



# Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

---

## ECOLOGICAL SURVEY REPORT (BATS) AT CLAYCROFT TWYFORD



Prepared for:  
Mr & Mrs Johnson  
Claycroft  
Longfield Road  
Twyford  
RG10 9AT

3 July 2025

Ref: SPH/ESR-25/21.06



# Urban Tree Experts

BBS5837 – Tree Surveys – Ecological Consulting

Bramley House  
Newnham Bridge  
Tenbury Wells  
Worcestershire  
WR15 8NX  
Tel: 0118 976 2902  
Mobile: 07557 982091  
Email: [info@batsurveys-uk.com](mailto:info@batsurveys-uk.com)

## CONTENTS

|                                        |   |
|----------------------------------------|---|
| EXECUTIVE SUMMARY                      | 3 |
| 1 Introduction                         | 4 |
| 1.1 Instruction                        | 4 |
| 1.2 Aims and Objectives                | 4 |
| 1.3 Proposed Works                     | 4 |
| 1.4 Surveyor Background and Experience | 4 |
| 2 Survey Methodology                   | 5 |
| 2.1 Constructions/Limitations          | 5 |
| 2.2 Dusk Surveys                       | 5 |
| 3 Survey Findings                      | 6 |
| 3.1 Dusk Surveys                       | 6 |
| 4 Conclusions/Interpretation           | 7 |
| 5 References                           | 8 |
| 6 Queries                              | 8 |

©2025 Urban Tree Experts

All rights in this report are reserved. No part of it may be reproduced, edited or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of Mr & Mrs Johnson and their agents in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Urban Tree Experts. It may be reproduced as part of a planning application.

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.

Registered Office: Bramley House, Newnham Bridge, Tenbury Wells, Worcestershire, WR15 8NX. Registered in England and Wales – Number 7106204



# Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

---

## EXECUTIVE SUMMARY

Urban Tree Experts was commissioned by Mr & Mrs Johnson to carry out two dusk emergence surveys at Claycroft, Longfield Road, Twyford, RG10 9AT. The surveys were undertaken at the property to provide further evidence to support the initial findings (a negative result) and conclusions from the preliminary roost assessment conducted by John Wenman ecological consultancy ref RS2930\_PRA\_a, and to inform appropriate mitigation for the proposed works, if required. This report is prepared to support a current planning application to Wokingham Borough Council.

The application site comprises a detached, brick-built property. The remainder of the site comprises a driveway/parking area and lawn, and a rear garden that is laid to lawn with a patio area all surrounded by hedgerows and mature trees on the rear boundary. The site itself offers some foraging and commuting habitat for bats and there is good ecological connectivity to bat foraging and commuting habitat in the wider landscape.

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 desktop study was conducted based upon a minimum 2km search radius and it revealed that no statutory designated sites are 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 south and west of the site provides suitable habitat for roosting, commuting and foraging bats with tree and hedge lined agricultural fields which provide rich and diverse habitats suitable for a wide range of bat species.

A search of Surrey bat group records confirmed 9 different species within the 2-kilometer search radius, including *Myotis sp.*

The dusk emergence surveys were conducted on Wednesday 28 May and Saturday 21 June 2025. A number of bats were seen and heard foraging in and around the site throughout both surveys however, none were seen emerging from or re-entering the property to roost.

A static bat detector was set up to record dusk to dawn and placed in the loft of the property on the 23 May and collected on the 20 June 2025. Analysis of the devices SD card revealed no bat calls were recorded during the survey period.

This report confirms the findings of the surveys, 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 preliminary survey and activity surveys 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 surveys. 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.



# Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

---

## 1. Introduction

### 1.1 Instruction

Urban Tree Experts were commissioned by Mr & Mrs Johnson to carry out two dusk emergence surveys at Claycroft, Longfield Road, Twyford, RG10 9AT.

### 1.2 Aims and Objectives

The dusk emergence surveys are 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 4<sup>th</sup> edition.

### 1.3 Proposed Works

The surveys were commissioned in connection with a current planning application to Wokingham Borough Council (no 250767) for “Householder application for the proposed erection of a first floor front extension, part garage conversion into habitable accommodation and two storey side extension. Plus, the erection of a single storey rear extension, installation of roof lights, new front porch canopy, pitched roof on garage and changes to fenestration. Following the demolition of the existing single storey rear extension that will seek to construct various extensions.”

### 1.4 Surveyor Background and Experience

The activity surveys were conducted by Robert (Bob) Brittain and Nick Powell and the report was compiled by Simon Holmes MSc. CEnv, a Natural England licensed bat ecologist.

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.

Bob holds a Class 2 Bat Licence (CLS-11916) and has been surveying bats for 13 years with various ecological consultancies and has received training in surveying techniques, bat detector use, bat biology, identification, acoustic monitoring, echolocation analysis and netting.

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.



# Urban Tree Experts

## BS5837 – Tree Surveys – Ecological Consulting

## 2. Survey Methodology

## 2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 28 May 2025, prior to the first activity survey being undertaken and there were no constraints or limitations to the surveys. Weather conditions for both surveys were suitable, being conducted during warm weather, and a number of bats were seen and heard foraging and in transit during the surveys.

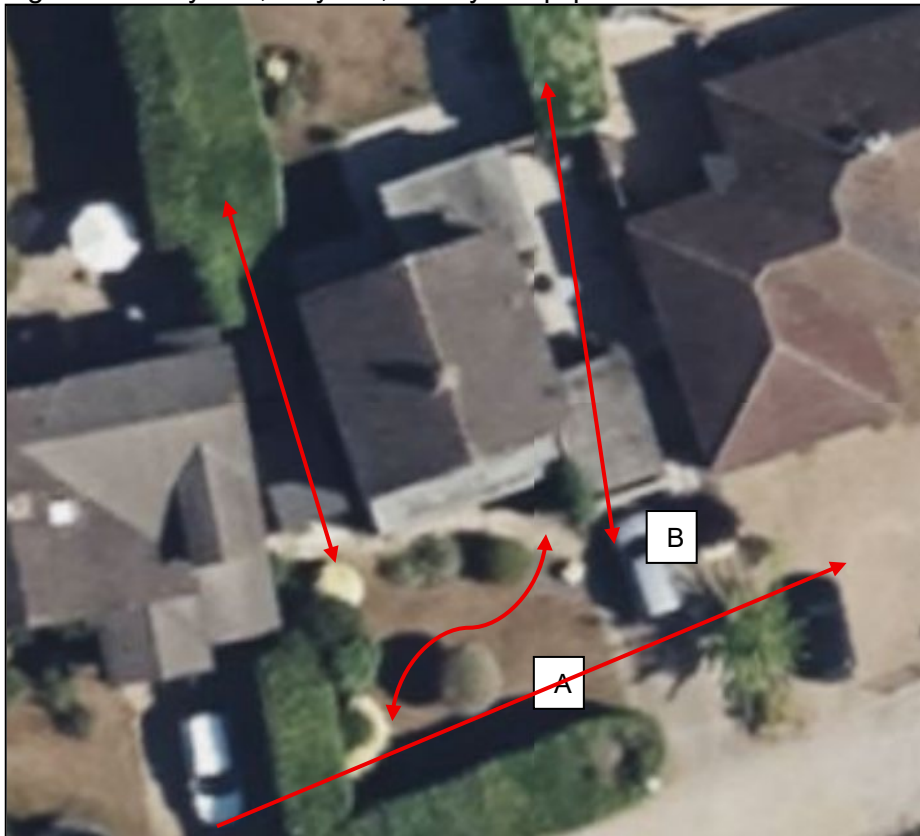
## 2.2 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Wednesday 28 May and Saturday 21 June 2025. The surveyors and equipment were stationed (as shown in Figure 1 below), to ensure the features identified in the preliminary roost assessment could be observed.

During the surveys bat activity was monitored using two BatLogger M bat detectors together with two Sony Handycam night shot video cameras with high intensity IR lamps. Sample screenshots from the video cameras is included at Figure 2 on page 6. 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.

A static bat detector was set up to record dusk to dawn and placed in the loft of the property on the 23 May and collected on the 20 June 2025. Analysis of the devices SD card revealed no bat calls were recorded during the survey period.

Figure 1 – Claycroft, Twyford, surveyor/equipment location.





# Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

During the surveys no bats were seen emerging from and/or returning to the property to roost. In total 5 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 on page 7. The most frequently used flight paths of soprano pipistrelle bats are shown on Figure 1 on page 5.

Figure 2 – Claycroft, Twyford, sample screenshot from night vision cameras.

Position A:



Position B:



## 3. Survey Findings

### 3.1 Dusk Survey

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

Table 1 – Surveyor details and weather conditions for the bat activity surveys conducted at Claycroft, Twyford.

| Date:                       | 28 May 2025                                                                          | 21 June 2025                                                                        |
|-----------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Survey Type                 | Emergence survey                                                                     | Emergence survey                                                                    |
| Surveyor and location       | (A) Bob Brittain<br>(B) Remote camera                                                | (A) Bob Brittain<br>(B) Nick Powell                                                 |
| Weather Conditions (Start)  | Temperature 15.8°C<br>Cloud cover 80%<br>Humidity 74.5%<br>Dry with Wind Beaufort 1  | Temperature 20.6°C<br>Cloud cover 70%<br>Humidity 67.5%<br>Dry with Wind Beaufort 0 |
| Sunset                      | 21:04                                                                                | 21:24                                                                               |
| Start time                  | 20:45                                                                                | 21:05                                                                               |
| Finish Time                 | 23:05                                                                                | 23:15                                                                               |
| Duration                    | 02:20                                                                                | 02:10                                                                               |
| Weather Conditions (Finish) | Temperature 14.1°C<br>Cloud cover 50%<br>Humidity 090.5%<br>Dry with Wind Beaufort 1 | Temperature 18°C<br>Cloud cover 50%<br>Humidity 77.8%<br>Dry with Wind Beaufort 0   |



# Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Table 2. Summary of bat calls recorded in the vicinity of Claycroft, Twyford.

| Date     | Surveyor Position | Time          | Seen | Heard | Species                                                            | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|-------------------|---------------|------|-------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 28/05/25 | A                 | 20:45 – 23:05 | Y    | Y     | Common and soprano pipistrelle, noctule and brown long-eared (BLE) | At 21.26 (22 minutes after sunset) a brief and distant call from a noctule was heard. Thereafter and up until 21.41 another 7 noctule calls were heard, the bat was never seen. At 21.33 a call from a soprano pipistrelle bat was heard and thereafter soprano pipistrelle foraging and transit activity dominated until survey end with a bat being seen on a number of occasions foraging in the front garden and in transit down the sides of the property to and from the back garden. Common pipistrelle foraging activity commenced at 21.42 and continued until 22.05, the bat(s) were never seen. Analysis of the data recorded revealed a single call from a BLE bat. |
| 28/05/25 | B                 | 20:45 – 23:05 | N    | Y     | Common and soprano pipistrelle, noctule and BLE                    | The remote camera did not record any bats interacting with the roof of the property. Between 21.26 and survey end 6 noctule calls, 11 common pipistrelle calls, 71 soprano pipistrelle calls and 1 BLE call were recorded by the remote detector.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 21/06/25 | A                 | 21:05 – 23.15 | Y    | Y     | Common and soprano pipistrelle, noctule and serotine               | At 21.50 (26 minutes after sunset) a soprano pipistrelle bat was both seen and heard in transit from the left of the survey and away to the right and thereafter another 36 foraging and transit calls from soprano pipistrelle bats were heard with a bat being seen once again, at 23.01, in transit across the front of the property. Common pipistrelle activity was limited with only 20 calls being heard between 22.05 and survey end. Numerous foraging calls from a noctule bat were heard between 21.54 and 23.03 and a few calls from a serotine were heard between 22.10 and 22.49, neither bat was seen.                                                           |
| 21/06/25 | B                 | 21:05 – 23.15 | Y    | Y     | Common and soprano pipistrelle, noctule and serotine               | As with the surveyor at position A, at 21.50 a soprano pipistrelle was seen and heard in transit and thereafter their activity dominated until survey end. Common pipistrelle activity was limited with a bat first heard at 22.05 and seen at 22.20 foraging to the right of the surveyor. A noctule was first heard at 21.54 and 21.56 and then seen foraging overhead heading in an easterly direction. Numerous noctule calls were heard until 22.40. A number of serotine calls were heard between 22.12 and 22.22, the bat was not seen.                                                                                                                                  |

## 4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the surveys provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, noctule, *Nyctalus noctule*, serotine, *Eptesicus serotinus*, and brown long-eared, *Plecotus auritus*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from soprano pipistrelle bats.
- 4.2 The property has a feature suitable for crevice dwelling bats to roost. However, the surrounding urban area does not provide good habitat for bats in which to forage and the roosting potential in neighboring buildings may also be higher. No bats were seen emerging from or returning to the property to roost. The surveyor observations provide a high level of confidence in the species detected during the survey at Claycroft.



# Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

---

- 4.3 Noctule and pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. The first bat heard during the surveys was a noctule at 22 minutes after sunset and, the first soprano pipistrelle bat call was at 26 minutes after sunset, indicating that the bats are most probably roosting close by, but they did not emerge from the building. 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.

Whilst no calls from BLE bats were heard by the surveyors, this is not unusual as the BLE bat is commonly referred to as the 'silent' bat as the calls are very quiet and difficult to detect as they prefer to hunt using sight and hearing.

- 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, on par with the average for this season.
- 4.5 The bat calls and field observations provide a high level of confidence in support of the opinions as set out in this report.
- 4.6 The cumulative evidence leads me to conclude that bats are not roosting at Claycroft 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

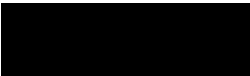
Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).  
Bat Workers Manual – Mitchell-Jones & McLeish 2004.  
Bat Mitigation Guidelines – Natural England 2006.  
The Conservation and Habitat Regulations – 2017.

## 6. 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  
Newnham Bridge  
Tenbury Wells  
WR15 8NX

  
Simon Holmes, MSc. CEnv.  
Consultant, Urban Tree Experts  
Bat License CLS-CLS- 17637 & 17638