# Urban Tree Experts

**BS5837 – Tree Surveys – Ecological Consulting**

# ECOLOGICAL SURVEY REPORT (BATS)
# AT
# 17 WINDMILL AVENUE
# WOKINGHAM



**Prepared for:**
**Mr A Zadoo**
**17 Windmill Avenue**
**Wokingham**
**RG41 3XA**

**23 August 2026**

**Ref: SPH/ESR-26/16.08**

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## Appendix 1

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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 A Zadoo to carry out a dusk emergence survey at 17 Windmill Avenue, Wokingham, RG41 3XA. 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-26/07.07, 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 property with attached garage. To the front is a driveway/parking area with evergreen hedges and, to the rear, the garden is mainly laid to lawn with patio area with hedgerows and mature trees along the boundaries, see Figure 3 below. The site itself offers some 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 that one statutory designated site is located within, and one current European Protected Species Licences (EPSLs) for bats has 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 urban development but, to the south and with ecological connectivity via rear gardens is the tree lined Windmill Pond.

A search of Berkshire and South Buckinghamshire bat group records confirmed 11 different species within the 2-kilometer search radius, including Myotis *sp*.

The dusk emergence survey was conducted on Sunday 16 August 2026. A 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.

# 1. Introduction

## 1.1 Instruction

Urban Tree Experts were commissioned by Mr A Zadoo to carry out a dusk emergence survey at 17 Windmill Avenue, Wokingham, RG41 3XA.

## 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 two-storey side extension and single storey rear extension.

## 1.4 Surveyor Background and Experience

The activity survey was conducted by Katie Holmes and Adam Wilson 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.

Adam has completed a degree in Politics with International Relations at the University of York with an interest in Environmental Sciences and has been participating in bat surveys for the past 2 seasons. The training he has received includes basic survey techniques including transects, use of multiple detectors, video and thermal camera use, bat biology and identification and bat call analysis.

# 2. Survey Methodology

## 2.1 Constraints/Limitations

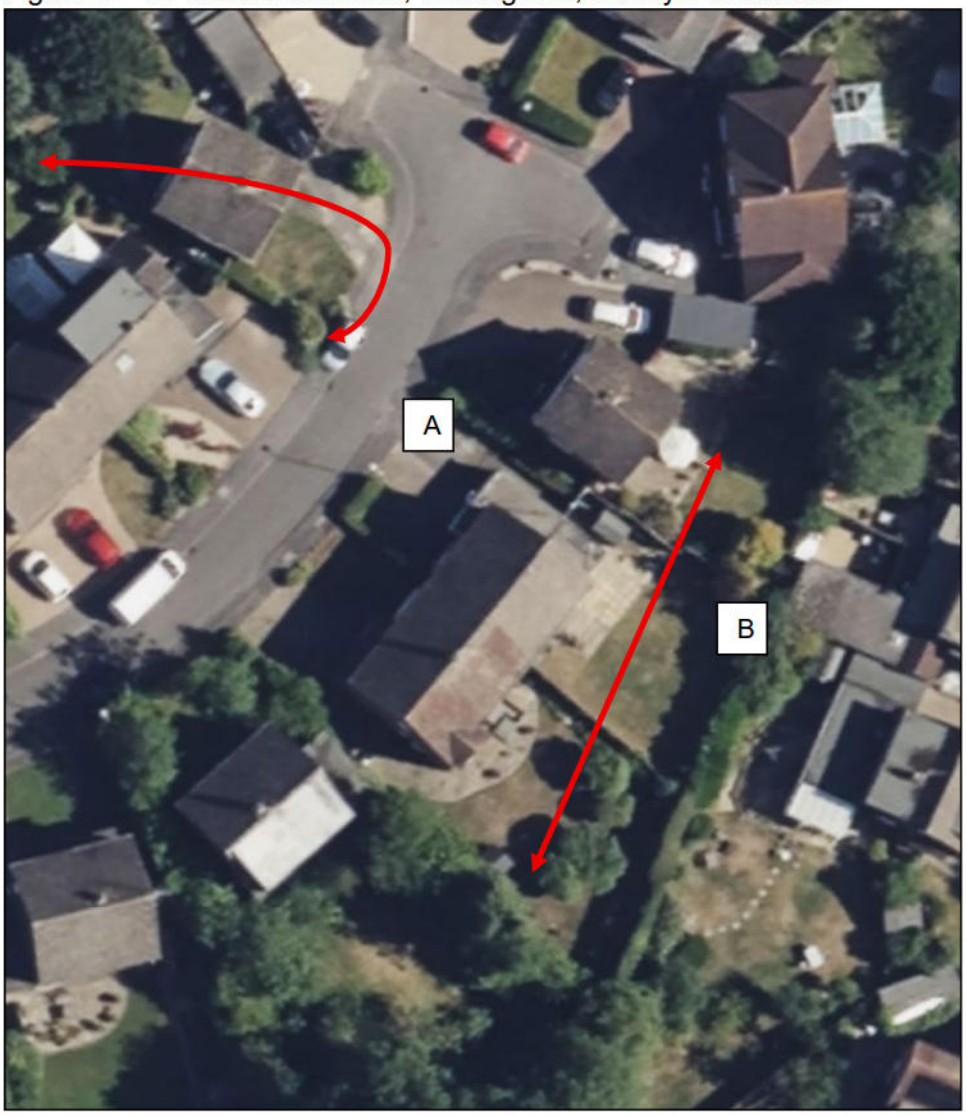
An assessment of the building exterior was conducted on 16 August 2026, prior to the activity survey being undertaken and there were no constraints or limitations to the survey. Weather conditions were suitable for the survey, being conducted during warm weather, and a number of bats were heard and seen foraging and in transit during the survey.

## 2.2 Dusk Survey

The dusk emergence survey was conducted on the evening of Sunday 16 August 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 two Guide TK612 Gen2 Thermal Imaging Monoculars connected to Neewer HD screens. Screenshots from the monoculars are included at Appendix 1. The detectors and monoculars 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 – 17 Windmill Avenue, 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.

## 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 17 Windmill Avenue, Wokingham.

| **Date:** | **16 August 2026** |
|---|---|
| Survey Type | Emergence survey |
| Surveyor and location | (A) Katie Holmes<br>(B) Adam Wilson |
| Weather Conditions (Start) | Temperature 24.9°C<br>Cloud cover 95%<br>Humidity 55%<br>Dry with Wind Beaufort 0-1 |
| Sunset | 20:23 |
| Start time | 20:05 |
| Finish Time | 22:00 |
| Duration | 01:55 |
| Weather Conditions (Finish) | Temperature 22.9°C<br>Cloud cover 50%<br>Humidity 68.5%<br>Dry with Wind Beaufort 0-1 |

Table 2. Summary of bat calls recorded in the vicinity of 17 Windmill Avenue, Wokingham.

| Date | Surveyor Position | Time | Seen | Heard | Species | Comments |
|---|---|---|---|---|---|---|
| **16/08/26** | **A** | 20:05 – 22:00 | Y | Y | Common and soprano pipistrelle and noctule | A foraging call from a common pipistrelle was heard at 20.43 (20 minutes after sunset) and thereafter common pipistrelle foraging and transit activity dominated until survey end with a bat being seen sporadically foraging in the gardens to the rear of the surveyor. A faint call from a noctule was also heard at 20.43 with another three calls being heard up until 20.56, the bat was not seen. Only two calls from a soprano pipistrelle were heard – at 21.05 and 21.14, again the bat was not seen. |
| **16/08/26** | **B** | 20:05 – 22:00 | Y | Y | Common and soprano pipistrelle and noctule | At 20.34 (11 minutes after sunset) a soprano pipistrelle was seen and heard in transit across the back of the property heading in a northerly direction. Some 20 seconds later another soprano pipistrelle was seen and heard heading in the same direction with, at 20.35 a soprano pipistrelle being seen heading in the opposite direction. Soprano pipistrelle activity thereafter was limited with only another three calls being heard between 20.39 and 20.40. At 20.35 a common pipistrelle was seen and heard in transit across the back of the property, heading in a northerly direction and thereafter common pipistrelle foraging and transit activity dominated until survey end with up to 3 bats being seen foraging in and around the site and neighbouring gardens. Noctule foraging calls were heard at 20.57 and then a single call heard at 21.56. |

## 4. Conclusions/Interpretation

4.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, 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 mortar from the ridge tiles and verges and moved roof tiles provide 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 17 Windmill Avenue.

4.3 Pipistrelle *sp*. bats are the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first soprano pipistrelle calls were heard, and the bats seen entering the site at 11 minutes after sunset, the bats are most probably roosting in the immediate locality but did not emerge from the property. 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 for the location.

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 17 Windmill Avenue, and the property has a negligeable 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:

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# APPENDIX 1

17 Windmill Avenue, Wokingham, RG41 3XA
Sample screenshots from the darkest point of the survey areas from thermal scopes.

A



B

