tile facings on the sides (See figure 3).



Figure 3. Northern and western elevations looking north-east. Red arrows indicate potential access points into under-tile spaces.



Figure 4. Northern elevation looking east. Red arrows indicate potential access points into under-tile spaces.



Figure 5. Southern elevations looking north-west. Red arrows indicate potential access points into under-tile spaces.

Internal Assessment

The loft of the house is accessible via a hatch on the landing. It is boarded out and has been used for storage. The roof is lined with a thick layer of rockwool insulation. There were a few mouse droppings and a trapped corpse of a wood mouse *Apodemus* spp.

There was no evidence of bat activity.

There are enclosed voids which are not accessible in the dormers and some under-eaves sections.

Garage and workshops

The house is flanked to the south by an elongate single storey garage and workshop with a pitched roof of clay tiles.

EVALUATION, IMPACTS AND RECOMMENDATIONS

Phase 1 Bat Survey

The house has numerous dormers with hang-tile facings with gaps into the undertile spaces. There are also enclosed voids which are not accessible.. Therefore, the property has high potential for bats and **a Phase 2 bat survey is recommended.**

A programme of dusk emergence surveys is recommended to confirm whether bats are still utilising the property. These can be carried out in suitable weather between May and the end of September.

This would entail surrounding the structure with surveyors such that all potential entrance/exit points are covered. The structure is then watched from either 15 minutes before sunset to 2 hours after or 2 hours before dawn to sunrise.

All emerging or re-entering bats are recorded along with their flight path, their species and the time of flight.

An emergence survey would identify:

- Whether bats are present in a structure, the species and number involved
- Entrance and exit points for the roost
- The type of roost
- Actions needed to be taken to ensure legal compliance

References & Bibliography

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

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**PHASE 2 BAT EMERGENCE
SURVEY**

July 2025



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The surveys were conducted at dusk on the 12th May and 2nd and 28th June 2025

Surveyors were stationed to the east viewing the eastern elevations and garage to the north viewing the northern elevations and to the west viewing the western elevations and garage and north and west faces of main dormer. Canon XA40 HD digital camcorders with IR illumination were also employed at each station (see figure 1). Survey commenced 30 minutes before sunset and continued until 90 minutes after sundown. *EchotouchPro*, *Echotouch*, and *Batbox Duet* detectors were employed to monitor and record bat activity.

RESULTS

The nights were all suitable for bats being dry and mild with a minimum temperature of 15°C with bats active on all three visits.

SPECIES ENCOUNTERED

Soprano Pipistrelle

Two emerged on 12th May 2025 from south face of west dormer. No bats emerged on either June visit.

Noctule

Brief high pass on 12th May

CONCLUSIONS

The house supports a single day roost of soprano pipistrelles, with a peak count of two emerging.



Figure 1. Positions of viewers, cameras (blue crosses).

Red arrows indicate emergence points by soprano pipistrelles. (Flight lines in red, orange and yellow)

Aerial photograph courtesy of Google.

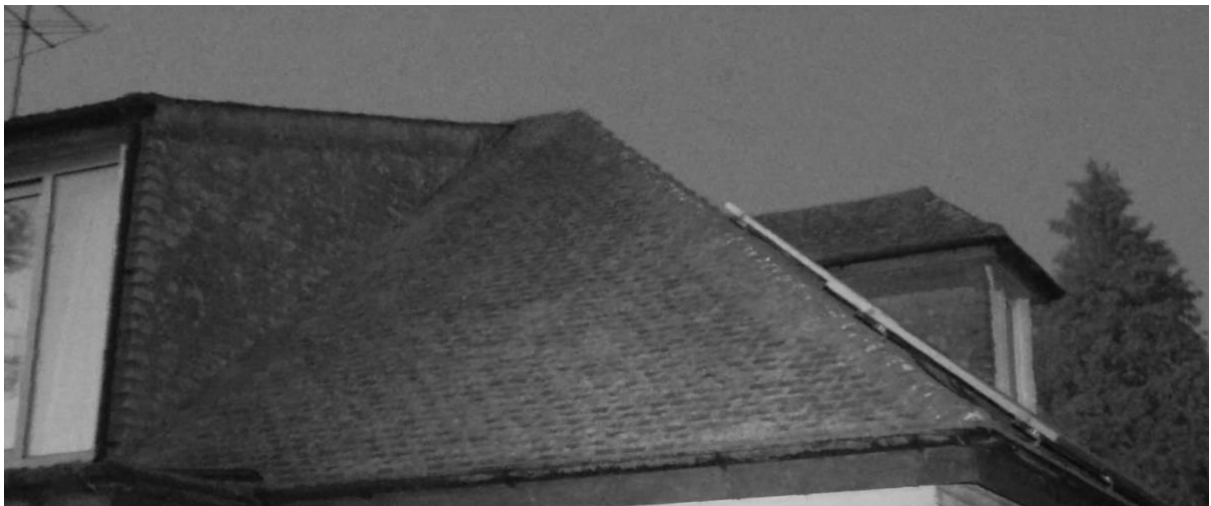
APPENDIX 1. FIELD DATA

12th May 2025

Cloudless sky and no wind. Two soprano pipistrelles emerged from west dormer. Activity quite high with up to three soprano pipistrelles foraging continuously over lawns to north and west of property.

Project		Start time	20.15	Finish	22.15	Temperature	17 C at start 14 C at finish
12 th May 2025	JD RD OH HH			sunset	20.44	Weather 0% cloud beaufort 0	
Bat passes heard							
Station no.	Start time		No.	passes	comments		
E, N	21.01	Soprano pip.	1	1	Flew from south to east of house		
NW	21.11	Soprano pip.	1	1	Emerged from south face of west dormer and flew off SW (see figure 1)		
NW	21.13	Soprano pip.	1	1	Emerged from south face of west dormer and flew off SW(see figure 1)		
NW, NE, SW	21.14-20	Soprano pip.	1-2	10+	Foraging over lawn to north of house		
NW, NE, SW	21.21-9	Soprano pip.	2	5+	Foraging over lawn to north of house		
All	21.33	Noctule	1	1	HNS		
NW, NE	21.30-35	Soprano pip.	2	25+	Foraging over lawn to north of house		
NW, NE, SW	21.36-40	Soprano pip.	1	5+	Foraging over lawn to north of house		
NW, NE, SW	21.41-21.49	Soprano pip.	1	5+	Foraging over lawn to north and west of house		
NW, NE, SW	21.50-55	Soprano pip.	2-3	5+	Foraging over lawn to north and west of house		
NW, NE, SW	21.55-22.00	Soprano pip.	3	5+	Foraging over lawn to north and west of house		
NW, NE, SW	22.01-15	Soprano pip.	3	5+	Foraging over lawn to north and west of house		
NW, NE, SW	22.15-30	Soprano pip.	2-3	100+	HNS		





2nd June 2025

Cloudless sky and no wind. Activity quite high with up to three soprano pipistrelles foraging continuously over lawns to north and west of property.

Project		Start time	20.38	Finish	22.40	Temperature	16 C at start 13C at finish
		2.6.25		sunset	21.10	Weather 0% cloud beaufort 0	
Bat passes heard							
Station no.	Start time		No.	passes	comments		
SE, NE	21.28-29	Soprano pip.	1	6+	Foraging over lawn to east of house		
SW, SE	21.30	Soprano pip.	1	1	Flew in from west and away to north between house and garage (flightline a on figure 1)		
SW, SE	21.31	Soprano pip.	1	1	Flew in from west and away to north north between house and garage (flightline b on figure 1)		
SW, SE	21.34	Soprano pip.	1	1	Flew in from west and away to north(flightline b on figure 1)		
NW, NE, SW	21.35-6	Soprano pip.	2	10+	Foraging over lawn to north and west of house		
NW, NE, SW	21.38-9	Soprano pip.	1	5+	Foraging over lawn to north and west of house		
NW, NE, SW	21.41-2	Soprano pip.	1	5+	Foraging over lawn to north and west of house		
NW, NE, SW	21.48-9	Soprano pip.	1	5+	Foraging over lawn to north and west of house		
NW, NE, SW	21.52-22.00	Soprano pip.	1	5+	Foraging over lawn to north and west of house		
NW, NE, SW	22.01-15	Soprano pip.	2	5+	Foraging over lawn to north and west of house		
NW, NE, SW	22.16-25	Soprano pip.	2	5+	Foraging over lawn to north and west of house		
All	22.27-35	Soprano pip.	2	25+	Foraging over lawn to north and west of house		





28th June 2025

Clear, calm and dry. Activity quite high with up to three soprano pipistrelles foraging continuously over lawns to north and west of property.

Project		Start time	20.50	Finish	22.52	Temperature	17 C at start 15 C at finish
		28.6.25		sunset	21.22	Weather 0% cloud beaufort 0	
Bat passes heard							
Station no.	Start time		No.	passes	comments		
SW, NE	21.46-47	Soprano pip.	1	6+	Foraging over lawn to north of house		
SW, NE	21.48-52	Soprano pip.	3	10+	Foraging over lawn to north of house		
SW, NE	21.54-59	Soprano pip.	2	5+	Foraging over lawn to north of house		
NW, NE, SW	22.01-11	Soprano pip.	2	25+	Foraging over lawn to north and west of house		
NW, NE, SW	22.12-14	Soprano pip.	1	5+	Foraging over lawn to north of house		
NW, NE, SW	22.15-30	Soprano pip.	2-3	30+	Foraging over lawns to north and west of house		



