



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

PRELIMINARY ECOLOGICAL APPRAISAL (DBW) AT 5 GREENSIDE CROWTHORNE



**Prepared for:
Mr & Mrs Wang
5 Greenside
Crowthorne
RG45 6EX**

31 March 2026

Ref: SPH/NP/PEA-26/17.03



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CONTENTS

Executive Summary

1. Introduction

- 1.1 Instruction
- 1.2 Aims and Objectives
- 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 Constraints

5. Survey Findings

- 5.1 External Inspection
- 5.2 Internal Inspection

6. Evaluation

7. Conclusions

- 7.1 Interpretation
- 7.2 Contingency plan

8. References

9. Queries

Appendix 1

Appendix 2

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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 & Mrs Wang to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]) at 5 Greenside, Crowthorne, RG45 6EX. This is to support a forthcoming planning application to Wokingham Borough Council.

The site visit was carried out on Tuesday 17 March 2026 at 9.10am, during daylight hours. An internal and external inspection of the property and attached garage 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 seven statutory designated sites are located within, and three 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 nature of the urban environment however, via the back garden, there is direct ecological connectivity to the wider landscape that provides a variety of features suitable for commuting, roosting and foraging bats.

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 buildings suitability to support roosting bats was assessed and no potential roost features were identified on the sections of the property to be affected by the proposed works during the preliminary inspection. When the site data is combined along with the data from the desk top study this results in the sections of the property to be affected by the proposed works 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 Wang to conduct a DBW at 5 Greenside, Crowthorne, RG45 6EX 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 construct various extensions, see plans at Appendix 1.

1.4 Surveyor Background and Experience

The preliminary ecological appraisal for bats was undertaken by Nick Powell and the report written by Simon Holmes MSc. CEnv.

Nick holds a Class 2 Bat License (CLS-11742) and has been surveying bats for 4 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 (SCI-64844). He has 36 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 SU82926435, see Figure 1 below. An overview of the immediate area is shown on Figure 2, courtesy of Bing Maps.

Figure 1. 5 Greenside, Crowthorne, highlighted.



Figure 2. 5 Greenside, Crowthorne, overview of the immediate area.





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3.2 Site Description

The application site comprises a detached, brick-built chalet style bungalow with attached double garage, see cover photograph. The site contains a paved driveway/parking area with flower bed and lawn, and a rear garden which is mainly laid to lawn with patio area, flower beds, shrubs and mature trees on the boundaries, see Figure 3 below. The site itself offers good foraging and commuting habitat for bats and, via the back garden, there is direct ecological connectivity to the wider landscape that provides a variety of features suitable for commuting, roosting and foraging bats.

Figure 3. Rear garden. 5 Greenside, Crowthorne. 17.03.26



4. Survey Methodology

4.1 Pre-Survey Data Search

The client has recently purchased the property and has advised that, to their knowledge, no previous bat surveys have been undertaken on this property. 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 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.



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The property is situated in the village of Crowthorne with properties and gardens of similar sizes and styles to the north, east and south. To the west lies East Berkshire golf club which connects directly to Heath Lake Local Nature Reserve (LNR) and Site of Special Scientific Interest (SSSI) and then onto large areas of woodland and recreational grounds, all of which are likely to provide good habitat to support roosting, commuting and foraging bats and are within travelling distance for bats. Large areas of woodland, farmland and fresh waterbodies lie in close proximity to the site, all of which are likely to provide good habitat for bats and there is direct ecological connectivity to this wider landscape that provides a variety of features suitable for commuting, roosting and foraging bats.

Thames Basin Heaths Special Protection Area (SAP), Sandhurst to Owlsmoor Bogs and Heaths SSSI, Broadmoor to Bagshot Woods and Heaths SSSI, Wellington College Bog SSSI, Heath Lake SSSI and LNR, Ambarrow Court LNR and Edgbarrow Woods LNR lie within 2km of the proposed development site although, aside from Heath Lake SSSI/LNR there is poor ecological connectivity from the proposed development to the other designated sites. A search of the Magic interactive website revealed three current EPSLs for bats have 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
2020-48238-EPS-MIT	07/2026	Common pipistrelle and brown long eared
2017-31639-EPS-MIT	10/2027	Common pipistrelle
2018-37292-EPS-MIT	10/2028	Common pipistrelle, soprano pipistrelle and brown long eared

4.2 Daylight Survey

The DBW of 21 Greenside, Crowthorne, RG45 6EX was carried out by Nick Powell on Tuesday 25 June 2024 at 12.15pm. The weather conditions for the survey were sunny with a temperature of 22 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 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.



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Field signs continued

- 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 and there were no constraints to the survey.

5. Survey Findings

5.1 External Inspection

The external features of the property and attached garage 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 a detached, brick-built chalet style bungalow with attached double garage/rear storeroom, all of which are in a good condition externally. The pitched roof of the property is covered in closely fitted tiles, none of which are missing or broken, see Figure 4 on page 9. The ridge tiles are all tightly fitted and had no gaps in which roosting bats could exploit and the verges are all sealed with no missing mortar, see Figure 5 on page 9. The lead flashing around the chimney was all tightly fitted with no gaps in which bats could utilise for roosting and the soffits and fascias on the majority of the property are all tightly fitted to the walls and have no visible gaps in which bats could use for roosting however, on the front elevation there are gaps between the wall plate and soffit (see Figure 6 on page 10) however this elevation of the property is not being affected by the proposed works. Both gable ends are covered in close fitted wooden cladding, none of which is warped so offers no roosting opportunities, see Figure 7 on page 10. There are dormer windows on both side elevations, the flat roofs of which are covered in moulded plastic, all of which is tightly fitted with no splits in which crevice dwelling bats could utilise for roosting, see Figure 8 on page 11. The sides of the dormers are covered in close fitted wooden cladding with no gaps (see Figure 9 on page 11) and the fascias are tight to the wall with no gaps.

The attached double garage/rear storeroom are also brick-built and in a good condition externally. The roof is flat and covered in bitumen felt, all of which is tightly fitted, with no rips or tears which could be used by roosting bats, see Figure 10 on page 12. The soffits and fascias are tightly fitted to the walls and had no gaps which could be used by bats to roost, see Figure 11 on page 12.

No bats or evidence of bats was recorded during the external inspection of the property or garage and externally there were no visible roosting opportunities for bats or access into the sections of the building to be affected by the proposed works for roosting bats.



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Figure 4. Example tightly fitted roof tiles. 5 Greenside, Crowthorne. 17.03.26



Figure 5. Example sealed ridge tiles and verges. 5 Greenside, Crowthorne. 17.03.26





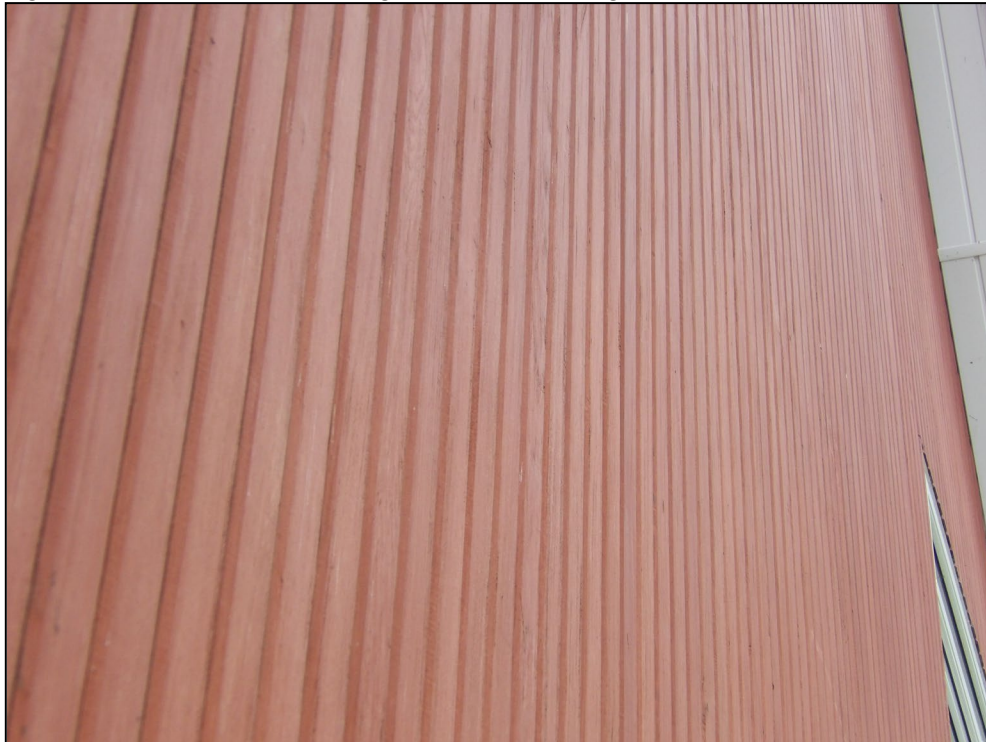
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Figure 6. Example of gaps in the soffits/fascias on front elevation. 5 Greenside, Crowthorne. 17.03.26



Figure 7. Example close fitting wooden cladding. 5 Greenside, Crowthorne. 17.03.26





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Figure 8. Example moulded plastic covering of dormer windows. 5 Greenside, Crowthorne. 17.03.26



Figure 9. Close fitting wooden cladding and sealed fascias on dormer. 5 Greenside, Crowthorne. 17.03.26





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Figure 10. Roof of garage/rear storeroom. 5 Greenside, Crowthorne. 17.03.26



Figure 11. Example soffits/fascias on garage/rear storeroom. 5 Greenside, Crowthorne. 17.03.26





5.2 Internal Inspection

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

The loft was accessed through a hatch via a loft ladder and is in a good condition internally. The loft was lit and boarded, see Figure 12 below. The roof tiles are lined with bitumen felt, none of which is ripped or torn and had no bat roosting features internally, see Figure 13 on page 14.

The attached garage was also inspected internally. The garages are being used for storage and cluttered but in a good condition. The ceilings are boarded and had no cracks or splits in which roosting bats could exploit, see Figure 14 on page 14.

No bats or evidence of bats was recorded during the internal inspection of the sections of the property to be affected by the proposed works or garage and internally there appeared to be no roosting opportunities for bats within the building.

Figure 12. Example of loft space. 5 Greenside, Crowthorne. 17.03.26





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Figure 13. Example of bitumen lining. 5 Greenside, Crowthorne. 17.03.26



Figure 14. Example boarded ceiling of garage and storeroom. 5 Greenside, Crowthorne. 17.03.26





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 garage/rear storeroom provides a high level of confidence in support of the opinions set out in this report. There were no bats or evidence of bats and no visible features externally on the sections of the building to be affected by the proposed works 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 sections of the property to be affected by the proposed works or garage/storeroom. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required.



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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.

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 buildings 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:

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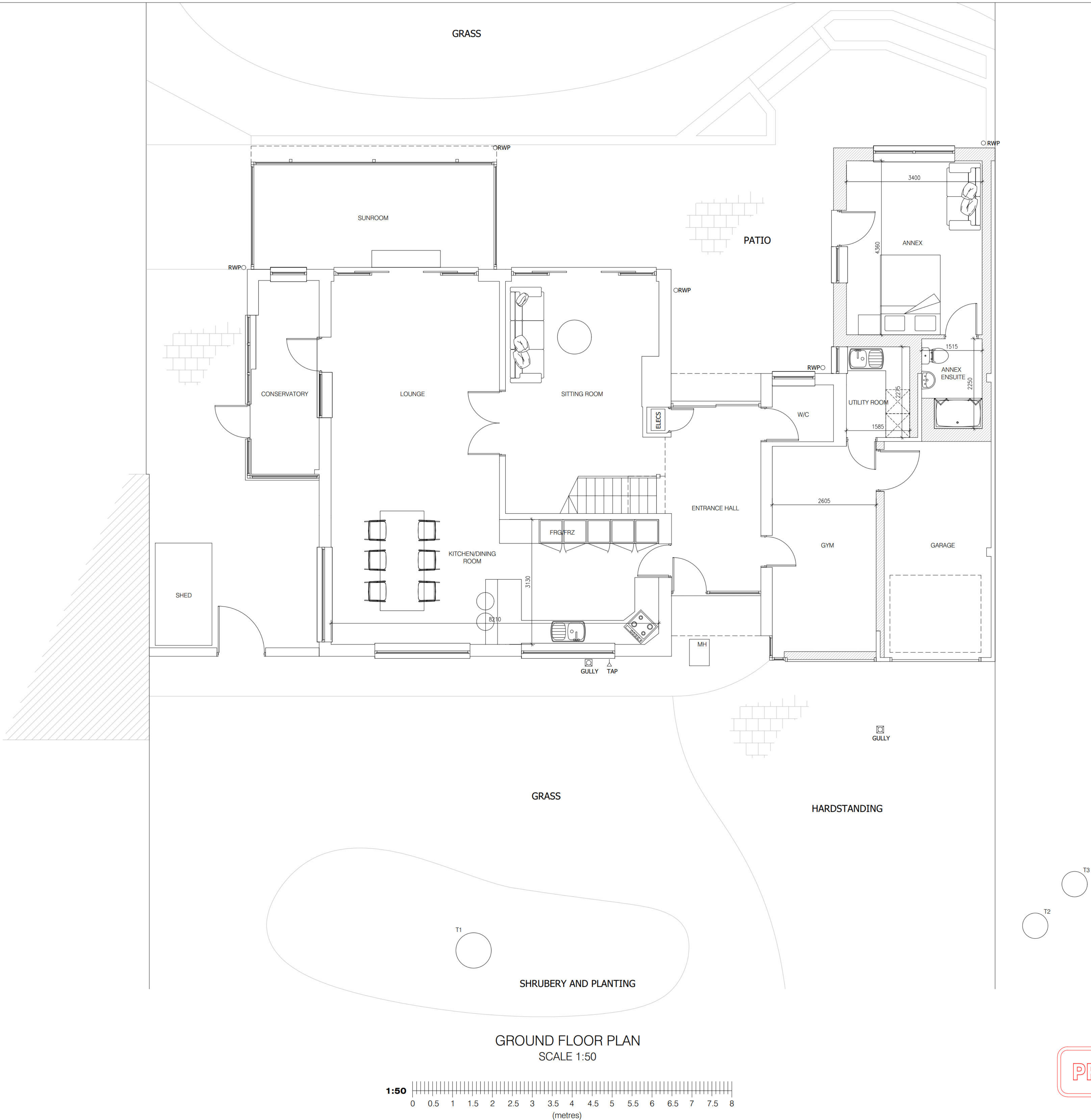

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APPENDIX 1



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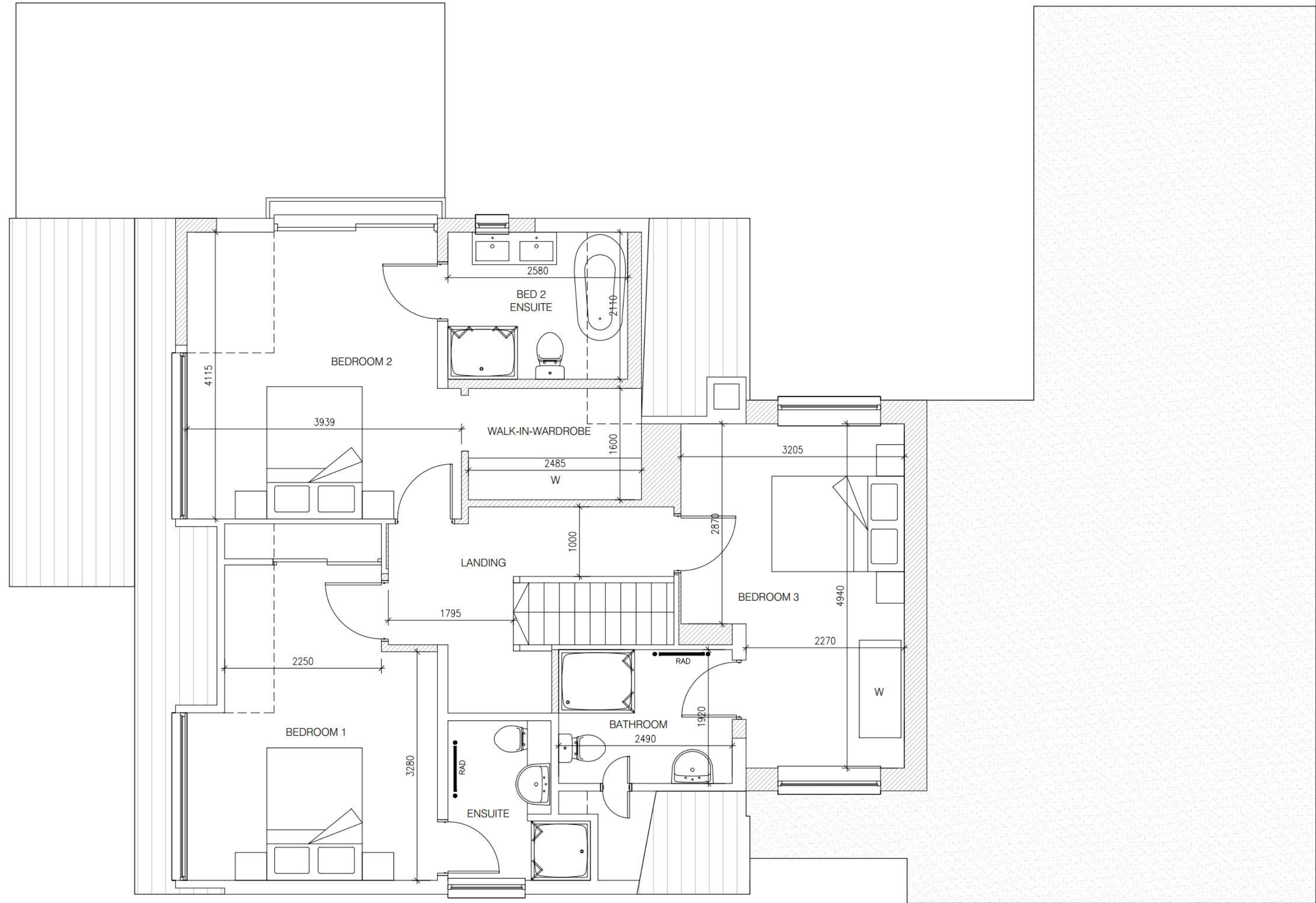
Property:
5 GREENSIDE
CROWTHORNE
RG45 6EX

Drawing Title:
DETAILS OF PROPOSED
GROUND FLOOR PLANS

Rev.	Date	Revisions

Drawing No.	A1/481/04	Rev.	A
Plot Date:	MARCH 26	Scale	1:50 @ A1
Date	MARCH 26	Drawn	JT

PRELIMINARY



FIRST FLOOR PLAN
SCALE 1:50



PRELIMINARY

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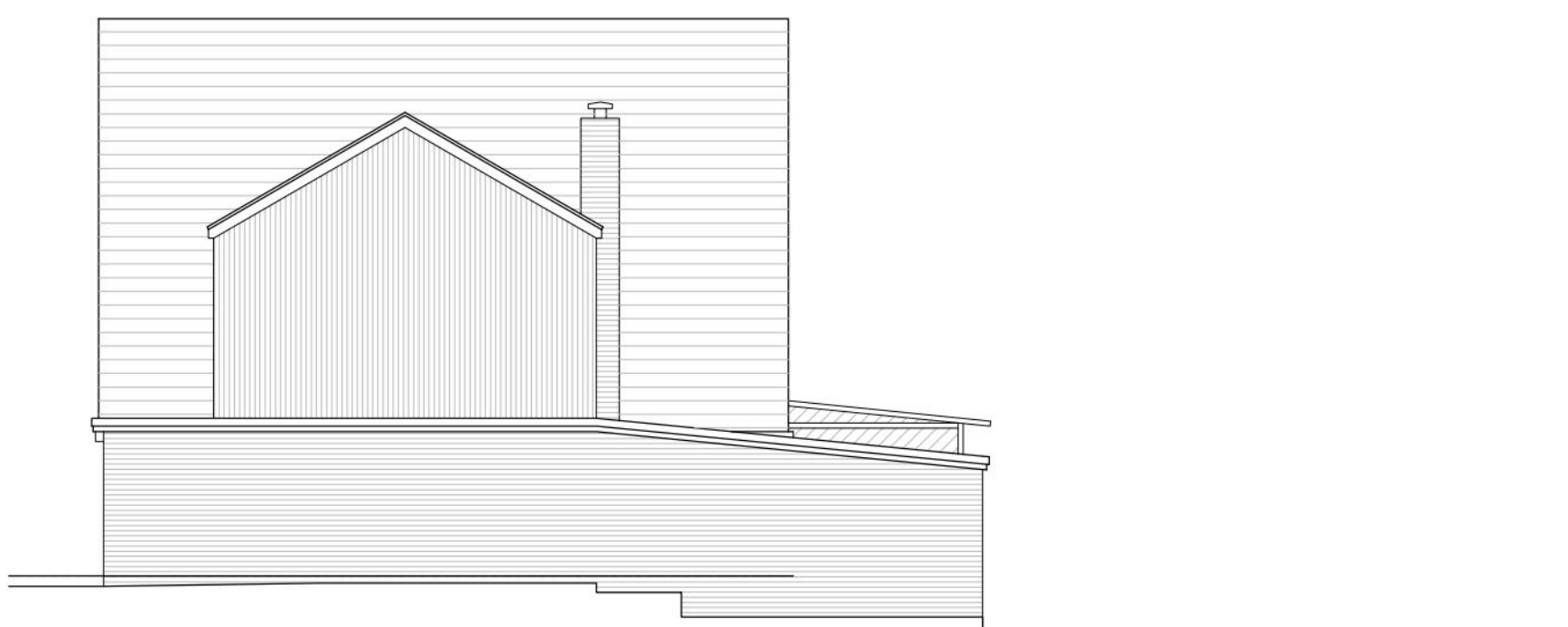
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DETAILS OF PROPOSED
FIRST FLOOR PLANS

Rev.	Date	Revisions

Drawing No. A1/481/05	Rev. A
Plot Date: MARCH 26	
Scale 1:50 @ A1	
Date MARCH 26	Drawn JT



FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

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Drawing Title:
DETAILS OF PROPOSED
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Rev.	Date	Revisions

Drawing No.	A1/481/06	Rev.
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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.