



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT MILVERTON 38 NEW ROAD, TWYFORD



Prepared for:



**Pikes Farm
Forest Road
Wokingham
RG40 5QR**

1 August 2025

Ref: SPH/ESR-25/18.07



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Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Tel: 0118 976 2902

Email: info@batsurveys-uk.com

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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.



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EXECUTIVE SUMMARY

Urban Tree Experts were commissioned by Mrs K Frankham to carry out a dusk emergence survey at Milverton, 38 New Road, Twyford, RG10 9PT. The survey was undertaken at the property to provide further evidence to support the initial findings (a negative result) and conclusions from the preliminary ecological appraisal (bats) report ref SPH/NP/PEA-25/10.06, and to inform appropriate mitigation for the proposed works, if required. This report is prepared to support a forthcoming planning application to Wokingham Borough Council.

The application site comprises a detached two-storey, brick-built property with detached garage. The remainder of the site comprises a front lawn surrounded by shrubs, a driveway/parking area and a rear garden, that is mainly laid to lawn with some mature trees, hedgerow and shrubs. The site itself offers some foraging and commuting habitat for bats and, via the garden network, there is ecological connectivity to the wider landscape that provides good habitat for foraging and roosting bats.

The DBW 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 no statutory designated sites are located within, and one current European Protected Species Licences (EPSLs) for bats has been granted within 2km of the proposed development site.

The property is in a fair condition internally and externally with occasional missing and moved roof tiles, a section of raised lead flashing and missing mortar from the front verge. In line with best practice guidelines, the property was assessed as having low potential to support roosting bats. Surveying the main roof of the property would be difficult due to the steep angle of the roof and presence of neighbouring properties therefore a static bat detector was also installed in the main loft of the property to provide further data to aid the buildings potential to support roosting bats.

A search of Berkshire and South Buckinghamshire Bat Group records confirmed 9 different species within the 2-kilometer search radius, including *Myotis sp.*

The dusk emergence survey was conducted on Friday 18 July 2025. 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. The static bat detector was recovered and analysed; it had not recorded any bat activity.

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 preliminary survey, activity survey and static bat detector 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.



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1. Introduction

1.1 Instruction

Urban Tree Experts were commissioned by Mrs K Frankham to carry out a dusk emergence survey at Milverton, 38 New Road, Twyford, RG10 9PT.

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 replacement dwelling following the demolition of the current buildings on site.

1.4 Surveyor Background and Experience

The activity survey was conducted by Robert (Bob) Brittain and Katie Holmes and the report was compiled by Simon Holmes MSc. CEnv, a Natural England licensed bat ecologist.

Simon holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 35 years' experience of carrying out bat surveys and bat conservation work.

Bob holds a Class 2 Bat Licence (CLS-11916) 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.

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.

2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 18 July 2025, 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 low number of bats were seen and heard during the survey.



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2.2 Dusk Survey

The dusk emergence survey was conducted on the evening of Friday 18 July 2025. The surveyors and equipment were stationed (as shown in Figure 1 below), to ensure the features identified in the preliminary bat report could be observed.

During the survey bat activity was monitored using four BatLogger M bat detectors together with five Sony Handycam night shot video cameras with high intensity IR lamps. Screenshots from the video camera is included at Figure 2 on page 6. 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.

An anabat static bat detector was positioned in the main loft of the property between 03.07.25 and 17.07.25.

Figure 1 – Milverton, 38 New Road, Twyford, surveyor/equipment locations.



During the survey no bats were seen emerging from and/or returning to the property to roost. In total 2 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 on page 7. The most frequently used flight paths of bats could not be shown as very few bats were seen during the entire survey.



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Figure 2 – Milverton, 38 New Road, Twyford, screenshot from night vision cameras.

Position A:



Position B:



Position C:



Position D:



Position E:



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 Milverton, 38 New Road, Twyford.

Date:	18 July 2025
Survey Type	Emergence survey
Surveyor and location	(A) Bob Brittain (B) Remote camera (C) Katie Holmes (D) Remote camera & batlogger (E) Remote camera & batlogger



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Table 1 continued

Date:	18 July 2025
Weather Conditions (Start)	Temperature 24.7°C Cloud cover 75% Humidity 62% Dry with Wind Beaufort 1-2 gusting
Sunset	21:11
Start time	20:55
Finish Time	22:45
Duration	01:50
Weather Conditions (Finish)	Temperature 22.8°C Cloud cover 85% Humidity 67.8% Dry with Wind Beaufort 1-2

Table 2. Summary of bat calls recorded in the vicinity of Milverton, 38 New Road, Twyford.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
18/07/25	A	20:55 – 22:45	N	Y	Common and soprano pipistrelle	At 21.24 (13 minutes after sunset) a common pipistrelle call was heard, a common pipistrelle was then heard again at 21.26, 21.29 and seen and heard at 21.30 in transit down the right side of the property and over the road. At 21.34 a common pipistrelle was seen and heard in transit across the front of the property and thereafter foraging calls from common pipistrelle bats were heard only on another 15 occasions until 22.44. Soprano pipistrelle foraging activity commenced at 21.46 and continued until 22.40 with 15 only calls being heard and recorded during this period.
18/07/25	B	20:55 – 22:45	N	N	Remote camera only	The remote camera did not record any bat activity.
18/07/25	C	20:55 – 22:45	Y	Y	Common and soprano pipistrelle	At 21.20 (9 minutes after sunset) a faint call from a common pipistrelle bat was heard. At 21.25 a common pipistrelle bat was seen and heard in transit from behind the surveyor and flew up the left-hand side of the property, at 21.29 and 21.35 individual common pipistrelle bats were seen entering the site from behind the surveyor and flew up the left-hand side of the property. At 21.38 two common pipistrelle bats were seen foraging in the rear garden for 1 minute before flying into the neighbouring garden. Thereafter sporadic common pipistrelle activity was heard and recorded until 22.36, no further bats were seen. Soprano pipistrelle activity commenced at 21.47 and continued until 22.31 with 23 calls being heard, no bats were seen.
18/07/25	D	20:55 – 22:45	N	Y	Common and soprano pipistrelle	Between 20.24 and 22.32, 58 foraging calls from common pipistrelle bats and 19 calls from soprano pipistrelle bats were recorded. The remote camera did not record any bat activity.



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Table 2 continued

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
18/07/25	E	20:55 – 22:45	N	Y	Common and soprano pipistrelle	Between 21.25 and 22.41, 30 foraging calls from common pipistrelle bats and 16 calls from soprano pipistrelle bats were recorded. The remote camera did not record any bat activity.

3.2 Static Detector Findings

Remote monitoring at the site was conducted between 03.07.25 and 17.07.25 using an anabat static bat detector, installed in the main loft space.

The static detector did not record any bat calls, indicating that bats were not active in the loft space.

4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, and soprano pipistrelle, *Pipistrellus pygmaeus*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from common pipistrelle bats.
- 4.2 The property has features suitable for crevice dwelling bats to roost. However, the surrounding urban area has low quality habitat for bats in which to forage and the roosting potential in neighboring buildings may also be higher. No bats were seen emerging from or returning to the property to roost. The surveyor observations provide a high level of confidence in the species detected during the survey at Milverton, 38 New Road.
- 4.3 Pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first common pipistrelle call was heard at 9 minutes after sunset, the bats are roosting nearby 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 and this has been a common occurrence this season.
- 4.5 The bat calls and field observations provide a high level of confidence in support of the opinions as set out in this report. Bat activity was dominated by common pipistrelle bats, with only a few bats being seen during the entire survey.
- 4.6 The cumulative evidence leads me to conclude that bats are not roosting at Milverton, 38 New Road 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).



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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.
The Conservation and Habitat 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

