

Mr Adam Heero
210 Hyde End Road
Spencers Wood
Reading
Berkshire
RG7 1DG
28 April 2026

Dear Mr Heero

210 Hyde End Road, Spencers Wood – Note of Close Bat Inspection

Following the updated Preliminary Roost Assessment undertaken in October 2025 (Ref: R853_UpdPRA_a) and subsequent plans to be submitted to Wokingham Borough Council seeking consent for a front two-storey extension and rear single-storey extension with associated landscaping, I write to confirm that we have completed a follow-up close endoscopic survey of the lifted roof tiles on the front elevation of the building.

The survey was completed on the 3rd February 2026 by John Wenman MCIEEM – an ecologist registered under Natural England Bat Survey Class Licence CL18 (Registration no. CL18 2016-23859-CLS-CLS) and Jake Morgan - an ecologist (a qualifying member of CIEEM) registered under Natural England Bat Survey Class Licence CL17 (Registration no. CL17 2025-85343-CL17-BAT). The survey comprised a close torch inspection of the features identified to be impacted by the current proposals on the front catslide roof which offered potential roosting features for opportunistic use by individual crevice dwelling bats. The survey was undertaken using a ladder and a high-powered torch (Clulite Smartlite) to check the features for suitability for bats and for any evidence of the presence of bats i.e. bat droppings.

On a thorough inspection of the features there was no evidence of bats or activity by bats (see **Photographs 1 – 4 below**). However, the low suitability features do offer potential features for opportunistic use by individual crevice-dwelling bats in the future and as such, in the absence of mitigation, there is a small risk of disturbance from the small-scale works involving the removal of roof tiles across this section of the roof. A non-licensed precautionary approach to this specific aspect of the work should be adhered to to minimise the risk of damage and/or destruction of a bat roost:

- An updated pre-commencement check of the low suitability features to be impacted by the works will be undertaken by a licensed ecologist to confirm the status of the features have not changed and there are no bats utilising the tiles.

If evidence of bat(s) are discovered during the pre-works check, work will stop immediately. Further survey in the form of a single emergence survey visit for the front elevation of the building should then be undertaken in the period of May to August to determine the status of the identified roost. This will determine the presence or absence of bats which is necessary to inform an impact assessment and mitigation strategy.

Care should be taken during tile removal and in the unlikely event that bats are encountered during their removal, the works must stop immediately and a licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the work to recommence lawfully.

Please feel free to contact me if you have any questions.

Yours sincerely ,



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Photograph 1. Lifted roof tiles across the front catslide roof (front elevation).



Photograph 2. Lifted roof tiles across the front catslide roof (front elevation).



Photograph 3. No signs of recent or historic use of features by roosting bats (front elevation).



Photograph 4. No signs of recent or historic use of features by roosting bats (front elevation).

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