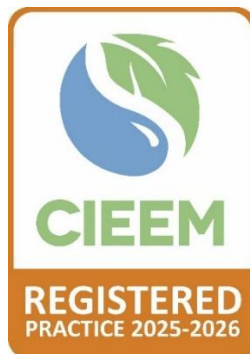


**2 Carina Drive,
Wokingham,
RG40 1EF**

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

APRIL 2025

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Prepared by

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SUMMARY

This report constitutes a site survey carried out on the 1ST April 2025 and further assessment of the potential impacts arising from the proposed re-development of 2 Carina Drive, Wokingham, RG40 1EF (GR:SU827691).

There was no sign of any bat activity in the loft and the roof, soffits and walls are all closed off with no openings. Therefore, the property has negligible potential, and a phase 2 emergence survey is *not* recommended.

INTRODUCTION

This report constitutes a site survey carried out on the 1st April 2025 and further assessment of the potential impacts arising from the proposed re-development of 2 Carina Drive, Wokingham, RG40 1EF (GR:SU827691).

Site Setting and Description

The property is a modern detached house built in 2012 and situated at end of Carina Drive in a suburban setting in Wokingham. It is flanked by other detached dwellings with small mature gardens to the east and south and a balancing pond with tree lined lane to west and north (See figure 1). There are two blocks of woodland included on the priority habitats inventory within 500m (see figure 2). The area supports habitats suitable for common bat species.

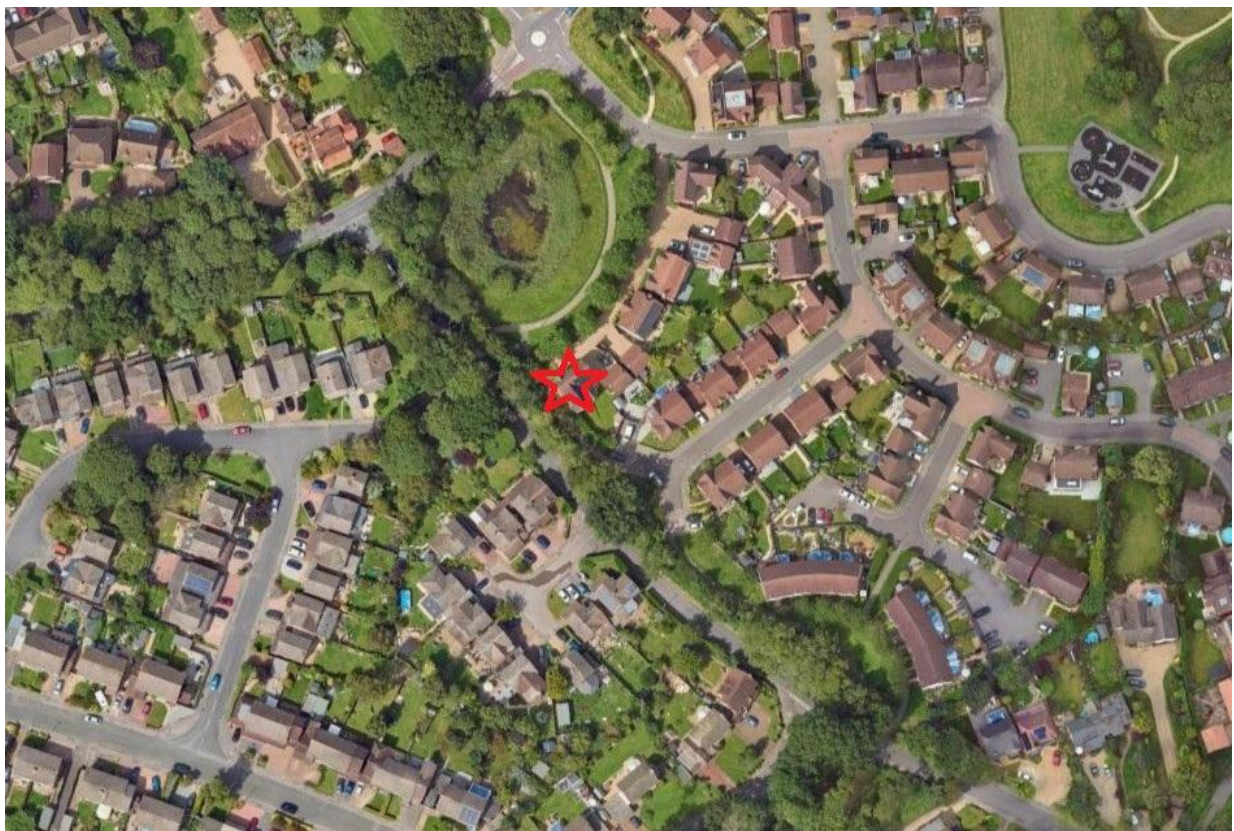


Figure 1. Location of 2 Carina Drive (Red star). *Courtesy of Googlemaps*

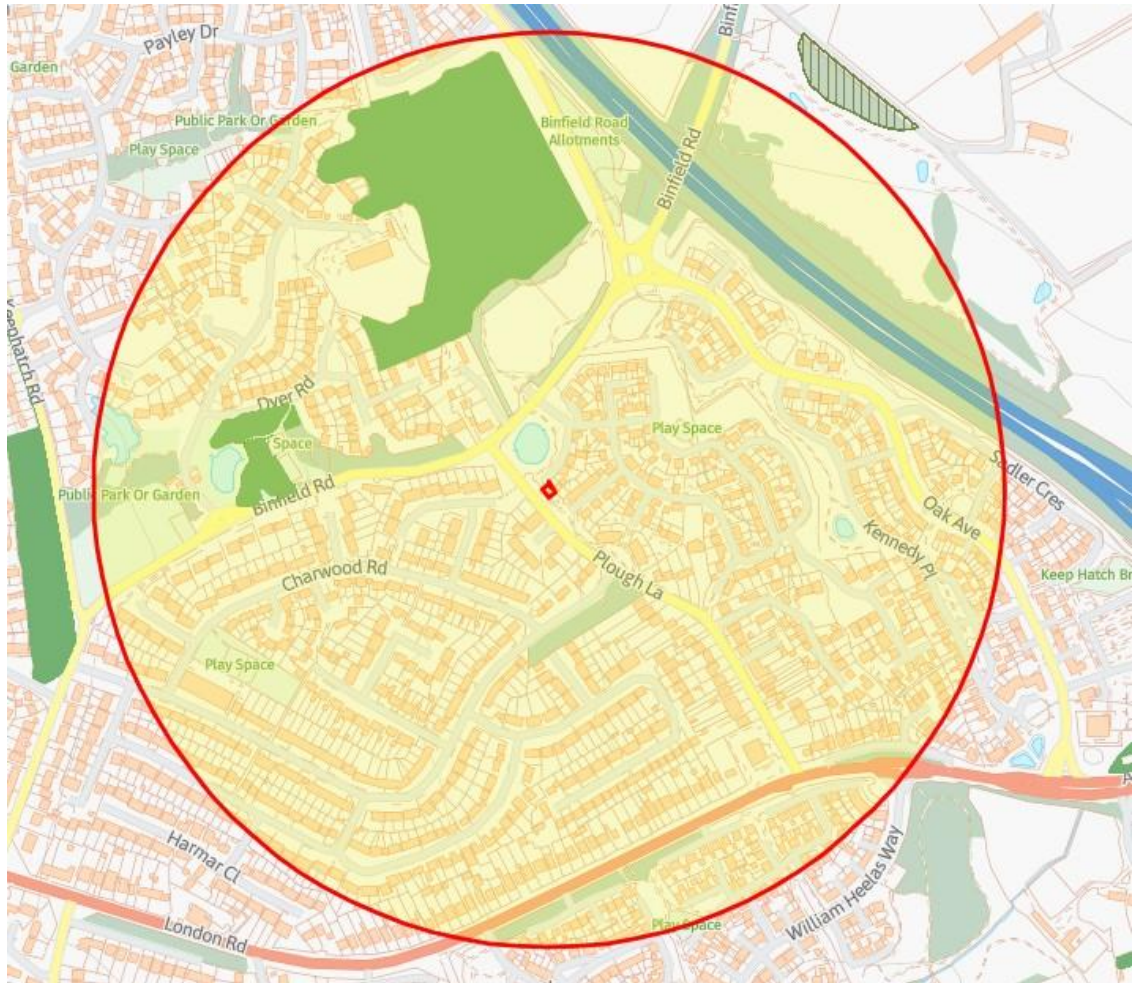


Figure 2. Priority habitats within 500m. *Courtesy of Magicmaps*

METHODS

Datasearch

Background Data Search

According to the DEFRA MagicMap website <https://magic.defra.gov.uk/MagicMap.aspx> no EPS bat licences have been issued for properties within 1km.

Phase 1 Bat Survey Methods

The Phase 1 bat survey was carried out on 1st April 2025 and comprised of a walkover of the site 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 in 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 (Collins, 2023) *Bat surveys for professional ecologists: Good practice guidelines* 4th 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 a 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.

Moderate Potential- buildings with 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 10x42 binoculars and a high-powered 1 million candlepower Clulite torch.

RESULTS

Phase 1 Bat Survey Results

Building Assessment

The property has plain brick walls with a pitched roof faced with clay tiles which are in excellent order with no openings or gaps. The south face of the roof has an array of solar panels (see figure 4). The soffits are modern uPVC and are secured to the walls with mastic leaving no openings for bats.

The loft was accessed via a hatch on the landing and is lined with felting (see figures 6 & 7). The floor is covered with a deep layer of rockwool and there was no sign of any bat activity within.



Figure 3. Northern elevation looking southwest



Figure 4. Southern and eastern elevations looking north



Figure 5. South gable

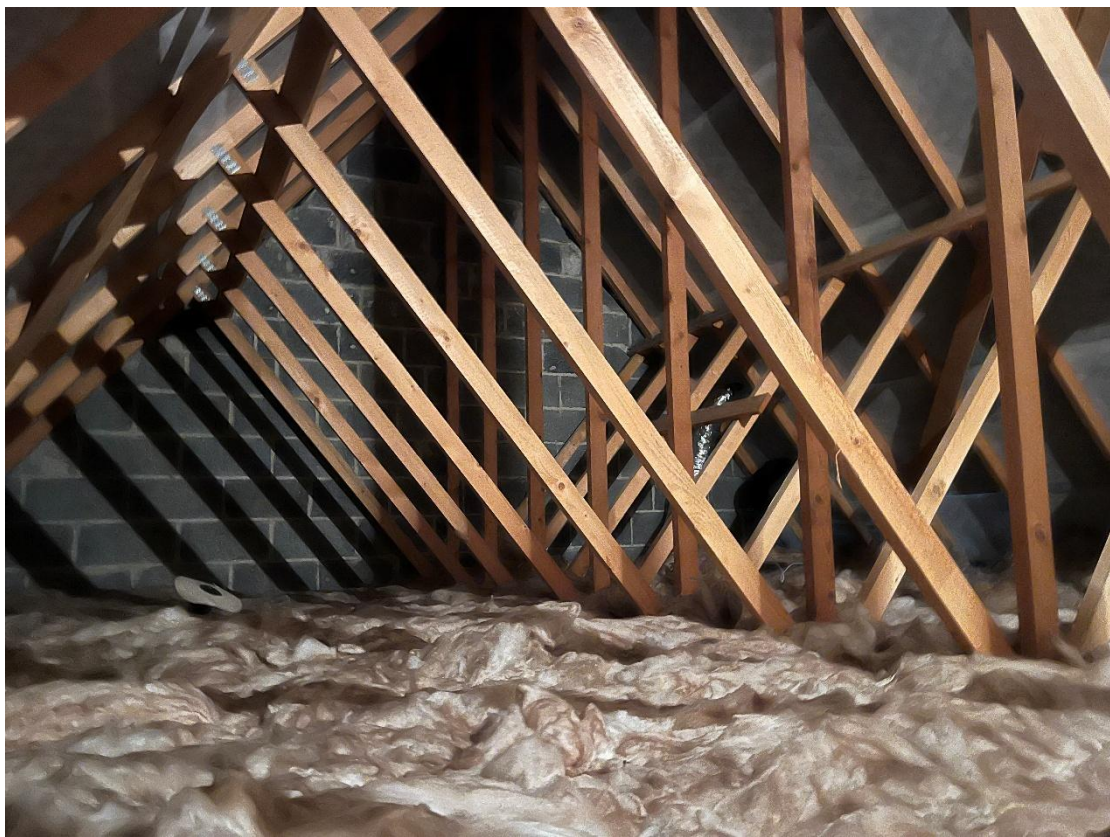


Figure 6. Loft looking south



Figure 6. Loft looking north

EVALUATION, IMPACTS AND RECOMMENDATIONS

There was no sign of any bat activity in the loft and the roof, soffits and walls are all closed off with no openings. Therefore, the property has negligible potential, and a phase 2 emergence survey is *not* recommended.

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is

available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance.

REFERENCES

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

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

INTERNET RESOURCES

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

Magic Interactive Map: www.magic.gov.uk