



Bat and Bird Safeguarding,
Mitigation and Enhancement Scheme

(in order to address Condition 5 and 6 of
planning permission ref: 232273)

-

Glasspool Farm

Part Lane

Riseley

Reading

-

December 2024

Site Details	Glasspool Farm, Part Lane, Riseley, Reading
Client	Wroxton Group
Date of Issue	19/12/2024
Report Reference	24389 – Bat and Bird Safeguarding, Mitigation and Enhancement Scheme (Condition 5 and 6)

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Liability

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Validity

Any alterations to the site boundary and / or proposals may invalidate the recommendations contained within this report.

1 Introduction

1.1. Background and Context

1.1.1. Allied Ecology has been appointed to prepare a Bat and Bird Safeguarding, Mitigation and Enhancement Scheme in respect of the consented development at Glasspool Farm, Part Lane, Riseley, Reading (grid reference SU 72883 63456), as shown on Plan 24389-AE1.

1.1.2. The site is located off Part Lane, at the north-eastern extent of the village of Riseley, south of the town of Reading, and comprises a recently refurbished dwelling and associated garage, with a hedgerow and mature trees at the south. The site is located within a rural setting and is bound by agricultural buildings to the north and east, Part Lane to the south, and a residential curtilage to the west. Arable land and open countryside lie beyond the site on all aspects.

1.1.3. Planning permission was granted at the site in May 2024 (ref: 232273), for the change of use of land to residential for the proposed erection of 1 no. detached dwelling and garage following demolition of the existing garage and agricultural outbuilding (part retrospective). A number of conditions are attached to the planning consent, of which Conditions 5 and 6 are relevant to ecology and state:

Condition 5: *'Within 8 weeks of the date of this decision a detailed biodiversity scheme shall be submitted to the Local Planning Authority. The scheme shall include a minimum of 2 Schwegler F1 boxes to be erected above 3m in mature trees, a minimum 2 integral Habitat boxes /tubes, access tiles and either a bat loft designed in accordance with UK Bat Mitigation Guidelines 2023 with a clear height between ceiling joists and a timber ridge beam of at least 2m, and internal dimensions of at least 4m by 4m within the approved garage roof void or a bespoke bat house within the grounds of the house. Timbers must have a sawn finish (not planed). The rafters should be cut onto the ridge beam to leave a to allow access above the ridge beam. The scheme shall also include 1 Barn owl box, and at least 2 bird boxes and wildlife friendly native species planting.'*

A report by the bat licensed ecologist confirming that the integral Habitat boxes and the bat loft have been installed as approved and include a plan showing their location and photographs of the compensation roost features in situ, is to be submitted to and approved in writing by the Council prior to occupation of the dwelling. The scheme as approved shall be implemented in full and thereafter maintained in accordance with the approved details unless otherwise agreed in writing.'

Condition 6: *'Within 8 weeks of the date of this permission, full details of a mitigation strategy including details of timing, capture and exclusion, new roost inclusion and new roost creation is to be submitted and approved in writing by the local planning authority. Within one month of the Building control completion certificate being issued a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the Council.'*

1.1.4. Wroxton Group have commenced implementation of the consented development, and has appointed Allied Ecology Ltd to prepare a Bat and Bird Safeguarding, Mitigation and Enhancement Scheme, in order to address Conditions 5 and 6.

1.2. Ecological Survey Work

- 1.2.1. Works have commenced on-site, with the remaining safeguarding, mitigation and enhancement measures detailed within this report are to be implemented prior to completion. As such, an ecological walkover / confirmatory survey will be undertaken, followed by a closing out report, in order to confirm that the relevant features / measures have been provided, in order to fully address Conditions 5 and 6.

1.3. Basis of Reporting

- 1.3.1. The following Bat and Bird Safeguarding, Mitigation and Enhancement Scheme is intended to provide details of a scheme to safeguard any existing faunal features at the site, and to enhance biodiversity, and to ensure that the faunal features provided will benefit biodiversity for the long term under the development.

2 Description and Evaluation of the Features to be Created

2.1. Aims and Objectives

- 2.1.1. Specific faunal enhancements brought forward by the consented scheme are intended to benefit a range of bat and bird species, by providing long-term opportunities for local populations to colonise the site.
- 2.1.2. The faunal features identified below will be implemented at the site, prior to completion of the works, in order to secure tangible long-term biodiversity benefits, and to compensate for the loss of faunal species identified at the site.

2.2. Mitigation and Safeguarding Measures

- 2.2.1. It is understood that works on site have largely been completed, with remaining areas of work to be undertaken relating to the installation of relevant bat and bird compensatory roosting and nesting features, and final hard / soft landscaping works. As such, no works that are considered likely to impact roosting bats and / or nesting birds are understood to be required.
- 2.2.2. However, should any remaining works to the roof structures of the on-site buildings, or vegetated habitats capable of supporting nesting birds be undertaken, the following measures will be implemented:
- Installation of the tree-mounted bat and bird boxes specified below and identified on Plan 24389-AE1 will be carried out prior to any further works taking place on site;
 - No timing restrictions are proposed. However, as a precaution, works will not take place during adverse weather conditions (during rain or strong winds) where bats and / or bird may be harmed if becoming disturbed and flying away;
 - Prior to any remaining works associated with the roof structures of the on-site buildings being undertaken, all construction personnel will be made aware of the legal protection afforded to bats / nesting birds, and their common potential places of shelter, and a pre-works inspection / check will be made by a suitably experienced / licensed ecologist;
 - Should the inspection or works more generally identify a roosting bat(s), or otherwise evidence of roosting bats be observed such as droppings, staining from fur around any access points or the presence of feeding remains such as insect wings and casings associated with the proposed areas of works, or a bat is seen flying during the daytime, works shall cease immediately and Allied Ecology will be contacted for further advice;
 - Works will only recommence once confirmation that an active bat roost is not present, or a licence is obtained from Natural England in order to proceed lawfully;
 - Works will be undertaken during daylight hours only. The works will not introduce the need for any additional lighting during construction or otherwise; and
 - It shall be ensured that the proposed roosting and nest boxes erected on trees, and the bat loft proposed within the on-site garage shall not be subject to any lighting, to ensure that bats / birds are not deterred from accessing these features.
- 2.2.3. In the highly unlikely event that bats are discovered or encountered during the works, all works will cease immediately and Allied Ecology will be contacted for further advice. The

necessary course of action would likely require a suitably experienced / licensed ecologist to visit the site and assess the need to obtain a relevant Natural England mitigation licence, in order for the remaining works to proceed lawfully. Works will only recommence once a Natural England mitigation licence is obtained, or confirmation is received that no bats / active bat roosts would be impacted by continuing.

- 2.2.4. Habitats capable of supporting nesting birds will not be subject to clearance and / or management works during the recognised nesting bird season (March – August inclusive). Where this is not practicable, any habitats capable of supporting nesting birds will only be subject to works following a Nesting Bird Survey. This would aim to establish whether any active bird nests are present, and instate an appropriate buffer to the proposed works. Such a buffer will remain in place until the chicks have fledged and the nest becomes inactive. Such surveys must be carried out within three days of vegetation works commencing.

2.3. Newly Created Habitat Enhancements

- 2.3.1. **Hedgerows and Ornamental Shrubs.** New hedgerow planting will comprise locally appropriate native species at the peripheries of the site and in proximity to the new dwelling, where appropriate, including Field Maple *Acer campestre*, Dogwood *Cornus sanguinea*, Hazel *Corylus avellana*, Hawthorn *Crataegus monogyna*, Spindle *Euonymus europaeus*, Wild Privet *Ligustrum vulgare*, Blackthorn *Prunus spinosa* and Dog-rose *Rosa canina*. Where ornamental varieties are proposed within hedgerows and ornamental shrub planting, these will comprise fruit bearing species of value to wildlife including Japanese Holly *Ilex crenata* and Portuguese Laurel *prunus lusitanica*. The hedgerows and shrubs will strengthen the vegetation structure within the site and provide a range of opportunities for faunal species.
- 2.3.2. **Trees.** New tree planting is located at the east of the site, which will provide a range of opportunities for faunal species. Where appropriate, native species such as Field Maple, Hazel, Hawthorn, Spindle and Wild Cherry *Prunus avium* will be planted, with the ornamental variety Portuguese laurel, which will provide a good foraging resource for a range of fauna. All new tree planting will be subject to ongoing management, on an ‘as needed basis,’ at the discretion of the owner of the private curtilage.
- 2.3.3. **Amenity Lawn.** Vegetated areas associated with the amenity spaces at the front and rear of the property will be seeded with Emorsgate EL1 – Flowering Lawn Mixture (or similar), which contains locally appropriate slow growing native grasses and wild flowers that respond well to regular short mowing. The amenity lawn areas will be managed primarily for their amenity usage, and will enhance the ecological and amenity value of the site and provide a usable space for enjoyment of nature. The flowering lawn habitat will comprise a botanically diverse sward, which will enhance the biodiversity value of the site for a range of faunal species / groups.

2.4. Faunal Enhancements

- 2.4.1. **Bat Loft.** In order to provide new bat roosting opportunities for bats under the development, specifically Brown Long-eared Bats which are known to require large clear roosting spaces, such as loft voids. The loft void has been architecturally designed to be installed within the detached garage (see Appendix 24389-1 for detailed specification), and will comprise a clear height between ceiling joists and a timber ridge beam of at least 2m, and internal dimensions of at least 4m in width and depth. Access by bats to the bat loft will be provided via a louvered panel at the gable.

- 2.4.2. Bat Roosting Features.** In order to provide new bat roosting opportunities under the development, and to compensate for the loss of faunal species / opportunities at the site, a total of six bat roosting features will be provided, as shown on Plan 24389-AE1.
- 2.4.3.** Bat roost boxes specified within the condition wording do not necessarily constitute features which are available / supplied, albeit the features detailed below are entirely appropriate for the species likely to be present at the site.
- 2.4.4.** Two bat roost boxes will be erected on mature trees within the site, or within the applicant's control. The bat boxes will comprise Schwegler 1FF bat boxes (or similar), and will be sited as high up as possible in sheltered wind-free locations that are exposed to the sun for part of the day, facing a south-easterly or -westerly direction, as shown on Plan 24389-AE1. In order to increase the chances of their occupation by bats, these features will not be directly impacted by proposed new lighting.
- 2.4.5.** Two bat roost boxes will be integrated within the fabric of the new dwelling. The bat roost boxes will comprise Vivara Pro Build-in Woodstone Bat Tubes (or similar), and will be installed as high up on the building as possible (at the eaves or apex of gables), on south-easterly or south-westerly aspects, as shown on Plan 24389-AE1. In order to increase the chances of its occupation by bats and to avoid potential conflicts with homeowners, these features will not be sited above or adjacent to windows / doors, and will not be directly impacted by proposed new lighting.
- 2.4.6.** Two bat roosting features will be integrated within the fabric of the roof of the new dwelling. The bat roosting features will comprise Habibat Bat Access Tiles (or similar), and will be installed on strategic positions on the building to facilitate access to the internal loft spaces of the building, on south-easterly or south-westerly aspects, where appropriate, as shown on Plan 24389-AE1. In order to increase the chances of its occupation by bats and to avoid potential conflicts with homeowners, these features will not be sited above or adjacent to windows / doors, and will not be directly impacted by proposed new lighting.
- 2.4.7. Bird Nesting Features.** In order to provide new bird nesting opportunities under the development, a total of three bird nesting features will be provided, as shown on Plan 24389-AE1.
- 2.4.8.** One Barn Owl Nest Box will be erected on a mature tree within the site, or within the applicant's control. The nest box will be sited as high up as possible, with a clear flight path to and from the entrance, with few or no low branches obscuring the pathway to the entrance hole. In order to avoid potential collisions between Barn Owls and vehicles, the nest box will not be facing Part Lane to the south of the site.
- 2.4.9.** Two bird nest boxes will be wall or face mounted onto the new dwelling or associated garage. The nest boxes will comprise Vivara Pro WoodStone House Sparrow Nest Box (or similar), which are to be installed as high up on the building as possible (at the eaves or apex of gables), on north-easterly or north-westerly aspects, where architecturally appropriate.
- 2.4.10.** In order to increase the chances of the bird boxes' occupation by birds, these features will not be directly impacted by proposed new lighting.
- 2.5. Implementation Programme**
- 2.5.1.** The implementation of ecological enhancement works will be aligned with the construction programme, as detailed at Table 3.1 below.

Table 3.1 Timetable for Implementation of Ecological Enhancements

Ecological Enhancement	Timing of Implementation
Implementation of soft-landscaping	Phased throughout the implementation period.
Installation of integrated bat loft	Phased throughout the implementation period / prior to completion.
Erection of tree mounted bat roost boxes	Phased throughout the implementation period / prior to completion.
Installation of integrated bat roost boxes	Phased throughout the implementation period / prior to completion.
Installation of integrated bat access tiles	Phased throughout the implementation period / prior to completion.
Erection of tree mounted Barn Owl nest box	Phased throughout the implementation period at the earliest opportunity/ prior to completion.
Installation of wall or face mounted bird nest boxes	Phased throughout the implementation period / prior to completion.

3 Conclusions

- 3.1** Allied Ecology has prepared a detailed and proportionate Bat and Bird Safeguarding, Mitigation and Enhancement Scheme. Subject to implementation of the measures set out within this document, it is considered that tangible biodiversity benefits will be brought forwards under the development.

Plan 24389-EEP1

Ecological Enhancements Plan

Hedgerows and Shrubs. New hedgerow planting will comprise locally appropriate native species at the peripheries of the site and in proximity to the new dwelling, where appropriate. Where ornamental varieties are proposed within hedgerows and ornamental shrub planting, these will comprise fruit bearing species of value to wildlife. The hedgerows and shrubs will strengthen the vegetation structure within the site and provide a range of opportunities for faunal species.



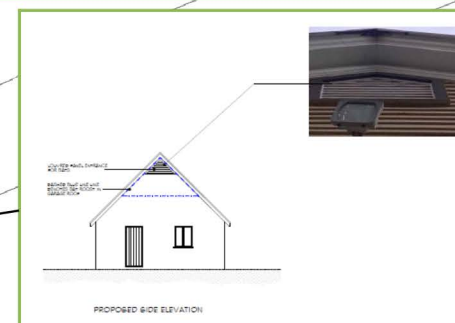
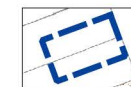
Amenity Lawn. Vegetated areas associated with the amenity spaces at the front and rear of the property will be seeded with Emorsgate EL1 – Flowering Lawn Mixture (or similar), which contains locally appropriate slow growing native grasses and wild flowers that respond well to regular short mowing.



Two bat roost boxes will be integrated within the fabric of the new dwelling. The bat roost boxes will comprise Vivara Pro Build-in Woodstone Bat Tubes (or similar), and will be installed as high up on the building as possible (at the eaves or apex of gables), on south-easterly or south-westerly aspects.



Bat Loft. In order to provide new bat roosting opportunities for bats under the development, specifically Brown Long-eared Bats which are known to require large clear roosting spaces, such as loft voids. The loft void has been architecturally designed to be installed within the detached garage, and will comprise a clear height between ceiling joists and a timber ridge beam of at least 2m in height, and internal dimensions of at least 4m in width and depth. Access by bats to the bat loft will be provided via a louvered panel at the gable.



Two bird nest boxes will be wall or face mounted onto the new dwelling or associated garage. The nest boxes will comprise Vivara Pro WoodStone House Sparrow Nest Box (or similar), which are to be installed as high up on the building as possible on north-easterly or north-westerly aspects, where architecturally appropriate.



Two bat roosting features will be integrated within the fabric of the roof of the new dwelling. The bat roosting features will comprise Habibat Bat Access Tiles (or similar), and will be installed on strategic positions on the building to facilitate access to the internal loft spaces of the building, on south-easterly or south-westerly aspects, where appropriate.



Trees. New tree planting is located at the east of the site, which will provide a range of opportunities for faunal species. A mixture of native species and ornamental varieties will be planted, which will provide a good foraging resource for a range of fauna. All new tree planting will be subject to ongoing management, on an 'as needed basis,' at the discretion of the owner of the private curtilage.



One Barn Owl Nest Box will be erected on a mature tree within the site, or within the applicant's control. The nest box will be sited as high up as possible, with a clear flight path to and from the entrance, with few or no low branches obscuring the pathway to the entrance hole. In order to avoid potential collisions between Barn Owls and vehicles, the nest box will not be facing Part Lane to the south of the site.



Two bat roost boxes will be erected on mature trees within the site, or within the applicant's control. The bat boxes will comprise Schwegler 1FF bat boxes (or similar), and will be sited as high up as possible (above 3m) in sheltered wind-free locations that are exposed to the sun for part of the day, facing a south-easterly or -westerly direction.



Key:

Newly Created Habitats:



Hedgerows and ornamental shrubs



Trees



Amenity Lawn

Faunal Enhancements



Bat Loft

Bat Roosting Features:



Bat Box to be integrated within the fabric of the roof, comprising Habibat Bat Access Tile (or similar)



Bat Box to be integrated within the fabric of the building, comprising Vivara Pro Build-in Woodstone Bat Tube (or similar)



Bat Box to be erected on tree, comprising Schwegler 1FF (or similar)

Bird Nesting Features:



Location of Barn Owl Nest Box



Bird Box to be integrated within the fabric of the building, comprising Vivara Pro Woodstone House Sparrow Nest Box (or similar)

Glasspool Farm, Part Lane,
Riseley, Reading

Ecological Enhancements

24389-AE1

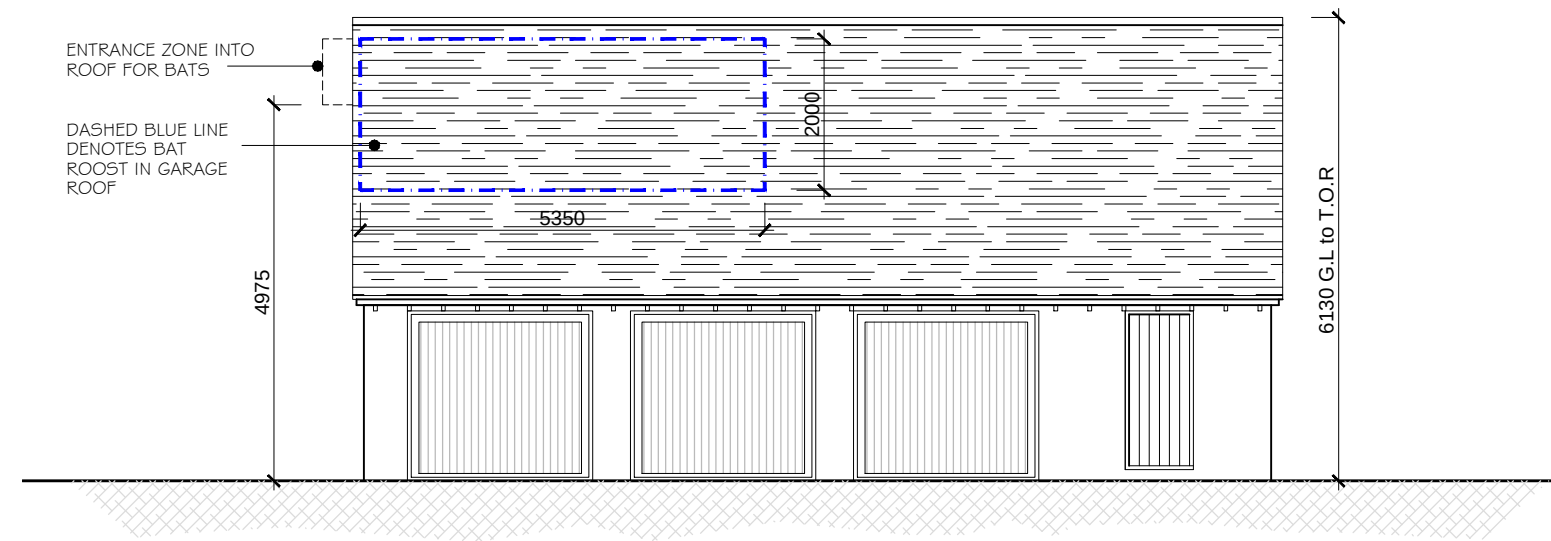
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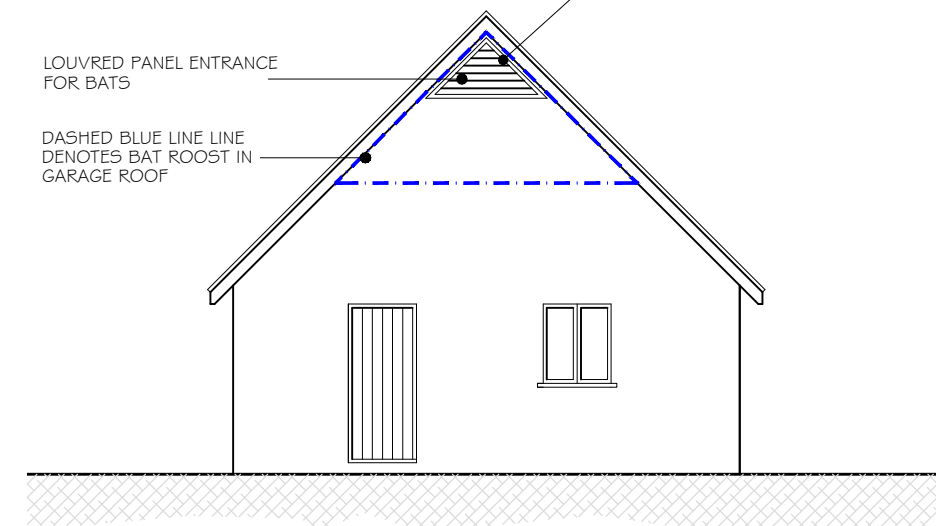
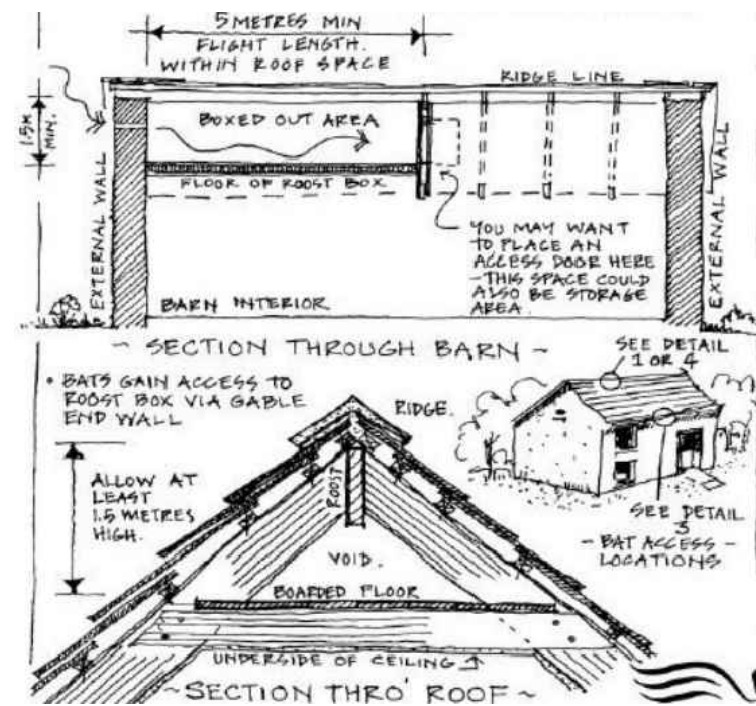
Appendix 24389-1

Bat Loft Specifications

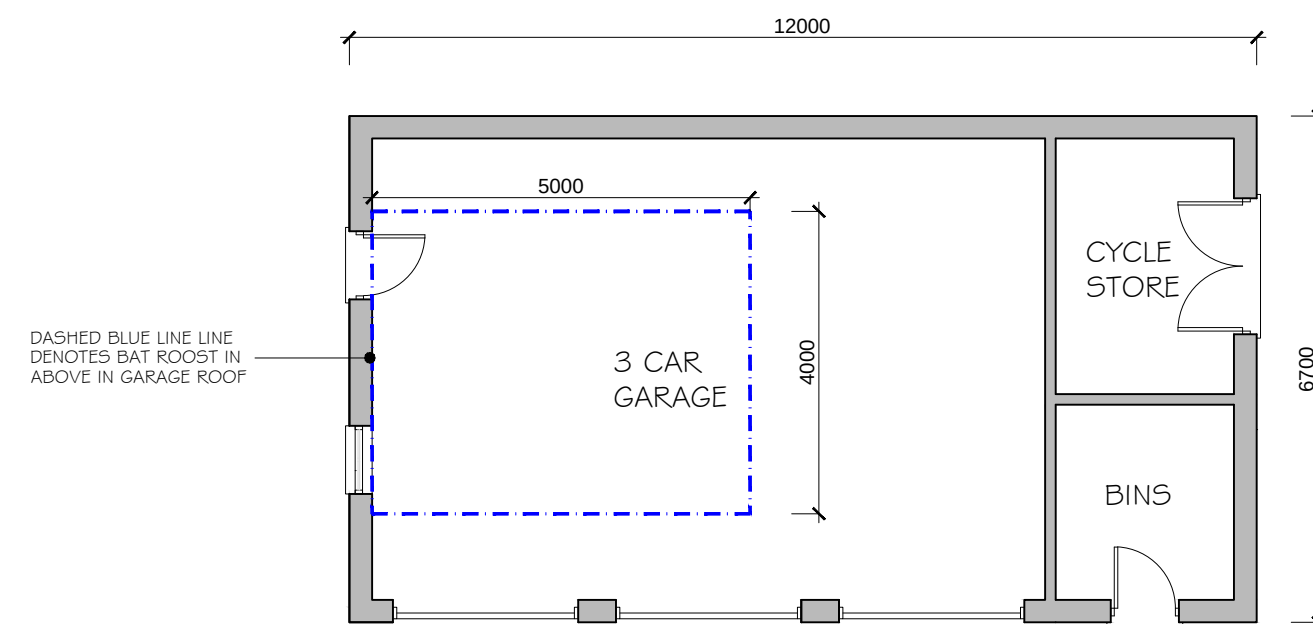


PROPOSED FRONT ELEVATION

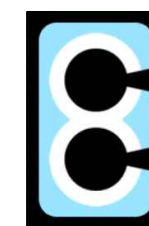
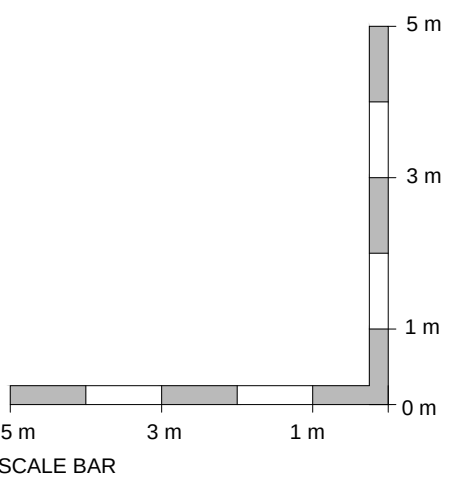
BOX OUT A SECTION OF THE ROOF WHERE BATS CAN ROOST



PROPOSED SIDE ELEVATION



PROPOUSED GROUND FLOOR



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Status	INFO ISSUE	Rev.	Date	Detail
Client	MR K McDONAGH	DRAWING Title PROPOSED BAT ROOST IN GARAGE ROOF VOID		
Project Title	GLASSPOOL FARM, PART LANE, RISELEY	Scale 1:100 @ A2	Date JUN-24	Drawn MM
		DRAWING No. 23 - P072 - 100	Rev.	



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