31 Allnatt Avenue,
Winnersh,
RG41 5AU.

PHASE 1 BAT SURVEY
(Provisional roost assessment)

September 2025

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Prepared by

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SUMMARY

This report constitutes a site survey carried out on the 3rd September 2025 and further assessment of the potential impacts arising from the proposed re-development of 31 Allnatt Avenue, Winnersh, RG41 5AU (GR:SU782703).

There was no sign of any bat activity within the house and the roof and fascias are all closed off. Therefore, the property has negligible potential for bats, and a Phase 2 bat 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.*

INTRODUCTION

This report constitutes a site survey carried out on the 3rd September 2025 and further assessment of the potential impacts arising from the proposed re-development of 31 Allnatt Avenue, Winnersh, RG41 5AU (GR:SU782703).

Site Setting and Description

The property is a semi-detached house dating to 1970s situated to the (See figure 1). It is flanked by other semi-detached dwellings with small gardens and backed by a large car park associated with a superstore. There is one small woodland 490m to the south over the M4 included in the priority habitats inventory as replanted ancient woodland (see figure 2). The area supports habitats suitable for common bat species.

Figure 1. Location of 31 Allnatt Avenue (Red star). *Courtesy of Googlemaps*

METHODS

Background Data Search

DEFRA MagicMap website https://magic.defra.gov.uk/MagicMap.aspx was searched for information on priority habitats and licensing.

Phase 1 Bat Survey Methods

The Phase 1 bat survey was carried out on 3rd September 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 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.

RESULTS

Phase 1 Bat Survey Results

Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2017) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time or not. Barbastelle Bats, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat are also UK BAP Priority Species and SPI.

According to the DEFRAs MagicMap, no EPS bat licenses have been issued within 500m of the property.

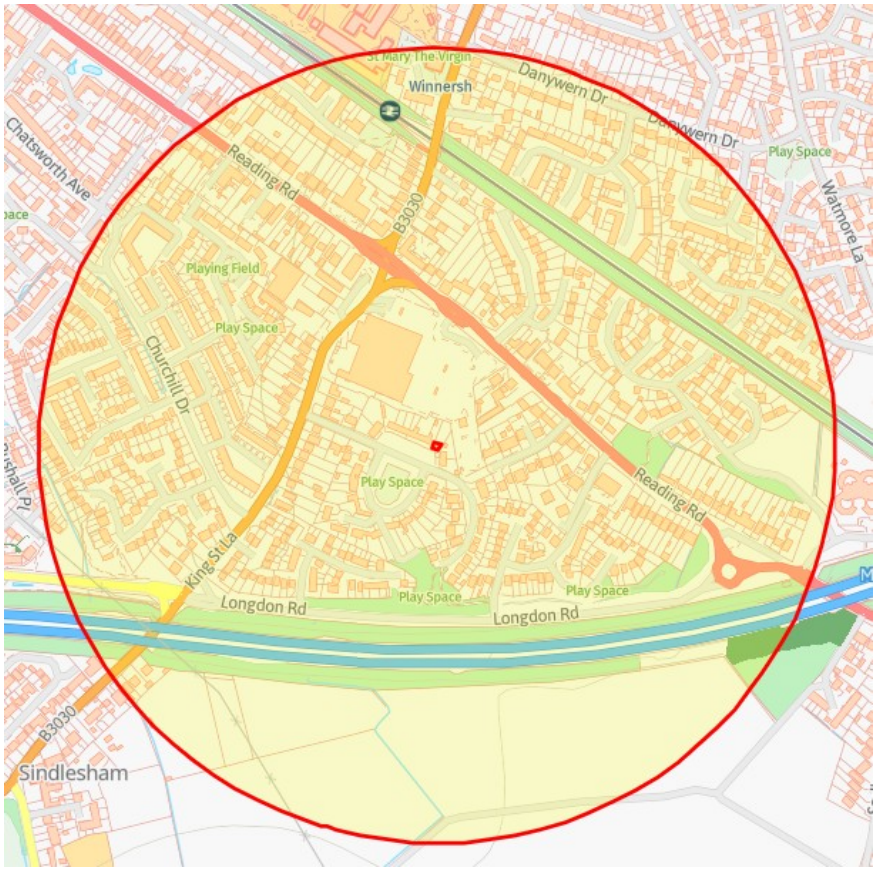

Figure 2. Priority habitats map. *Courtesy of Magicmaps*

Building Assessment

The property is a semi-detached house dating to the mid 20th Century, with plain brick walls and cement tiled roof clay tiles (see figures 3-5). The hipped roof has close fitting tiles and these and the leading and ridge tiles are in good order with no gaps. The eaves are closed off with modern uPVC soffits which are closed off leaving no gaps.

The loft was accessed via a hatch on the landing, and the roof space is open with the roof lined with waxed felting which is in poor order with a few areas where the lining has failed and the tiles visible from within. There were no signs of any bat activity within (see figure 7)

The attached utility room has a flat roof faced with concrete slabs and has an anterior permanently illuminated via sidelights and has negligible potential for bats (see figure 6).

Figure 3. Southern elevations looking north

Figure 4. Northern and eastern elevations looking southwest

Figure 5. North gable and roof hip looking west

Figure 6. Utility room looking south

Figure 7. House loft looking west

EVALUATION, IMPACTS AND RECOMMENDATIONS

There was no sign of any bat activity within the house and the roof and fascias are all closed off. Therefore, the property has negligible potential for bats, and a Phase 2 bat 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