

**1 Palmer Close,
Wokingham,
RG40 3EB**

Phase 1 Daytime Bat Assessment

Dr. Jonty Denton FRES FLS MCIEEM CEcol

Level 1 bat license holder no. 2020-46400-CLS-CLS

30th January 2025



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Summary

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned by the owners to undertake a Daytime Bat Assessment (Phase 1) of 1 Palmer Close, Wokingham, RG40 3EB(GR: SU833655).

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023) by Dr.Jonty Denton on 30th January 2025.

There was no sign of any bat activity within the loft. The roof and soffits are closed off with no potential openings for roosting bats. Therefore, the property has negligible potential for bats and a Phase 2 bat survey **is *not*** recommended.

INTRODUCTION

Background

I was contracted to undertake a Phase 1 Daytime Bat assessment at 1 Palmer Close, Wokingham, RG40 3EB. This report presents the findings of the survey undertaken on the 30th January 2025, which is aimed at assessing the suitability of the property to support bats.

Site Setting and Description

The property is a semi-detached two-storey house south of Nine Mile Ride, east of Palmer Close in a suburb of Wokingham. It is set amongst other detached and semi-detached properties with mature gardens (see figure 1). The closest woodland included on priority habitats inventory is 20m to the north across Nine Mile Ride. The habitats in the area provide good foraging and commuting for most bat species.



Figure 1. Location of site. *Courtesy of Googlemaps*

METHODS

Phase 1 Bat Survey Methods

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

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 between wooden cladding, 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 (Bat Conservation, (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 as 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 which 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 10 x 42 close focus binoculars and a high-powered torch.

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 DEFRA's MagicMap, the closest EPS bat licenses have been issued in 2014 for a property 772m to the north covering Brandt's bat, whiskered bat, brown long-eared bats, common pipistrelles and soprano pipistrelles.

The house was subject to a full Phase 1 bat survey outlined below.

Building Assessment

The house dates to the 1970s and is brick built with a pitched roof of clay tiles (see figures 2-4). The tiles are in good order with no openings and the soffits are closed off throughout (see figure 5). The tiled roof on the single-storey extension off the north gable is also in good order with no openings. There is a conservatory off the east end (see figures 3 & 9).

The loft was accessed via a hatch on the landing. The roof is lined with felting and the floor is boarded out and used for storage (see figures 7). There was no sign of any bat activity on the floor.



Figure 2. Western elevations looking east.



Figure 3. Eastern elevation looking west.



Figure 4. North gable looking southwest.



Figure 5. North gable soffits looking south.



Figure 6. Loft north gable looking northeast.



Figure 7. Loft looking south.



Figure 8. North ground floor extension looking east.



Figure 9. Conservatory looking northwest



Figure 10. Garage looking northwest.

Garage and car port

There is prefabricated flat-roofed single garage to the north of the house (see figure 10) with an open car port to the west. Neither have any potential for roosting bats.

Conclusions

There was no sign of any bat activity within the loft. The roof and soffits are closed off with no potential openings for roosting bats. 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 & Bibliography

Collins, J. (ed.)(2023) Bat Surveys for Professional Ecologists: Good Practise Guidelines (4th edn). 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.