



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

PRELIMINARY ECOLOGICAL APPRAISAL (DBW) AT 23b PINE DRIVE FINCHAMPSTEAD



**Prepared for:
Mr A Kulczynski
23b Pine Drive
Finchampstead
RG40 3LD**

19 July 2024

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Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Tel: 0118 976 2902
Email: info@batsurveys-uk.com

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

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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.



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Executive Summary

Urban Tree Experts was commissioned by Mr A Kulczynski to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]) of 23b Pine Drive, Finchampstead, RG40 3LD. This is to support a forthcoming planning application to Wokingham Borough Council.

The site visit was carried out on Tuesday 2 July 2024 at 1.20pm, during daylight hours. An internal and external inspection of the property and 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 one statutory designated site is located within, and three current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The immediate surrounding environment does not provide suitable habitat for roosting, commuting or foraging bats, due to the dense urban design.

The DBW comprised a detailed search of the interior and exterior of the buildings 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 were observed, and no potential roost features identified during the preliminary inspection. When combined with the data from the desk top study this results in the property and garage 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 A Kulczynski to conduct a DBW of 23b Pine Drive, Finchampstead, RG40 3LD 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 buildings.
- 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 Wokingham Borough Council that will seek to construct a two-storey rear extension.

1.4 Surveyor Background and Experience

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

Nick commenced surveying bats in 2022 and 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.

Simon holds Class 3 (CL19) and 4 (CL20) Bat Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 34 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 1.



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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

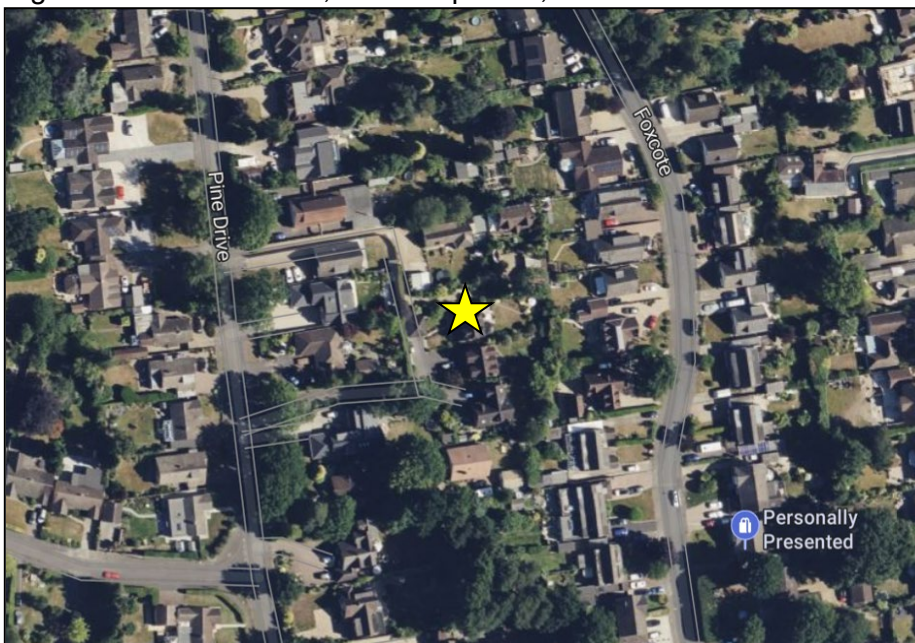
3.1 Site Location

The building is located at Grid Reference SU 80182 65270, see Figure 1 below. An overview of the immediate area is shown on Figure 2, courtesy of Bing Maps.

Figure 1. 23b Pine Drive, Finchampstead, highlighted.



Figure 2. 23b Pine Drive, Finchampstead, overview of the immediate area.





3.2 Site Description

The application site comprises a detached, brick-built property with a detached garage. The remainder of the site comprises a driveway and a rear garden which is mainly laid to lawn, with some shrubs throughout, see Figure 3 below. The site itself offers good foraging and commuting habitat for bats however there is limited ecological connectivity to bat foraging and commuting habitat in the wider landscape.

Figure 3. Rear garden. 23b Pine Drive, Finchampstead, 02.07.24



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 this 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. 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.

The site is situated in a residential area of Finchampstead and is surrounded by properties and gardens of differing sizes and styles. In all directions lie housing developments and roads, which do not provide good habitat to support bats. A large area of woodland lies to the east of the site, which is likely to provide good habitat to support bats, although there is limited ecological connectivity from the site to this area of woodland. To the north lies golf courses, to the west California Country Park and to the south areas of farmland and woodland, all of which are known to provide good habitat to support roosting, commuting and foraging bats, although housing developments and roads separate these areas from the site.



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Further afield lie large areas of farmland, woodland, grassland and parkland, which are all likely to provide some habitat to support bats although the ecological connectivity to these areas is limited from the site.

Longmoor Bog Site of Special Scientific Interest (SSSI) which is also a Local Nature Reserve (LNR) lies within 2km of the proposed development site although there is no ecological connectivity from the site to this designated site. 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
2014-4594-EPS-MIT	01/2025	Soprano pipistrelle and brown long-eared and daubentons
2020-45340-EPS-MIT	09/2025	Brown long-eared
2019-39174-EPS-MIT	03/2029	Common pipistrelle, soprano pipistrelle, brown long-eared and daubentons

4.2 Daylight Survey

The DBW of 23b Pine Drive, Finchampstead, RG40 3LD was carried out by Nick Powell on Tuesday 2 July 2024 at 1.20pm. The weather conditions for the survey were cloudy 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 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 buildings– 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 buildings.
- Feeding remains (particularly butterfly and moth wings).
- Evidence of urine and/or oily staining around possible roost entrances.
- 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.

Buildings or structures that were not to be affected by the current proposals or with no bat roosting potential were not inspected.



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4.3 Constraints

Full access to the site during the visit was made possible by the client. There was a large water tank in the loft that restricted full access to the loft void. However, given the good condition of the building externally, with no gaps in the roof in which bats could enter the loft, this was not thought to be a significant constraint.

5. Survey Findings

5.1 External Inspection

The external features of the property and detached 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 building that is in a good condition externally. The roof of the property is pitched and covered in closely fitted tiles, none of which are missing or broken, see Figure 4 on page 9. The ridge tiles on the roof are all tightly fitted with no gaps which could be used by roosting bats (see Figure 5 on page 9) and the hip tiles are well cemented and had no gaps in which crevice dwelling bats could utilise for roosting, see Figure 6 on page 10. The verges are all well cemented and had no gaps in which roosting bats could exploit (see Figure 7 on page 10) and the soffits and fascias are all tightly fitted to the walls and had no cracks or splits in which bats could use to roost, see Figure 8 on page 11. There are dormer windows on the front and rear elevations of the property, see Figure 9 on page 11. The dormers are covered in tiles, all of which are tightly fitted with no gaps in which roosting bats could utilise, see Figure 10 on page 12. The sides of the dormer windows are covered in hanging tiles, all of which are overlapping and had no gaps which could be used by roosting bats, see Figure 11 on page 12.

The detached garage was also inspected externally. The garage is brick built and in a good condition, see Figure 12 on page 13. The roof of the garage is pitched and covered in closely fitted tiles, none of which are missing or broken, see Figure 13 on page 13.

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 buildings for roosting bats.



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Figure 4. Example of roof tiles. 23b Pine Drive, Finchampstead, 02.07.24



Figure 5. Example of ridge tiles. 23b Pine Drive, Finchampstead, 02.07.24





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Figure 6. Tightly fitted hip tiles. 23b Pine Drive, Finchampstead, 02.07.24



Figure 7. Example of verges. 23b Pine Drive, Finchampstead, 02.07.24





Figure 8. Example of soffits and fascias. 23b Pine Drive, Finchampstead, 02.07.24



Figure 9. Dormer windows. 23b Pine Drive, Finchampstead, 02.07.24





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Figure 10. Tiles covering dormer windows. 23b Pine Drive, Finchampstead, 02.07.24



Figure 11. Hanging tiles on dormer windows. 23b Pine Drive, Finchampstead, 02.07.24





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Figure 12. Detached garage. 23b Pine Drive, Finchampstead, 02.07.24



Figure 13. Roof tiles on detached garage. 23b Pine Drive, Finchampstead, 02.07.24





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5.2 Internal Inspection

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

The loft space was accessed via a ladder through a hatch and in a good condition. The loft space is used uncluttered, lit, partially boarded and insulated, see Figure 14 below. The roof tiles were lined with bitumen felt, none of which is ripped or torn, with no crevices in which roosting bats could exploit, see Figure 15 on page 15.

The garage is used for storage, cluttered but in a good condition internally, see Figure 16 on page 15. There is no loft space, but the tiles are lined with bitumen felt, all of which is in a good condition, with no rips or tears, see Figure 17 on page 16.

No bats or evidence of bats was recorded during the internal inspection of the property or garage and internally there appeared to be no roosting opportunities or access into the buildings for bats.

Figure 14. Example of loft space. 23b Pine Drive, Finchampstead, 02.07.24





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Figure 15. Example of bitumen lining. 23b Pine Drive, Finchampstead, 02.07.24



Figure 16. Interior of garage. 23b Pine Drive, Finchampstead, 02.07.24

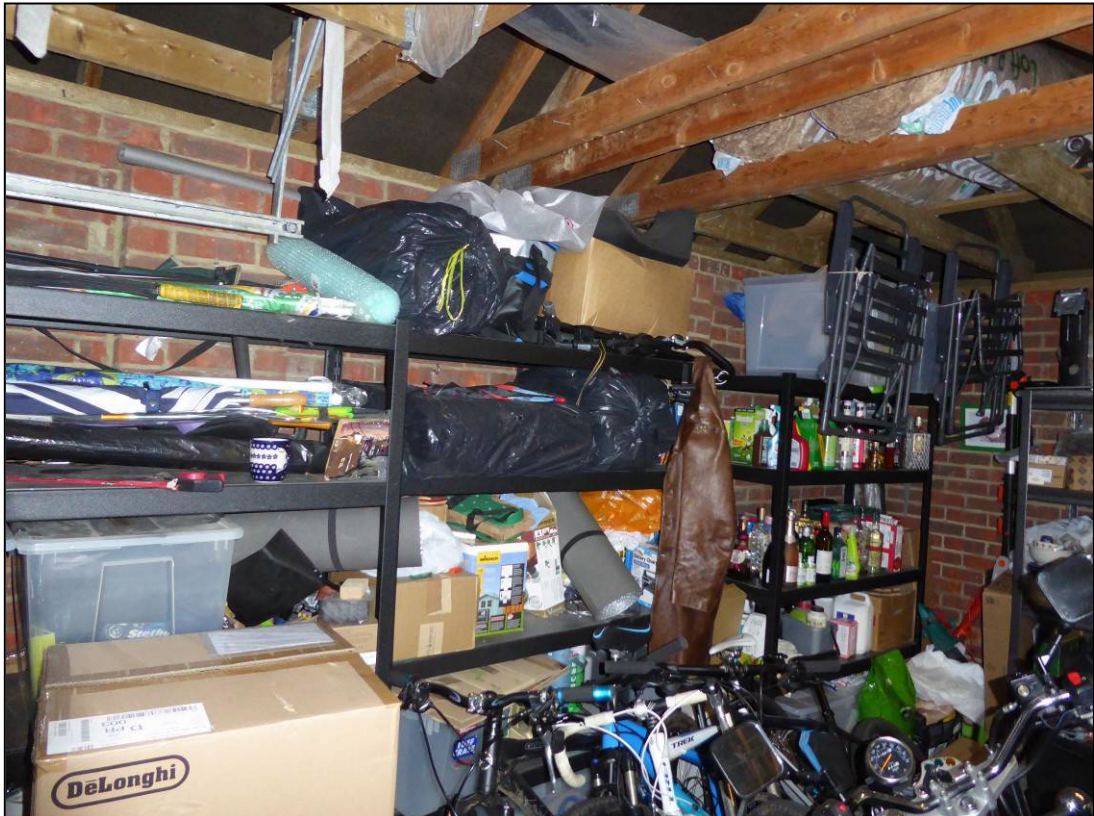




Figure 17. Bitumen lining of garage roof tiles. 23b Pine Drive, Finchampstead, 02.07.24



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.**



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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 provides a high level of confidence in support of the opinions set out in this report. There are no visible features externally on the buildings which could be utilised by roosting bats or in which bats could access the buildings 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 property or garage. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required.

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 building 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.



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9. 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
Natural England Licence CLS-CLS-17637, CLS-CLS-17638



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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”*.

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.