



Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys

Main Building at 79 Highstreet, Wargrave, Reading, RG10 8BU

Hatchgate Holdings LTD

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Industry Guidelines and Standards

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Ltd was instructed by Hatchgate Holdings LTD to undertake a Preliminary Roost Assessment (PRA) and Bat Emergence and Re-entry Surveys (BERS) at 79 High Street, Wargrave, Readings RG10 8BU (hereafter referred to as “the site”). The survey was required to inform a planning application involving changes to fenestration, demolition of a single storey structure and provision of an awning (hereafter referred to as “the proposed development”).

The PRA identified B1 as having a **moderate** habitat value for bats. This requires two follow up dusk/dawn emergence and re-entry surveys (BERS) which were conducted.

No bat roosts were identified at the site. However, bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time. Any bats that begin using the B1 during the intervening period between the surveys being undertaken and works commencing could be injured or killed and their roosts destroyed. Therefore, a precautionary working method will be implemented, as detailed in Table 3 of this report. Requirements for a sensitive lighting strategy and opportunities for enhancement are also outlined in Table 3.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Hatchgate Holdings Ltd to undertake a Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys (BERS) at 79 High Street, Wargrave, Reading, RG10 8BU (hereafter referred to as “the site”). The survey was required to inform a planning application for “Full application for the proposed change of use of the existing building to flexible use within Classes E, C1 and suit generis (drinking establishment) with changes to fenestration, demolition of a single storey structure and provision of an awning, plus partial demolition and conversion of the existing outbuilding including erection of a part two store part first floor extension to create a two storey outbuilding for flexible use within Classes E, F1 and F2, associated landscaping, addition of 2 no. Air Source Heat Pumps, parking alterations, removal of old access and provision of new access off School Lane with a dropped kerb. (Ref 223795).” (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

The aim of the surveys was to determine the presence or likely absence of roosting bats and to characterise any roosts present. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins, 2016).

A previous PRA has been completed for the site for an outbuilding on 24/02/2023. This PRA focused on the outbuilding 10m to the east of B1. This outbuilding was assigned **negligible** habitat value and no further survey effort was required (Outbuilding at 79 High Street PRA report, Arbtech Consulting Ltd, 24/02/2023).

1.2 Site Location and Landscape Context

The site is located at National Grid Reference SU 78538 78589 and has an area of approximately 0.05ha comprising an a main building (B1), and outbuilding and a car park. It is surrounded by Wargrave village with the river Thames 200m to the north-west. The wider landscape comprises large arable fields and floodplain meadows with occasional treelines and woodlands. A site location plan is provided in Appendix 2.

1.3 Scope of the Report

This report provides a description of all features suitable for roosting, foraging and commuting bats along with the bat activity observed and recorded during BERS. The aim of the surveys was to determine the presence or likely absence of bats and to characterise any roosts present including species, number of individuals, number and location of roost access points, and to gain an understanding of how bats use the site. The report provides information on possible constraints to the proposed development as a result of bats and summarises the requirements for any mitigation proposals, including a European Protected Species Licence (EPSL), where appropriate, to achieve planning or other statutory consent and to comply with wildlife legislation.

To achieve this, the following steps have been taken:

- A desk study has been carried out.

- A field survey has been undertaken, including an inspection of built structures to determine the presence or the suitability of any features which bats could use for roosting and to assess the suitability of the site's bat foraging and commuting habitat.
- BERS of built structures has been undertaken to determine the presence or likely absence of bat roosts.
- An outline of potential impacts on any confirmed or unidentified roosts has been provided, based on the proposed development.
- Recommendations for mitigation have been made, along with advice on the requirements for a European Protected Species Licence (EPSL) application if appropriate.
- Opportunities for the enhancement of the site for roosting, foraging and commuting bats have been set out.

2.0 Methodology

2.1 Desk Study

The desk study included a 2km radius review of statutory designated sites with bat qualifying interests and granted EPSL records for bats held on magic.gov.uk database. An assessment of the surrounding landscape structure was also completed using aerial images from Google Earth and OS maps.

Existing bat records relating to the site and a surrounding 2km radius were obtained from Berkshire & South Bucks Bat Group. The data search is confidential information that is not suitable for public release and has been analysed and summarised for presentation in this report.

2.2 Field Survey

The survey was undertaken by Dr James Fielding PhD BA (Hons), Consultant Ecologist (Natural England Bat Licence Number 2022-10412-CL17-BAT) on 09/05/2023.

The PRA focussed on the main building use as a dwelling (B1) which will be affected by the proposed development as well as providing an overview of the wider site and the surrounding landscape for bat roosting, foraging and commuting habitat.

For any surveyed buildings:

A non-intrusive visual appraisal was undertaken from the ground, using binoculars to inspect the external features of the building for features which bats could use for roosting, including access or egress points and for signs of bat use including droppings, scratch marks, insect remains and urine smear marks. An internal inspection of the building was also made, including the living areas and any accessible roof spaces, using a torch and ladders. The surveyor paid particular attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features within the roof space.. An endoscope was used to complete a close-up inspection of any accessible features, where appropriate.

2.3 Breeding Birds and Other Incidental Observations

The surveyor also made note of any other ecological constraints observed during the survey, notably the likelihood of presence or signs of breeding birds, and the suitability of the site for barn owls.

2.4 Suitability Assessment

Built structures were categorised according to the likelihood of bats being present and the types of roost that the identified features could support. This is summarised in Table 1 below. Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

Table 1: Features of a building that are correlated with use by bats

Classification	Feature of building and its context
Moderate to high	Buildings or structures with features of particular significance for larger numbers of roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data). Buildings with high suitability could support roosts of high conservation value such as maternity or hibernation roosts.
Low	A small number of possible roost sites or features, used sporadically by individual or small numbers of bats. Potential roost features may be suboptimal for reasons such as shallow depth, poor thermal qualities or upwards orientation with exposure to inclement weather or predators. Habitat suitable for foraging in close proximity, but isolated in the landscape. Or an isolated site not connected by prominent linear features. Few features suitable for roosting, minor foraging or commuting.
Negligible	Unsuitable for use by bats.

2.5 BERS

Two BERS, comprising two dusk emergence and re-entry surveys, were undertaken of B1, as per the recommendations from the Preliminary Roost Assessment. The surveys involved surveyors positioned around the building ensuring that all elevations and roof sections with suitable roosting features could be clearly observed. Particular attention was paid to the areas of the building identified as providing suitable access points to bat roosts. Each surveyor was assigned an area of the building to observe for the duration of the survey.

Surveyors used heterodyne and frequency division bat detectors, and Echo Meter Touch detectors connected to iPads or Android tablets. Bat echolocation calls recorded during the surveys were analysed using Wildlife Acoustics sound analysis software Kaleidoscope V3.1.7 when required. The Echo Meter Touch includes an auto ID function for bat species, however this is not 100% accurate and further post-survey sound analysis is often required to confirm species that could not be identified by the auto ID software during the survey. Surveyors also used head torches, survey record sheets and pens/pencils for recording all activity observed during the surveys. Each surveyor was also provided with a handheld radio for communication between surveyors to assist with confirming ambiguous bat activity e.g. a bat emergence or a bat passing over the building.

Infrared recording kit was set up to monitor the building during the BERS. This comprised a Nightfox Whisker set up on a tripod with one separate infrared lamp on a second tripod to provide additional illumination. Analysis of the footage was subsequently undertaken to detect roosting activity.

Dusk emergence surveys commenced 15 minutes before sunset and continued for 1½ - 2 hours after sunset – depending upon bat activity and surveyor visibility.. Surveys were a minimum of two weeks apart.

Surveys were completed during optimal weather conditions i.e., when temperatures were above 10°C, with no rain or strong winds (greater than 5m/s), as these adverse weather conditions can impact upon bat emergence and foraging behaviour. Periods of high moon illuminance (>80%) were also avoided insofar as possible as this can reduce bat activity.

2.6 Surveyors

A total of 3 surveyors were used to cover B1. The name, bat licence details or level of bat survey experience and the designated position of each surveyor during each survey is detailed in the tables in Section 3.1 below and shown on the plan in Appendix 3.

2.7 Bat Roost Characterisation

When bat roosts are present, the bat surveys undertaken at a site facilitate the characterisation of the roost type. This allows for appropriate mitigation and compensation to be designed to inform a European Protected Species Licence (EPSL) application to Natural England.

The definitions of bat roost types are provided below, taken from the *Bat Mitigation Guidelines* (English Nature, 2004) and the Bat Conservation Trust (BCT) publication *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, 2016).

Day roost: a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost: a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.

Feeding roost: a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.

Transitional / occasional roost: used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site: where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites

Mating sites: sites where mating takes place from later summer and can continue through winter.

Maternity roost: where female bats give birth and raise their young to independence.

Hibernation roost: where bats may be found individually or together during winter. They have a constant cool temperature and high humidity. Sites where hibernating bats have been confirmed by appropriate survey effort should be classed as 'hibernation confirmed'.

Satellite roost: an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Other: roost types are interchangeable and not always easy to classify according to the nuances of certain species.

2.8 Limitations

These surveys follow best practice guidance to confirm presence or likely absence of roosting bats and where present, characterise the roost. However, this information is collected at finite dates and times, and provides an indication of the conditions on site only. The use of the B1 and the site as a whole by bats, at all times cannot be established based on this information. Bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time.

The loft space (1) in B1 was not fully accessible due to health and safety reasons however it could be fully visual examined. During the start of BERS survey (1/2) moderate precipitation was present. Precipitation stopped during survey window and bat activity was recorded throughout survey period and during precipitation.

3.0 Results and Evaluation

3.1 Designated Sites

No statutory designated sites with bat qualifying interests were identified within 2km of the site.

3.2 Historical Records

Bat records have been returned by Berkshire and South Bucks Bat Group within 2km of the site. Records from the last ten years are summarised in Table 2.

Table 2: Historical records of bats within 2km of the site

Common name	Number of records	Dates of records	Roost records
Brown long-eared bat	17	2012 - 2020	12 roosts
Common pipistrelle	37	2012 - 2020	12 roosts including 1 maternity roost
Daubenton's bat	5	2011 – 2019	-
Nathusius's pipistrelle	2	2014 - 2016	-
Natterer's bat	2	2019	-
Notcule bat	15	2014 - 2016	-
Serotine	1	2016	1 roost
Soprano pipistrelle	36	2011 - 2020	14 roosts

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. EPSL records for bats are summarised in Table 3.

Table 3: Granted EPSLs for bats within 2km of the site

EPSL reference	Bat species affected	Impacts allowed by licence
EPSM2012-4004	Soprano pipistrelle	Destruction of a resting place
2015-7819-EPS-MIT	Common pipistrelle, soprano pipistrelle	Destruction of a resting place

2015-7768-EPS-MIT-1	Soprano pipistrelle	Destruction of a resting place
2019-43232-EPS-MIT	Soprano pipistrelle	Destruction of a resting place
2017-29718-EPS-MIT	Brown long-eared bats, Soprano pipistrelle	Destruction of a resting place
2015-7300-EPS-MIT	Brown long-eared bats, Common pipistrelle, soprano pipistrelle	Destruction of a resting place
2018-35667-EPS-MIT	Common pipistrelle	Destruction of a resting place
2020-44644-EPS-MIT	Brown long-eared bats, Common pipistrelle	Destruction of a resting place

3.3 PRA Results

The weather conditions recorded at the time of the survey are shown in Table 4. The results of the field survey are detailed in Table 5 and illustrated in Appendix 3.

Table 4: Weather conditions during the survey

Date:	09/05/2023
Temperature	15.4°C
Humidity	69%
Cloud Cover	100%
Wind	0
Rain	No

Table 5: PRA Results

Feature	Description	Photographs
Bat foraging and commuting habitat	The building is located in an urban context on Wargrave High Street resulting in the site itself and the immediate area to be dominated by buildings and hardstanding of negligible value to foraging bats. Furthermore, the site and immediate surrounding area are likely to be subject to artificial light disturbance from cars and street lighting which may deter bats from the area. However, a small garden to the east of B1 containing shrubs providing some but very limited foraging opportunity.	

	However, the wider area provides excellent roosting, foraging and commuting habitat for bats. Many nearby buildings are clay roofed and missing multiple tiles, providing excellent roosting sites. The River Thames lies 200m to the north of the site and provides excellent foraging opportunities.	
B1 - overview	B1 is a complex brick-built structure. It is currently used as an occupied dwelling, previously used as a pub. It has multiple pitched, cross-hipped and cross gabled roof structures including dormers and bay window with hipped roofs, all lined with clay tiles. The building is situated upon hard standing with roads to its southern and eastern elevation. There are multiple loose and missing tiles on the eastern and western elevations, which will provide potential habitat for crevice dwelling bats.	

B1 — eastern elevation close up	There are multiple raised and missing tiles along the low single-storey roof on the eastern elevation. There are cracked and lifted tiles on west bay window roof.	 9 May 2023 17:27:14
B1 — northern side of southern extension	There is a low single-storey extension along the southern side of the building. This has a roof clad in clay roof tiles, of which many are loose or damaged, which could provide roosting space for crevice dwelling bats.	 9 May 2023 17:30:28

B1 – southern and western elevations	The southern elevation of B1 features a clay roof with a dormer window and chimney. The chimney is has lead flashing at the base which is in good condition. There are a handful of missing clay roof tiles (circled in red) which could provide habitat to crevice dwelling bats.
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B1 – southern elevation	The southern elevation fronts the High Street. There is a mock-tudor façade which has loose wooden beams in places, creating small gaps suitable for bats. There is a low single-storey hipped roof above a bay window, clad in clay roof tiles. This is in reasonable condition with no significant gaps.	
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B1 – interior overview and loft space 1	The interior of B1 contains three loft spaces. Loft space 1 is made of historic timber beams with a bitumen flet lining, and mineral wool covering the floor. No daylight enters the space, indicating it was well sealed. No evidence of bats was found within loft space 1, however the space could not be fully explored due to health and safety concerns (specifically the floor appeared unlikely to confidently support the weight of the surveyor).	 9 May 2023 16:17:56
Loft space 2	Loft space 2 is made of historic timber beams with a bitumen flet lining, and mineral wool covering the floor. No daylight enters the space. No evidence of bats was found within the space. Evidence of mice activity, including droppings, was found.	 9 May 2023 16:28:15

Loft space 3	Loft space 2 is made of historic timber beams with a mixture of wooden board lining and unlined, exposed clay roof tiles. There is mineral wool covering the floor and there are timber board in places. Small amounts of daylight could be seen through some tile gaps, which could allow small bats to enter the space. No evidence of bats was found within the space. Evidence of mice activity, including droppings, was found	
B1 – suitability assessment	B1 has a moderate suitability for crevice dwelling bats due to a multitude of missing tiles in the exterior. Loft space 3 also has some loose interior cladding and daylight is visible through small gaps, which could allow void dwelling bats to access the interior – however the value of this space is somewhat reduced by a lack of a lining. The immediate habitat around the site offers little of value to bats, however the wider landscape of Wargrave contains excellent bat habitat and it is closely associated with the river Thames. These factors contribute to a moderate habitat value.	
B1 - breeding birds and other incidental observations	No evidence indicating the presence of nesting bird was recorded during the PRA. However the roof shape, tile gaps and other features of the building could prove suitable for nest construction in the future.	

3.4 BERS Results

The results of the surveys are provided in the tables below and shown on the plan in Appendix 3.

Table 6: Survey results (first visit)

Date		09/05/22
Start and end times		20:30 – 22:20 Sunset: 21:00
Weather conditions		Start: Temp: 15.3°C Relative Humidity: 96% Cloud Cover: 100% Wind: 0.90mph Rain: 2mm (rain ended after 10 minutes) End: Temp: 11°C Relative Humidity: 68% Cloud Cover: 40% Wind: 0 mph Rain: None
Surveyor (position) As shown in Appendix 3		Georgia Knight – 1 year bat survey experience - Position 1 – observing the east elevation and roof structure of B1 Ellie Burrows - 1 year bat survey experience - Position 2 – observing the south elevation and roof structure of B1 Dr James Fielding - Natural England Bat Licence Number 2022-10412-CL17-BAT - Position 2 – observing the south elevation of B1
IR position As shown in Appendix 3		Position 1 - observing the east elevation and roof structure of B1
Building reference	Surveyor position	Notes/observations:
B1	1	<u>Summary:</u> no emergences were seen during the survey. At 21:13 a common pipistrelle was heard-but-not-seen At 21:15 and 21:25 a soprano pipistrelle was seen passing behind the surveyor At 21:20, 21:48 and 22:04 soprano pipistrelle passes were heard but not seen. At 21:26 a barbastelle was heard but not seen A noctule pass high over the site occurred at 21:42. At No further activity was seen during the survey.
B1	2	<u>Summary:</u> no emergences were seen during the survey. At 21:2, 21:42 and 22:03 soprano pipistrelles passes were heard-but-not-seen. No further activity was seen during the survey.
B1	3	<u>Summary:</u> no emergences were seen during the survey. At 21:05 a common pipistrelle was heard-but-not-seen At 21:07 a barbastelle was heard-but-not-seen At 21:19, 21:24, 21:44, 21:48, 21:55 and 22:05 a soprano pipistrelle distant pass was recorded. No further activity was seen during the survey.

Building reference	IR position	Notes/observations:
B1	1	The IR footage was reviewed on 29/05/2023 by Matt Halligan. No emergences were seen.
Other observations		None.

Table 7: Survey results (second visit)

Date		23/05/22
Start and end times		03:25 – 05:25 Sunrise: 05:01
Weather conditions		Start: Temp: 10°C Relative Humidity: 56% Cloud Cover: 90% Wind: 0.0mph Rain: None End: Temp: 11°C Relative Humidity: 78% Cloud Cover: 60% Wind: 0.0mph Rain: None
Surveyor (position) As shown in Appendix 3		Alice Thorne – 2 years of bat survey experience - Position 1 – observing the western elevation of B1 Dr James Fielding - Natural England Bat Licence Number 2022-10412-CL17-BAT - Position 2 – observing the south elevation of B1 Matt Halligan – 1 year of survey experience -
IR position As shown in Appendix 3		Position 1 - observing the eastern elevations and roof structure of B1
Building reference	Surveyor position	Notes/observations:
B1	1	<u>Summary:</u> no emergences were seen during the survey. The first bat activity observed was a heard-but-not-seen pass by a soprano pipistrelle at 03:46 At 04:01 a soprano pipistrelle foraged over the surveyors head. No further activity was seen during the survey.
B1	2	<u>Summary:</u> no emergences were seen during the survey. Heard-but-not-seen soprano pipistrelle activity was detected at 3:56, 3:59 and 4:05 At 04:24 a non-echolocating bat passed above the surveyors head from south to north. No further activity was seen during the survey.
B1	3	<u>Summary:</u> no emergences were seen during the survey. The first bat activity heard was a heard-but-not-seen pass by a soprano pipistrelle at 03:42. Further heard-but-not-seen passes were observed at 03:54 and 04:12. At 04:14 a soprano pipistrelle passed from the south to the north, moving along the wargrave high street to the west of B1. No further activity was seen during the survey.
Building reference	IR position	Notes/observations:

B1	1	The IR footage was reviewed on 28/05/2023 by Dr James Fielding. No emergencies were seen. A representative still of the footage is shown below. 
Other observations		Large numbers (20+) of Jackdaws were observed to use the building and a nearby tree as a perch from 04:00 until the end of the survey.

4.0 Conclusions, Impacts and Recommendations

Taking the field survey results into account, Table 8 presents an evaluation of the value of the buildings for roosting bats in relation to the proposed development which will comprise changes to fenestration, demolition of a single storey structure and provision of an awning

Table B1: Evaluation of buildings on site for roosting bats

Building	Survey Results Summary	Impact Assessment	Recommendations	Biodiversity Enhancement Opportunities ¹
B1	A likely absence of roosting bats is confirmed from B1.	Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. However, bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time. Any bats that begin using the building during the intervening period between the surveys being undertaken and works commencing could be injured or killed and their roosts destroyed.	A precautionary working method will be implemented during and post-development. This will include the following measures: In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.	The installation of 1 bat box at the site will provide additional roosting habitat for bats. The bat boxes will be installed on the eaves of the building. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes will be a specification suitable for crevice dwellers such as a beuamaris bat box or a similar alternative brand.
Nesting birds	B1 has no evidence of nesting birds. However roof tiles and areas at the sides of the building could be used for the	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.	Works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken prior to the commencement of work to check for birds nests. All active nests will need to be retained until the young have fledged.	The installation of a minimum of one bird box on retained areas of the building will provide additional nesting habitat for birds e.g.

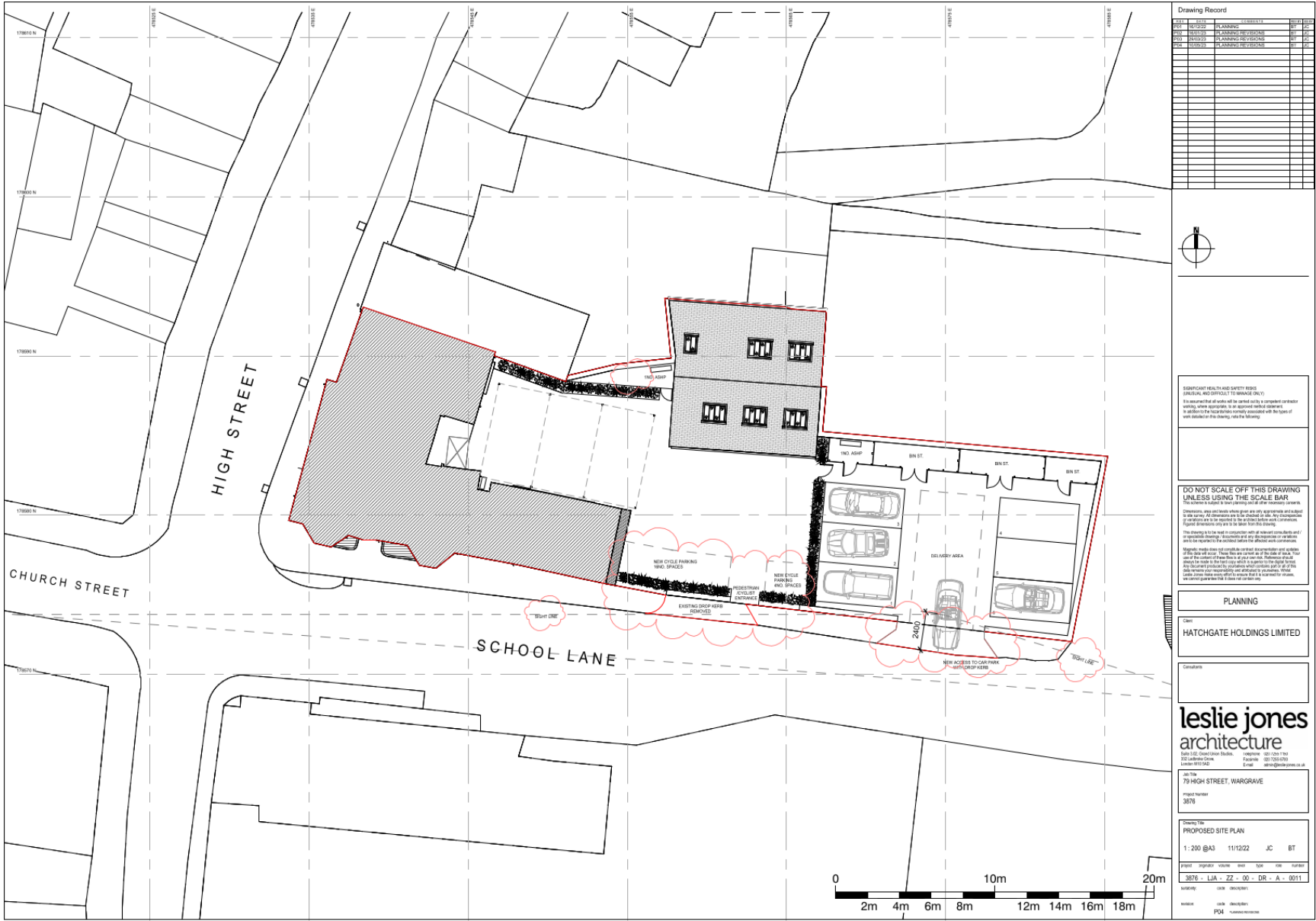
¹ The Local Planning Authority has a duty to ask for enhancements under the NPPF (2021).

	construction of birds nests in future.			Schwegler No 17 Swift Nest Box (buildings)
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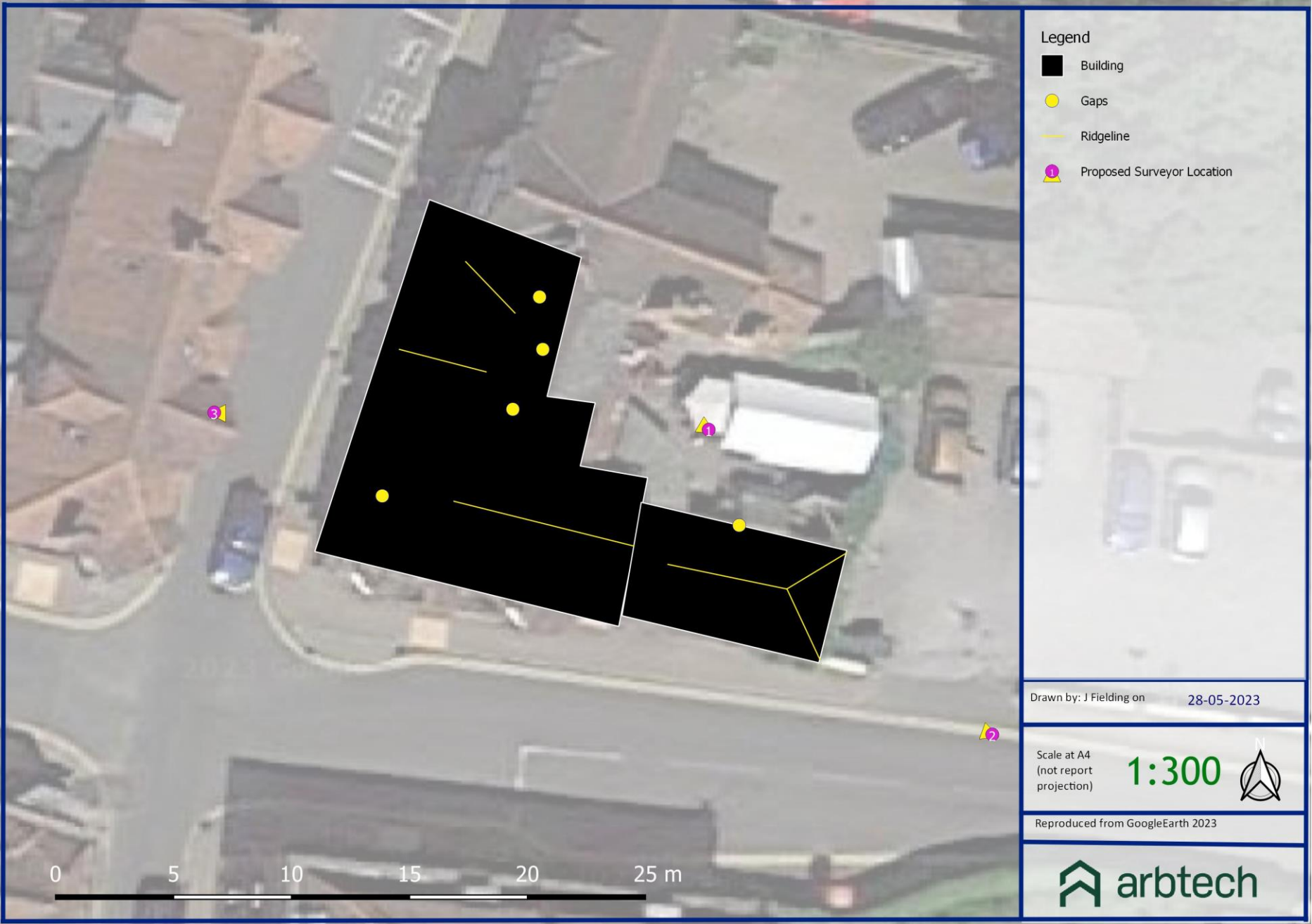
Appendix 1: Proposed Development Plan



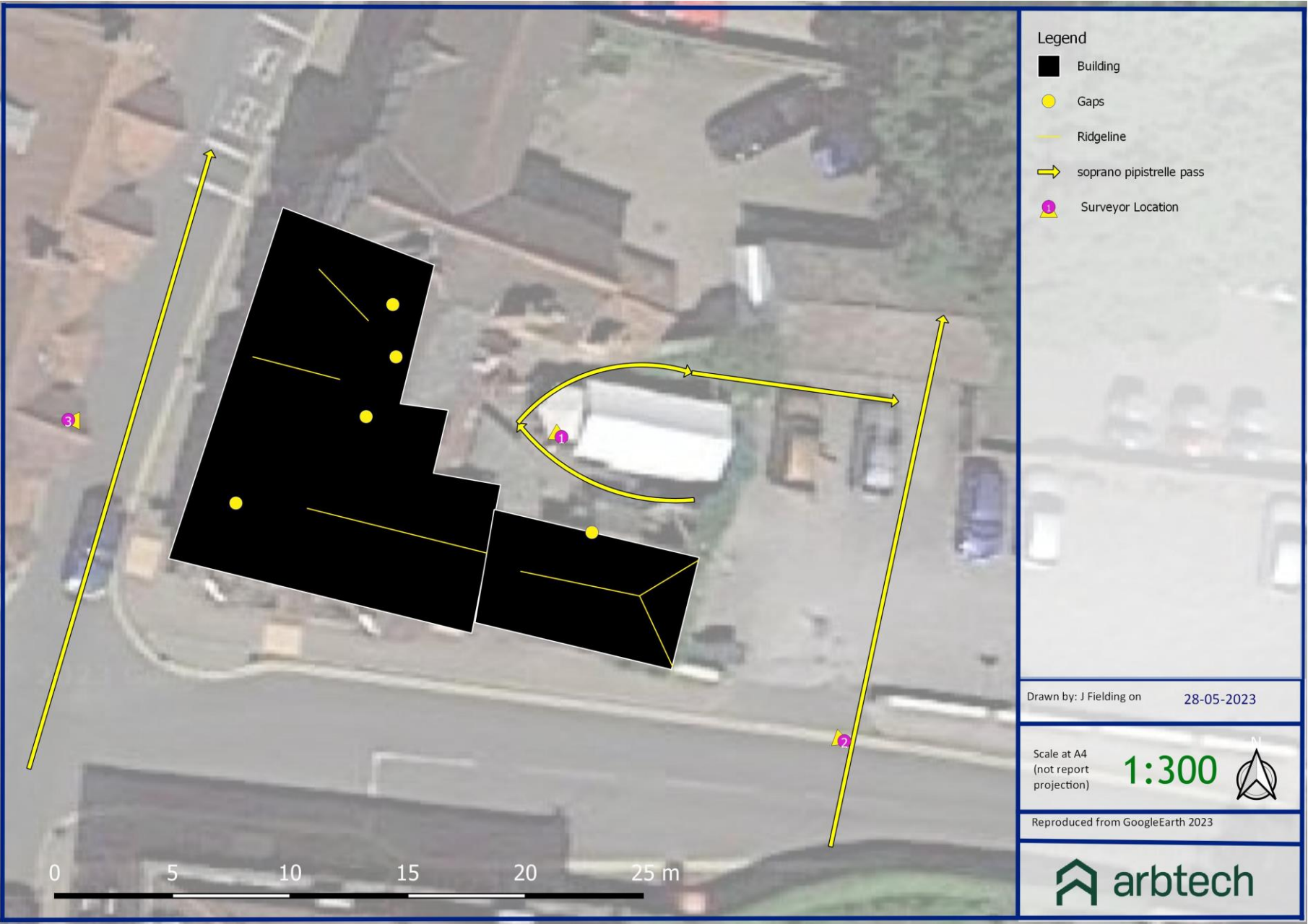
Appendix 2: Site Location Plan



Appendix 3a: PRA Plan



Appendix 3b: BERS Plan – BERS survey 1 & 2



Appendix 4: Legislation and Planning Policy Related to Bats

LEGAL PROTECTION

All species of bat are fully protected under *The Conservation of Habitats and Species Regulations 2017* (as amended) through their inclusion on Schedule 2.

Regulation 43: Protection of certain wild animals - offences

(1) A person is guilty of an offence if they:

- (a) Deliberately captures, injures or kills any wild animal of a European protected species,
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal,

(2) For the purposes of paragraph (1) (b), disturbance of animals includes in particular any disturbance which is likely —

- (a) To impair their ability:
 - (i) To survive, to breed or reproduce, or to rear or nurture their young; or
 - (ii) In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- (b) To affect significantly the local distribution or abundance of the species to which they belong.

Bats are also protected under the *Wildlife and Countryside Act 1981* (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

NATIONAL PLANNING POLICY

National Planning Policy Framework 2021

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; measurable gains in biodiversity in and around developments are incorporated; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity'. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

LOCAL PLANNING POLICY**The Natural Environment in Berkshire: Biodiversity Strategy 2014 – 2020 (adopted 2014)**

BAP priority species found in Berkshire can be found here: <https://berkshirelnp.org/images/Biodiversity%20Strategy%20Small.pdf>

Wokingham Borough Local Plan

Wokingham Borough Local Development Framework (January 2010)

The Adopted Core Strategy can be viewed here: <https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-and-planning-policies/>
CP7 – Biodiversity

Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly.

Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly.

That compromises the implementation of the national, regional, county, and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need.

Mitigation measures can be put in place to prevent damaging impacts.

Appropriate compensation measures to offset the scale and kind of losses are provided.

EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS

A European Protected Species Licence (EPSL) issued by Natural England will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored. The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008).

There are 17 species of bat breeding in England and Natural England issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law.

Licences are issued for specific purposes stated in the Regulations, if the following three tests are met:

- The purpose of the work meets one of those listed in the Habitats Regulations (see below);
- That there is no satisfactory alternative;
- That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range

The Habitats Regulations permits licences to be issued for a specific set of purposes including:

- include preserving public health or public safety or other imperative reasons of over-riding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- scientific and educational purposes;
- ringing or marking; and,
- conserving wild animals.

Development works fall under the first purpose and Natural England issues bat mitigation licences for developments.

EUROPEAN PROTECTED SPECIES POLICIES

In December 2016 Natural England officially introduced the four licensing policies throughout England. The four policies seek to achieve better outcomes for European Protected Species (EPS) and reduce unnecessary costs, delays and uncertainty that can be inherent in the current standard EPS licensing system. The policies are summarised as follows:

- Policy 1; provides greater flexibility in exclusion and relocation activities, where there is investment in habitat provision;
- Policy 2; provides greater flexibility in the location of compensatory habitat;
- Policy 3; provides greater flexibility on exclusion measures where this will allow EPS to use temporary habitat; and,
- Policy 4; provides a reduced survey effort in circumstances where the impacts of development can be confidently predicted.

The four policies have been designed to have a net benefit for EPS by improving populations overall and not just protecting individuals within development sites. Most notably Natural England now recognises that the Habitats Regulations legal framework now applies to 'local populations' of EPS and not individuals/site populations.