

Bat Survey Report: 17 Russley Green, Wokingham

Client CDS Architectural Services
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Written by Miguel Canovas

Crossman Associates

Ecological Consultants
Fire Engine House
Oakhill, Bath BA3 5BJ
01761 233414
info@crossmanassociates.co.uk

www.crossmanassociates.co.uk



Non-technical Summary

Background

In August 2025, Crossman Associates was commissioned to undertake a Phase 2 bat survey at 17 Russley Green, Wokingham RG40 3HT. The proposals include extensions.

A scoping survey conducted by GS Ecology (March 2025) identified the building as having low suitability for roosting bats at least 1 number bat activity survey should be conducted.

Methodology

The building was subject to 1 number emergence survey.

The survey was undertaken during suitable weather conditions. Two surveyors attended the survey.

Results

The emergence survey confirmed likely absence of roosting bats.

Recommendations

It is recommended that the following be undertaken as part of the development;

- Ecological enhancements to include bat and bird boxes (optional)
- Exterior lighting to take into consideration the presence of bats

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1. Background

- 1.1. In August 2025, Crossman Associates was commissioned to undertake a Phase 2 bat survey at 17 Russley Green, Wokingham RG40 3HT. Site Ordnance Survey grid reference SU 80196628.
- 1.2. Figure 1 within Appendix I provides a location map.
- 1.3. Development proposals include extensions.
- 1.4. A previous daytime bat scoping survey carried out by GS Ecology (March 2025) identified the building as having low suitability for roosting bats. The report recommended that at least 1 number bat activity survey should be conducted.
- 1.5. For further information on the scoping survey please refer to the Bat Roost Assessment carried out by GS Ecology, March 2025.

Phase 2 survey

- 1.6. The objectives of the survey were to:
 - To confirm presence or likely absence of roosting within the building.
 - Determine the need for further surveys, compensation or mitigation, as appropriate.

Site Description

- 1.7. The site comprises a detached house which is in a residential area in Wokingham, Berkshire. The property has a maintained garden.
- 1.8. The property is adjoined on all sides by similar properties with maintained gardens.

- 1.9. The environs are predominately residential with a mix of medium/large properties. The wider landscape includes farmlands and woodlands. There is a nearby golf course.

Legislation

- 1.10. In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. Under this legislation the UK is obliged to fully take into account bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application.

2. Methodology

Field Survey

Evening emergence / activity survey

- 2.1. Two activity surveys were conducted on the building. The surveys were led by Deqa Mohamed. Two surveyors attended the surveys and were positioned so that all aspects of the building suitable for roosting bats could be observed. Surveys were undertaken during suitable weather conditions. The emergence survey commenced approximately 30 minutes prior to sunset and continued for approximately 2 hours.
- 2.2. Echo meter touch and Peersonic bat detectors were used together with IR cameras and visual observations on flight patterns and feeding behaviour to aid identification to species level. Recordings of bat calls were made and later analysed using dedicated computer software Audacity and/or Kaleidoscope' by wildlife Acoustics.

3. Results

Bat emergence survey

- 3.1. The building was found to have low suitability for roosting bats (GS Ecology, 2025). Therefore, one bat survey was undertaken. The survey was led by Deqa Mohamed, an experienced ecologist and bat worker.
- 3.2. The table below details the results of the survey

Table 1; Bat emergence table.

Survey Date	01/08/2025
Survey Conditions	Cloud: 30% Weather: Dry Wind level 0 / 1 Start temp 16°C End temp 15°C Sunset time 20.49
Emergence survey	No emergence
General bat activity. Non emergence	21.25 - 21.59 Few passes by common pipistrelle <i>Pipistrellus pipistrellus</i> bats seen and heard flying and foraging around the front and rear garden.

Evaluation

Bats

Activity / emergence survey

- 3.3. During the bat emergence survey, no bats were recorded either exiting or entering the dwelling, which confirms likely absence of roosting bats.
- 3.4. During the survey common pipistrelle bats were observed/ heard foraging around the garden trees. The garden combined with neighbouring and similar gardens are considered to provide a useful foraging resource for local bats.

4. Recommendations

- 4.1. The recommendations in the paragraphs below should be followed to help ensure that wildlife and important ecological features are protected during the course of works. Recommendations also set out mitigation measures to minimise harm where this cannot be avoided and provide compensation measures to allow the proposals to meet current legislative and planning policy objectives.
- 4.2. Under the Government's National Planning Policy Framework (NPPF) opportunities to incorporate biodiversity in and around developments should be encouraged.

Species Recommendations

Bats

- 4.3. Due to the lack of evidence of roosting bats within any aspect of the building, it is not considered necessary or beneficial to undertake any further survey work.
- 4.4. Due to the leafy environment near the building and the transitory nature of bats there is a small possibility that bats could be encountered during demolition works; therefore, all works must proceed under a cautionary approach. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers will be vigilant at all times and in the very unlikely event that a bat is found then works must stop immediately and advice should be sought from Crossman Associates or Natural England (telephone number 0300 0603900).

Lighting

- 4.5. Surveys have revealed that the garden of the property is used by at least one species of bat as a foraging site, therefore any exterior lighting that is to be employed should be of the modern LED type and should take into account the presence of bats and avoid over illumination of the garden and adjacent properties. This can be achieved by using directional lights and or cowls. An information sheet on lighting can be found in Appendix III; information sheets.

Ecological enhancements (optional)

Bats

- 4.6. There is an opportunity during the development works to enhance the ecological value of the site for bats. It is recommended that one number Habibat bat box is built into each property (type 001). This model is designed for a variety of bat species and has good thermal properties making it suitable as both a maternity roost and hibernation roost. A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish, making the box unobtrusive and aesthetically pleasing.
- 4.7. Apart from the front entrance of the 001, the box is fully sealed preventing bats from gaining entry to any interior part of the house. The boxes should be sited approximately 3 m – 4 m high on exterior gable ends / walls. The box should ideally be sited in such a location that bats are able to access into suitable habitat and away from exterior lighting. The boxes are self-cleaning and require no further maintenance.

Birds

- 4.8. During the construction phase of the works, there is an opportunity to incorporate inexpensive ecological enhancements that aim to increase the biodiversity of the site.

- 4.9. Swifts (*Apus apus*) are a declining species in the UK, largely due to the loss of suitable nesting sites in modern and renovated buildings. To support local biodiversity, fulfil policy objectives and contribute to swift conservation efforts, it is recommended that
- 4.10. At least one swift nest box be installed on the dwelling.
- 4.11. The nest box should be positioned at least 4 m above ground level, under the eaves or on an appropriate sheltered wall, with a clear flight path and minimal disturbance. Ideally, the box should face north or east to avoid excessive heat exposure.
- 4.12. For a long-term, low-maintenance solution, we recommend incorporating the Action for Swifts S Brick into the development. The S Brick is a discreet, integrated nest box designed to be built directly into the structure of the building, providing a secure and permanent nesting site without affecting aesthetics or maintenance requirements. Models can be found on www.actionforswifts.com.

5. Limitations

- 5.1. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.
- 5.2. This report represents a preliminary assessment only. Recommendations and conclusions are subject to change should further findings significantly differ from those collected from the survey efforts to date.
- 5.3. The advice contained in this report relate primarily to factual survey results and general guidance only. On all legal matters you are advised to take legal advice.

6. References

Bat Conservation Trust (BCT) *Bats and Lighting in the UK* BCT

HMSO (1981) *Wildlife and Countryside Act 1981 (and subsequent amendments)*. HMSO

HMSO (1995) *Biodiversity*. The UK Steering Group Report

Joint Nature Conservation Committee (JNCC) *Common Standards Monitoring Guidance for Reptiles and Amphibians* (2004) JNCC

Mitchell-Jones, A.J (2004) *Bat Mitigation Guidelines* English Nature

Mitchell-Jones, A.J, & McLeish A.P. (2012) *The Bat Worker's Manual* (4th Edition)

Multi-Agency Geographical Information for the Countryside (MAGIC)
Website at www.magic.gov.uk

Stace, C. (1997) *New Flora of the British Isles 2nd Edition*. Cambridge University Press

TSO (2012) *National Planning Policy Framework*. TSO

TSO (2006) *Natural Environment and Rural Communities Act* TSO

Appendix I – Site Figures

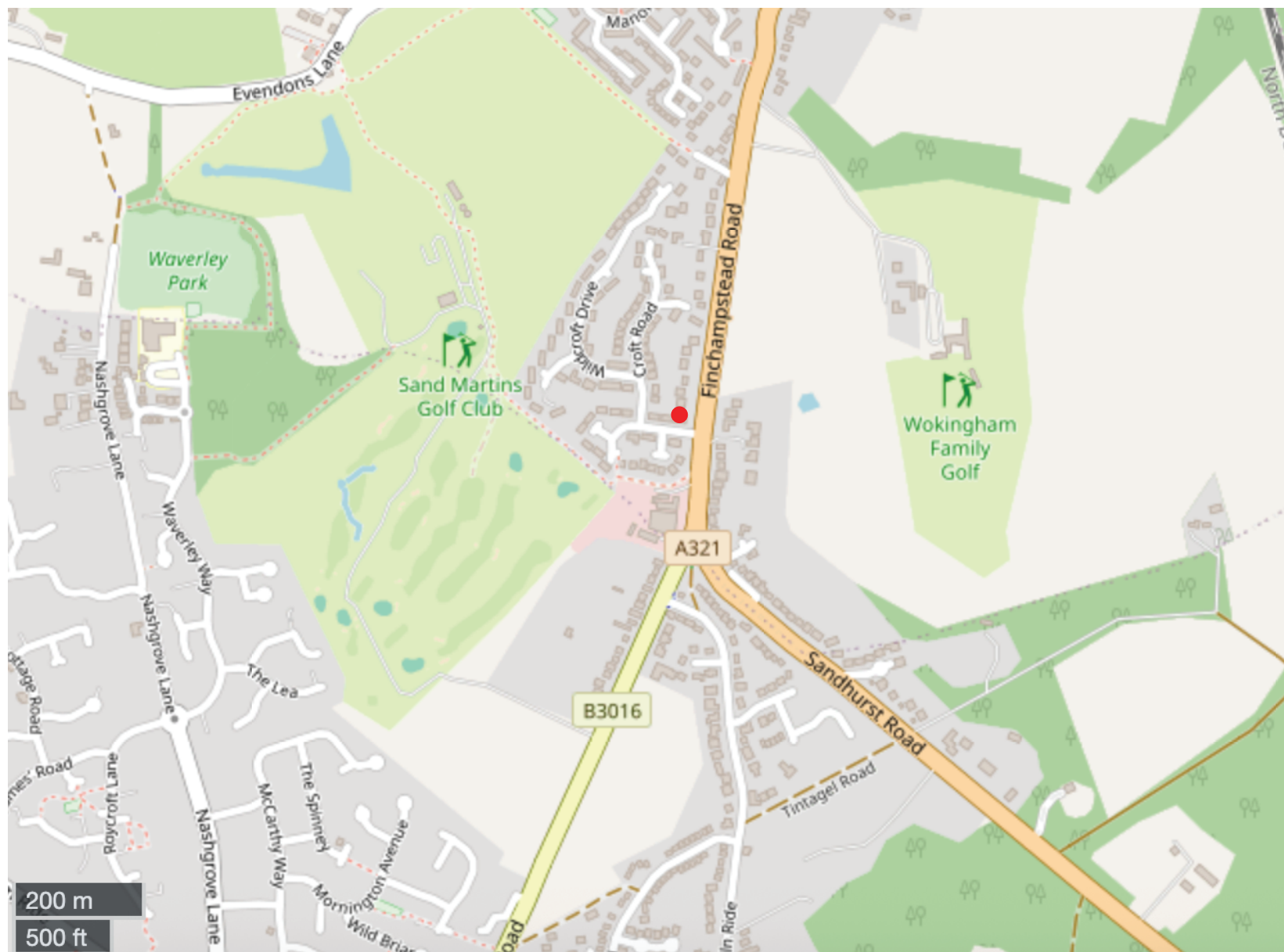


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ASSOCIATES



01761 233414
info@crossmanassociates.co.uk
www.crossmanassociates.co.uk

● Site location



Client CDS Architectural Services

Title Location plan

Site 17 Russley Green,

Figure 1

Date 01 October 2025

Scale xxx



Appendix II –Information Sheets



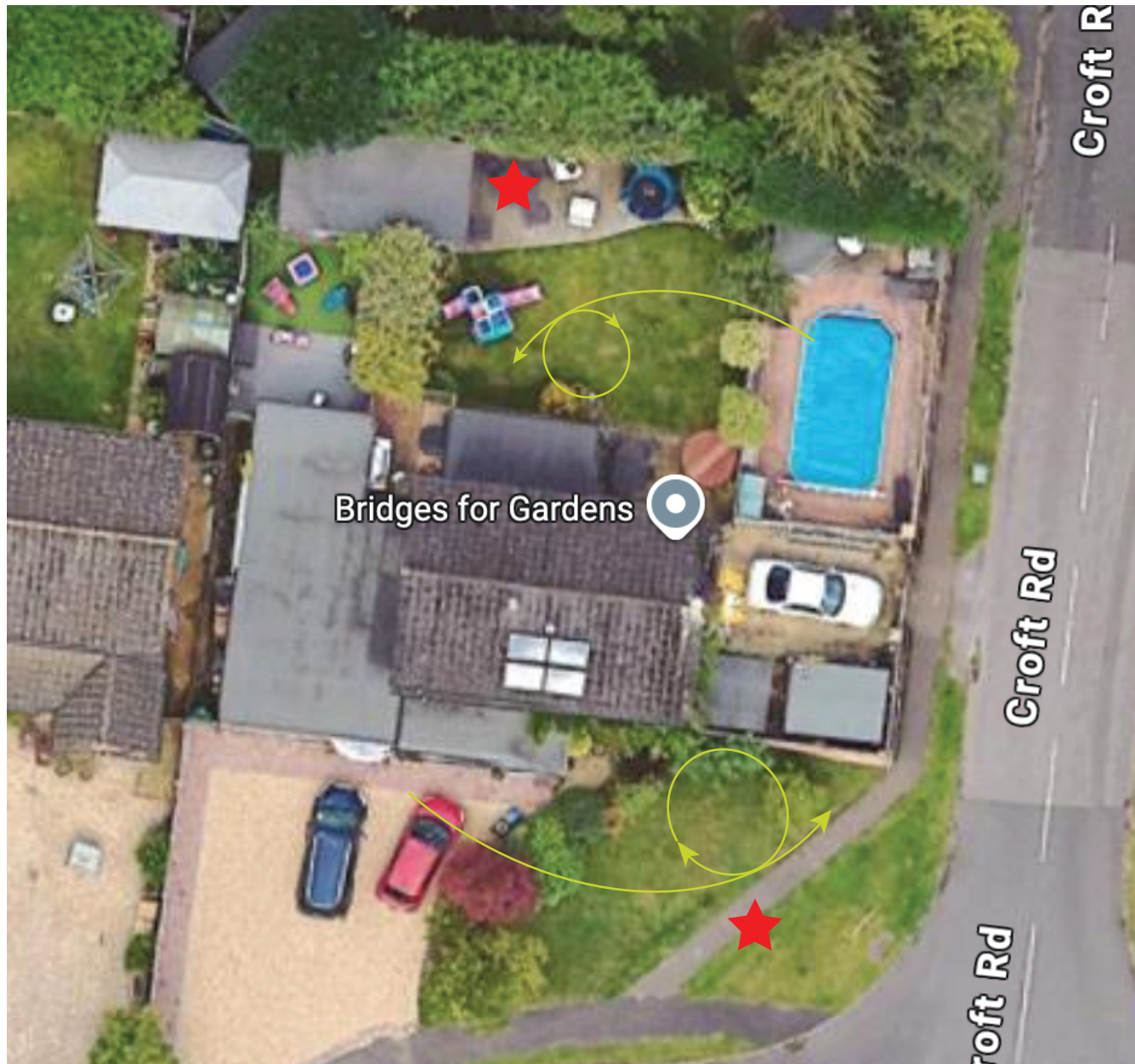
Site Boundary



Surveyor locations



Bat activity



Client CDS Architectural Services

Title Bat survey plan

Site 17 Russley Green,

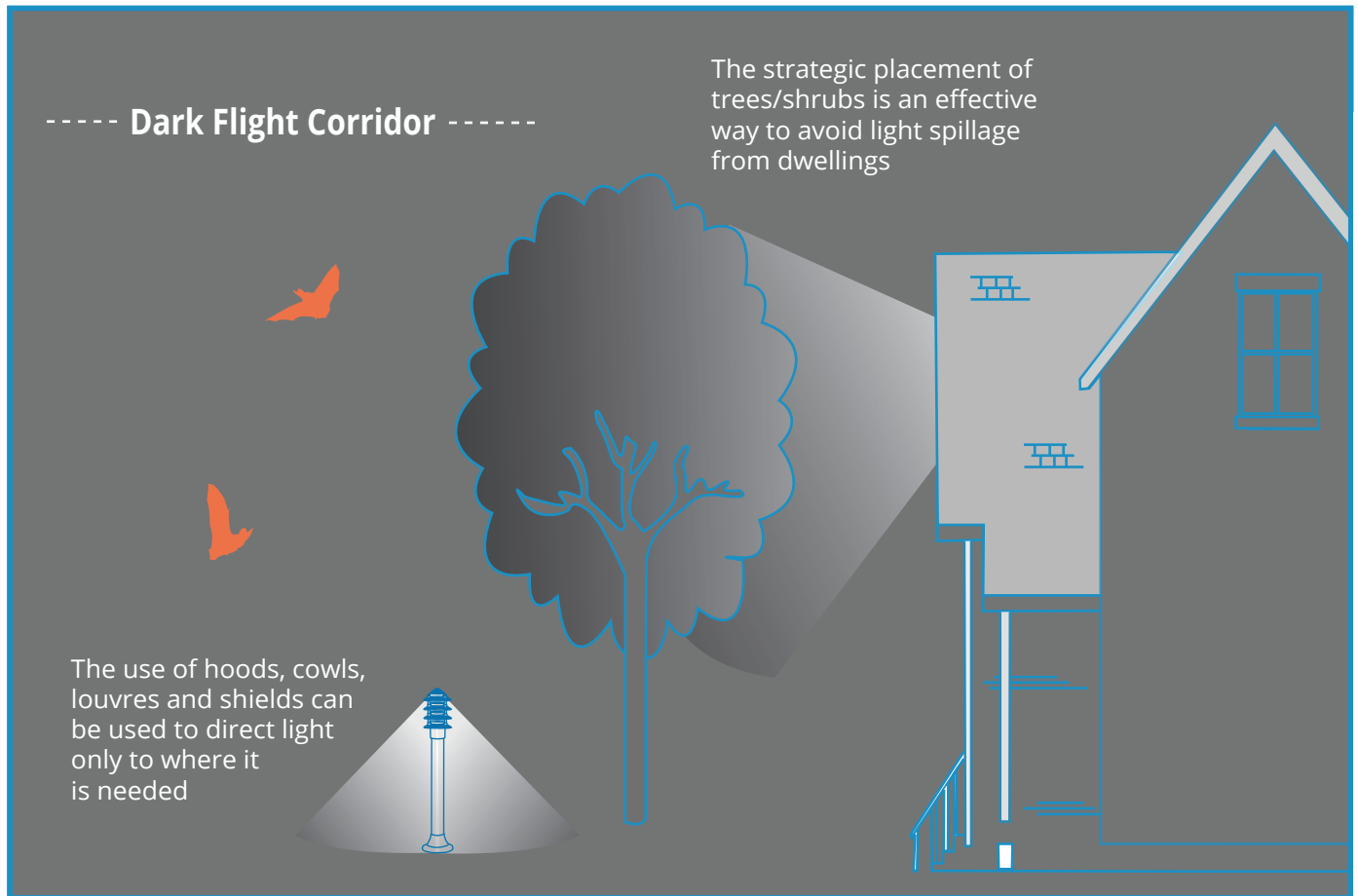
Figure 2

Date 01 October 2025

Scale xxx

Sensitive Lighting for Bats

MITIGATION GUIDELINE N° 001



Lamp Type

The impact of light on bats can be minimised by the use of low/high pressure sodium lamps

Lighting Column

The height of lighting columns should be kept as low as possible to reduce the impact of light spill. For example for pedestrian walkways short bollard lights with a light level as low as 3lux directed downwards.

Timing of Lighting

The times at which lighting is left on should be limited where possible. The use of movement sensors for security lights can be used to reduce the amount of time a light is on each night.

Light Levels

Light levels within a landscape plan should be as low as possible. If lighting is not needed, don't light.

Light Mapping

Mapping the light spill of a lighting scheme using computer software can prove essential in designing schemes that are fit for purpose, minimise energy costs and create dark flight corridors and foraging areas for bats

Impacts of Light on Bats

As nocturnal mammals, light causes disturbance to bats, many species of which will actively avoid lit areas. The illumination of bat roosts can delay bats emerging and thus shorten their foraging time and eventually lead to bats abandoning their roost. Lit conditions also lead to an increase of predation as they are more easily seen.


crossman
ASSOCIATES

Written by James Tristram

01761 233414

hello@crossmanassociates.co.uk

Fire Engine House, Oakhill, Bath, BA3 5BJ

Information sheet Artificial bird nesting boxes for Buildings: Swifts, house martins and house sparrows



Habibat house
sparrow nest box



Vivara woodstone sparrow
nest box; suitable for both
integral fitment or surface
mounting

Ibstock Swift boxes are also suitable for house sparrows. Can be customised to suit any exterior finish. Site boxes under eaves, away from windows and direct sunlight.

Sparrow boxes should be grouped together and be at least 2 m of the ground. The boxes can be also be sited on gable walls. At least 3 per averaged size house.

Swifts boxes should be at least 5 m above the ground with an clear un-obstructed flight path.

Schwegler house martin box model 9 b double is a suitable box for house martins and can be used to encourage the uptake of a building by this species. The boxes can be attached to the exterior walls in a sheltered position; ideally beneath the eaves. At least two sets should be placed on an averaged size house.

Ibstock Box



Schwegler model 9b