



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

PRELIMINARY ECOLOGICAL APPRAISAL (DBW) AT 372 READING ROAD WINNERSH



**Prepared for:
Mr & Mrs Wingfield
372 Reading Road
Winnersh
Wokingham
RG41 5EJ**

14 November 2025

Ref: SPH/NP/PEA-25/04.11



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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.



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Executive Summary

Urban Tree Experts was commissioned by Mr & Mrs Wingfield to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]) of 372 Reading Road, Winnersh, Wokingham RG41 5EJ. This is to support a forthcoming planning application to Wokingham Borough Council.

The site visit was carried out on Tuesday 4 November 2025 at 11.30am, during daylight hours. An internal and external inspection of the property 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 no statutory designated sites are located within, and no current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The immediate area surrounding the site has a low level of habitat suitable for roosting, commuting and foraging bats due to the dense urban/commercial development but, to the south there is ecological connectivity to areas of farmland via the garden network.

The DBW comprised a detailed search of the interior and exterior of the building 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 building's 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 property 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).



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1. Introduction

1.1 Instruction

Urban Tree Experts was instructed by Mr & Mrs Wingfield to conduct a DBW of 372 Reading Road, Winnersh, Wokingham RG41 5EJ 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 building.
- Provide information on previous bat ecological surveys/reports.
- Provide information on the status of bats using the building 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 that will seek to convert the loft into habitable accommodation with raised ridge and dormers, see plans at Appendix 1.

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 Bat (CL20) Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 35 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 2.



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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 SU78287042, see Figure 1 below. An overview of the immediate area is shown on Figure 2, courtesy of Bing Maps.

Figure 1. 372 Reading Road, Winnersh, highlighted.

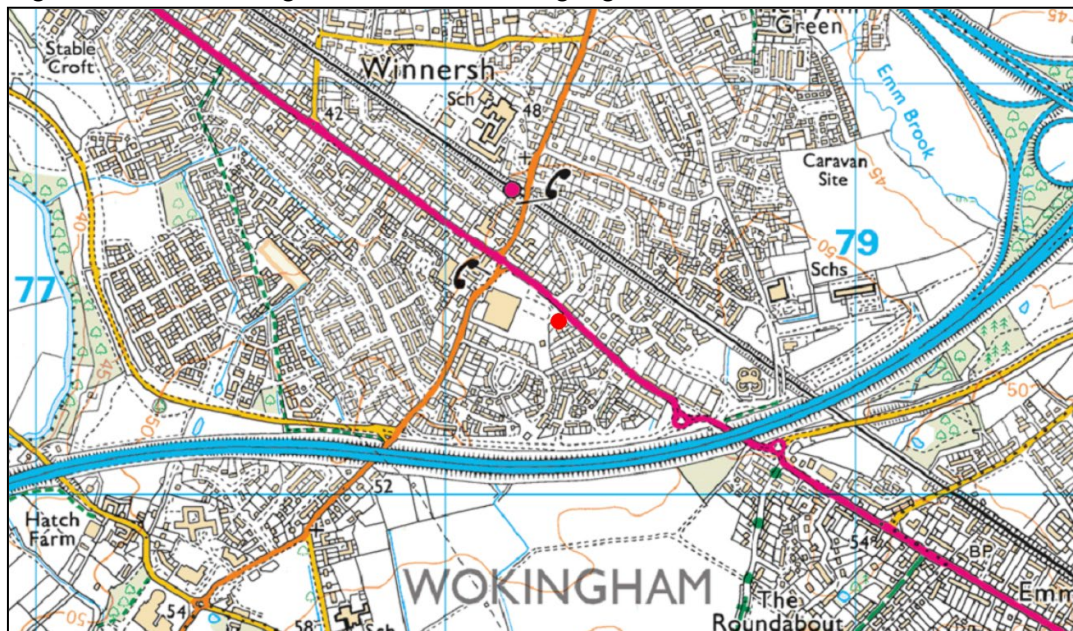


Figure 2. 372 Reading Road, Winnersh, overview of the immediate area.





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3.2 Site Description

The application site comprises a brick-built bungalow with integral/attached garage. The remainder of the site comprised a concrete driveway/parking area and lawn, the rear garden consists of a patio/seating area and lawn with various herbaceous plants and woody shrubs, see Figure 3 below. The site itself offers some foraging and commuting habitat for bats however there is limited ecological connectivity to the wider landscape via the garden network.

Figure 3. Rear garden. 372 Reading Road, Winnersh. 04.11.25



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 EPSLs within 2km of the site. Due to the urban environment, 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 property is situated in the suburban village of Winnersh and is surrounded by residential properties and gardens of differing sizes and styles together with a supermarket which provide poor habitat for bats. Further afield to the south lie hedge lined agricultural fields and woodland, all of which contain good habitat for roosting, commuting and foraging bats the M4 motorway separates the site from these areas.



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No statutory designated sites are located within 2km of the proposed development site. A search of the Magic interactive website revealed no current EPSLs for bats have been granted within 2km of the site, however there are 5 historical records.

4.2 Daylight Survey

The DBW of 372 Reading Road, Winnersh, Reading RG41 5EJ was carried out by Nick Powell on Tuesday 4 November 2025 at 11.30am. The weather conditions for the survey were overcast with a temperature of 16 degrees. Equipment used included a high-powered torch, a digital camera on a telescopic pole, endoscope and a ladder.

During the DBW an external and internal inspection of the property and integral/attached garage 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.

4.3 Constraints

Full access to the site during the visit was made possible by the client. A thorough inspection of the loft space of the property was not possible due to a lack of boarding and low ridge height.

5. Survey Findings

5.1 External Inspection

The external features of the property 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 property is detached brick-built bungalow that is in a good condition externally. The cross-pitched roof is covered in interlocking tiles, none of which are missing or broken, see Figure 4 on page 8. There is no missing mortar from the ridge and hip tiles on the front elevation, and the valleys are secure, see Figure 5 on page 8.



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On the rear elevation the ridge and hip tiles and valleys have had a dry ridge and valley system installed, see Figure 6 on page 9. There is no missing mortar from the verges that crevice dwelling bat species could exploit (see Figure 7 on page 9) and the soffits and fascias are tightly fitted to the walls with no splits which bats could use for roosting, see Figure 8 on page 10. There are hanging tiles on the front and rear gable ends, all of which are tightly fitted with no gaps that could be used for roosting (see Figure 9 on page 10) and in any event, they are not being affected by the proposed works.

No bats or evidence of bats was recorded during the external inspection of the property and externally there were no visible roosting opportunities for bats or access into the building for roosting bats.

Figure 4. Tightly fitted roof. 372 Reading Road, Winnersh. 04.11.25



Figure 5. Example sealed ridge tiles and valleys on front elevation. 372 Reading Road, Winnersh. 04.11.25





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Figure 6. Example dry ridge and valley on rear elevation. 372 Reading Road, Winnersh. 04.11.25



Figure 7. Example sealed verges. 372 Reading Road, Winnersh. 04.11.25





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Figure 8. Example of soffits and fascias. 372 Reading Road, Winnersh. 04.11.25



Figure 9. Example close fitted hanging tiles. 372 Reading Road, Winnersh. 04.11.25





5.2 Internal Inspection

An internal inspection of the property was undertaken and examined for any signs of bats (as described in section 4.2).

The loft void over the property was accessed via a ladder and was in a good condition internally. The loft was partially lit, partially boarded and insulated, see Figure 10 below. The roof tiles are lined with bitumen felt, some of which was ripped but given the good condition of the roof tiles externally this was not considered a constraint to the survey, see Figure 10 below. No bats or evidence of bats was recorded during the internal inspection of the loft space and internally there appeared to be no roosting opportunities for bats within the loft.

Figure 10. Example loft space and ripped bitumen felt. 372 Reading Road, Winnersh. 04.11.25





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 property and integral/attached garage provides a high level of confidence in support of the opinions set out in this report. There are no visible features externally on the building which could be utilised by roosting bats or in which bats could access the building to roost and internally there are no potential roosting opportunities for bats.

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 property or attached garage. 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:

Telephone: 01189 762902
Email: info@batsurveys-uk.com

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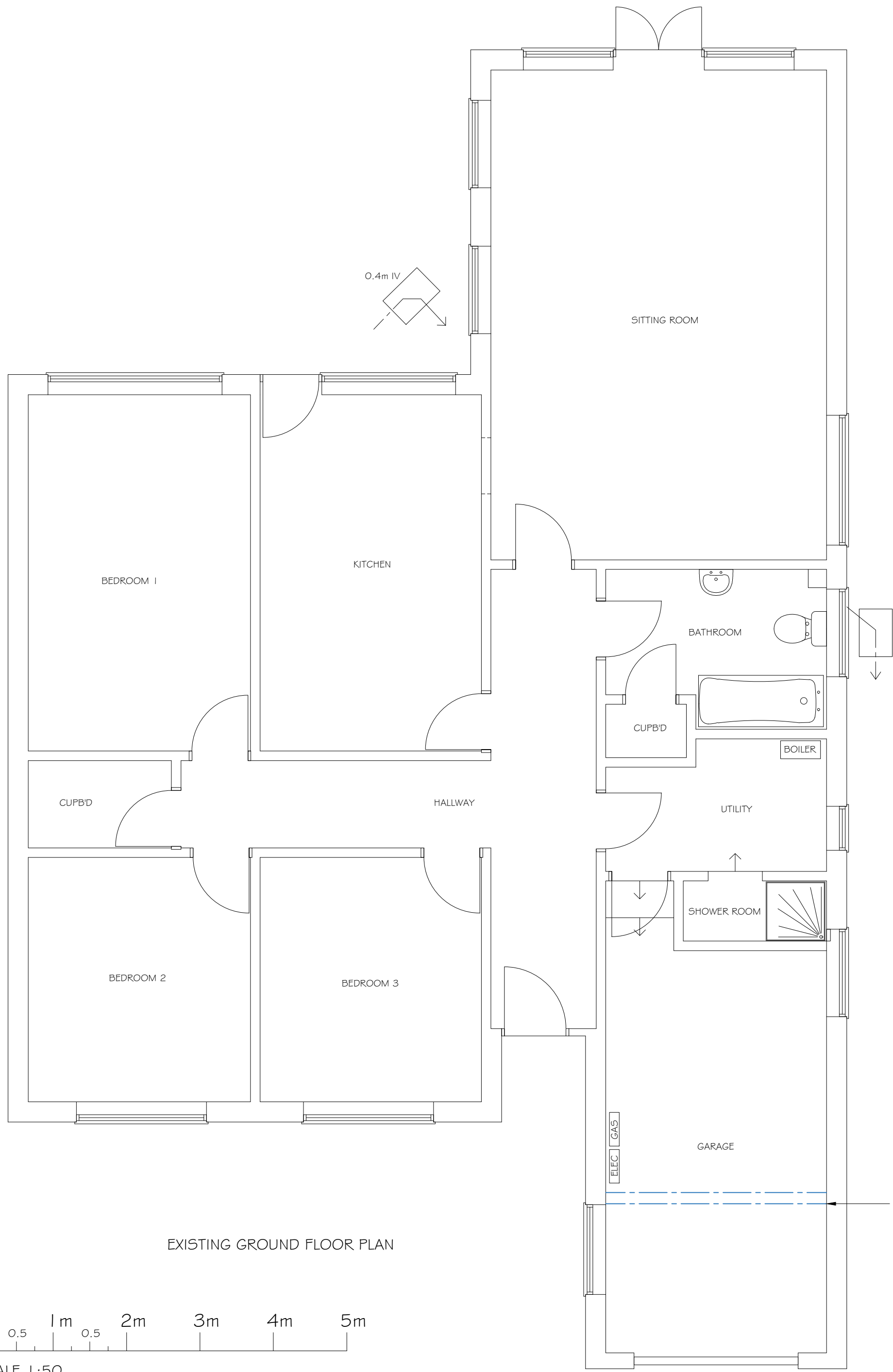
Simon Holmes MSc. CEnv.
Consultant, Urban Tree Experts
Natural England Licence CLS-CLS-17637, CLS-CLS-17638



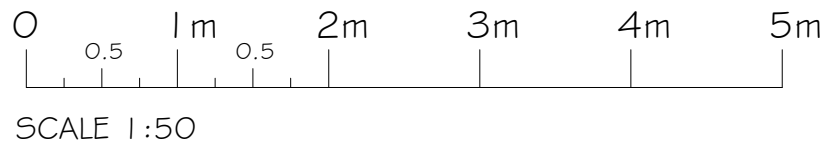
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APPENDIX 1



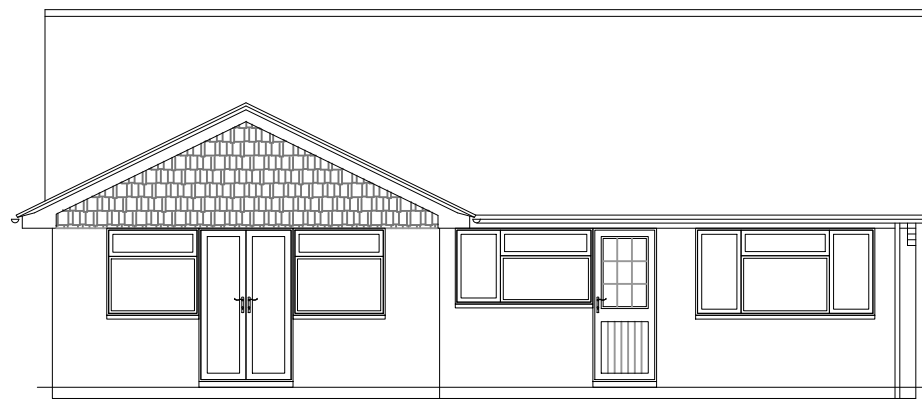
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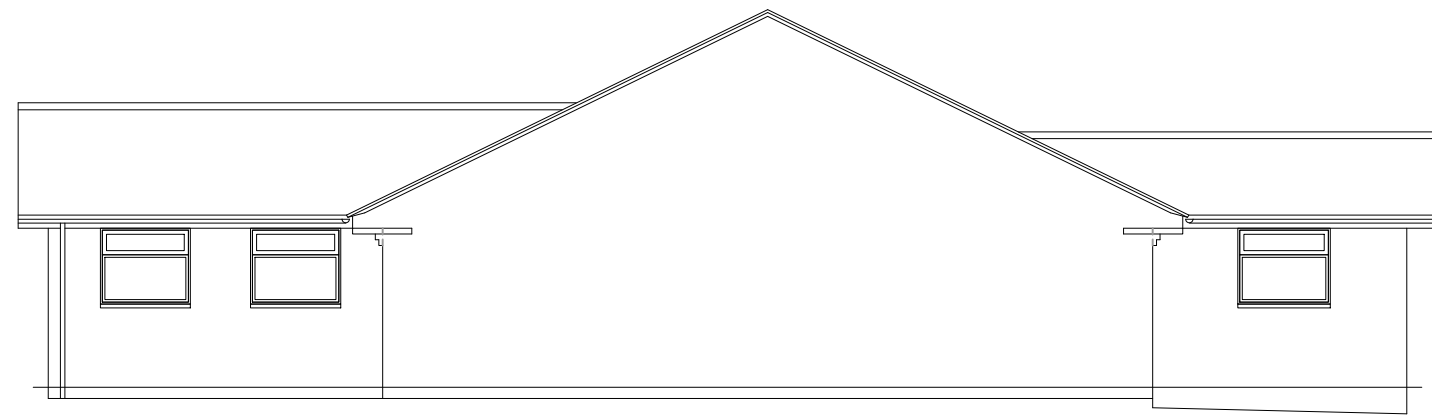
EXISTING FRONT ELEVATION



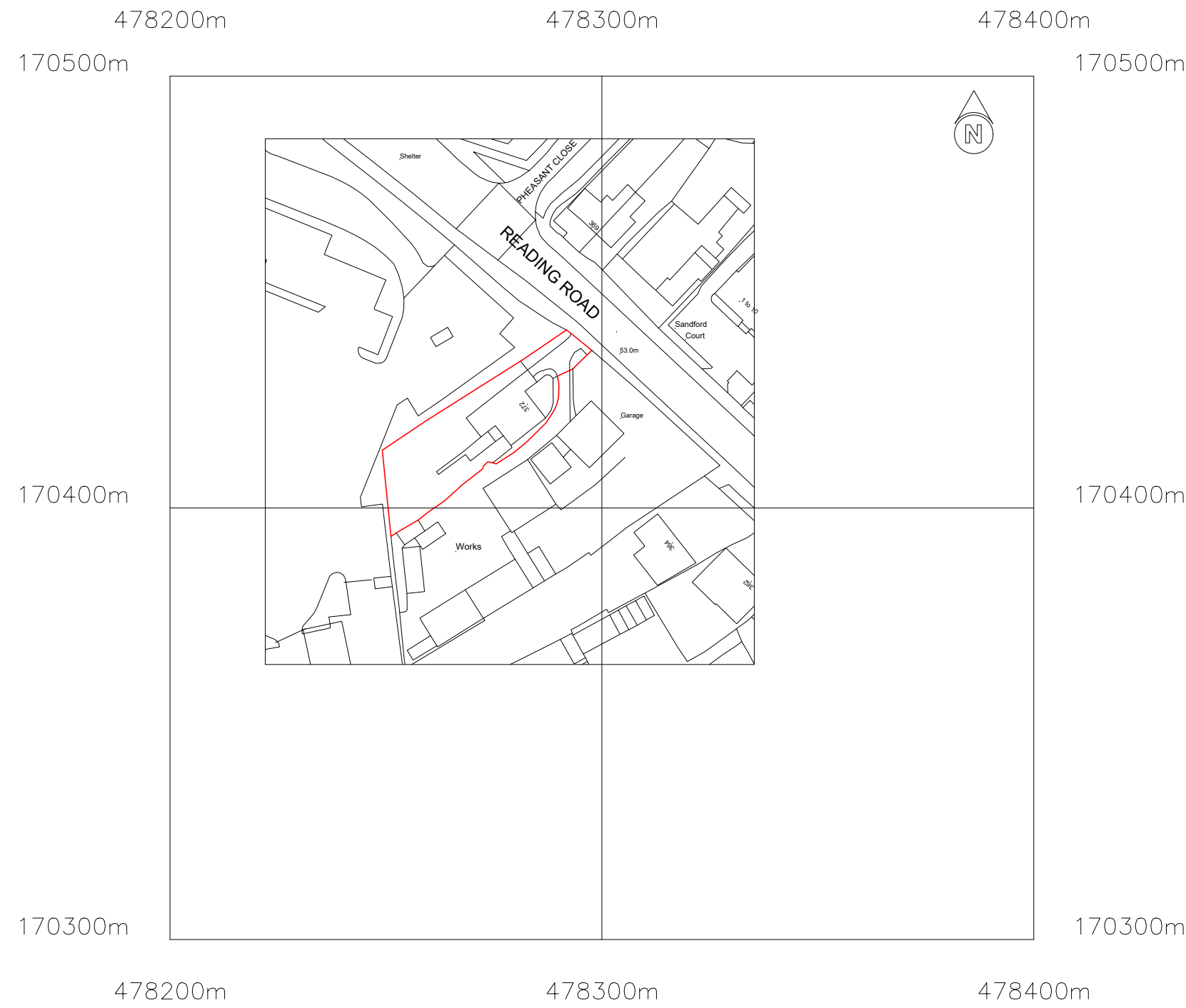
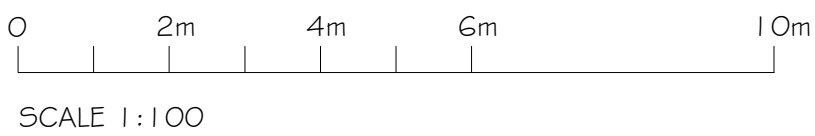
EXISTING SIDE ELEVATION



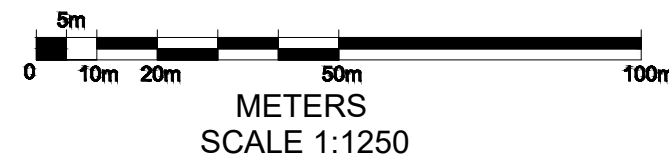
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



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- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- REMOVED STRUCTURE
- POSSIBLE STEEL BEAMS
- POSSIBLE KITCHEN PLAN

PROJECT
PROPOSED LOFT CONVERSION
WITH RAISED RIDGE AT:
372 READING ROAD
WINNERSH
RG41 5EJ

TITLE
EXISTING FLOOR PLAN, ELEVATIONS
& LOCAL PLAN

 **Cranford Design Ltd**
Architectural Services,
CAD Design & Draughting

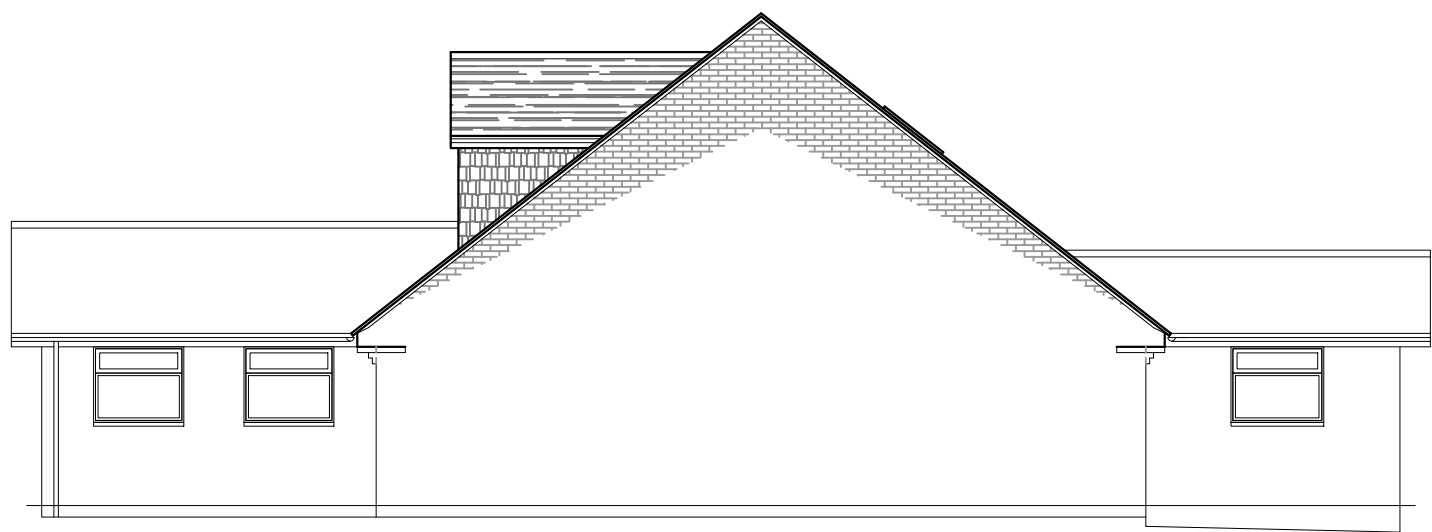
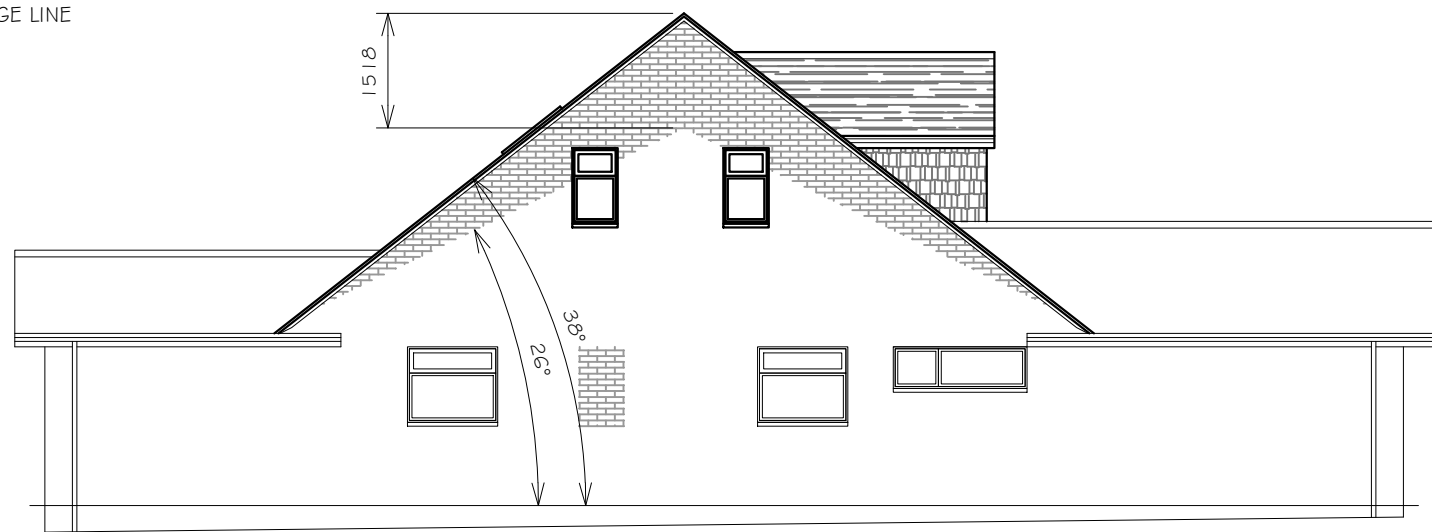
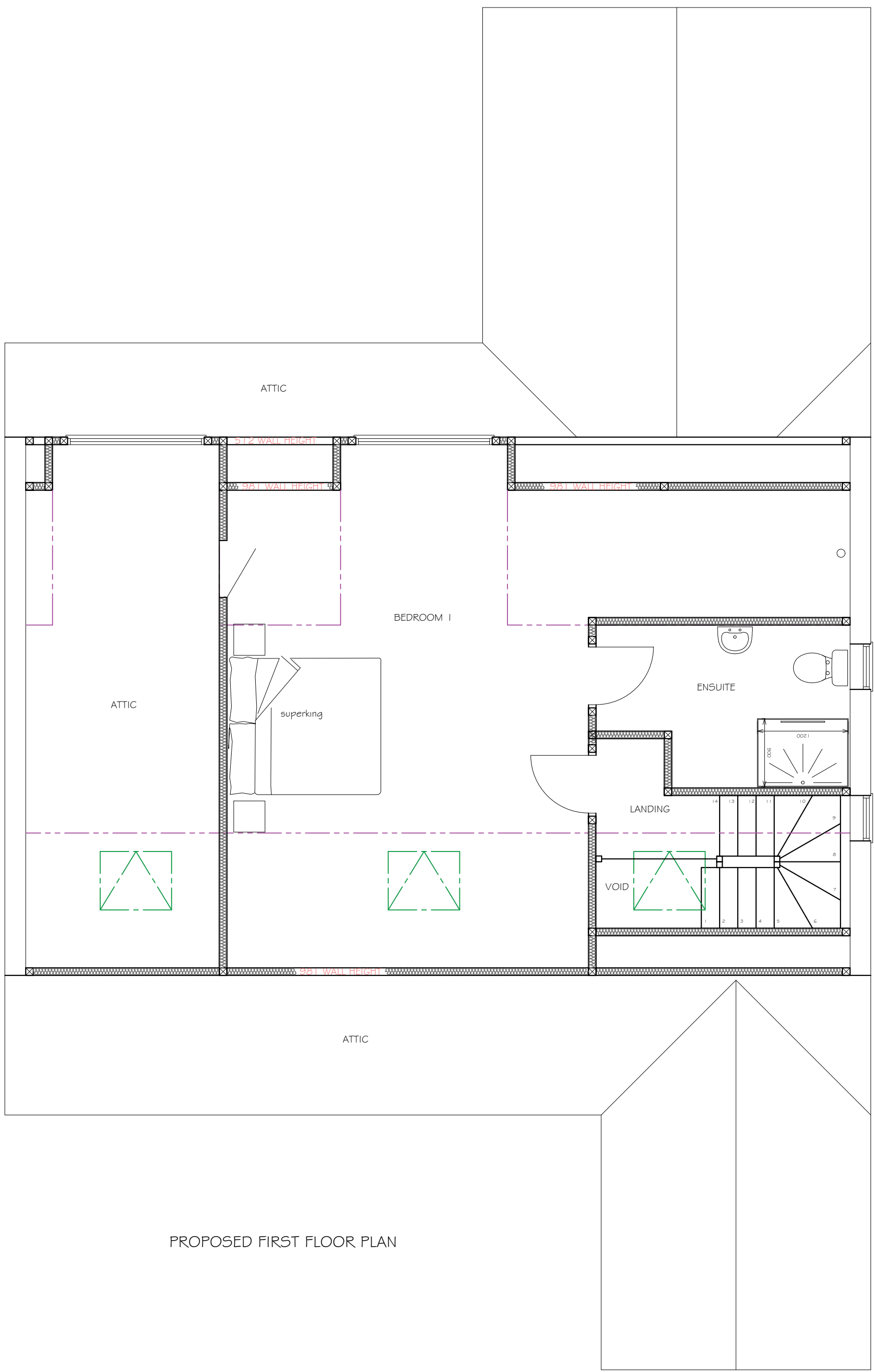
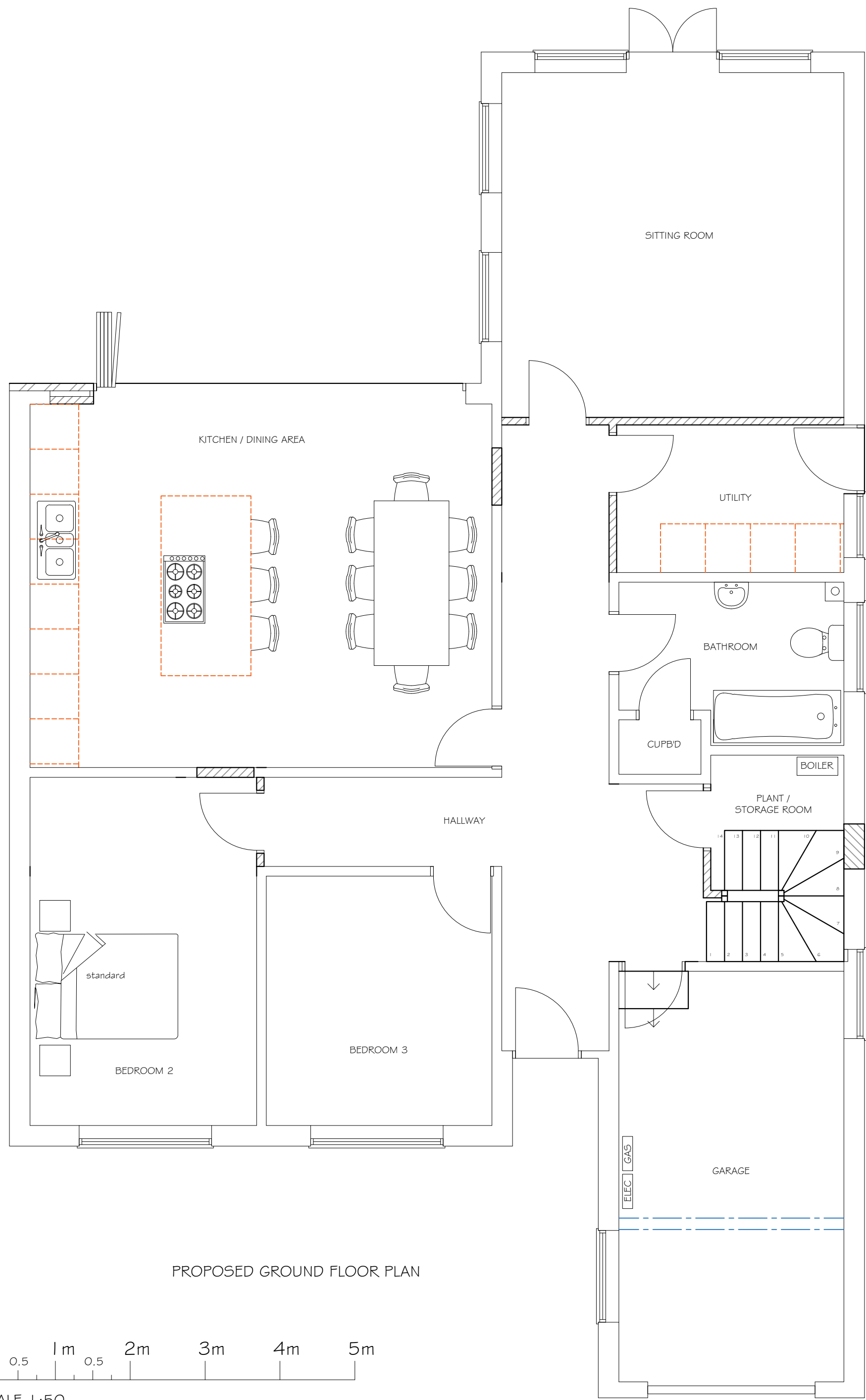
DATE AUGUST 2025	Tel: 01252 872657 Mob: 07525 064570 E-mail: info@cranforddesign.co.uk Website: www.cranforddesign.co.uk
SCALE SEE DRAWING	Centaur House Ancells Business Park, Ancells Road Fleet GU51 2UJ

DRAWING NUMBER

D3141-01

A1 PAPER SIZE

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PROJECT

PROPOSED LOFT CONVERSION
WITH RAISED RIDGE AT:
372 READING ROAD
WINNERSH
RG41 5EJ

TITLE

PROPOSED FLOOR PLAN, ELEVATIONS
& ROOF PLAN



Cranford Design Ltd
Architectural Services,
CAD Design & Draughting

DATE

AUGUST 2025

SCALE

SEE DRAWING

DRAWING NUMBER

D3141-02

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A1 PAPER SIZE

A



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APPENDIX 2

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.