

**300 Nine Mile Ride,
Finchampstead,
RG40 3NN**

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

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SUMMARY

This report constitutes a site survey carried out on the 8th December 2024 and further assessment of the potential impacts arising from the proposed addition of a ground floor extension to the rear of 300 Nine Mile Ride, Finchampstead, RG40 3NN.

The property is a modern detached dormer bungalow with a roof and dormers which are closed off with no potential openings for crevice roosting bats, and there was no sign of any activity in the loft.

The roof of the property has negligible potential for roosting bats therefore a phase 2 emergence survey is *not* recommended.

INTRODUCTION

Site Setting and Description

The property is a modern detached dormer bungalow situated to the south of Nine Mile in Finchampstead. It is flanked by other detached and semi-detached dwellings with mature gardens. There are seven blocks of woodland included on the priority habitats inventory within 500m of the plot. Secondary woodland not designated as priority habitat occurs 30m to the south. The area supports habitats suitable for many bat species (See figure 1).



Figure 1. Location of 300 Nine Mile Ride (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 70m to the east running from 2015

covering brown long-eared bats, with a second 300m to the north issued in 2013 covering Soprano Pipistrelles.

Phase 1 Bat Survey Methods

The Phase 1 bat survey was carried out on 8th December 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 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 dormer bungalow is built of brick-faced block walls with a pitched roof of close-fitting cement tiles which are close fitting with no gaps. The soffits are modern uPVC all in excellent order with no gaps (See figures 2-5). There are six dormers (three front, three back) faced with close-fitting part glazed clay tiles, these are in excellent order with no gaps suitable for bats.

The loft is sealed with insulation foam and the floor is boarded out and used for storage (see figure 6). There was no sign of external light from within and no sign of any bat activity.



Figure 2. Southern elevations looking north.



Figure 3. Southern and eastern elevations looking north.



Figure 4. Northern elevations (eastern half) looking south.



Figure 5. Northern elevations (western half) looking southwest.



Figure 6. Loft looking north.

EVALUATION, IMPACTS AND RECOMMENDATIONS

The property is a modern detached dormer bungalow with a roof and dormers which are closed off with no potential openings for crevice roosting bats, and there was no sign of any activity in the loft.

Therefore 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