

**12 Oatlands,
Shinfield,
Reading
RG2 9DW**

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

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Prepared by

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SUMMARY

This report constitutes a site survey carried out on the 24th November 2024 and further assessment of the potential impacts arising from the proposed re-development of 12 Oatlands, Shinfield, RG2 9DW (GR:SU735680).

The property is a detached dormer bungalow dating to the late 20th Century, with roof and dormers faced with clay tiles. There was no sign of any activity in the loft. However, the hang-tile faced dormers do have some potential openings, and if these would be directly impacted by the proposals, they have low potential, and a phase 2 emergence survey is recommended.

INTRODUCTION

This report constitutes a site survey carried out on the 24th November 2024 and further assessment of the potential impacts arising from the proposed re-development of 12 Oatlands, Shinfield, RG2 9DW (GR:SU735680).

Site Setting and Description

The property is a detached bungalow dating to 1970s situated to the east of Oatlands Road in a semi-rural setting in Shinfield. It is flanked by other detached and semi-detached dwellings with small mature gardens, backed by an open pasture field (See figure 1). There is a block of woodland included on the priority habitats inventory 700m to the east. The area supports habitats suitable for common bat species.



Figure 1. Location of 12 Oatlands Road (Red star). *Courtesy of Googlemaps*

METHODS

Datasearch

Background Data Search

According to the DEFRA MagicMap website <https://magic.defra.gov.uk/MagicMap.aspx> the nearest EPS bat licence issued to the plot is for a house 620m to the west issued in 2016 covering soprano pipistrelles and common pipistrelles.

Phase 1 Bat Survey Methods

The Phase 1 bat survey was carried out on 24th November 2024 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 bungalow 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 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 10x42 binoculars and a high-powered 1 million candlepower Clulite torch.

RESULTS

Phase 1 Bat Survey Results

Building Assessment

The bungalow is brick faced block walls with a pitched roof of clay tiles which are close fitting with no gaps and the ridge tiles and soffits are all in excellent order with no gaps (See figures 2, 3 & 5). However, the dormer off the west face and the flat roofed south facing dormer have hang tile faced sides with potential openings (See figures 4 & 6).

The loft is partly boarded out and used for storage. The roof is lined with felting which is in very good order with no external daylight visible from within (see figures 6 & 7) and there was no sign of any bat activity within.



Figure 2. Western elevations northern half looking southeast.



Figure 3. Western elevations southern half looking northeast.



Figure 4. Wet dormer looking east: Red arrows indicate potential openings for crevice roosting bats.



Figure 5. South hip looking north.



Figure 6. South face of rear extension looking northeast. Red arrows indicate potential openings for crevice roosting bats.



Figure 6. Loft looking west.

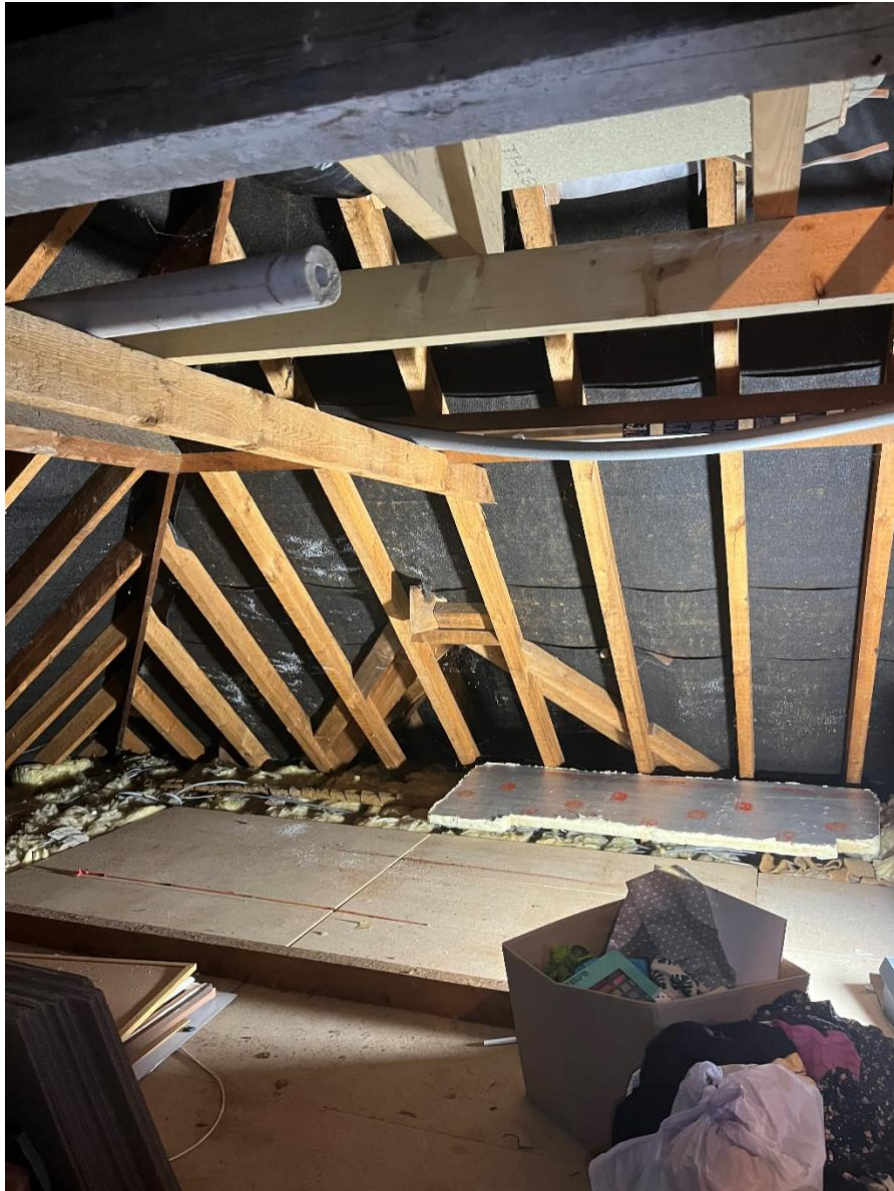


Figure 6. Loft looking southeast.

EVALUATION, IMPACTS AND RECOMMENDATIONS

There was no sign of any activity in the loft. However, the hang-tile faced dormers do have some potential openings, and if these would be directly impacted by the proposals, they have low potential, and a phase 2 emergence survey is recommended.

A dusk emergence survey is recommended to identify whether bats are 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

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