



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 22 PARK ROAD WOKINGHAM



**Prepared for:
Mr & Mrs Pavitt
22 Park Road
Wokingham
RG40 2AH**

9 June 2026

Ref: SPH/ESR-26/03.06



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

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	4
2.1 Constructions/Limitations	4
2.2 Dusk Survey	5
3 Survey Findings	6
3.1 Dusk Survey	6
4 Conclusions/Interpretation	7
5 References	7
6 Queries	7

Appendix 1

©2026 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 Pavitt 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.



EXECUTIVE SUMMARY

Urban Tree Experts was commissioned by Mr & Mrs Pavitt to carry out a dusk emergence survey at 22 Park Road, Wokingham, RG40 2AH. 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-26/13.01, 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 semi-detached two-storey brick build and part rendered dwelling. To the front is a gravelled driveway/parking area with lawn and various shrubs and, to the rear, the garden is mainly laid to lawn with patio area and shrubs surrounded by evergreen hedgerows and mature trees on the boundary. The site itself offers 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 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 immediate surrounding habitat provides limited habitat for roosting, commuting or foraging bats, due to the urban environment however there is good ecological connectivity to the wider landscape which includes allotments, wooded copse and Emm Brook.

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 Wednesday 3 June 2026. A low 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.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

1. Introduction

1.1 Instruction

Urban Tree Experts were commissioned by Mr & Mrs Pavitt to carry out a dusk emergence survey at 22 Park Road, Wokingham, RG40 2AH.

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 Nick Powell 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.

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.

2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 3 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.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

2.2 Dusk Survey

The dusk emergence survey was conducted on the evening of Wednesday 3 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 two 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 – 22 Park Road, Wokingham, surveyor 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 in Figure 1 above.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

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 22 Park Road, Wokingham.

Date:	3 June 2026
Survey Type	Emergence survey
Surveyor and location	(A) Nick Powell (B) Katie Holmes (C) Remote camera
Weather Conditions (Start)	Temperature 15.6°C Cloud cover 100% Humidity 77.4% Dry with Wind Beaufort 1-2 gusting 3
Sunset	21:12
Start time	20:55
Finish Time	22:45
Duration	01:50
Weather Conditions (Finish)	Temperature 14.4°C Cloud cover 90% Humidity 80.9% Light drizzle with Wind Beaufort 1-2 gusting 3

Table 2. Summary of bat calls recorded in the vicinity of 22 Park Road, Wokingham.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
03/06/26	A	20:55 – 22:45	Y	Y	Common and nathusius' pipistrelle	A common pipistrelle bat was seen and heard, at 21.44 (32 minutes after sunset) foraging up and down the trees to the right of the surveyor, in the pedestrian section of Park Avenue and thereafter sporadically until survey end a common pipistrelle bat was occasional seen and heard foraging in and amongst these trees. Analysis of the data recorded revealed a call from a nathusius' pipistrelle at 22.20.
03/06/26	B	20:55 – 22:45	Y	Y	Common pipistrelle and noctule	At 21.37 (25 minutes after sunset) a brief and faint call from a common pipistrelle bat was heard. Thereafter and until survey end sporadic common pipistrelle foraging activity was heard and recorded with, at 22.00, a common pipistrelle bat being seen foraging behind the surveyor in the rear garden. A transit call from a noctule was heard at 21.58, the bat was not seen.
03/06/26	C	20:55 – 22:45	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the property.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, nathusius' pipistrelle, *Pipistrellus nathusii*, 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 missing and/or raised/slipped roof tiles/lead flashing provides potential features suitable for crevice dwelling bats to roost however, the roosting potential in the neighboring buildings or surrounding habitat may be higher. The surveyor observations provide a high level of confidence in the species detected during the survey at 22 Park Way.
- 4.3 Pipistrelle *sp.* bats are the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first common pipistrelle calls were heard at 25 minutes after sunset, the bat is most probably not roosting in the immediate locality. 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 low.
- 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 22 Park Way, 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.

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

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



APPENDIX 1

22 Park Road, Wokingham RG40 2AH

Sample screenshots from the darkest point of the survey areas from night vision cameras

A



B



C

