



Daytime Bat Potential Roost Assessment (PRA) - letter of report:
11 Cypress Close, Finchampstead, Wokingham, RG40 3JW

Ref: WEc_RG40

June 2025

Dear Mr. Daniel Sargeant,

Wychwood Environmental Ltd (WE) was commissioned to undertake a daytime bat survey (Preliminary Roost Assessment [PRA]) for the above property (Figures 1-3). It is understood that the development will involve, first floor extension and loft conversion and ground floor alterations (Figures 5a and 5b). The survey was conducted to ensure that plans would not be constrained by the presence of roosting bats, that could be disrupted by the development (if present).

Bats are European protected species, protected via The Conservation of Species and Habitats Regulations (2017) and also the Wildlife and Countryside Act 1981, as amended. Therefore, 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.

The survey was completed to inform the Local Planning Authority (LPA) of any material impacts resulting from the proposed development and to ensure compliance with the requirements of the Natural Environment and Rural Communities (NERC) Act (2006) (Section 40) and the Government Circular: Biodiversity and Geological Conservation – Statutory obligations and their Impact within the Planning System (ODPM 06/2005, Defra 01/2005). Details of legislation and legal protection afforded to all species of British bats are given in Appendix 1.

Site Location

The site is located in 11 Cypress Close, Finchampstead, Wokingham RG40 3JW (Figures 1 & 2). The property is located in a suburban housing area surrounded by similar sized detached properties with gardens (Figure 1 – 3, and Figure 2). The house has a small garden to the south of the property with amenity grassland, planted hedges, ornamental trees and planted beds.



Figure 1. Google screen grab of the property location (red line) at 11 Cypress Close, Finchampstead, Wokingham RG40 3JW.



Figure 2. Google screen grab of the location of the property within the wider landscape.

The local, wider landscape, consisting of suburban housing, gardens, deciduous woodland, wooded tree lines, amenity areas for golf courses, parks and sports fields is suitable for roosting and foraging bats. Connectivity to habitat suitable for bats is deemed to be low (based on Bat Conservation Trust [BCT]¹ criteria). A number of common species are known to be active in the wider area.

Survey Methods

Building Inspection

The field survey was conducted by Dr Andrew Perkin (Natural England Bat Class license holder: 2020-47354-CLS-CLS) on the 9th May 2025 following best practice survey techniques, as outlined by the Bat Conservation Trust (BCT)² and Mitchell-Jones and Reason and Wray (2023)³.

All floors, walls and exposed surfaces of the areas of the building proposed to be impacted by the proposed works, externally (where access allowed), for signs of use by bats including:

- Bat droppings (size of droppings grouped into small, medium or large to signify type of bat that may be present);
- Feeding remains (certain bat species often eat the bodies and leave the wings of invertebrate prey including moths, butterflies and larger flies such as lace wings);
- Oil (from fur) and urine stains;
- Scratch marks;
- Presence of 'clean' gaps and crevices in the fabric of buildings which could indicate regular movement of bats;
- Bat corpses; and
- Actual sightings.

All aspects of the building proposed to be extended/impacted were examined using direct observation with the aid of close focusing binoculars, a high-powered torch and ladders where necessary to enable closer inspection of suitable features. Photographs were taken of relevant features.

The bat roosting potential of this region of the building is graded on a scale of High, Moderate, Low, Negligible, as outlined in Table 4.1 of the BCT 2024 Good Practice Guidelines.

Limitations

There were no constraints or limitations identified to this PRA survey.

¹ Collins J (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn) (published by Bat Conservation Trust, London)

² Collins J (ed.) (2024) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn) (published by Bat Conservation Trust, London)

³ 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.

Results

Desk Study

Based on known roosts from granted European Protected Species Mitigation licenses⁴ for bats, there are 23 registered licenses within 2km to the site (Figure 4), for; common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, and brown long-eared bat *Plecotus auritus*, between 2010 and 2029. The closest site being approximately 0.5km to the southwest of the site concerning common and soprano pipistrelle (see Figure 5, Annex 2).

There are no statutory sites within 2km of the site. There are several patches of ancient woodland, BAP Priority Habitat Woodpasture and Parkland, lowland heath and BAP Priority Habitat Deciduous Woodland (PHDW). The closest of which is a patch of BAP Priority Habitat Deciduous Woodland (PHDW) lies 90m south from the site.

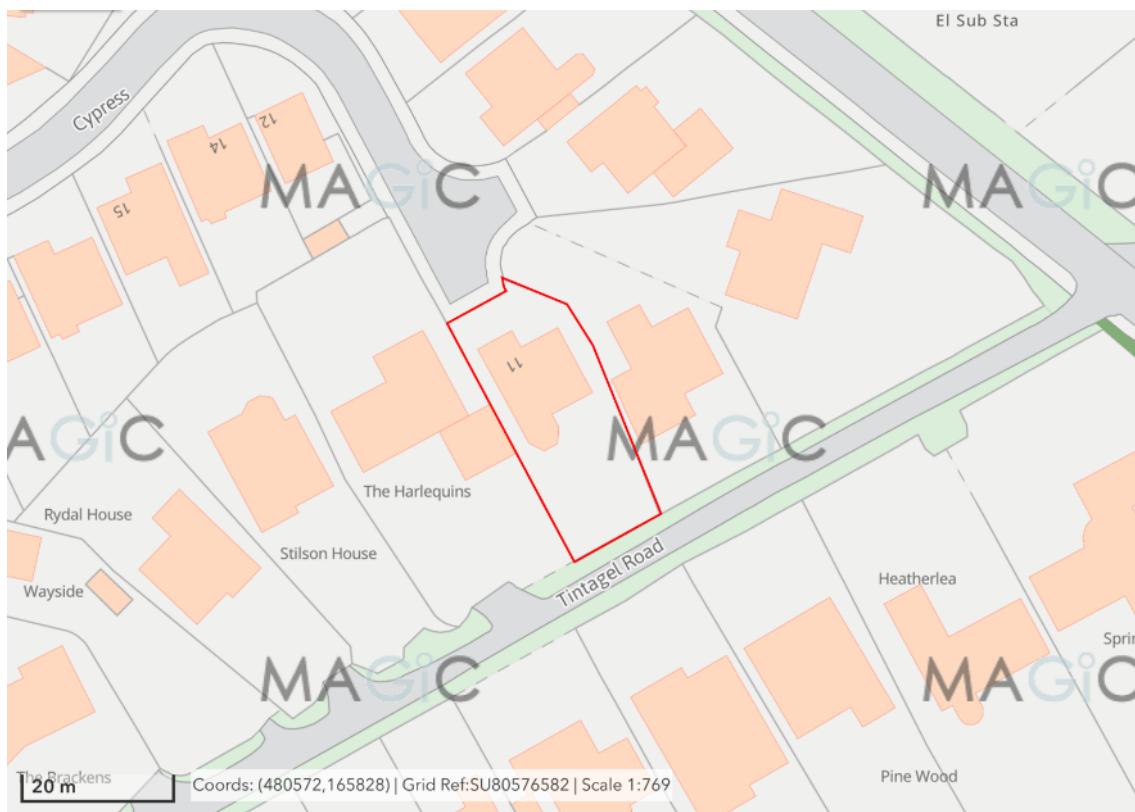


Figure 3. Redline location plan for the site

⁴ <https://magic.defra.gov.uk/MagicMap.aspx>

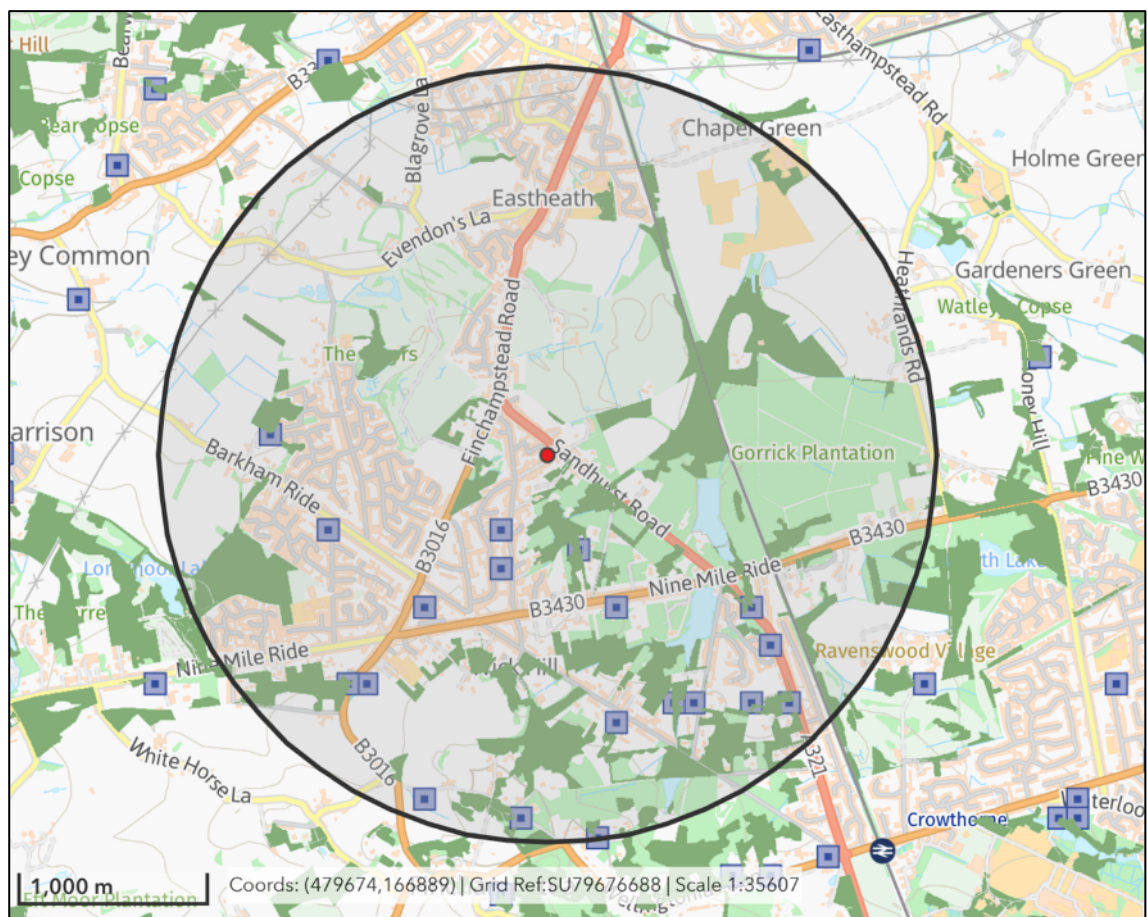


Figure 4. Location of statutory designated sites and ancient woodland within 2km of the site (marked in red). (Source: <https://magic.defra.gov.uk/MagicMap.aspx>).

Building survey

The property at 11 Cypress Close, Finchampstead, Wokingham, RG40 3JW, is a medium sized detached house, constructed with brick with a cement tiled roof (Photos 1 - 4). The house has an attic void (Photos 5-6) lined. No evidence of bats was found in the void. There is no potential for void dwelling bats inside the property.

The roof of the house, the soffits and the facades of the building were in good repair and was not considered to have any suitable gaps offering potential roost features (PRFs) suitable for supporting crevice roosting bats such as the pipistrelle species (Photos 1-4). No direct evidence such as bat droppings or bats were found externally around the property.

Overall, based on features present, the areas of the house proposed to be impacted by the works have **negligible** potential to support roosting bats, as outlined in Table 4.1 of the BCT 2024 Good Practice Guidelines.

No further surveys are required.

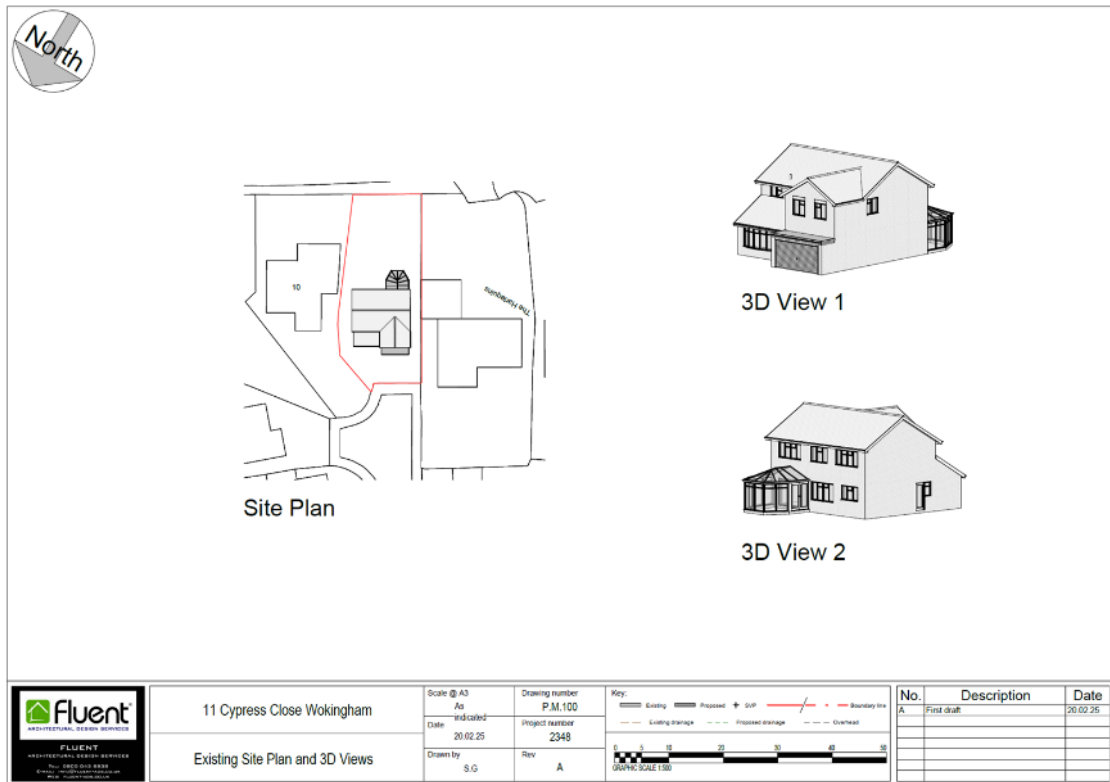


Figure 5a. Existing elevations.

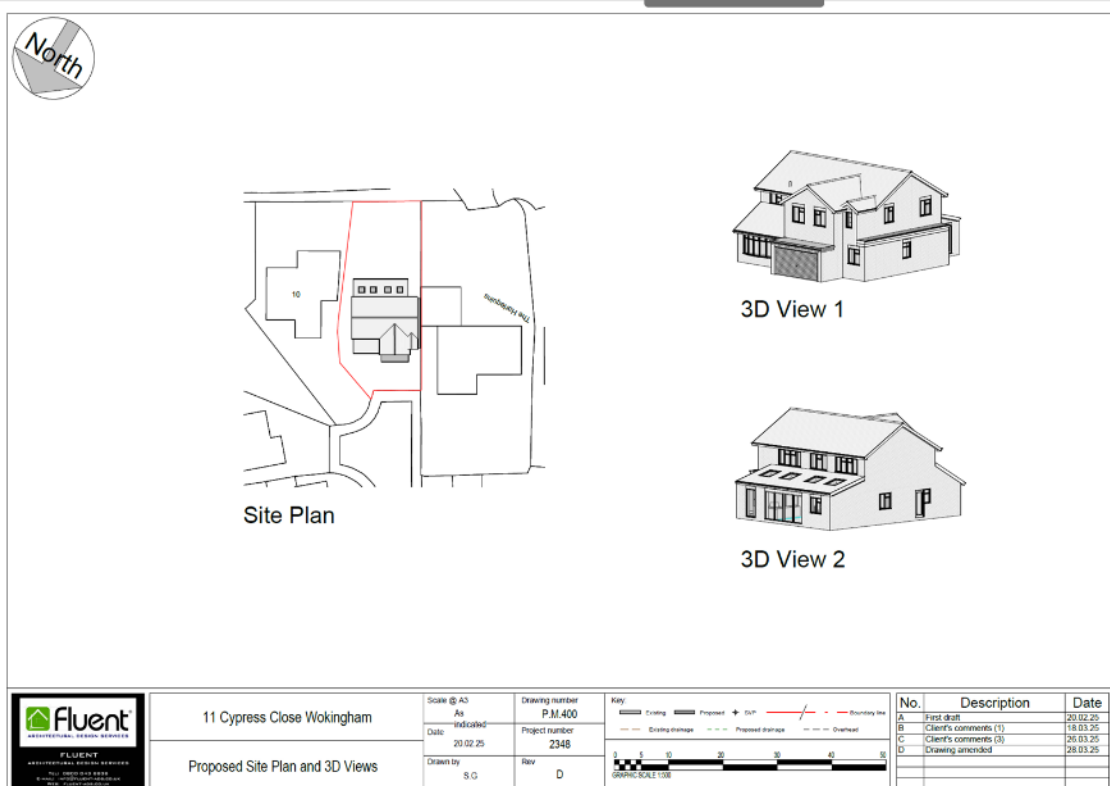


Figure 5b. Proposed elevations.

Site Images



Photo 1: The front (south) elevation of the property. No potential bat roost features were found.



Photo 2: The north elevation of the property. No potential bat roost features were found.



Photo 3: The southern gable end north and east elevation of the property. No potential bat roost features were found.



Photo 4: The southern gable end and the northwest elevation end of the property. No potential bat roost features were found.



Photo 5: The west facing roof void of the attic was lined with insulated roof lining and had numerous cobwebs. No evidence of bats found.



Photo 6: The east facing roof void.



Photo 7: The front garden of the property.



Photo 8: The rear garden of the property.

Discussion and Recommendations

The areas of the property proposed to be impacted by the proposed works have negligible potential to support roosting bats. The wider landscape supports low potential for foraging habitats for bats. Following current BCT guidance, no further surveys are therefore required.

Bats

The area of the house to be affected by the development has been evaluated as having negligible potential for roosting bats, no further surveys are recommended. However, the following precautionary advice should be considered.

- **Timing of works-** works to the roof and tiles of the porch should be conducted at an appropriate time of year to minimise any risk of bats being present during proposed work. As best practice, works directly affecting roofs should be conducted during the Spring (March-April) or Autumn (late September-early November) to avoid periods when bats are likely to be present within the building and when they are least vulnerable, i.e. outside periods of breeding and hibernation.
- **Enhancement roosting opportunities-** One Cavity type (e.g. Schwegler 1FD) and one Crevice type (e.g. Schwegler 1FF) bat box should be erected around the site (ideally on existing trees), providing alternative roosting opportunities for long-eared and pipistrelle bats. The bat boxes will be sited on a tree, best positioned at a height of between 4-6 metres. These boxes should be retained in location once all building works are complete, and thus provide an overall enhancement. Further bat boxes / bricks can be incorporated into the new scheme to enhance opportunities for bat species.
- **Tool Box Talk-** Contractors will be made aware of the possible presence of bats, and the legal protection afforded to them, and made to work with caution when removing any tiles. Tiles must be lifted vertically and removed by hand. Should any bats be found workers must cease work immediately and unless present onsite, advice must be sought from a suitably qualified and licensed ecologist.

Lighting

The site supports low potential to support foraging bats given the occurrence of good quality foraging habitat within the wider local landscape and previous emergence surveys found that the eastern driveway was used frequently by commuting common pipistrelle bats. Therefore, outdoor lighting used within the vicinity of the building should be 'bat friendly'⁵. Lights should be at a low level and angled down or have baffles to prevent unnecessary light spilling into the surrounding area which could disturb foraging bats, especially along tree lines and along the eastern driveway which is a known commuting route for bats. Security and timed lights should be at a low level and ideally

⁵ <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

set to be on for as short a time as possible. A copy of the BCT 'Statement on the impact and design of artificial light on bats' report is provided in Appendix 2 of this report.

Conclusion

The areas of the house proposed to be impacted by the works have a negligible potential to support roosting bats. As such, no further bat surveys are considered necessary. Details on how to control external lighting, to reduce the impact upon foraging bats within the local landscape are included. In order to fulfil requirements under the NPPF, information on bat boxes/bricks is included.

Should you need any further advice on the information provided above, please do not hesitate to contact me.

Kind regards,



Dr. Craig Turner MCIEEM FRGS FLS

APPENDIX 1 – Legislation, Policy & Licensing

Bats

All species of British bat are fully protected under the Wildlife and Countryside Act 1981 as amended through inclusion in Schedule V. All bat species in the UK are also included in Schedule II of the Habitats Regulations 2017 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

Bat species are afforded further protection by the Countryside and Rights of Way (CROW) Act 2000; and the Natural Environment and Rural Communities Act 2006.

Under the above legislation it is an offence to:

- kill, injure or take an individual;
- possess any part of an individual either alive or dead;
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding;
- intentionally or recklessly disturb these species whilst using any place of shelter or protection; or
- deliberate disturbance in such a way as to be likely to impair their ability to:
 - survive, to breed or reproduce, or to rear or nurture their young; or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong;
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead bat, or any part of, or anything derived from a bat.

It is also an offence to set and use articles capable of catching, injuring or killing bats (for example a trap or poison), or knowingly cause or permit such an action. In the case all species of British bat there is also protection under *Schedule 6 of The Wildlife and Countryside Act 1981* (as amended) relating specifically to trapping and direct pursuit of these species.

Penalties on conviction

The maximum fine is £5,000 per incident or per bat (some roosts contain several hundred bats), up to six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.

Licensing

A European Protected Species Mitigation (EPSM) Licence or a Bat Low Impact Class Licence (BLICL) in relation to bats is required from Natural England for any work that would result in an otherwise unlawful activity (e.g. damage to a bat roost). A BLICL permits activities resulting in the disturbance and/or capture of certain species of bats and/or damage or destruction of roosts of low conservation significance. A license can only be issued to permit otherwise prohibited acts if Natural England are satisfied that all of the following three tests are met:

- The proposal is for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- There is no satisfactory alternative; and,
- The action authorised by the license will not be detrimental to the maintenance of bat populations at a favourable conservation status in their natural range.

A bat roost is defined by the Bat Conservation Trust publication *Bat Surveys for Professional Ecologists—Good Practice Guidelines 3rd Edition* as "*the resting place of a bat*"⁶. Generally however, the word roost is interpreted as "*any structure or place, which any wild bat uses for shelter or protection.*"

Bats tend to re-use the same roosts; therefore legal opinion is guided by recent case law precedents, that a roost is protected whether or not the bats are present at the time. This can include for summer roosts, used for breeding; or winter roosts, used for hibernating.

⁶ Collins J (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn) (published by Bat Conservation Trust, London)

APPENDIX 2 – Lighting guidance - the impact of artificial light on bats.

The following basic set of guidelines is summarized from the latest Guidance Note (08/18)⁷ provides a concise checklist of points to consider with any lighting scheme:

- *Use professional lighting design engineers to model and predict light spill so that it can be avoided.*
- *Reduce light levels to the minimum necessary to meet legal and safety requirements.*
- *Reduce horizontal and upward/downward light spillage to the minimum achievable. The use of cowling, masks, louvers etc. and limiting the height of lighting columns may be important depending on the design of the lighting units. No bare bulbs. Lighting should only light the target area.*
- *Use non-reflective surfaces within the area to be lit to minimise indirect (reflected) spillage of light. The use of planting or other structures to add screening.*
- *Reduce the duration of lighting. The use of lighting 'curfews' can also be helpful - especially in the vicinity of bats roosts. For example, the emergence of bats, typically within the hour after sunset, may be disrupted (delayed) by raised light levels and this may result in a loss of feeding opportunities.*
- *Consider the type of light to be used and whether a different type or design may reduce potential impacts on bats and other wildlife. Narrow spectrum lighting with minimal UV emission should be used.*
- *Use 'screen planting' to limit light spill into dark areas.*
- *Use narrow spectrum light sources to lower the range of species affected by lighting, as research has shown that spectral composition does impact biodiversity.*
- *Use light sources that emit minimal ultra-violet light*
- *Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue short wave length content they should be of a warm / neutral colour temperature <4,200 kelvin.*

For more details, please refer to:

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

http://www.bats.org.uk/pages/bats_and_lighting.html

<http://www.batsandlighting.co.uk/index.html>

⁷ <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

GARDENING FOR BATS



All sixteen species of bats in the UK eat insects, and need a good supply of these from spring through to the autumn. By growing flowers attractive to a range of insects, our gardens can become important feeding stations for bats, birds and other wildlife.

Many plants depend on insects

We grow flowers in our gardens for our own enjoyment. But colour and perfume are really the plants' way of advertising themselves to insects. Sweet nectar and protein-rich pollen are bait to encourage insects to visit. In return, pollen is carried from one flower to another on their bodies so the flowers are fertilised.

Bats need insects

Flying uses a lot of energy, so bats have huge appetites. All our UK bats eat insects. Five species, including the long-eared bat, prefer moths, but most bats rely more heavily on flies as food than any other insect group. Especially important are crane flies, and a range of midge families and their relatives. Pipistrelles, the bats most likely to visit your garden, depend on catching very large numbers of tiny insects, some of which are pests.

Flower shape and insect tongues

Flowers with long narrow petal tubes, such as evening primrose and honeysuckle, are visited by moths and butterflies. Only their long tongues can reach deep down to the hidden nectar. Short-tongued insects include many families of flies and some moths. They can only reach nectar in flowers with short florets. By planting a mixture of flowering plants, vegetables, trees and shrubs, you can encourage a diversity of insects to drop in and refuel.

Follow these general rules

- ? Plant flowers varying not only in colour and fragrance, but also in shape.
- ? Daisies and daisy-like flowers are open with a mass of shallow florets.
- ? Pale flowers are more easily seen in poor light.
- ? Single flowers have more nectar than double varieties
- ? Native wild flowers or those closely related are most useful
- ? Flowers with landing platforms and short florets such as daisy or carrot family attract many insects.
- ? Many flowering vegetables such as beans and courgettes are also good for insects.

Plant trees and shrubs

These are important in providing

- food for insect larvae
- food for adult insects
- shelter for flying insects

- roosting opportunities for bats.

In a small garden, choose trees that can be coppiced – cut down to the ground every few years – to allow new shoots to spring from the base. Young shoots and leaves will support leaf-eating insects, even if they do not produce flowers. Hawthorn and elder are useful small trees.

Create a wet area

A pond, a marshy area, even a half-tub made into a mini-pond can attract insects. Many of the tiny flies favoured by bats start life in water as aquatic larvae.

Say NO to insecticides

Chemical pesticides kill natural predators and so may do more harm than good. They reduce bats' insect prey, and surviving insects carry traces of poison.

Encourage natural predators

Hoverflies, wasps, ladybirds, lacewings, ground beetles and centipedes are the gardener's friends. As natural predators they help keep the balance, eating many pests.

- ? Allow some weeds to grow to provide ground cover for natural predators
- ? Grow favourites of hoverflies and other predators close to the flowers and vegetables that tend to become infested.
- ? Leave hollow-stemmed plants to overwinter as shelter for ladybirds.
- ? Leave heaps of dead leaves and brushwood undisturbed for hedgehogs.
- ? Most garden birds are effective predators. Provide them with regular food and water.

Prevent a CATastrophe

Many bats and other small mammals fall prey to Britain's most dangerous four-legged predator, the domestic cat. Cats do not need to stay out all night. Bring your cat in an hour before sunset so bats can emerge undisturbed.

(Send for our special leaflet on cats and bats.)

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enquiries@bats.org.uk www.bats.org.uk
Registered Charity no 1012361 Company limited by guarantee, registered in England no 271282

August 2004

Gardening for bats

Aim at having flowers in bloom through the year, including both annuals and herbaceous perennials. Below are some suggestions, but this is by no means an exhaustive list. See what grows well in YOUR garden, and what seems most attractive to insects. Flowering times are approximate, varying in different areas. Regular dead-heading extends flowering period in many flowers. A=annual, HA=hardy annual, HHA=half-hardy annual, P=perennial, W=wild flower.

Flowers for borders			
St John's Wort	Hypericum	P	March-
marigolds	Calendula	H/A	March – Oct.
aubretia	a. deltoidea	P	March-June
honesty	Lunaria rediva	H/B	March
forget-me-not	Myosotis sp.	A/P	March - May
elephant ears	Begonia	P	April
Wallflowers	Erysimum	B	April - June
Cranesbills	Geranium sp	P	May – Sept.
Yarrow	Achillea	P	May -
Poppies	Papaver sp.	A	May - July
Dames violet	Hesperis matronalis	P	May - August
Red Valerian	Centranthus ruber	P	May – Sept.
Poached egg plant	Limnanthes	HA	June – Aug.
Knapweed	Centaura nigra	P	June- Sept.
Phacelia		HA	June – Sept.
Ox-eye daisy	Leucanthemum vulgare	P	June – Aug.
Evening primrose	Oenothera biennis	B	June-Sept.
Candytuft	Iberis umbellata	HA	June – Sept.
Sweet William	Dianthus barbatus	B	June - July
Blanket flowers	Gaillardia	P	June -
Verbena	V. bonariensis	HA	June – Oct.
Scabious	Knautia arvensis	P	July-Aug.
Night-scented stock	Mattiola bicomia	HA	July-Aug.
Pincushion flower	Scabious sp.	A/P	July – Sept.
Cherry pie	halictrope	HHA	July – Oct.
Mexican aster	Cosmos sp.	A/P	July – Oct.
Cone flower	Rudbeckia sp.	A/P	August-Nov.
Mallow	lavatera sp.	P	August-Oct.
Michaelmas daisy	Aster sp.	P	August-Sept.
Ice plant 'Pink lady'	Sedum spectabile	P	Sept.
Herbs – both leaves and flowers are fragrant			
Fennel	Foeniculum vulgare		July – Sept.
Bergamot	Monarda didyma		June - Sept
Sweet Cicely	Myrrhis odorata		April - June
Hyssop	Hyssopus officinalis		July - Sept
Feverfew	Tanacetum parthenium		June – Sept.
Borage	Borago officinalis		May – Sept.

Rosemary	Rosemary officinalis	March - May
Lemon balm	Melissa officinalis	
Coriander	Copernum sativum	June - August
Lavenders	Lavandula sp.	
Marjoram	Origanum sp	
Trees, shrubs and climbers important to insects		
Oak	Quercus sp.	large gardens only
Silver birch	Betula pendula	
Common alder	Alnus glutinosa	Suitable for coppicing
Hazel	Corylus avellana	Suitable for coppicing
Elder	Sambucus nigra	Small
Pussy willow	Salix caprea	Suitable for coppicing
Hawthorn	Crataegus monogyna	Suitable for coppicing
Honeysuckle	Lonicera sp.	grow a variety for succession.
Dog rose	Rosa canina	Climber
Bramble	Rubus fruticosus	Climber
Ivy	Hedera helix	Climber
Buddleia	Buddleia davidii	shrub
Guelder rose	Viburnum opulus	shrub
Gorse	Ulex sp.	shrub
Plants for pond edges and marshy areas		
Purple loosestrife	Lythrum salicaria	W June – Aug.
Meadow sweet	Filipendula ulmaria	W June – Sept.
Lady's smock	Cardamine pratensis	W April - June
Water mint	mentha aquatica	W July – Sept.
Angelica	Angelica sylvestris	W July – Sept.
Hemp agrimony	Eupatorium cannabinum	W July – Sept.
Marsh marigold	Caltha palustris	W March – May
Creeping Jenny	Lysimachia nummularis	W May - August
Fringed water lily	Nymphoides peltata	W June – Sept.
Water forget-me-not	Myosotis scorpioides	W June – Sept.

Allow part of your lawn to grow long in summer and cut in autumn, removing the clippings. Avoid using fertilizers. Compost heaps are good producers of insects too.

Add a seat to watch your garden come to life!

Native Plant Species Recommended

Hedging/shrubs (60cm whips)	
Blackthorn	<i>Prunus spinosa</i>
Hawthorn	<i>Crataegus monogyna</i>
Common Dogwood	<i>Cornus sanguinea</i>
Guelder Rose	<i>Viburnum opulus</i>
Holly	<i>Ilex aquifolium</i>
Elder	<i>Sambucus nigra</i>
Field Maple	<i>Acer campestre</i>
Hazel	<i>Corylus avellana</i>
Spindle	<i>Euonymus europaeus</i>
Trees (regular standard size)	
Apple	<i>Malus spp.</i>
Cherry	<i>Prunus spp.</i>
Field Maple	<i>Acer campestre</i>
Hornbeam	<i>Carpinus betulus</i>
Rowan	<i>Sorbus aucuparia</i>
Wild Service	<i>Sorbus torminalis</i>
English Oak	<i>Quercus robur</i>
Shrubs/Herbaceous plants (formal beds)	
Use species attractive to pollinators e.g bees, butterflies, moths. See this selection of RHS plants for pollinators: http://www.rhs.org.uk/Gardening/Sustainable-gardening/Plants-for-pollinators (see Appendix 4)	
Note – all specimens should be of British native stock from reputable suppliers.	

Wychwood Environmental

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Other sources of information include:

<https://www.buglife.org.uk/activities-for-you/wildlife-gardening>

<https://www.rspb.org.uk/birds-and-wildlife/advice/gardening-for-wildlife/creating-a-wildlife-friendly-garden/>

<https://www.rhs.org.uk/advice/design/design-with-plants/wildlife-friendly-garden-plants>

<https://www.wildlifetrusts.org/gardening>

For areas of lawn, a wildflower turf could be considered:

<https://www.wildflowerturf.co.uk/home.aspx>

Wychwood Environmental

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