



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 372 BARKHAM ROAD WOKINGHAM



**Prepared for:
Mr A Booth
372 Barkham Road
Wokingham
RG41 4DL**

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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 were initially commissioned by Mr A Booth to carry out a dusk emergence survey at 372 Barkham Road, Wokingham, RG41 4DL. However, following the first survey, when bats were seen and recorded emerging from the rear dormer window at the property, two further surveys on the rear dormer were commissioned in accordance with best practice guidelines.

The surveys were undertaken on the property to provide further evidence to support the initial findings and conclusions from the preliminary ecological appraisal (DBW), ref SPH/NP/PEA-25/29.04, 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 that will seek to make changes to the garage roof, rear dormer and extending at the front to connect to the garage, to include recladding the existing dormers with vertical timber boarding.

The application site comprises a detached two-storey, brick-built property with conservatory on the rear elevation and detached garage to the front. The remainder of the site comprises a paved driveway/parking area and a rear garden that is mainly laid to patio and lawn, with some trees and shrubs on the boundaries. The site itself offers some foraging and commuting habitat for bats and there is direct 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 one statutory designated site is located within, and two current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The landform to the south of the site provides suitable habitat for roosting, commuting and foraging bats with tree and hedge lined agricultural fields which provide rich and diverse habitats suitable for a wide range of bat species.

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

The preliminary ecological appraisal (bats) 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, internally or externally, scratch marks, rubbing and staining at exit holes, live or dead bats and the features such as missing tiles, this list is not exhaustive.

The initial site visit was carried out on by Nick Powell on Tuesday 29 April 2025 at 11.30am. An internal and external inspection of the property and detached garage took place to look for signs of bats.

Externally and internally the property is in a good condition however, there are moved hanging tiles on all the dormers which could provide potential roosting opportunities for bats, and the presence or absence of bats could not be determined. Initially, in line with best practice guidelines, the property was classified as having a low potential to support roosting bats and a dusk emergence survey was recommended in order to assess the status of the property and to inform appropriate mitigation for the proposed works. However, following the first survey and in line with protocol when bats were recorded emerging from the rear dormer window, two further surveys were commissioned on the dormer only.



No roosting features were identified on the detached garage and the building is classified as having negligible potential to support roosting bats and no further survey effort is required on this building.

Full access was provided to the buildings and there were no constraints to the surveys.

The dusk emergence surveys were conducted on Thursday 22 May, Monday 16 June and Thursday 10 July 2025.

A limited number of bats were heard and seen foraging in and around the site throughout the surveys. During the first emergence survey, at 21.09, 21.11 and 21.14 respectively, three individual common pipistrelle bats were seen and recorded emerging from under different raised hanging tiles on the rear dormer. During the second emergence survey, at 21.37, an individual common pipistrelle bat was seen and recorded emerging from under a raised hanging tile on the rear dormer and, during the last emergence survey, at 21.36, an individual common pipistrelle bat was seen and recorded emerging from under the raised, left corner hanging tile and, 21.35 and 21.26, two common pipistrelle bats were seen and recorded emerging from under a raised hanging tile on the rear dormer. See Appendix 1 for the emergence locations.

This report confirms the findings of the surveys completed by an experienced licensed bat ecologist, in accordance with current best practice guidance where possible, and outlines any ecological constraints or issues with the proposed works.

In the absence of mitigation, changes to the rear dormer of the property will result in the destruction of a day roost for a low number of common pipistrelle bats. However, following works there is no reason why continued roosting provision cannot be successfully maintained with appropriate mitigation and/or enhancement. An EPSL must be obtained from Natural England before works commence to the rear dormer.

An outline method statement has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... *“in the exercise of their functions in considering the planning application”*. A full method statement will be prepared as part of an EPSL application to be submitted to Natural England.



1. Introduction

1.1 Instruction

Urban Tree Experts was commissioned by Mr A Booth to carry out three dusk emergence surveys at 372 Barkham Road, Wokingham, RG41 4DL.

1.2 Aims and Objectives

The dusk emergence surveys are 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 surveys were commissioned in connection with a forthcoming planning application to Wokingham Borough Council that will seek to make changes to the garage roof, rear dormer and extending at the front to connect to the garage, to include recladding the existing dormers with vertical timber boarding.

1.4 Surveyor Background and Experience

The surveys were conducted by Nick Powell, 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 Science and Education license (SCI64844). He has 35 years' experience of carrying out bat surveys and bat conservation work.

Nick holds a Class 2 Bat License (CLS-11742) and has been surveying bats for 3 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.

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.



2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 22 May 2025, prior to the first survey being conducted and there were no material changes to the building and no constraints or limitations to the surveys. The weather conditions at the time were appropriate for bat activity surveys and bats were observed emerging, foraging and in transit during the surveys.

2.2 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Thursday 22 May, Monday 16 June and Thursday 10 July 2025. The surveys were at a time of year when active bats are most likely to be present. Weather conditions were suitable for the surveys, being conducted during warm weather and when bats were likely to be active.

The surveyors were stationed (as shown in Figure 1), to ensure the features identified in the DBW could be observed. Sample screenshots from the video cameras are included at Appendix 2.

During the first survey, bat activity was monitored using three BatLogger M bat detectors together with five Sony Handycam night shot video cameras with high intensity IR lamps. During the following two surveys, bat activity was monitored using a BatLogger M bat detector together with two Sony Handycam night shot video cameras with high intensity IR lamps. The detectors and cameras were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope Pro 3 software and VLC media player and DVR Scan.

Figure 1 – 372 Barkham Road, Wokingham surveyor locations and emergence directions.





During the first emergence survey, at 21.09, 21.11 and 21.14 respectively, three individual common pipistrelle bats were seen and recorded emerging from under different raised hanging tiles on the rear dormer. During the second emergence survey, at 21.37, an individual common pipistrelle bat was seen and recorded emerging from under raised hanging tile on the rear dormer and, during the last emergence survey, at 21.36, an individual common pipistrelle bat was seen and recorded emerging from under a moved, left corner hanging tile and, at 21.25 and 21.36, two common pipistrelle bats were seen and recorded emerging from under a raised hanging tile on the rear dormer.

In total 4 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 below.

3. Survey Findings

3.1 Dusk Surveys

The weather conditions and surveyor details from the surveys can be found in Table 1 below.

Table 1 – Surveyor details and weather conditions for bat activity surveys conducted at 372 Barkham Road, Wokingham.

Date:	22 May 2025	16 June 2025	10 July 2025
Surveyors and locations	(A) Bob Brittain (B) Nick Powell (C) Remote camera (D) Katie Holmes (E) Remote camera	(D) Remote camera (E) Nick Powell	(D) Remote camera (E) Nick Powell
Weather Conditions (Start)	Temperature 13.8°C, Cloud cover 90% Humidity 59.1% Dry Wind Beaufort 1	Temperature 19.7°C, Cloud cover 0% Humidity 78.1% Dry Wind Beaufort 0	Temperature 22.4°C, Cloud cover 5% Humidity 61.2% Dry Wind Beaufort 0
Sunset/Sunrise	20:58	21:22	21:18
Start time	20:40	21:05	21:00
Finish Time	22:30	22:55	22:50
Duration	01:50	01:50	01:50
Weather Conditions (Finish)	Temperature 10.3°C, Cloud cover 25% Humidity 73.3% Dry Wind Beaufort 0-1	Temperature 14.2°C, Cloud cover 5% Humidity 91.9% Dry Wind Beaufort 0	Temperature 19.9°C, Cloud cover 0% Humidity 79.4% Dry Wind Beaufort 0

Table 2. Summary of bat calls recorded in the vicinity of 372 Barkham Road, Wokingham.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
22/05/25	A	20.40 – 22.30	N	Y	Common and soprano pipistrelle	Bat activity at this location was very limited during the survey with only three calls from common pipistrelle bats being heard between 21.36 and 22.29 and only two calls from soprano pipistrelle bats being heard at 21.39 and 22.27.



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Table 2 continued.....

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
22/05/25	B	20.55 – 22.45	Y	Y	Common and soprano pipistrelle and noctule	At 21.14 (16 minutes after sunset) a common pipistrelle bat was heard and seen foraging in the neighbour's garden to the right of the surveyor. A common pipistrelle was then seen again foraging in the same location at 21.15. Thereafter a common pipistrelle was only heard once again, at 22.23. A few faint foraging calls from a soprano pipistrelle bat were heard at 22.18. Analysis of the data recorded revealed a call from a noctule, at 22.25.
22/05/25	C	20.40 – 22.30	N	N	Remote camera only	The remote camera did not record any bat activity.
22/05/25	D	20.55 – 22.45	Y	Y	Common and soprano pipistrelle and brown long-eared (BLE)	At 21.09 (11 minutes after sunset) and then at 21.11 and 21.14, three individual common pipistrelle bats were seen and recorded emerging from under different raised hanging tiles on the rear dormer. Common pipistrelle foraging activity was heard until 22.14 with the bat foraging behind the surveyor. A single call from a soprano pipistrelle bat was heard at 22.18. At 22.23, a BLE bat was seen and heard foraging to the left of the surveyor.
22/05/25	E	20.55 – 22.45	Y	N	Remote camera only	The remote camera recorded the emergences of common pipistrelle bats from under raised hanging tiles, at 21.09 and 21.11. No other bat activity was recorded during the survey.
16/06/25	D	21:05 – 22:55	Y	N	Remote camera only	At 21.37, an individual common pipistrelle bat was recorded emerging from under a raised hanging tile on the rear dormer. The remote camera did not record any other bat activity.
16/06/25	E	21:05 – 22:55	Y	Y	Common and soprano pipistrelle and noctule	At 21.35 (11 minutes after sunset) and then 21.36 calls from a noctule were heard. At 21.37 a common pipistrelle was seen emerging from the rear dormer and thereafter another 20 calls from common pipistrelle bats were heard with a bat being seen sporadically foraging around the garden to the rear of the surveyor. A single call from a soprano pipistrelle bat was heard at 21.48.
10/07/25	D	21:00 – 22:50	Y	N	Remote camera only	At 21.35, the remote camera recorded a common pipistrelle bat emerging from under a raised hanging tile on the rear dormer and then, at 21.36, an individual common pipistrelle bat was recorded emerging from under a moved, left corner hanging tile and a common pipistrelle bat was recorded emerging from under a raised hanging tile on the rear dormer. No other bat activity was recorded during the survey.
10/07/25	E	21:00 – 22:50	Y	Y	Common and soprano pipistrelle and noctule	Between 21.26 (6 minutes after sunset) and 22.06 numerous foraging calls from a noctule were heard with the bat being seen high above the site on a couple of occasions. Common pipistrelle activity commenced at 21.35 with bats being seen emerging from the rear dormer and thereafter numerous foraging and transit calls were heard until survey end with a bat being seen occasionally foraging in the garden behind the surveyor. Only 1 call from a soprano pipistrelle bat was heard, at 21.47.



4. Conclusions/Interpretation

- 4.1 The evidence collated from the DBW and bat activity surveys provides a high level of confidence in support of the opinions as set out in this report. During all the emergence surveys bat roosting was confirmed with, during the first emergence survey, at 21.09, 21.11 and 21.14 respectively, three individual common pipistrelle bats being seen and recorded emerging from under different raised hanging tiles on the rear dormer. During the second emergence survey, at 21.37, an individual common pipistrelle bat was seen and recorded emerging from under raised hanging tile on the rear dormer and, during the last emergence survey, at 21.36, an individual common pipistrelle bat was seen and recorded emerging from under moved, left corner hanging tile and, at 21.25 and 21.36, two common pipistrelle bats were seen and recorded emerging from under a raised hanging tile on the rear dormer. The combined evidence indicates that the rear dormer hosts a day roost of common pipistrelle bats (<7), a common (widespread in the UK and Berkshire) species (that is not a maternity or hibernation site). The roost is considered to be of low conservation significance that is important at a site level only.
- 4.2 The local bat group records, surveyor observations and recordings provide a high level of confidence in the species detected at 372 Barkham Road, Wokingham.
- 4.3 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, brown long-eared, *Plecotus auritus*, and noctule, *Nyctalus noctula*, all foraging and/or transiting across the site. The longest and most frequently recorded calls and observations were from common pipistrelle bats.
- 4.4 The property has features suitable for crevice dwelling bats to roost, for example the pipistrelle species and the landform to the south of the site with tree and hedge lined agricultural fields provides excellent foraging and roosting opportunities for a wider range of bat species.
- 4.5 The bat activity was dominated by common pipistrelles, with calls and visual observations indicating a low number of individuals across the surveys supporting the conclusion that this is a day roost for a low number of bats. With the good foraging conditions this season (2025) the bat calls and field observations were, in our opinion, considered very low. This has been a common theme this season.
- 4.6 Whilst a limited number of calls from BLE bats were heard by the surveyors, this is not unusual as the BLE bat is commonly referred to as the 'silent' bat as the calls are very quiet and difficult to detect as they prefer to hunt using their hearing and sight.
- 4.7 The proposed work will lead to the destruction of a day roost of common pipistrelle bats and if unsupervised bats may be killed resulting in a major negative impact at a local level. The cumulative evidence leads me to conclude that an EPSL is required before work commences on the rear dormer. Mitigation measures (against the risk of disturbance, killing or injuring bats during the work), and compensation measures (to provide continued bat roosting provision at the site) must be implemented as a condition of any planning consent.
- 4.8 An outline method statement has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... *in the exercise of their functions in considering the planning application.*



- 4.9 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). The provisions in the Method Statement must be implemented in order for the works to be legally undertaken and must form part of any planning conditions.

5. Method Statement for Planning

- 5.1 This method statement aims to address:
- Timing and methods of activities
 - Provision of new bat roosts
 - Impact on and replacement of existing roosts
 - Lighting and habitat provisions as applicable

5.1 Pre-commencement

- 5.1.1 A project ecologist must be engaged prior to work commencing on the property to provide advice should it be required. This ecological method statement must be adhered to, it provides project supervision and guidance to ensure that best practice and compliance is adhered to and may prevent a criminal offence being committed. If there is a delay of greater than one year from the date of this report, further survey effort will be required. Bats are highly mobile wild animals and may be encountered within a building following negative survey results.
- 5.1.2 The mitigation strategy must include the erection/construction of alternative roosting provision before work commences at the site. This may take the form of, but is not restricted to bat boxes, for example 2 number Schwegler 1FF bat boxes (see www.NHBS.com), will be suitably affixed on a mature tree on the site at a minimum height of 4.5 metres. The exact siting to be agreed with the project ecologist. This type of bat box provides alternative roosting habitat for the species roosting on this site, should it be required. The boxes must remain in situ once all work has been completed and will contribute to a biodiversity net gain for the site.

5.2 Method

5.2.1 Prevention of injury

A toolbox talk will be given to contractors prior to commencement of the works to the properties roof, which will include; background legislation in relation to bats; the most likely areas to expect bats (behind bitumen felt), good working practice and, details of what to do if a bat or additional evidence of bats is discovered. In the unlikely event that bats, or evidence of other roost locations are found, works must stop, and the project ecologist contacted, and any license modification obtained.

5.3 Ecological supervision

- 5.3.1 Records of any site visits must be made by the project ecologist, and photographs must be taken as required in order to ensure compliance with this method statement.
- 5.3.2 Prior to any works on the property it is to be inspected for any new evidence of bats and the project ecologist must be available (on-call) to provide advice.



5.3.3 If, during the work, when the project ecologist is not on-site, and a bat is discovered that appears to be injured or distressed, then the animal should be carefully placed in a small box (e.g. shoe box) by either handling the bat with thick gloved hands or covering the bat with the box and sliding a thin piece of cardboard under to create a floor to the box. A clean piece of cloth loosely crumpled will be placed in one corner of the box (to allow the bat to crawl under and hide), a few small air holes will be put into the lid of the box, and a very shallow container (e.g. foil milk bottle top) of water will be placed in one corner of the box. The licensed bat worker must then be called without delay and all work must stop until the licensed bat worker has been consulted.

5.3.4 High risk works (removal of hanging tiles), where bats are known to have roosted must be directly supervised by a licenced bat ecologist and shall follow a 'soft-strip' method, requiring a visual inspection of the underside of the materials before removal.

5.4 Timing of work

5.4.1 Any work to the existing hanging tiles has the potential to disturb bats during the bat activity period (1 May to 31 August) and therefore works to the hanging tiles must be conducted outside this period. If the works cannot be undertaken during the period 1 September to 1 May and should bats be encountered during this period or at any time during the work, then all work must stop and the project ecologist called for advice.

5.4.2 All work must be undertaken in normal working, daylight, hours, which is in accordance with best working practice and allows the project ecologist to address any issues if bat(s) are found during the work.

5.4.3 Should hanging tiles require stripping back or replacing the work must only be conducted when the air temperature is sufficiently high (at least 8°C) so as to not risk harming bats which may be found. If bats are located during any aspect of the building work all work must stop and the project ecologist must be contacted immediately for advice.

5.5 Incorporation of bat roosting

5.5.1 The existing roost access consists of gaps in the moved hanging tiles. Access to suitable roosting provision must be compensated for in any proposed alterations. The alterations must provide suitable crevice like features, for example integral bat boxes in the new cladding, i.e. at the soffit/eaves level with the roof and they must be linked to bitumen felt or a bat approved non snag membrane. Bat access tiles at the ridge in the garage link would also provide suitable crevice like features. Only Non-Bitumen Coated Roofing Membrane (NBCRM) that has passed the snagging propensity test should be used in relation to the bat access or bat roosts as they do not entangle bats.

5.6 Lighting proposals

5.6.1 Lighting: The exact lighting proposals are not known at this stage but where new external lighting is provided best practice in the form of Bats and Artificial Lighting At Night Guidance Note GN08/23 (Bat Conservation Trust and Institution for Lighting Professionals) must be followed.

Research into artificial lighting at night (ALAN) has identified a reduction in insect diversity at night and the potential to disrupt a broad range of insect behaviour patterns and in turn foraging opportunities for bats, particularly where they are bright white.



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It is therefore essential that any new external lighting is carefully selected, for example, all external lighting must be Light Emitting Diode (LED) and directed downward or be located at a low level. By carefully directing light downwards and using a PIR with short illumination sensor the impact of external lighting on any foraging bats can be reduced.

5.7 Post construction work

5.7.1 Monitoring: There is no requirement for monitoring visits with this scheme.

6. Summary

- 6.1 The gaps in the hanging tiles of the property provide crevice like features suitable for crevice dwelling bats to roost and common pipistrelle bats were identified as having roosted at the property with the surveys identifying a low number of common pipistrelle bats foraging across the site. On the basis of the evidence collated a low number of bats (<7) are using the property as a day roost and the roost(s) are considered to be of low conservation significance, and important at a site level only.
- 6.2 There is no evidence to indicate extended roosting (hibernation) or use by female bats as a maternity roost. Unsupervised the proposed changes will result in destruction of a day roost for a low number of common pipistrelle bats (<7) that may be crushed and killed resulting in a major negative impact at site level only.
- 6.3 The cumulative evidence leads me to conclude that an EPSL is required and mitigation measures (against the risk of destruction and disturbance, killing or injuring bats during the work), and compensation/enhancement measures (to provide continued bat roosting provision at the site) must be implemented as a condition of the planning consent.

7. 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.

8. Queries

Any queries regarding this report should be addressed, in the first instance, to Urban Tree Experts:

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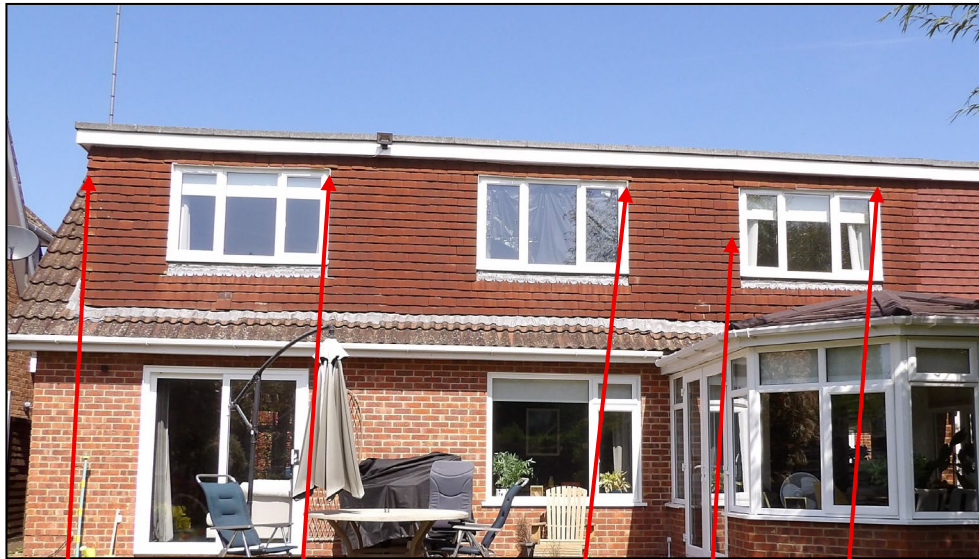


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APPENDIX 1

372 Barkham Road, Wokingham, RG41 4DL
All common pipistrelle emergences



22.05.25 @ 21.11

22.05.25 @ 21.09

16.06.25 @ 21.37

10.07.25 @ 21.36

22.05.25 @ 21.09 and
10.07.25 @ 21.35 and 21.36



APPENDIX 2

372 Barkham Road, Wokingham, RG41 4DL
Sample screenshots from night vision cameras

A



B



C





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D



E

