



# **Urban Tree Experts**

BS5837 – Tree Surveys – Ecological Consulting

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## **ECOLOGICAL SURVEY REPORT (BATS) OF GRANARY BUILDING AT STANLAKE FARM COTTAGE TWYFORD**



**Prepared for:  
1 Right Plan  
28 Aldworth Close  
Reading  
RG30 3ER**

**10 October 2025**

**Ref: SPH/ESR-25/07.09**



# Urban Tree Experts

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## CONTENTS

### Executive Summary

#### 1. Introduction

- 1.1 Instruction
- 1.2 Survey Scope
- 1.3 Proposed Works
- 1.4 Surveyor Background and Experience

#### 2. Legislation and Planning Policy

- 2.1 Legislative Background

#### 3. Site Location and Description

- 3.1 Site Location
- 3.2 Site Description

#### 4. Survey Methodology

- 4.1 Pre-Survey Data Search
- 4.2 Daylight Survey
- 4.3 Dusk Surveys
- 4.4 Constraints

#### 5. Survey Findings

- 5.1 Pre-Survey Data Search
- 5.2 External Inspection
- 5.3 Internal Inspection
- 5.4 Dusk Surveys

#### 6. Evaluation

#### 7. Conclusion/Interpretation

#### 8. Method Statement for Planning

#### 9. References

#### 10. Queries

#### Appendix 1

#### Appendix 2

#### Appendix 3

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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 Mr D Kusyk of 1 Right Plan to carry out a preliminary ecological appraisal (daytime bat walkover [DBW]) and three dusk emergence surveys on the granary building at Stanlake Farm Cottage, Waltham Road, Twyford, RG10 0AF. This is to support a forthcoming planning application to Wokingham Borough Council, the full details of which are unknown at the time of writing this report but will include making various alterations to the granary building to include conversion to habitable accommodation plus fenestration changes and the installation of roof light(s).

The DBW 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 that one statutory designated site is located within, and one current European Protected Species Licence (EPSL) for bats has been granted within 2km of the proposed development site. The landform to the north, east and south of the site provides suitable habitat for roosting, commuting and foraging bats with tree and hedge lined agricultural fields, woodland and Twyford Brook which provide rich and diverse habitats suitable for a wide range of bat species.

### Background:

Our first visit on both the granary and stable buildings was carried out on Thursday 5 September 2019. Externally both buildings were in a poor condition externally and internally with broken tiles and gaps between the roof and walls. Internally a low number of bat droppings were recorded within the granary building, indicating that bats may have used the building to roost. DNA testing of a representative sample of the droppings by SureScreen Scientifics confirmed them to be those of the brown long-eared (BLE) bat.

In accordance with best practice guidelines at the time (3<sup>rd</sup> edition), dusk emergence surveys were conducted on the granary building on Sunday 3 and Sunday 24 May 2020 and the dawn return to roost survey was conducted on Saturday 13 June 2020. The stable building dusk emergence surveys were conducted Wednesday 20 May and Wednesday 1 July 2020, and the dawn return to roost survey was conducted on Wednesday 10 June 2020. No bats were observed emerging from or returning to roost at either of the buildings during these surveys however BLE bats were observed for long periods of time foraging in and around the buildings on all the surveys and it was concluded that it was highly probable that BLE bats will return to roost at the granary and may use the stable to roost and therefore the recommendation was that a derogation license (European Protected Species Licence [EPSL]) from Natural England was required on the granary building before works to this building were undertaken.

Planning permission for the proposed works was granted in September 2020.

A search of the Berkshire and South Buckinghamshire Bat Group bat records confirmed 10 different species within the 2-kilometer search radius.

This site visit was carried out by Simon Holmes on Tuesday 3 June 2025 at 1pm, when an external and internal inspection of the granary building took place to look for signs of bats.



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The granary building is in fair condition externally with raised/broken roof tiles, missing mortar from the hip tiles, warped timber cladding and gaps between the roof and wall plate and these features could provide potential roosting opportunities or access into the building for bats. In addition, a number of droppings of a similar size and consistency to those of pipistrelle *sp.* or long-eared bats were observed in the building. A sample of the droppings were sent for DNA analysis by SureScreen Analytics which confirmed them to be those of BLE bats, see Appendix 1.

In line with best practice guidelines<sup>1</sup>, three separate dusk emergence surveys are required on the granary building in order to establish the presence or absence of bats and the amount of effort is considered proportionate to the building and risk associated with the proposed works.

The dusk emergence surveys were conducted on Monday 21 July, Thursday 13 August and Sunday 7 September 2025. A number of bats were seen and heard foraging in and around the site throughout the surveys and none were seen emerging from or re-entering the granary building to roost.

This report confirms the findings of the surveys, completed by an experienced licensed bat ecologist, in accordance with current best practice guidance where possible, and outlines any ecological constraints or issues with the proposed works.

The combined evidence from the DBW and activity surveys provides a high level of confidence in support of the opinions set out in this report. The bat droppings indicate historical use by an individual or low number of BLE bats, and that the granary building has been used as a day/summer roost on an opportunistic basis and that an EPSL from Natural England (NE) is not required. However, a site-specific method statement is provided to comply with EU Article 12 and 16 which help guide works that affect a bat resting place when the species is not present in order to avoid a licence/derogation, it will be necessary, to ensure following development the “favourable conservation status (FCS)” of bats is maintained and an appropriately worded ecological method statement must be conditioned to any planning consent.

With careful timing and close supervision no offence should occur, and the FCS will remain unaffected. If bats are encountered during the work, all work must stop and the project ecologist informed, and an EPSL will be required.

An ecological method statement has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... *“in the exercise of their functions in considering the planning application”*.

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<sup>1</sup> 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 D Kusyk of 1 Right Plan to carry out a DBW of the granary building at Stanlake Farm Cottage, Waltham Road, Twyford, RG10 0AF to support a forthcoming planning application to Wokingham Borough Council. Following the DBW, Urban Tree Experts were commissioned to conduct three dusk activity surveys upon the building in accordance with best practice guidelines.

### 1.2 Survey Scope

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 4<sup>th</sup> edition.

### 1.3 Proposed Works

The surveys were commissioned in connection with a forthcoming planning application to Wokingham Borough Council the full details of which are unknown at the time of writing this report but will include making various alterations to the granary building to include conversion to habitable accommodation plus fenestration changes and the installation of roof light(s).

### 1.4 Surveyor Background and Experience

The DBW was completed by Simon Holmes. The emergence surveys were conducted by Robert (Bob) Brittain and a remote camera, and the report was compiled by Simon Holmes MSc. CEnv, a Natural England licensed bat ecologist.

Simon Holmes MSc. Simon holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and Science and Education license (SCI64844). He has 35 years' experience of carrying out bat surveys and bat conservation work.

Bob holds a Class 2 Bat Licence (CLS-11916) and has been surveying bats for 12 years with various ecological consultancies and has received training in surveying techniques, bat detector use, bat biology, identification, acoustic monitoring, echolocation analysis and netting.

## 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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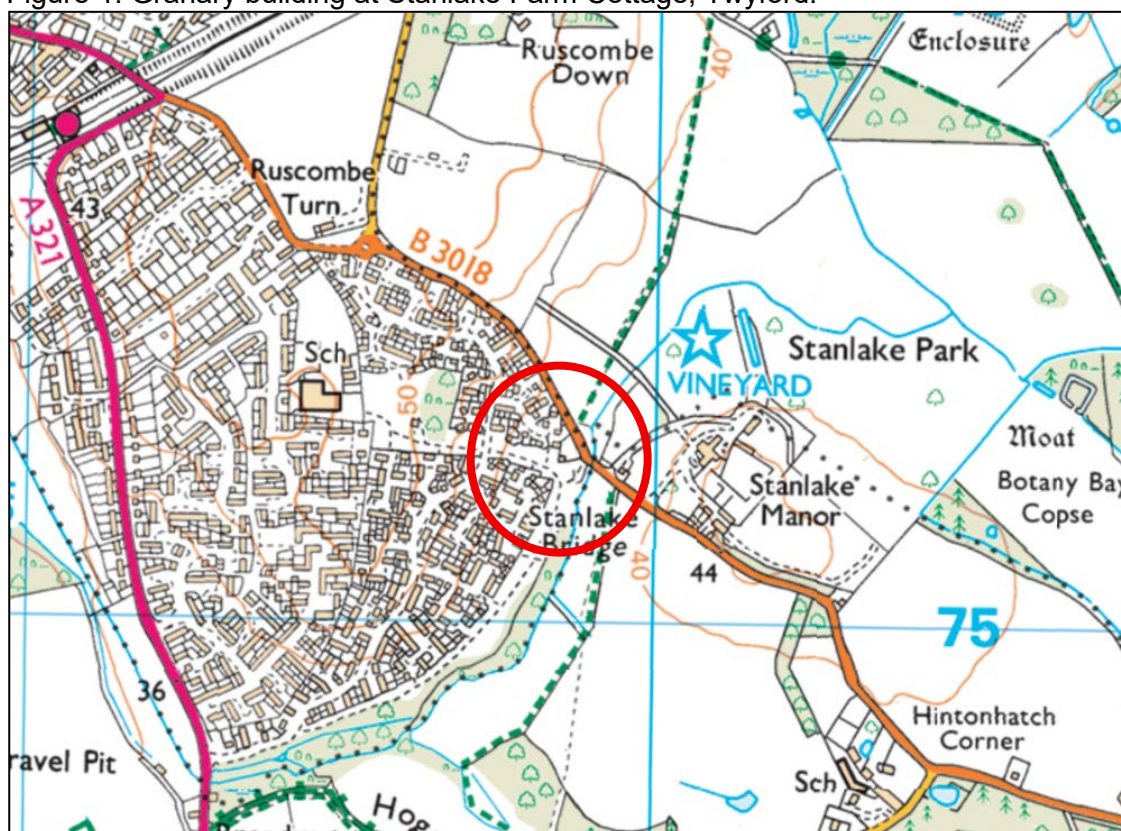
Seven species of bat are also Species of Principal Importance for nature conservation in England under Section 41 of the Natural Environment and Rural Communities Act 2006. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State 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 SU79847525, see Ordnance Survey (OS) extract at Figure 1 below.

Figure 1: Granary building at Stanlake Farm Cottage, Twyford.



### 3.2 Site Description

The application site, which is located on the eastern edge of the Broad Hinton Estate, Twyford and comprises the main property (Stanlake Farm Cottage) together with two outbuildings; a granary and a stable all set within mature grounds, see Figure 2 on page 7. The site itself provides good foraging and commuting habitat for bats and there is direct ecological connectivity to the wider landscape.



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Figure 2. Stanlake Farm Cottage and gardens. Cranford, Ibstone. 22.07.25



## 4. Survey Methodology

### 4.1 Pre-Survey Data Search

Urban Tree Experts conducted a preliminary ecological appraisal on the site in September 2019 and activity surveys in the 2020 bat activity season. Google Earth and MAGIC maps ([magic.defra.gov.uk](http://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.

### 4.2 Daylight Survey

The DBW was carried out by Simon Holmes on Tuesday 3 June 2025 at 1pm. The weather conditions for the survey were overcast with a temperature of 17 degrees. Equipment used included a high-powered torch, a digital camera on a telescopic pole, an endoscope, binoculars and a ladder.

During the DBW an internal and external inspection of the granary building 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 or lead flashing.



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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, this is not always a reliable indicator.
- 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 with no bat roosting potential and that were unsuitable for roosting bats were not inspected in detail. This includes the main property and stable building as they will not be affected by the proposed works.

### 4.3 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Monday 21 July, Thursday 13 August and Sunday 7 September 2025. The surveys were at a time of year when bats are known to be active with weather conditions suitable for the bat surveys and insect prey was abundant.

The surveyor/remote camera/batlogger were stationed (as shown in Figure 3 below), to ensure the features identified in the DBW could be observed. A sample screenshot from the darkest point of the survey area is included at Appendix 3.

During the surveys bat activity was monitored using two BatLogger M bat detectors together with two Sony Handycam night shot video camera with high intensity IR lamps. The detectors and cameras were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope Pro 3 software, VLC media player and DVC-Scan.

Figure 3. Granary building at Stanlake Farm Cottage, Twyford. Surveyor/remote camera locations.





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During the surveys no bats were seen emerging from and/or returning to the granary building to roost. In total 4 species of bat were recorded and identified foraging in and around the site. A simple summary of the bats recorded can be seen in Table 2 on page 14. The most frequently used flight paths of common pipistrelle bats and occasional BLE bats are shown on Figure 3 on the previous page.

The weather conditions and surveyor details from the survey can be found in Table 1 below.

Table 1 – Surveyor details and weather conditions for bat activity survey conducted on the granary building at Stanlake Farm Cottage, Twyford.

| Date:                       | 21 July 2025                                                                       | 14 August 2025                                                                      | 7 September 2025                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Surveyor and location       | (A) Bob Brittain<br>(B) Remote camera/batlogger                                    | (A) Bob Brittain<br>(B) Remote camera/batlogger                                     | (A) Bob Brittain<br>(B) Remote camera/batlogger                                     |
| Weather Conditions (Start)  | Temperature 15.8°C,<br>Cloud cover 80%<br>Humidity 85.8%<br>Dry<br>Wind Beaufort 1 | Temperature 18.9°C,<br>Cloud cover 100%<br>Humidity 67.9%<br>Dry<br>Wind Beaufort 1 | Temperature 17.2°C,<br>Cloud cover 0%<br>Humidity 82.3%<br>Dry<br>Wind Beaufort 1-2 |
| Sunset                      | 21:07                                                                              | 20:27                                                                               | 19:36                                                                               |
| Start time                  | 20:50                                                                              | 20:10                                                                               | 19:20                                                                               |
| Finish Time                 | 22:40                                                                              | 22:05                                                                               | 21:35                                                                               |
| Duration                    | 01:50                                                                              | 01:55                                                                               | 02:15                                                                               |
| Weather Conditions (Finish) | Temperature 15.1°C,<br>Cloud cover 80%<br>Humidity 93.5%<br>Dry<br>Wind Beaufort 1 | Temperature 17.3°C,<br>Cloud cover 25%<br>Humidity 75%<br>Dry<br>Wind Beaufort 1    | Temperature 15.2°C,<br>Cloud cover 0%<br>Humidity 85.1%<br>Dry<br>Wind Beaufort 1   |

## 4.4 Constraints

Full access to the site during the visits was made possible by the client and there were no constraints to any of the surveys.

## 5. Survey Findings

### 5.1 Pre-Survey Data Search

The building is situated on the south-eastern outskirts of the village of Twyford. Immediately to the east and south of the site lies tree and hedge lined agricultural fields/improved grassland with Twyford Brook, woodland and parkland. These areas provide good roosting, commuting and foraging habitat for bats and are well within traveling distance for bats. There are also areas of farmland, additional areas of woodland and parkland in close proximity to the site, all of which provide good habitat for bats and are connected to the site via ecological corridors such as hedgerows and tree lines. Further afield lies the River Thames, large freshwater lakes and recreational grounds, however, there are no ecological corridors connecting the site to these areas.

Lodge Wood and Sandford Mill Site of Special Scientific Interest (SSSI) lies to the south-west, just within 2km of the proposed development although there is no ecological connectivity from the site to this area.



A search of the Magic interactive website revealed one current EPSLs for bats has 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  |
|----------------------|------------------|---------------------|
| 2016-25277-EPS-MIT-1 | 2026             | Soprano pipistrelle |

### 5.2 External Inspection

The external features of the granary building were examined for signs described in Section 4.2. Windowsills, exposed features around the windows, fascias, soffits and walls were inspected for any evidence of bat droppings or staining.

The granary building is a detached timber framed, single storey wooden building on staddle stones and is in a fair condition externally, see cover photo and Figure 4 below. The hipped roof is covered in clay tiles, some of which are missing and broken, which could provide opportunities for roosting bats, see Figure 5 on page 11. There is missing mortar from the hip tiles which roosting bats could utilise, see Figure 6 on page 11. The timber cladding around the building is warped leaving gaps (see Figure 7 on page 12) and gaps between the roof and wall plate which could provide potential opportunities for roosting bats to exploit, see Figure 8 on page 12.

No bats or evidence of bats was recorded during the external survey of the granary building but there were numerous features on the building in which roosting bats could access the building to roost.

Figure 4. Rear view of granary building at Stanlake Farm Cottage, Twyford. 03.06.25





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Figure 5. Example raised/broken roof tiles. Granary building at Stanlake Farm Cottage, Twyford. 03.06.25



Figure 6. Example missing mortar from ridge tiles. Granary building at Stanlake Farm Cottage, Twyford. 03.06.25





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Figure 7. Example warped timber cladding. Granary building at Stanlake Farm Cottage, Twyford. 03.06.25



Figure 8. Example gaps between roof and wall plate. Granary building at Stanlake Farm Cottage, Twyford. 03.06.25





## 5.3 Internal Inspection

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

The granary did not contain a loft space and was used for storage. The roof tiles were lined with bitumen felt, which was also in a poor condition and allowed light to spill into the building between the roof and walls, see Figure 9 below. A number of bat droppings, of a similar size and consistency to those of BLE bats were recorded within the granary (see Figure 10 below), indicating that bats have been or are using the building for roosting. The DNA results of the droppings confirmed them to be those of BLE bats.

Figure 9. Example light spill into building. Granary building at Stanlake Farm Cottage, Twyford. 03.06.25



Figure 10. Example bat dropping. Granary building at Stanlake Farm Cottage, Twyford. 03.06.25





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## 5.4 Dusk Surveys

During the activity surveys no bats were seen emerging from and/or returning to the granary building to roost.

In total 4 different species were recorded and identified foraging and commuting around the site. The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, noctule, *Nyctalus noctule* and BLE, *Plecotus auritus*. The longest and most frequently recorded calls and observations were from common pipistrelle bats.

A simple summary of the bats recorded can be seen in Table 2 below. The majority of bat activity during all surveys was to the front of the building, at survey position 'A'.

Table 2. Summary of bat calls recorded in the vicinity of the granary building at Stanlake Farm Cottage, Twyford.

| Date     | Surveyor Position | Time          | Seen | Heard | Species                                         | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------|-------------------|---------------|------|-------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21/07/25 | A                 | 20:50 – 22:40 | Y    | Y     | Common and soprano pipistrelle and noctule      | At 21.19 (12 minutes after sunset) a transit call from a common pipistrelle bat was heard and then, at 21.21, a faint call from a soprano pipistrelle bat was heard and thereafter sporadic and limited common and soprano pipistrelle foraging and transit activity was heard and recorded until 22.32 with individual bats of both species being seen on a couple of occasions only, either in transit or foraging in front of the building, between the buildings or around the tree tops to the left of or behind the surveyor. A couple of calls from a noctule were heard at 22.01. |
| 21/07/25 | B                 | 20:50 – 22:40 | Y    | Y     | Common and soprano pipistrelle                  | At 21.50 a common pipistrelle bat was recorded in transit across the back of the building and, at 21.59 a common pipistrelle bat was recorded foraging between the buildings. Between 21.20 and 22.29, 30 common pipistrelle and 35 soprano pipistrelle bat calls were recorded.                                                                                                                                                                                                                                                                                                          |
| 14/08/25 | A                 | 20:10 – 21:05 | Y    | Y     | Common and soprano pipistrelle and noctule      | Soprano pipistrelle foraging and transit activity was limited during this survey with only 24 calls being heard between 20.43 (the first faint call heard on the survey and 16 minutes after sunset) and 21.04, the bat was never seen. Common pipistrelle activity commenced at 21.02 and thereafter, and until 21.51, sporadic foraging and transit calls were heard until with the bat being seen foraging in front of and between the buildings on a couple of occasions. Between 21.03 and 21.37, 16 foraging calls from a noctule were heard.                                       |
| 14/08/25 | B                 | 20:10 – 21:05 | Y    | Y     | Common and soprano pipistrelle, BLE and noctule | Common and soprano pipistrelle foraging and transit activity was limited during this survey with only 14 calls from soprano pipistrelles and 30 from common pipistrelle bats being recorded between 20.45 and 21.55. Between 21.06 and 21.37, 9 foraging calls from a noctule were recorded. A call from a BLE bat was recorded at 21.32. The camera only recorded a common pipistrelle bat in transit across the back of the building and one foraging between the buildings during the survey. A non-calling bat was recorded in transit across the back of the building at 20.55.      |



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Table 2. Summary of bat calls continued .....

| Date     | Surveyor Position | Time          | Seen | Heard | Species                                         | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------|-------------------|---------------|------|-------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07/09/25 | A                 | 19:20 – 21:35 | Y    | Y     | Common and soprano pipistrelle, BLE and noctule | A call from a noctule was heard at 19.49 (23 minutes after sunset), it was heard again at 19.54. Sporadic passes from a soprano pipistrelle bat were heard between 19.49 and 19.52 and soprano pipistrelle calls continued sporadically until 21.23 (being the last call heard during the survey), the bat(s) were never seen. Common pipistrelle activity dominated during the survey with the first call being heard at 19.55 and common pipistrelle calls were heard until 21.21, with a bat being seen occasionally foraging at the back of the buildings and between the buildings. A number of faint calls from a BLE bat were heard between 21.09 and 21.12. |
| 07/09/25 | B                 | 19:20 – 21:35 | Y    | Y     | Common and soprano pipistrelle                  | Once again bat activity at this survey position was limited with only 24 calls from soprano pipistrelles and 35 from common pipistrelle bats being recorded between 19.55 and 21.21. The camera recorded a common pipistrelle bat foraging between the buildings during the survey.                                                                                                                                                                                                                                                                                                                                                                                 |

## 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 or historical records of bats on the site, or 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); or
- are active industrial premises.



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

### 7. Conclusions/Interpretation

- 7.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, noctule, *Nyctalus noctule*, and BLE, *Plecotus auritus*, foraging and/or transiting across the site. The longest and most frequent calls were from common pipistrelle bats.
- 7.2 The granary building has features suitable for crevice dwelling bats to roost however, no bats were seen emerging from or returning to the building to roost. The surrounding area is likely to provide a variety of roosting and foraging opportunities, and the granary building is most probably one of many bat roost locations in the area. The low level of bat droppings indicates historical use by an individual or low number of BLE bats, and that the building has been used as a day/summer roost on an opportunistic basis. The surveyor observations and bat group records provide a high level of confidence in the species detected during the survey on the granary building at Stanlake Farm Cottage.
- 7.3 Pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first common pipistrelle was heard at 12 minutes after sunset, the bat is roosting in the vicinity but did not emerge from the granary building. Whilst no bats were seen emerging from or returning to the granary building to roost, this does not mean that they will not be present in the future as bats are known to be transient and use a wide variety of crevice like features opportunistically.
- 7.4 The survey conditions were good, with warm weather, a variety of insects flying and the bat calls and field observations were, in our opinion, considered low. This is consistent with survey results this season (2025).
- 7.5 The bat calls and field observations provide a high level of confidence in support of the opinions as set out in this report. Although low, bat activity was dominated by pipistrelle sp. bats with individual bats being seen foraging adjacent to the building during the surveys.
- 7.6 The cumulative evidence leads me to conclude that bats are not roosting in the granary building at Stanlake Farm Cottage and the building has a negligible potential to support roosting bats therefore an EPSL is not required.
- 7.7 All bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017, and the Wildlife and Countryside Act 1981 (as amended).

### 8. Method Statement for Planning

This site-specific method statement is provided to comply with EU Article 12 and 16 which help guide works that affect a bat resting place when the species is not present in order to avoid a licence/derogation, it will be necessary, to ensure following development the “favourable conservation status” of bats is maintained.



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This watching brief aims to address:

- Timing and methods of activities
- Provision of new bat roosting (enhancement)
- Impact on and replacement of existing roosts
- Lighting and habitat provisions as applicable

## 8.1 Pre-commencement

8.1.1 A project ecologist or their agent must be engaged prior to commencement to provide advice should it be required. This ecological method statement must be adhered to, it provides guidance and project supervision and will ensure that best practice and compliance is adhered to. If there is a delay of greater than one year from the date of this report, further survey effort will be required. Bats are highly mobile wild animals and may be encountered within a building following negative activity survey results.

8.1.2 One general purpose woodcrete bat box, for example a Schwegler 1FF bat box (see [www.NHBS.com](http://www.NHBS.com)) or similar design will be erected at least 4.5 metres above ground level on a mature tree on the site, the siting to be agreed with the project ecologist. The bat box will provide alternative roosting habitat for the species (BLE) that have roosted at the site, should it be required. The box should remain in situ even if it is unused as this will provide an overall increase in ecological features and provide a biodiversity net gain (enhancement).

## 8.2 Method

8.2.1 A walk over inspection must be conducted on the granary immediately prior to work commencing to look for bats. Following this a toolbox talk must be given to the contractors prior to commencement of works, which will include: background legislation in relation to bats; the most likely areas to expect bats (based on the survey results), good working practice (soft strip) and, details of what to do if a bat or additional evidence of bats is discovered. In the unlikely event that bats, or evidence of other roost locations are found, works must stop immediately and Natural England or the project ecologist contacted immediately, and any requisite license obtained.

## 8.3 Timing of work

8.3.1 Any works that have the potential to disturb bats during the bat activity period (1 May to 31 August) for example, removing the roof, must be conducted outside this period. If the works cannot be undertaken during the period 1 September to 1 May and should bats be encountered during this period or at any time during the work, then all work must stop and an EPSL will be required.

8.3.2 All work must be undertaken in normal working, daylight, hours, which is in accordance with best working practice and allows the project ecologist or their agent to address any issues if bat(s) are found during the demolition work.

## 8.4 Ecological supervision

8.4.1 The project ecologist or their agent must be provided adequate time to provide advice and supervision for the duration of the proposed works. A record of all site visits must be made, and photographic evidence gathered as required.



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8.4.2 Prior to works to the building such as removal of roof tiles, it must be inspected for any new evidence of bats, this must be done by hand working (soft strip) and the project ecologist, or their agent must be available (on-call) to provide advice should it be required.

8.4.3 If, during the work, when the licenced bat worker is not on-site, and a bat is discovered that appears to be injured or distressed, then the animal should be carefully placed in a small box (e.g. shoe box) by either handling the bat with thick gloved hands or covering the bat with the box and sliding a thin piece of cardboard under to create a floor to the box. A clean piece of cloth loosely crumpled will be placed in one corner of the box (to allow the bat to crawl under and hide), a few small air holes will be put into the lid of the box, and a very shallow container (e.g. foil milk bottle top) of water will be placed in one corner of the box. The licensed bat worker must then be called without delay and all work must stop until the licensed bat worker has been consulted.

### **8.5 Incorporation of bat roosting**

8.5.1 Compensation: Permanent bat roost provision for BLE bats must be created as part of the proposed scheme. The roof must provide suitable crevice like features, for example 2 x integral bat boxes in the roof façade for example between the joists and combined with a bat access tile. The compensation measures must be positioned on south or east facing elevations but not directly above any window. Suitable alternatives would include internal bat boxes set at eaves level where access is possible and or bat access tiles at the ridge and where they provide access to the roof, they must incorporate a lining that has passed the snagging test for bats.

### **8.6 Lighting proposals**

8.6.1 Lighting: The exact lighting proposals are not known at this stage but where new external lighting is provided best practice in the form of Bats and Artificial Lighting At Night Guidance Note GN08/23 (Bat Conservation Trust and Institution for Lighting Professionals) must be followed.

Research into artificial lighting at night (ALAN) has identified a reduction in insect diversity at night and the potential to disrupt a broad range of insect behaviour patterns and in turn foraging opportunities for bats, particularly where they are bright white. It is therefore essential that any new external lighting is carefully selected, for example, all external lighting must be Light Emitting Diode (LED) and directed downward or be located at a low level. By carefully directing light downwards and using a PIR with short illumination sensor the impact of external lighting on any foraging bats can be reduced.

### **8.7 Habitat loss**

8.7.1 There is no habitat loss relating to this scheme and no requirement for habitat compensation.

### **8.8 Post construction work**

8.8.1 There is no requirement for post-construction monitoring of this scheme.



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## 9. References

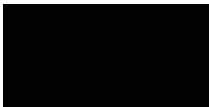
Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).  
Bat Workers Manual – Mitchell-Jones & McLeish 2004.  
Bat Mitigation Guidelines – Natural England 2006.  
The Conservation and Habitat Regulations – 2017.

## 10. 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](mailto:info@batsurveys-uk.com)

Urban Tree Experts  
Bramley House  
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## **APPENDIX 1**

**Folio No:** 2176-2025  
**Purchase Order:** KH202503  
**Contact:** Urban Tree Experts  
**Issue Date:** 13.06.2025  
**Received Date:** 06.06.2025

# Biological Report

Technical Report



SureScreen Scientifics

# Biological Sample Analysis

## Summary

Most biological materials (tissue, feces, hair, blood, etc.) contain small amounts of DNA from the organism of which it originated. Using molecular methods such as PCR (polymerase chain reaction) and DNA sequencing, SureScreen Scientifics are able to analyze an unknown sample to determine which species the sample originates from our methods are optimized for the detection of species including bats (over 92% of bat species worldwide can be identified including all 18 UK bat species), mammals; bees, wasps & hornets; birds; fish; plants (from roots, leaves, stem and even dried wood) and many more species.

## Results

| Lab ID                                                                                                                                                                                                                                                     | Site Name                       | OS Reference | Sample Type  | Species Name                            | Match(%) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------|--------------|-----------------------------------------|----------|
| B4782                                                                                                                                                                                                                                                      | The Granary at Stanlake Cottage |              | Bat Dropping | Brown long-eared bat (Plecotus auritus) | 99.00    |
| <b>Genetic Sequence</b><br>ACCTATCATTAAATCGGGAGGCTTCGGGAAGTATTGGTGCCACTAATAATTGGAGCCCCTGATATAGCTTTTCCCC<br>GAATAAATAACATAAGCTTCTGACTGCTTCCCCCATCTTTTCTACTACTTTTAGCTTCGTCTGCAGTAGAGGCTGG<br>AGCAGGTACCGTTGAACAGTCTACCCTCCTTTAGCGGGAAACCTAGCACCAAGCATGGAGAGA |                                 |              |              |                                         |          |

Matters affecting result: none  
Reported by: Jennifer Higginbottom

Approved by: Jennifer Higginbottom



## Methodology

Once samples have arrived in the laboratory, the DNA is isolated using a commercial DNA extraction kit. Using PCR, DNA (if present within the sample) is amplified using universal molecular markers designed to amplify a short fragment of the DNA of the target species group (i.e. mammal, fish, arthropod, reptile, plant etc.). If amplification is successful, the resulting DNA sequence is revealed using a process known as Sanger Sequencing in order to obtain the genetic sequence of the mitochondrial gene within the sample. The sequence results are aligned against a library of known reference sequences using bioinformatics software, which enables us to determine which species the DNA sequence from the sample matches with, informing the species identity and sequence similarity (match %). If the initial analysis is unsuccessful, the entire process is repeated up to two additional times with a fresh reserve sample (if available) in order to obtain a species identification. If no DNA is detected after three attempts, then we can be confident that any further analysis of the sample will likely also fail to result in species identification.

## Interpretation of Results

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sample Type:</b>         | The sample you send to us can come from a variety of sources. Fecal, dropping, urine, hair, blood, carcass (skin, flesh, bone), gamete, plant matter or unknown biological material all contain DNA that we can test for in order to identify the species of origin.                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Genetic Sequence:</b>    | The unique DNA sequence obtained from the sample.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Match (%):</b>           | How closely matched the DNA sequence from your sample is to the sequences within our reference database. This can be interpreted as a score of result accuracy, with the maximum score of 100% indicating an exact match of the sample to the indicated species' reference sequence. Lower scores (80-99%) indicate some variation between the sample and reference sequence, likely due to natural variation between individual genetic sequences and/or systematic variations generated through the sequencing process. Scores below 80% similarity should be interpreted with care and can indicate part degraded or part contaminated samples.                                  |
| <b>Inconclusive Result:</b> | <p><b>Degraded sample:</b></p> <p>DNA is degraded and we are unable to determine species identification due to degradation of sample DNA. This can happen either before sample collection (old samples, exposure to UV etc.) or after sample collection if stored for long periods before analysis or not handled correctly.</p> <p><b>Inhibited/contaminated sample:</b></p> <p>We are unable to determine species identity due to contamination or the suspected presence of large quantities of PCR inhibitors. Contamination sources can originate from other species which could have come into contact with the samples, or human contamination during sample collection.</p> |
| <b>Alternative Result:</b>  | Sometimes, for targets such as bat dropping analysis, other mammalian species such as rodents are detected. We find this to be a common occurrence as some bat droppings can be similar in appearance to rodent droppings. Although sometimes unexpected, repeat analyses in these cases would likely return the same results.                                                                                                                                                                                                                                                                                                                                                      |



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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.



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## APPENDIX 3

Granary building at Stanlake Farm Cottage, Waltham Road, Twyford, RG10 0AF  
Sample screenshots from the darkest point of the survey areas from night vision cameras

A



B

