# 18 RUSELEY GREEN
# WOKINGHAM
# BERKSHIRE
# RG40 3HT

# ECOLOGICAL SURVEY REPORT (BATS)

(Preliminary Roost Assessment/DBW)



**Prepared for: Mr C. WHITCHELO-JONES.**
**Date: 10/10/26.**
**Ref: NWP/CWJ/ESR-10/10/26-version 1.**

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# EXECUTIVE SUMMARY

**BatCraft** was commissioned by Mr C. WHITCHELO-JONES to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]) of 18 RUSELEY GREEN, WOKINGHAM, BERKSHIRE RG40 3HT. This is to support a forthcoming planning application.
The site visit was carried out on the 10TH OCTOBER 2026, during daylight hours. An internal and external inspection of the property 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 2km search radius and it revealed 0 designated sites.
There are 0 current European Protected Species Licences (EPSLs) for bats, there is 15 expired EPSL for bats within 2km of the proposed development site with the latest end date of 31/10/25.
The proposed development is situated within a residential cul-de-sac in the suburban village of Finchampstead, approximately 3.5km south-west of Wokingham town centre. The property is bordered by low-density residential housing, the adjoining gardens with trees/shrubs and hedges would allow good ecological connectivity to the wider landscape.
The DBW comprised a detailed search of the exterior and interior 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, no bats or evidence of bats was identified during the preliminary inspection

When the findings are combined the building was characterised as having negligible potential[1] to support roosting bats, in line with best practice guidelines[2]; 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. Page 44.

2- Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists Good Practice Guidelines (4th Edition).

# 1.INTRODUCTION

## 1.1 Instruction

**BatCraft** was instructed by Mr C. WHITCHELO-JONES to conduct a DBW of 18 RUSELEY GREEN, WOKINGHAM, BERKSHIRE RG40 3HT to support a planning application.

## 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 buildings 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, final plans were not available but were likely to be a two-storey side extension and single storey side extension.

## 1.4 Surveyor Background and Experience

The preliminary ecological appraisal for bats was undertaken and the report written by Nicholas Powell. Nicholas holds a Class 2 Bat License (CLS-11742) and has received training in bat ecology and surveying, bat detector use, acoustic monitoring/sonogram analysis, architectural terms for bat workers, bats and development, H & S awareness for bat workers, legislation for bat workers, British bats their ecology and conservation, surveying trees for bats, Bat ID and handling, bat biology.

# 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 bats are present at the time. A summary of the main legislation and planning considerations are included at Appendix 1.

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.

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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.**

## 3. Site Location and Description

## 3.1 Site Location

The building is located at Grid Reference SU 8032 6627, see Figure 1 below, image used under licence from OS maps. An overview of the immediate area is shown on Figure 2, image courtesy of Google Maps.

Figure 1.




Figure 2.



## 3.2 Site Description

The application site comprises of a detached brick-built residential dwelling with an attached garage and conservatory. Figure 1/2.
Immediately to the front, the southern aspect, is an area of tarmac allowing access to the garage and parking, this leads directly to the road. There was an area laid to lawn bordered shrubs. Figure 1.
On the western aspect was a gravelled area enclosed by a panel fence. Figure 3.
The rear garden on the northern aspect was laid to lawn bordered by informal garden beds containing several shrubs enclosed by a panel fence. Figure 4.
The site itself offers a small amount of foraging and commuting habitat for bats, there is good connectivity to the wider landscape.

Figure 1.



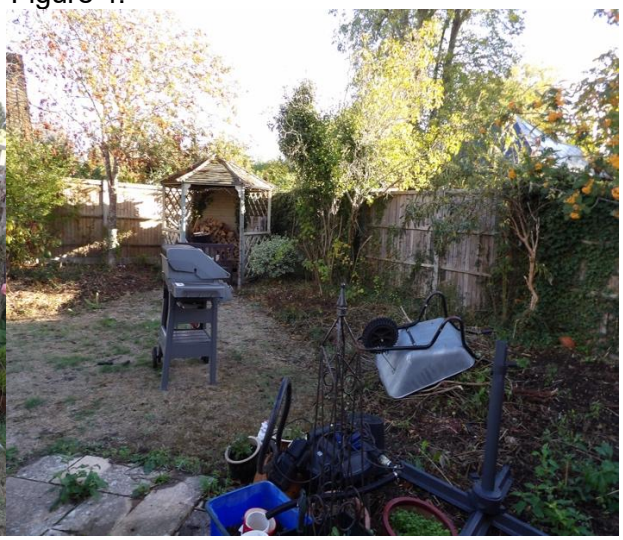
Figure 2.



Figure 3.



Figure 4.



# 4.Survey Methodology
## 4.1 Pre-Survey Data Search
The client has advised that to their knowledge, no previous bat surveys have been undertaken on the site. 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. No data was sought from the local records centre at this time.
The desk top study was conducted based upon a 2km search radius and it revealed 0 designated sites.
There are 0 current European Protected Species Licences (EPSLs) for bats, there is 15 expired EPSL for bats within 2km of the proposed development site with the latest end date of 31/10/25. Figure 1.
The proposed development is situated within a residential cul-de-sac in the suburban village of Finchampstead, approximately 3.5km south-west of Wokingham town centre. The property is bordered by low-density residential housing with mature gardens which offer good linear commuting features. Although there are no designated sites within 2km there are notable woodland blocks such as California Country Park which contains lakes, Simons Wood and Finchampstead Ridges. The River Blackwater corridor is to the south. These sites should provide good roosting and foraging habitats for a wide range of bat species.
The ecological connectivity from the proposed development site to the wider landscape can be described as good.
Figure 2 shows the proposed development site and its relation to the expired licences courtesy of Magic maps, the legend is Figure 1 in appendix.

Figure 2.



Figure 1. Expired Licences

| CASE_REF | SPECIES DE | LICENCE ST | LICENCE EN | AFFECTS BR | DAMAGE BRE | DAMAGE RES | DESTROY BR | DESTROY RE |
|---|---|---|---|---|---|---|---|---|
| **2014-3970-EPS-MIT** | BLE C-PIP | 29/10/2014 | 31/10/2019 | N | N | Y | N | N |
| **2014-4890-EPS-MIT** | BLE | 23/03/2014 | 31/08/2015 | N | N | Y | N | N |
| **2014-4890-EPS-MIT-1** | BLE | 27/05/2015 | 31/12/2015 | N | N | N | N | Y |
| **2014-4890-EPS-MIT-2** | BLE | 04/07/2015 | 31/12/2015 | N | N | N | N | Y |
| **2015-7094-EPS-MIT** | BLE C-PIP | 06/03/2015 | 31/03/2015 | N | N | N | N | Y |
| **2015-7982-EPS-MIT** | BLE | 14/04/2015 | 14/04/2020 | N | N | N | N | Y |
| **2015-9568-EPS-MIT** | C-PIP | 06/05/2015 | 30/04/2020 | N | N | N | N | Y |
| **2015-9568-EPS-MIT-1** | C-PIP | 07/10/2016 | 01/04/2020 | N | N | N | N | Y |
| **EPSM2013-6081** | C-PIP | 09/01/2014 | 31/10/2014 | N | | | N | Y |
| **EPSM2013-6081C** | C-PIP | 09/01/2014 | 31/10/2014 | N | N | Y | N | Y |
| **EPSM2012-5339** | C-PIP;BLE;NATT | 12/09/2013 | 30/09/2015 | N | | | N | Y |
| **EPSM2009-561** | C-PIP;S-PIP;BLE | 15/04/2009 | 31/12/2010 | N | | | N | Y |
| **2014-3970-EPS-MIT-1** | BLE C-PIP | 29/06/2017 | 29/06/2022 | N | N | Y | N | N |
| **2014-4594-EPS-MIT** | BLE S-PIP | 16/01/2015 | 31/01/2025 | Y | N | N | Y | Y |
| **2014-2425-EPS-MIT** | BLE C-PIP | 22/07/2014 | 31/10/2015 | N | N | N | N | Y |
| **2014-964-EPS-MIT** | BLE | 15/04/2014 | 30/09/2014 | N | N | Y | N | Y |
| **2014-3612-EPS-MIT** | S-PIP | 24/10/2014 | 22/10/2019 | N | N | N | N | Y |
| **2017-31789-EPS-MIT** | S-PIP | 19/10/2017 | 31/10/2018 | N | N | N | N | Y |

## 4.2 Daylight Survey

The DBW of 18 RUSELEY GREEN, WOKINGHAM, BERKSHIRE RG40 3HT was carried out by Nicholas Powell on Saturday 10th October 2026 at 9.00 am. The weather conditions for the survey were clear with no rain, occasional gusts of wind up to Beaufort 1 and a temperature of 12.6 degrees.

Equipment used included a high-powered torch, a digital camera, a digital camera on a telescopic pole, an endoscope and a ladder.

During the DBW an external inspection of the property 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.
- 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 entrance
- Presence of areas cleared of cobwebs.
- 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.

## 4.3 Constraints

Full access to the site during the visit was made possible by the client.
There was nothing to be considered a significant constraint.

# 5. Survey Findings
## 5.1 External inspection
The external features of the property were examined for signs described in section 4.2. Windowsills, exposed features around the windows, fascia and walls were inspected for any evidence of bat droppings or staining.

**Dwelling.**
The ridge tiles were in good condition with no mortar visibly missing. Figure 1.
The tiles covering the roof were in good condition, close fitting with none slipped/broken/missing. Figure 1/2.
The eaves tiles were complete with no mortar visibly missing. Figure 2/3.
The timber cladding on the dormer windows and the gable ends was in very good condition, complete and close fitting with no visible gaps/splits/cracks that bats could exploit. Figure 2/3/4/5.
The soffits and fascia were a mix of wood and U.P.V.C, they were all in good condition, complete and close fitting to the walls. Figure 4/6.
There was 1 chimney and 1 vent pipe, the lead work was complete and close fitting to the tiles. Figure 7/8.
The flat roof on the dormers was in good condition with no visible splits/tears/sagging. Figure 1.
The conservatory was U.P.V.C in construction with a polycarbonate roof. It was in good condition offering no roosting opportunities that bats could exploit.
No bats or evidence of bats was recorded during the external inspection of the main dwelling/conservatory.

Figure1.



Figure 2.



Figure 3.

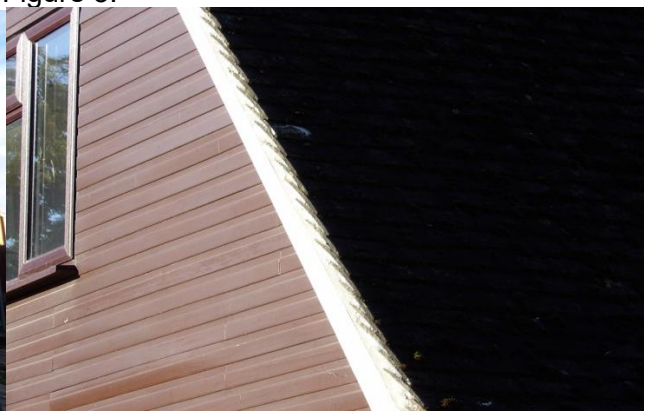


Figure 4.



Figure 5.



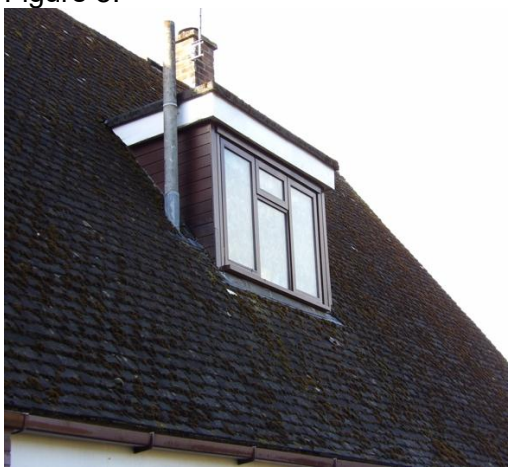
Figure 6.



Figure 7.



Figure 8.

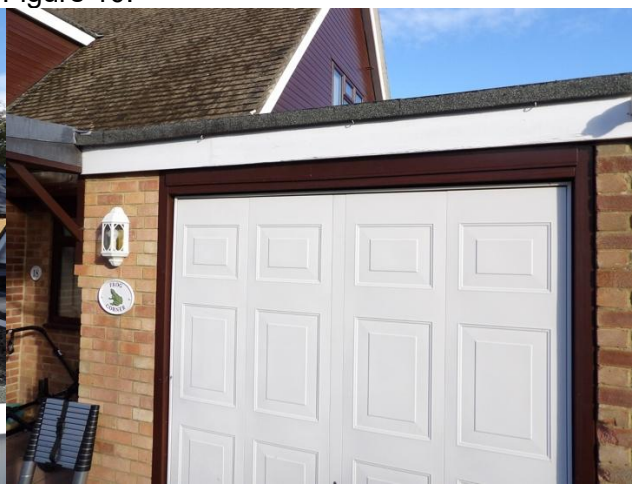


**Garage.**
The roof was covered in a composite material, bitumen felt. It was in good condition, close fitting with no visible rips/tears/splits. Figure 9.
The fascia were U.P.V.C, they were all in good condition, complete and close fitting to the walls. Figure 10.

Figure 9.



Figure 10.



## 5.2 Internal Inspection
An internal inspection of the property was undertaken and was examined for any signs of bats, (described in section 4.2)

**Dwelling/conservatory.**
The loft space/upper level in the main dwelling was accessed using a ladder.
The tiles were lined with bitumen felt, it was in good condition with no visible rips/tears/sagging.
There was no light ingress.
It was lit.
It was insulated.
It was partially boarded.
It was being used to store some personal possessions.
The conservatory had a polycarbonate roof, there was no roof void.
Figure 1/2/3/4. Show general structure and condition of the roof void in the main dwelling.

No evidence of bats was recorded during the internal inspection of the dwelling.
Figure 1/2.

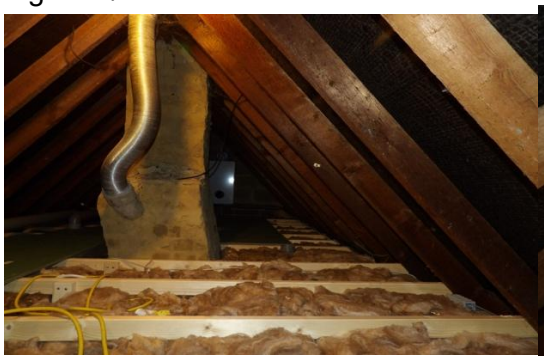




Figure 3/4.



**Garage.**
The underside of the garage roof was fibreboard.
There was light ingress due to the pedestrian access door.
The garage door had a small amount of light ingress along the top edge.
The garage was being used to store personal possessions and as a workshop.
Figure 1 shows the structure and condition of the underside of the garage roof.

Figure 1.



## 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 an uneven roof covering with gaps, though not too draughty.
have numerous crevices in stonework and structures;
• 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.Conclusion
## 7.1 Interpretation

The combined evidence from the desktop study and the external/internal inspection of the property provides a high level of confidence in support of the opinions set out in this report.

**Main dwelling/conservatory-** 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 building, based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines**,** no further survey effort is required.

**Garage-** Informed by the results of the survey and the factors highlighted in Section 6, it is concluded that although a small gap was present along the door a thorough inspection was possible and no bats or evidence of bats was recorded, its constant use to access the possessions and use as a workshop would make it unfavourable for bats, therefore based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines it is classed as having negligible potential and no further survey effort is required.

## 7.2 Contingency Plan.

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.

## 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

**BatCraft.**
**Telephone; 07960 351558. Email:** info@batcraft.co.uk
**1 The Chestnuts, East Grimstead, Salisbury, Wiltshire SP5 3RU.**

## APPENDIX 1

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”.

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.

FIGURE 1.

**Magic**

**Designations**

Land-Based Designations
Statutory
Areas of Outstanding Natural Beauty (England)

Limestone Pavement Orders (England)

Local Nature Reserves (England)
Local Nature Reserves (England)

National Nature Reserves (England)
National Nature Reserves (England)

National Parks (England)

Ramsar Sites (England)
Ramsar Sites (England)

Sites of Special Scientific Interest (England)
Sites of Special Scientific Interest (England)

Special Areas of Conservation (England)
Special Areas of Conservation (England)

Special Protection Areas (England)
Special Protection Areas (England)

Biosphere Reserves (England)
Biosphere Reserves (England)

**Habitats and Species**

Species
European Protected Species Licensing
Granted European Protected Species Applications (England)

Amphibian

Bat

Cetacean

Invertebrate

Other Mammal

Plant

Reptile