



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 109 READING ROAD FINCHAMPSTEAD



**Prepared for:
Mr B Parsons
109 Reading Road
Finchampstead
Wokingham
RG40 4RD**

22 June 2026

Ref: SPH/ESR-26/15.06



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Appendix 1

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The validity of this report ceases at the prescribed time limit or after one year from the survey, or if the site conditions change due to unspecified works that affect the site whichever is the sooner.

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EXECUTIVE SUMMARY

Urban Tree Experts was commissioned by Mr B Parsons to carry out a dusk emergence survey at 109 Reading Road, Finchampstead, Wokingham, RG40 4RD. The survey was undertaken at the property to provide further evidence to support the initial findings (a negative result) and conclusions from a preliminary ecological appraisal (DBW) report ref SPH/NP/PEA-26/07.04, and to inform appropriate mitigation for the proposed works, if required. This report has been prepared to support a forthcoming planning application to Wokingham Borough Council.

The application site comprises a detached two-storey brick built, and part rendered dwelling with attached garage. To the front is a gravelled driveway/parking area with lawn and, to the rear, the garden is mainly laid to lawn with patio area and mature trees on the rear boundary. The site itself offers some foraging and commuting habitat for bats and there is ecological connectivity to the wider landscape via the garden network.

The preliminary ecological appraisal (PEA) 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 two statutory designated sites are located within, and no current European Protected Species Licence (EPSL) for bats has been granted within 2km of the proposed development site. The landform surrounding the site is suitable for roosting, commuting or foraging bats and provides a rich and diverse habitats for a wide range of bat species.

A search of Berkshire and South Buckinghamshire bat group records confirmed 10 different species within the 2-kilometer search radius, including *Myotis sp.*

The dusk emergence survey was conducted on Monday 15 June 2026. A number of bats were seen and heard foraging in and around the site throughout the survey and none were seen emerging from or re-entering the property to roost.

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

The combined evidence from the PEA and activity survey provides a high level of confidence in support of the opinions set out in this report. No bats or evidence of bats were observed during the PEA and no bats were seen entering or emerging from the property during the activity survey. This indicates that the property has not been used as a roost by bats and that an EPSL from Natural England (NE) is not required.



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1. Introduction

1.1 Instruction

Urban Tree Experts were commissioned by Mr B Parsons to carry out a dusk emergence survey at 109 Reading Road, Finchampstead, Wokingham, RG40 4RD.

1.2 Aims and Objectives

The dusk emergence survey is designed to:

- Identify the presence/likely absence of bats using the building to roost.
- Estimate the size and status of any existing bat roost within the building.
- Establish where the bats are accessing the building.
- Determine the potential impacts on any bat roost from the proposed development.
- Determine if an EPSL and ecological method statement is required.

The survey was 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 construct a single-storey rear and double-storey side extension.

1.4 Surveyor Background and Experience

The activity survey was conducted by Katie Holmes and Adam Wilson and a remote camera and the report was compiled by Simon Holmes MSc. CEnv, a Natural England licensed bat ecologist.

Simon holds Bat Class 3 (CL19) and (CL20) Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 36 years' experience of carrying out bat surveys and bat conservation work.

Katie holds a Class 2 Bat License (CLS-35124) 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.

Adam has completed a degree in Politics with International Relations at the University of York with an interest in Environmental Sciences and has been participating in bat surveys for the past 2 seasons. The training he has received includes basic survey techniques including transects, use of multiple detectors, video and thermal camera use, bat biology and identification and bat call analysis.

2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 15 June 2026, prior to the activity survey being undertaken and there were no constraints or limitations to the survey. Weather conditions were suitable for the survey, being conducted during warm weather, and a number of bats were heard and seen foraging and in transit during the survey.



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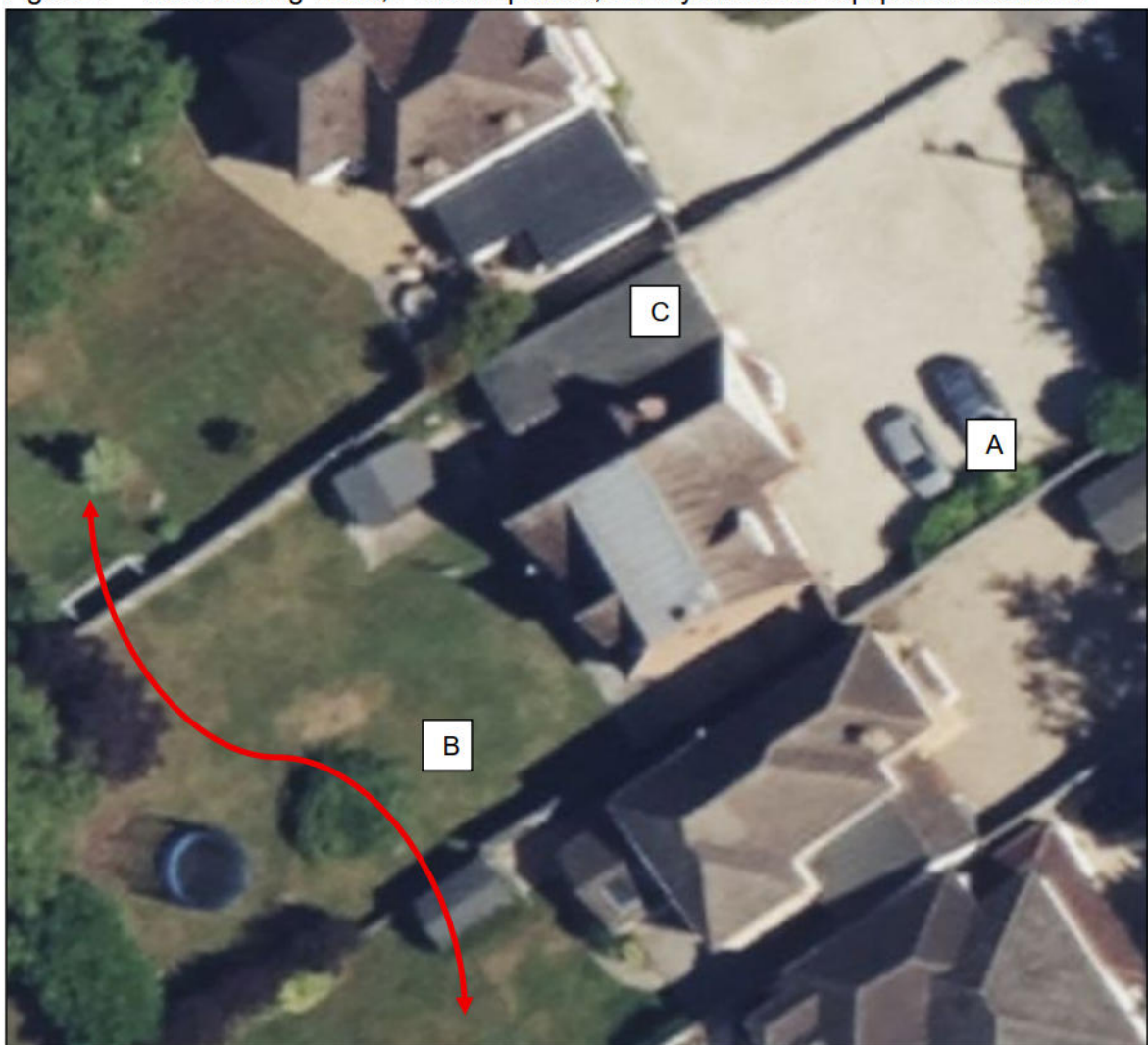
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2.2 Dusk Survey

The dusk emergence survey was conducted on the evening of Monday 15 June 2026. The surveyors were stationed (as shown in Figure 1 on page 5), to ensure the features identified in the PEA could be observed.

During the survey bat activity was monitored using three BatLogger M bat detectors together with three Sony Handycam night shot video cameras with high intensity IR lamps. Screenshots from the video cameras is included at Appendix 1. The detectors and cameras were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope Pro 3 software, MotionMeerkat and VLC media player.

Figure 1 – 109 Reading Road, Finchampstead, surveyor/remote equipment locations.



During the survey no bats were seen emerging from and/or returning to the property to roost. In total 3 different species were recorded and identified foraging and commuting around the site. A simple summary of the bats recorded can be seen in Table 2 commencing on page 6. The most frequently used flight paths of common pipistrelle bats are shown on Figure 1 above.



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3. Survey Findings

3.1 Dusk Survey

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

Table 1 – Surveyor details and weather conditions for the bat activity survey conducted at 109 Reading Road, Finchampstead.

Date:	15 June 2026
Survey Type	Emergence survey
Surveyor and location	(A) Katie Holmes (B) Adam Wilson (C) Remote camera/batlogger
Weather Conditions (Start)	Temperature 19.1°C Cloud cover 100% Humidity 74% Dry with Wind Beaufort 0-1
Sunset	21:21
Start time	21:05
Finish Time	22:55
Duration	01:50
Weather Conditions (Finish)	Temperature 16.6°C Cloud cover 30% Humidity 86.5% Dry with Wind Beaufort 0-1

Table 2. Summary of bat calls recorded in the vicinity of 109 Reading Road, Finchampstead.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
15/06/26	A	21:05 – 22:55	Y	Y	Common and soprano pipistrelle and noctule	At 21.23 (2 minutes after sunset) a soprano pipistrelle bat was both seen and heard in transit to the left of the surveyor, heading between the property and neighbouring property to the rear garden and thereafter only another four calls from soprano pipistrelle bats were heard until 22.12. Common pipistrelle activity commenced at 21.36 (15 minutes after sunset) with a bat being seen in transit over the garage roof and away over to the road. Common pipistrelle foraging and transit activity was sporadic until survey end with a bat being seen at 22.06 and 22.08) foraging in the neighbouring garden to the left of the surveyor. Transit calls from a noctule were heard at 22.01
15/06/26	B	21:05 – 22:55	Y	Y	Common and soprano pipistrelle and noctule	At 21.24 a soprano pipistrelle bat was both seen and heard in transit between the property and the neighbouring property to the right of the surveyor and into the neighbouring garden. Soprano pipistrelle activity thereafter was limited with only another seven calls being heard until 22.40. Common pipistrelle foraging and transit activity dominated from 21.26 until survey end with up to 2 bats being seen regularly foraging in and around the rear garden and neighbouring gardens. Five noctule calls were heard between 21.47 and 22.49.



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Table 2. Summary of bat calls recorded continued

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
15/06/26	C	21:05 – 22:55	N	Y	Common and soprano pipistrelle and noctule	Between 21.36 and 22.48 13 calls from common pipistrelle bats were recorded, 4 calls from a soprano pipistrelle bat were recorded and 2 calls from a noctule. The remote camera did not record any bats in transit or interacting with the building.

4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, and noctule, *Nyctalus noctula*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from common pipistrelle bats.
- 4.2 The raised/slipped roof tiles and gaps between the fascias and hanging tiles on the dormer windows provide potential features suitable for crevice dwelling bats to roost. However, the roosting and foraging opportunities/potential in the surrounding copses/tree and hedge lined agricultural fields and neighboring buildings may also be higher. The surveyor observations provide a high level of confidence in the species detected during the survey on 109 Reading Road.
- 4.3 Pipistrelle *sp.* bats are the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first soprano pipistrelle bat seen and heard was at 2 minutes after sunset, the bat is roosting in the immediate locality but did not emerge from the property. Whilst no bats were seen emerging from or returning to the property 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.
- 4.4 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 average.
- 4.5 The bat calls and field observations provide a high level of confidence in support of the opinions set out in this report. Bat activity was dominated by common pipistrelle bats.
- 4.6 The cumulative evidence leads me to conclude that bats are not roosting at 109 Reading Road, and the property has a negligible potential to support roosting bats therefore an EPSL is not required.
- 4.7 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).

5. References

Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).
Bat Workers Manual – Mitchell-Jones & McLeish 2004.
Bat Mitigation Guidelines – Natural England 2006.
Bat emergence surveys with night vision aids. A technical guide for professional ecologists. 1st Edition-2026. Bat Conservation Trust.
The Conservation of Habitats and Species Regulations 2017.



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6. Queries

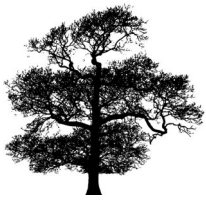
Any queries regarding this report should be addressed, in the first instance, to Urban Tree Experts:

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APPENDIX 1

109 Reading Road, Finchampstead, Wokingham, RG40 4RD
Sample screenshots from the darkest point of the survey areas from night vision cameras

A



B



C

