



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

PRELIMINARY ECOLOGICAL APPRAISAL (DBW) OF REAR, SINGLE STOREY EXTENSION AT 56 HIGH STREET TWYFORD



Prepared for:
Ms L Jackman
56 High Street
Twyford
RG10 9AQ

28 March 2025

Ref: SPH/NP/PEA-25/18.03



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This report is valid for 12 months from the site inspection. The lifespan of this report may be subject to change if the site conditions change due to unspecified works that affect the site.



Executive Summary

Urban Tree Experts was commissioned by Ms L Jackman to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]) of the rear, single storey extension at 56 Hight Street, Twyford, RG10 9AQ. This is to support a forthcoming planning application to Wokingham Borough Council.

The site visit was carried out on Tuesday 18 March 2025 at 10.20am, during daylight hours. An internal and external inspection of the rear, single storey extension took place to look for signs of bats.

The preliminary ecological appraisal consists of a desk top study prior to the survey to review existing information about the site and its surroundings and to inform the design of subsequent bat surveys, if required. The desk top study was conducted based upon a minimum 2km search radius and it revealed one statutory designated site is located within, and two current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The surrounding habitat, with Charvil Meadows, Loddon Reserve and large freshwater lakes and woodland provide diverse habitats suitable for a wide range of bat species and there is direct ecological connectivity to these areas from the site.

The DBW comprised a detailed search of the interior and exterior of the rear, single storey extension for bats, signs of bats and features suitable for use by roosting bats. This includes droppings, scratch marks, rubbing and staining at exit holes, live or dead bats and other features such as missing tiles, this list is not exhaustive.

The rear, single storey extensions suitability to support roosting bats was assessed and no potential roost features were identified during the preliminary inspection. When combined, the lack of features, along with the data from the desk top study results in the rear, single storey extension being characterised as having negligible potential¹ to support roosting bats.

In line with best practice guidelines², no further survey effort is required.

¹ Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats. Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition.

² Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists Good Practice Guidelines (4th Edition).



1. Introduction

1.1 Instruction

Urban Tree Experts was instructed by Ms L Jackman to conduct a DBW of the rear, single storey extension at 56 High Street, Twyford, RG10 9AQ to support a forthcoming planning application to Wokingham Borough Council.

1.2 Aims and Objectives

The DBW is designed to:

- Identify the presence/likely absence of bats within the rear, single storey extension.
- Provide information on previous bat ecological surveys/reports.
- Provide information on the status of bats using the rear, single storey extension currently or previously.
- To add confidence where no bats are found, or to categorise the nature of a roost where evidence of bats are found.
- To establish whether further surveys, mitigation or an EPSL is required.

The preliminary ecological appraisal (bats) and report writing were carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition.

1.3 Proposed Works

The survey was commissioned in connection with a forthcoming planning application to Wokingham Borough Council the full details of which were unknown at the time of writing the report but we are informed that it will seek to construct a single storey rear extension either to the side of the existing rear single storey extension or construct a new extension following the partial or full demolition of the current extension and change the pitch of the roof.

1.4 Surveyor Background and Experience

The preliminary ecological appraisal for bats was completed by Nick Powell and the report was written by Simon Holmes MSc. CEnv.

Nick holds a Class 2 Bat License (CLS-11742) and has been surveying bats for 3 years with various ecological consultancies and has received training in surveying techniques, bat detector use, bat biology, identification, acoustic monitoring, echolocation analysis and netting.

Simon holds Class 3 (CL19) and 4 (CL20) Bat Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 34 years' experience of carrying out bat surveys and bat conservation work.

2. Legislation and Planning Policy

2.1 Legislative Background

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation 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. A summary of the main legislation and planning considerations are included at Appendix 1.



Seven species of bat are also Species of Principal Importance for nature conservation in England under Section 41 of the Natural Environment and Rural Communities Act 2006. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species.

3. Site Location and Description

3.1 Site Location

The building is located at Grid Reference SU78557603, see Figure 1 below. An overview of the immediate area is shown on Figure 2, courtesy of Bing Maps.

Figure 1. 56 High Street, Twyford, highlighted.

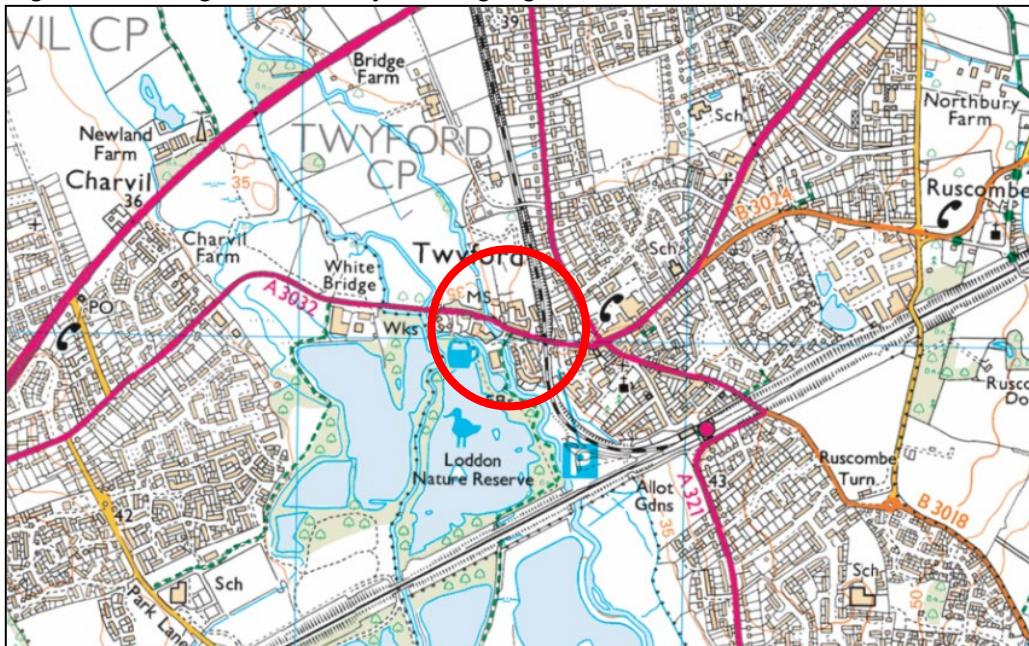
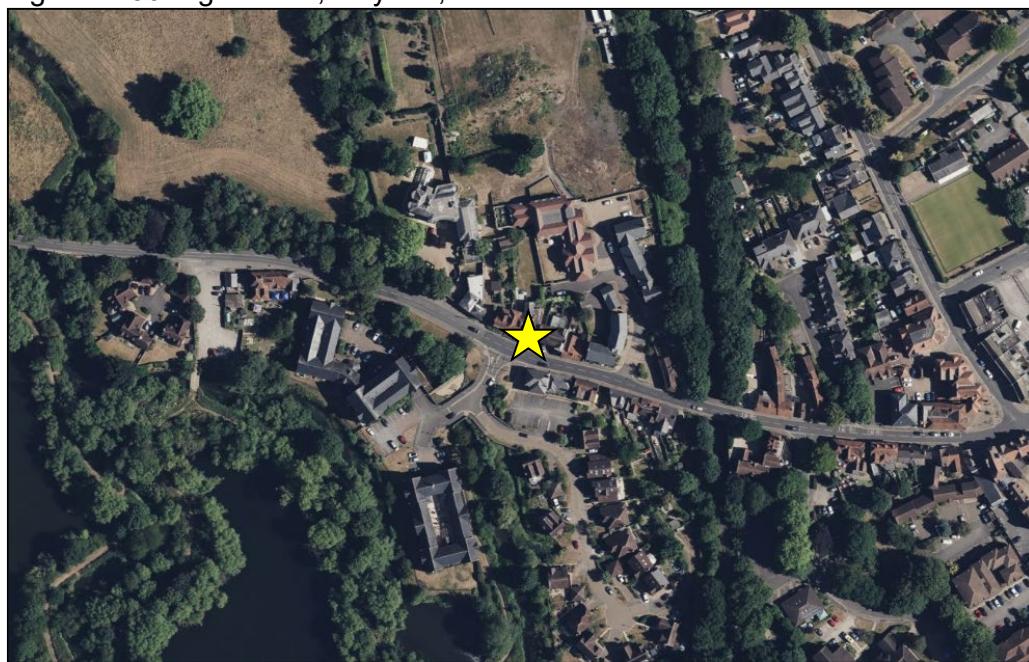


Figure 2. 56 High Street, Twyford, overview of the immediate area.





3.2 Site Description

The application site comprises a terraced, brick-built two storey property with rear, single storey extension. The remainder of the site comprises a parking area to the front (see cover photograph) and a small rear garden which is mainly laid to lawn, with gravelled area, a wooden building and some shrubs in pots, see Figure 3 below. The site itself offers limited foraging and commuting habitat for bats however there is good ecological connectivity to bat foraging and commuting habitat in the wider landscape.

Figure 3. Rear garden. 56 High Street, Twyford. 18.03.25



4. Survey Methodology

4.1 Pre-Survey Data Search

The client has advised that, to their knowledge, no previous bat surveys have been undertaken on this site. Google Earth and MAGIC maps (magic.defra.gov.uk) websites were used prior to the survey to determine the suitability of the surrounding habitat to support roosting bats and to identify any statutory designated sites or EPSSLs within 2km of the site. Due to the scale of the proposed development, and the very local impact that may occur, no data was sought from the local records centre at this time.

The site is situated on the western edge of Twyford village and is surrounded with properties of differing styles and sizes. Loddon Reserve (freshwater lakes), Charvil Country Park, Old River and the River Loddon are situated to the west/south and Charvil Meadows to the northwest. All these areas contain good habitat to support roosting, commuting and foraging bats and are connected to the site via ecological corridors such as rear gardens. Further afield lie additional areas of woodland, farmland and parkland, all of which provide good habitat for bats and have some ecological connectivity to the site.



Alder Moors Local Nature Reserve (LNR) is known to contain good habitat for bats and lies to the southwest, just within 2km of the site, with limited ecological connectivity from the site to this LNR. A search of the Magic interactive website revealed two current EPSLs for bats have been granted within 2km of the site, the details of which are provided in Table 1 below.

Table 1. Current EPSLs for bats within 2km of the site

EPSL reference	Licence end date	Species on licence
2020-49294-EPS-MIT	08/2025	Common and soprano pipistrelle
2019-43241-EPS-MIT	04/2025	Brown long-eared, common and soprano pipistrelle

4.2 Daylight Survey

The DBW of the rear, single storey extension at 56 High Street, Twyford, RG10 9AQ was carried out by Nick Powell on Tuesday 18 March 2025 at 10.20am. The weather conditions for the survey were bright with a temperature of 9 degrees. Equipment used included a high-powered torch, a digital camera on a telescopic pole, endoscope and a ladder.

During the DBW, an internal and external inspection of the rear single storey extension was carried out to identify any signs of occupation by bats and features that could offer potential roosting sites following standard survey guidelines. Features investigated included:

- Construction of the building – soffits, loft space, tiles/slates, lead flashings etc.
- Building condition – structure of roof and walls.
- Internal conditions – microclimate stability, draughts etc.
- Access points – potential entry and exit points for bats.
- Roosting points – cracks and crevices, between underlay and roofing tiles/slates.

Field signs that would indicate the presence of bats were searched for. These included:

- Bat droppings on the floor and walls of the building.
- Feeding remains (particularly butterfly and moth wings).
- Evidence of urine and/or oily staining around possible roost entrances.
- Presence of areas cleared of cobwebs.
- Where a breathable roofing membrane has been fitted staining on the membrane may suggest use by bats.
- Odour can sometimes suggest the present of bats.
- Squeaking and chattering can reveal bats roosting between the tiles and roofing underlay.

Buildings or structures that were not to be affected by the current proposals or with no bat roosting potential were not inspected. This includes the main property and wooden outbuilding as they will not be affected by the current proposals.

4.3 Constraints

Full access to the site during the visit was made possible by the client and there are no constraints to the survey.



5. Survey Findings

5.1 External Inspection

The external features of the rear, single storey extension were examined for signs described in section 4.2. Windowsills, exposed features around the windows, fascias and walls were inspected for any evidence of bat droppings or staining.

The current brick built and part rendered/painted rear, single storey extension is attached to the main property and neighbouring property and is in a good condition externally, see Figure 4 below. The flat roof is covered in bitumen felt, all of which is in a good to fair condition with no gaps that could be exploited by crevice dwelling bat species (see Figure 5 on page 9), and it is securely affixed to the main property and neighbouring property, see Figure 6 on page 9. The wooden fascias had no cracks or splits in which bats could use to roost, see Figure 7 on page 10.

No bats or evidence of bats was recorded during the external inspection of the rear, single storey extension and there were no visible roosting opportunities for bats or access into the building for roosting bats.

Figure 4. Rear, single storey extension. 56 High Street, Twyford. 18.03.25





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Figure 5. Example of bitumen covering on roof of rear extension. 56 High Street, Twyford. 18.03.25



Figure 6. Example affixing to neighbouring property. Rear extension at 56 High Street, Twyford. 18.03.25





Figure 7. Example of fascias. Rear extension, 56 High Street, Twyford. 18.03.25



5.2 Internal Inspection

An internal inspection of the rear, single storey extension was undertaken and was examined for any signs of bats (as described in section 4.2).

There is no loft space, internally the flat roof is plastered and painted, see Figure 8 below. No bats or evidence of bats was recorded during the internal inspection of the rear, single storey extension and internally there are no roosting opportunities or access into this section of the building for bats.

Figure 8. Internal view of rear, single storey extension. 56 High Street, Twyford. 18.03.25





6. Evaluation

The bat roost potential of the features within the site have been assessed with reference to the following criteria and include seasonal variation where increased or decreased probability may arise. Where features are present, they are **highlighted in bold**.

The likelihood of bat roosts being present will be higher where structures:

- are of a pre-20th Century construction;
- are in a lowland rural setting;
- **have woodland, mature trees, species-rich grassland and/or water nearby;**
- have large dimension roof timbers with cracks, joints and holes;
- have numerous crevices in stonework and structures;
- have an uneven roof covering with gaps, though not too draughty;
- have hanging tiles or roof cladding, especially on south-facing walls;
- **have a roof warmed by the sun;**
- are disused or little used; largely undisturbed;
- provide appropriate hibernation conditions, such as abandoned mines, tunnels, kilns, or fortifications; or
- **Recent and historical records of bat roosts in the general area.**

The likelihood of bat roosts being present will be lower where structures:

- are in an urban setting with little green space;
- are subject to heavy disturbance (constant movement due to draughts and noise, also unstable microclimate);
- have a small, cluttered roof void (particularly for brown long-eared);
- **are of a modern construction with few gaps or crevices that bats can fly or crawl through (though pipistrelle bats may still be present);**
- are comprised of prefabricated steel or sheet materials; (some sections);
- are active industrial premises.

Please note that the above list provides generic screening criteria only and there are exceptions to consider.

7. Conclusions

7.1 Interpretation

The combined evidence from the desktop study and the internal and external inspection of the rear, single storey extension provides a high level of confidence in support of the opinions set out in this report. There are no visible features externally on the rear, single storey extension in which bats could access the extension to roost.

Informed by the results of the survey and the factors highlighted in Section 6, it is concluded that there is negligible potential for roosting bats within the rear, single storey extension. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required.

7.2 Contingency Plan

In the unlikely event that bats are found during the proposed works, all work must stop, and advice sought from Urban Tree Experts or another licensed bat ecologist.



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If, for whatever reason, there is a time delay of greater than 12 months between this survey and the commencement of work, then the survey should be repeated as the condition of the building may change and bats may start roosting at the site.

8. References

Collins, J (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.

HM Government (2017) Conservation of Habitats and Species Regulations as (amended).

HM Government (1981) The Wildlife and Countryside Act (as amended).

HM Government (2006) Natural Environment and Rural Communities Act.

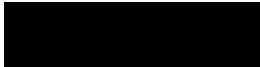
Mitchell-Jones, A.J. & McLeish, A.P. (2004). Bat Workers' Manual (3rd Edition). Joint Nature Conservation Committee.

9. Queries

Any queries regarding this report should be addressed, in the first instance, to Urban Tree Experts:

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APPENDIX 1

In summary, the legislation combined makes it an offence to:

- Intentionally or recklessly damage, destroy or obstruct access to a structure or place used for shelter by a bat.
- Intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate.
- Intentionally or deliberately kill, injure or take any bat.

Planning Considerations:

Government guidance to Local Planning Authorities stipulates the need to consider biodiversity and protected species during the consideration of planning applications. The NPPF makes clear that the planning system should help minimise the impacts that development can have on biodiversity and provide net gains in biodiversity where possible. In addition, the ODPM Circular 04/2005 states *“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

Policy CP7 of the Wokingham Borough Core Strategy (planning policy relating to the site) states *“Development 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 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, and*

- i) *Mitigation measures can be put in place to prevent damaging impacts; or*
- ii) *Appropriate compensation measures to offset the scale and kind of losses are provided”.*

Developments that compromise the protection afforded to bats or roosts under the provisions of the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 will require a European Protected Species (EPS) licence from Natural England (NE).

NE, the government’s statutory conservation advisory organisation, is responsible for issuing EPS licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations.

Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:

- Reg 44(2)(e) – the derogation is “in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Reg 44(3)(a) – there is “no satisfactory alternative” to the derogation.
- Reg 44(3)(b) –the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

Tests (a) and (e) can be met with the issue of planning permission for the proposed works. Test (b) is determined by NE’s ecology department that requires the development of a suitable mitigation strategy that would ensure that any bats present on site, are retained at the same population level or better.