

**156 London Road
Ruscombe
Twyford
Reading
RG10 9HJ**

ECOLOGICAL SURVEY REPORT (BATS)
(Preliminary Roost Assessment/DBW)



**Prepared for:
Mr W. CLARKE
Date: 28/7/25.
Ref: NWP/ESR-28/7/25.**

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

EXECUTIVE SUMMARY

BatCraft was commissioned Mr W. CLARKE to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]), of 156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ. This is to support a forthcoming planning application.

The site visit was carried out on the 21st JULY 2025, 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 within.

There is 1 current European Protected Species Licences (EPSLs) for bats with an end date of 21/7/25, there are 2 expired EPSL's for bats within 2km of the proposed development site. The proposed development site has 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 and no bats or evidence of bats was identified during the preliminary inspection.

Main Dwelling- In line with best practice guidelines², further survey effort is required.

Garage- In line with best practice guidelines², no further survey effort is required.

Conservatory- 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. 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 W. CLARKE to conduct a DBW of 156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ to support a forthcoming 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 to add a first floor on the Northeastern aspect.

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.

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 **W. CLARKE** 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 **BatCraft**. It may be reproduced as part of a planning application.

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: 79506 76877, see Figure 1 below. An overview of the immediate area is shown on Figure 2, both images courtesy of Bing Maps.

Figure 1. 156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ

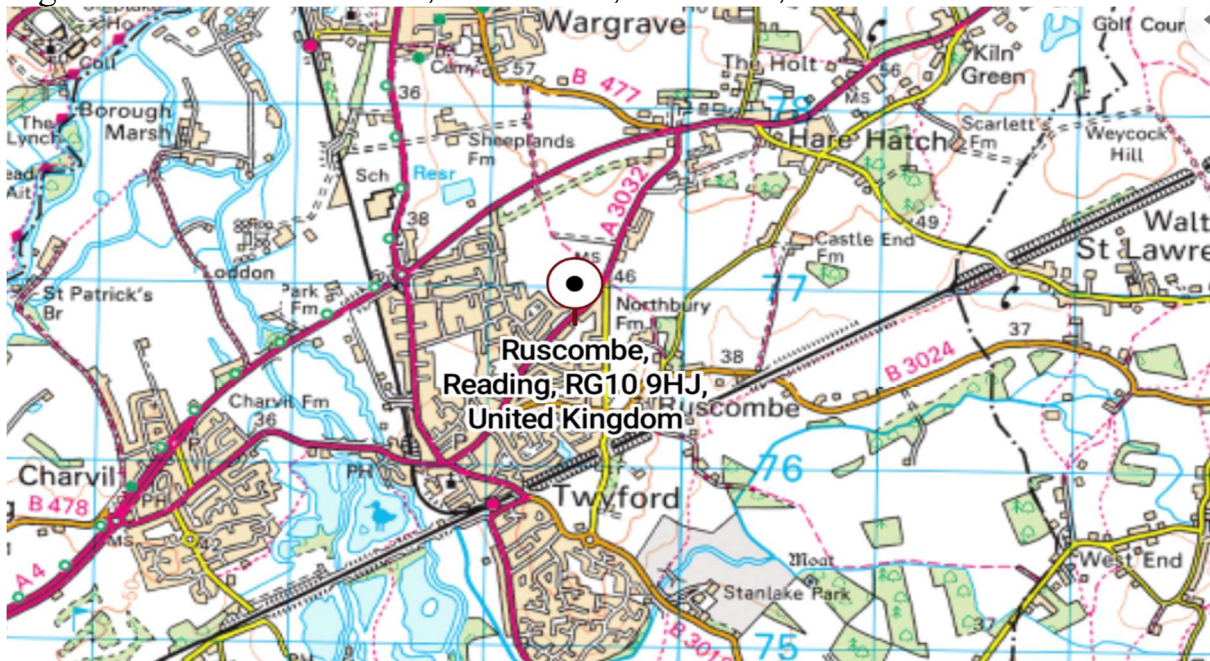


Figure 2. 156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ



156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ

3.2 Site Description

The application site comprises of a detached double storey brick-built dwelling, rendered at the rear with a single storey garage on the Northeastern aspect.

Figure 1/2.

Immediately to the front of the main dwelling is a tarmac driveway/parking. Figure 3.

Adjoining the rear of the house is an area of patio. Figure 4.

The rest of the rear garden is laid to lawn bordered with mature shrubs. Figure 5.

The entire site itself is approximately 580 sqm in size, it offers a small amount of foraging and commuting habitat for bats, the hedges and adjoining gardens in surrounding premises do allow good connectivity to the wider landscape.

Figure 1. Main dwelling- front.



Figure 2. Main dwelling-rear.



Figure 3. Driveway/Parking.



Figure 4. Patio area to rear.



Figure 5. Rear garden.



56 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ

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.

A search of the Magic interactive website revealed that there is 0 designated sites within. There is 1 current EPSLs for bats with an end date of 31/8/25 within 2km of the site, Figure 1, there are 2 expired licences, Figure 2.

The proposed development site is accessed off London Road Twyford, Twyford is a village in the borough of Wokingham, Berkshire.

Directly opposite to the North crossing 1 row of residential development is farmland, this only last c800 metres before large scale intensive development.

To the Southwest c1500 metres crossing residential development is Charvil country park, an area consisting of multiple bodies of water and open green space.

To the Southeast c850 metres crossing residential development and a twin track train line is the start of open countryside-this continues c4500 metres up to the M4 motorway.

The ecological connectivity to the open countryside from the proposed development site is good on the Southeaster astern aspect, the trees/hedges and gardens/parkland adjoining the site on should provide good commuting/foraging/roosting opportunities for a wide range of bat species to the designated sites/open countryside, however on the other aspects the connectivity is poor due to large scale residential and commercial development.

Figure 1. Current licence.

CASE REFERENCE OF GRANTED LICENCE	SPECIES ON THE LICENCE	LICENSABLE PERIOD	LICENSABLE WORKS
2020-49294-EPS-MIT	C-PIP, S-PIP	LICENCE_ST 14/10/2020 LICENCE_EN 31/08/2025	DESTROY A RESTING SITE

Figure 2. Expired Licences

CASE REFERENCE OF GRANTED LICENCE	SPECIES ON THE LICENCE	LICENSABLE PERIOD	LICENSABLE WORKS
EPSM2010-2250	BLE	LICENCE_ST 14/09/2010 LICENCE_EN 13/09/2012	DESTROY A RESTING/BREEDING SITE
2020-44644-EPS-MIT	BLE, C-PIP	LICENCE_ST 05/02/2020 LICENCE_EN 31/08/2020	DESTROY A RESTING SITE

156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ

4.2 Daylight Survey

The DBW of 156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ was carried out by Nicholas Powell on Monday 21ST July 2025 at 16.00. The weather conditions for the survey were clear with no rain, occasional gusts of wind up to Beaufort 1 and a temperature of 21.3 degrees.

Equipment used included a high-powered torch, binoculars, 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 no accessible roof void above the garage, this was not considered a significant constraint due to the condition of the roof.

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.

Main Dwelling

The ridge tiles on the dwelling were in good condition with no significant missing mortar that bats could exploit. Figure 1.

The hip tiles were in good condition with no significant missing mortar that bats could exploit. Figure 1.

The tiles covering the roof were in fair condition. Figure 2/3.

The wooden soffits and fascia were all in good condition, close fitting to the walls with no splits or significant openings. Figure 4.

The hanging tiles were not close fitting-there were gaps bats could exploit Figure 5-hatched in red.

The leadwork around vent pipe was close fitting. Figure 6.

The flat roof was in good condition with no visible gaps that bats could exploit. Figure 7.

The conservatory had no potential for roosting bats

The ridge tiles on the garage were in good condition with no significant missing mortar that bats could exploit.

The tiles covering the roof were in fair condition, a couple broken however the remainder of the tile appeared to be filling and gap.

The wooden soffits and fascia were all in good condition, close fitting to the walls with no splits or significant openings.

The leadwork around the vent pipe and being used as flashing to seal tiles against the main dwelling was in good condition, close fitting with no significant gaps that bats could exploit.

Figure 8/9/10 show the external area of the garage.

Figure 1. Example of ridge and hip tiles-main dwelling



Figure 2.



Figure 4.

Figure 3.



Figure 5.



Figure 6.



Figure 7.



156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ
Figure 8/9/10



No bats or evidence of bats was recorded during the external inspection of the dwelling/extension/garage. There were visible roosting opportunities for bats, under hanging ties, there was no visible access into the building that bats could exploit.

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)

Main dwelling-

The roof void in the main dwelling was accessed via steps, it was being used to store some possessions.

There was light ingress due to a window.

The loft area was boarded and insulated.

The tiles were lined with fibre wool insulation held in place with a sheet material.

Garage-

The garage had a lined ceiling.

The floor was concrete.

There was no light ingress.

Figure 1/2/3/4 show general structure and condition of the loft over the main dwelling.

Figure 5/6/7 show internal condition of the garage.

156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ

Figure 1/2/3/4.



Figure 5/6/7.



No bats or evidence of bats was recorded during the internal inspection of the property.

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.

House- Informed by the results of the survey and the factors highlighted in Section 6, it is concluded that there is low potential for roosting bats under the hanging tiles affected by the proposed development- Northeastern aspect of the house, if the plans change and any other hanging tiles are touched (front) they would also require further survey effort. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, one further survey effort is required on the tiles hatched in red in Figure 5.

Garage- 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 garage, based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required.

156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ

7.2 Contingency Plan

In the unlikely event that bats are found during the works within the buildings, all work must stop, and advice sought from **BatCraft** 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 **BatCraft**.

Telephone; 07960 351558. Email: info@batcraft.co.uk

1 The Chestnuts, East Grimstead, Salisbury, Wiltshire SP5 3RU.

156 LONDON ROAD, RUSCOMBE, TWYFORD, READING RG10 9HJ

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.