



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

PRELIMINARY ECOLOGICAL APPRAISAL (DBW) AT 8 BARHOLM CLOSE LOWER EARLEY



**Prepared for:
Mr C Fielding
8 Barholm Close
Lower Earley
Wokingham
RG6 3TQ**

3 November 2024

Ref: SPH/NP/PEA-24/22.10



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

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

Appendix 2

©2024 Urban Tree Experts

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 C Fielding and his 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 Urban Tree Experts. 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.



Executive Summary

Urban Tree Experts was commissioned by Mr C Fielding to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]), at 8 Barholm Close, Lower Earley, Wokingham, RG6 3TQ. This is to support a forthcoming planning application to Wokingham Borough Council.

The site visit was carried out on Tuesday 22 October 2024 at 11.50am, during daylight hours. An internal and external inspection of the property and attached 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 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 dense nature of the urban environment however to the south, there are areas of woodland and public open space which provide rich and diverse habitats suitable for a wide range of bat species.

The DBW comprised a detailed search of the interior and exterior 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 evidence of bats or potential roost features were identified in the area to be affected by the proposed works. When combined, the lack of suitable features along with the data from the desk top study results in the parts of the property to be affected by the proposed development and the garage being characterised as having negligible potential¹ to support roosting bats and therefore no further survey effort is required.

The small number of gaps in the hanging tiles on the front elevation of the property, below the front right window, could provide opportunities for crevice dwelling bats to roost however, this section of the building will not be affected by the proposals. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines guidelines², no further survey effort is required.

Should the proposals change, and the area of hanging tiles below the front right window be affected by any development proposals, further survey effort will be required in order to establish the presence or absence of roosting bats.

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).



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

1. Introduction

1.1 Instruction

Urban Tree Experts was instructed by Mr C Fielding to conduct a DBW at 8 Barholm Close, Lower Earley, Wokingham, RG6 3TQ 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 building.
- Provide information on previous bat ecological surveys/reports.
- Provide information on the status of bats using the building 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 first-floor side extension, see plans at Appendix 1.

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 Bat (CL20) 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 2.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

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 7640 7058, see Figure 1 below. An overview of the immediate area is shown on Figure 2, courtesy of Bing Maps.

Figure 1. 8 Barholm Close, Lower Earley, highlighted.

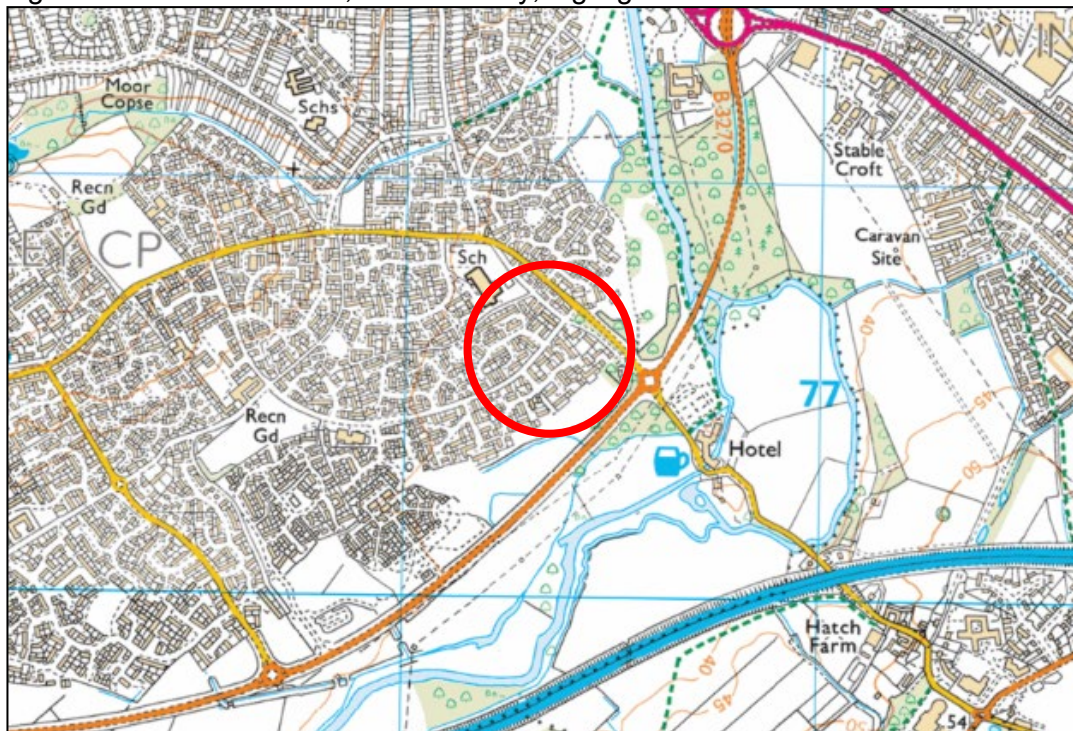
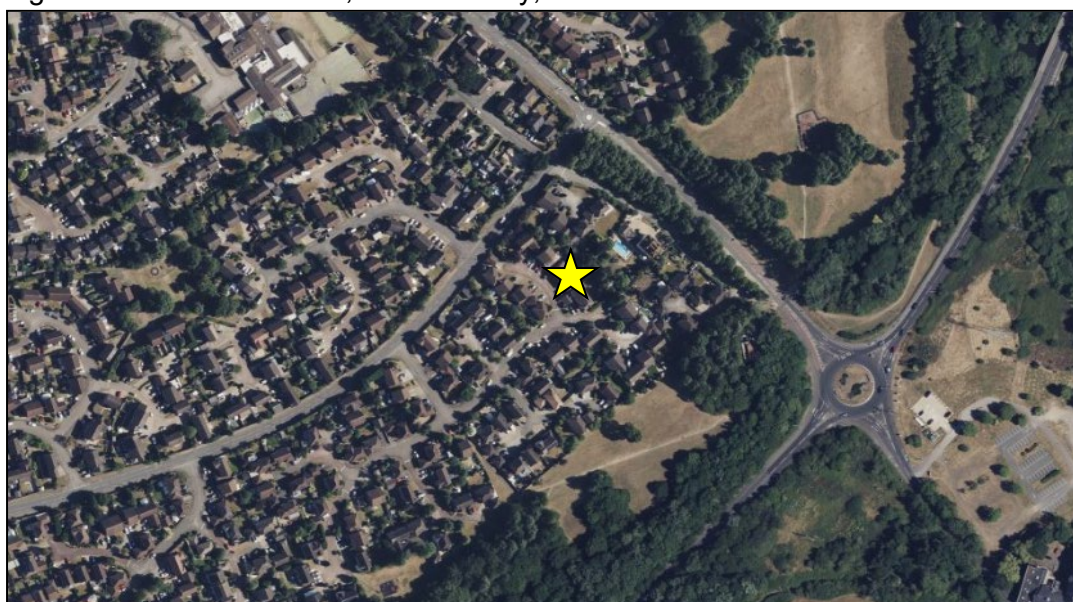


Figure 2. 8 Barholm Close, Lower Earley, overview of the immediate area.





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

3.2 Site Description

The application site comprises a detached, brick-built property with attached garage and rear home office/utility, see cover photograph. The remainder of the site comprises a driveway/parking area with lawn and shrubs, and a rear garden which is mainly laid to lawn, with patio area, some shrubs and mature trees on the rear boundary, see Figure 3 below. The site itself offers some foraging and commuting habitat for bats and there is good ecological connectivity to alternative habitat for foraging and commuting bats in the wider landscape.

Figure 3. Rear garden. 8 Barholm Close, Lower Earley. 22.10.24



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 property. 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 suburban area, 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 property is situated to the southeast of the urban conurbation of Reading and is surrounded by properties and gardens of a similar size and style. Slightly further afield to the east lies The Meadows and Riverside Park play area, to the south the area known as Wood of Eagles, an area of woodland, together with the River Loddon to the east and south. All these areas provide good habitat for roosting, commuting and foraging bats and are well within travelling distance for bats.

Maiden Erleigh Park Local Nature Reserve (LNR) lies to the northwest, within 2km of the proposed development site, although there is poor ecological connectivity from the proposed development to this designated site due to the intervening built environment.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

A search of the Magic interactive website revealed one current EPSLs for bats has 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
2020-49081-EPS-NSIP1	11/2025	Soprano pipistrelle and daubentons

4.2 Daylight Survey

The DBW of 8 Barholm Close, Lower Earley, Wokingham, RG6 3TQ was carried out by Nick Powell on Tuesday 22 October 2024 at 11.50am. The weather conditions for the survey were sunny with a temperature of 17 degrees. Equipment used included a high-powered torch, a digital camera on a telescopic pole, endoscope and a ladder.

During the DBW, an external inspection of the property and attached 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 building– 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 building.
- 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.

4.3 Constraints

Full access to the site during the visit was made possible by the client and there were no constraints to the survey.

5. Survey Findings

5.1 External Inspection

The external features of the property and attached 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.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

The property is a detached, brick-built 2 storey building that is in a good condition externally. The pitched roof of the property is covered in closely fitted tiles, none of which are missing or broken, see Figure 4 below. The ridge tiles are all tightly fitted and have no gaps in which roosting bats could exploit and the verges are all sealed with no missing mortar, see Figure 5 on page 9. The uPVC soffits and fascias are all tightly fitted to the walls and have no visible gaps in which bats could use for roosting, see Figure 6 on page 9. The front, first floor elevation of the property is covered in hanging tiles, the majority of which are tight with no gaps (see Figure 7 on page 10), however under the right window there are a number of slipped tiles with gaps (see Figure 8 on page 10) in which crevice dwelling bats could utilise for roosting.

The attached garage with rear home office/utility are also brick-built and are in a good condition externally. The pitched roof above the garage and 'lean-to' style roof above the home office/utility are also covered in closely fitted tiles (see Figure 9 on page 11), and the lead flashing affixing the buildings to the main property is tight with no gaps and there is no missing mortar from the verges, see Figure 10 on page 11. The soffits and fascias around the home office/utility are tightly fitted to the walls with no gaps which could be used by bats to roost, see Figure 11 on page 11.

No bats or evidence of bats was recorded externally on the sections of the building to be affected by the proposed works. However, the gaps in the hanging tiles at the front of the property could provide potential roosting opportunities for bats externally.

Figure 4. Tightly fitted roof and ridge tiles. 8 Barholm Close, Lower Earley. 22.10.24





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Figure 5. Example sealed verges. 8 Barholm Close, Lower Earley. 22.10.24



Figure 6. Example of soffits and fascias. 8 Barholm Close, Lower Earley. 22.10.24





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Figure 7. Example well fitted hanging tiles. 8 Barholm Close, Lower Earley. 22.10.24



Figure 8. Gaps in hanging tiles below front right window. 8 Barholm Close, Lower Earley. 22.10.24





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Figure 9. Sealed roof and ridge tiles above garage. 8 Barholm Close, Lower Earley. 22.10.24



Figure 10. Roof tiles/verges and sealed lead flashing of rear home office/utility. 8 Barholm Close, Lower Earley. 22.10.24



Figure 11. Sealed soffits and fascias around home office/utility. 8 Barholm Close, Lower Earley. 22.10.24





5.2 Internal Inspection

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

The loft was accessed through a hatch via a ladder and is in a good condition internally. The loft is used for storage, lit, partially boarded and insulated, see Figure 12 below. The roof tiles are lined with bitumen felt, none of which is ripped or torn and there are no bat roosting features internally, see Figure 13 below.

The attached garage and home office/utility were also inspected internally. The garage is used for storage, is cluttered but in a good condition. The ceiling is open to the rafters and the tiles are lined with bitumen felt, all of which is in a good condition, see Figure 14 on page 13. The ceiling above the home office/utility is boarded and had no cracks or splits in which roosting bats could exploit, see Figure 15 on page 13

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 for bats within the building.

Figure 12. Example loft space. 8 Barholm Close, Lower Earley. 22.10.24



Figure 13. Example bitumen lining in loft. 8 Barholm Close, Lower Earley. 22.10.24



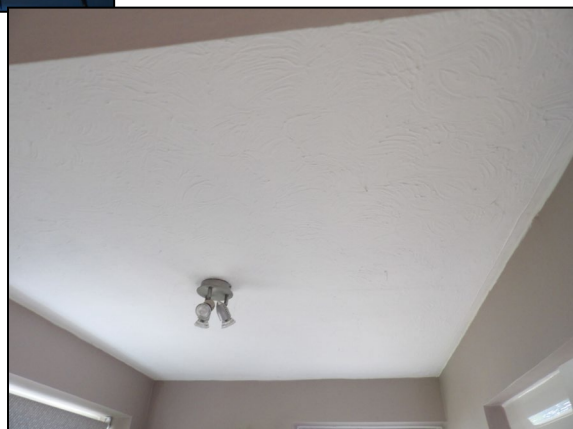
Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Figure 14. Example of bitumen lining in pitched roof over garage. 8 Barholm Close, Lower Earley. 22.10.24



Figure 15. Boarded ceiling of home office/utility. 8 Barholm Close, Lower Earley. 22.10.24





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.**

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/home office/utility provides a high level of confidence in support of the opinions set out in this report. The majority of the property and garage are in a good condition with no roosting opportunities for bats, however the gaps in the hanging tiles under the front right window of the property could provide opportunities for crevice dwelling bats to roost. As this section of the building is not being affected by the proposals and, 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

If the proposed plans change and alterations are required to the hanging tiles below the front right window of the property further survey effort will be required.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

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 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.

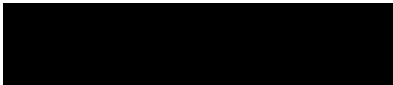
Mitchell-Jones, A.J. & McLeish, A.P. (2004). Bat Workers' Manual (3rd Edition). Joint Nature Conservation Committee.

9. Queries

Any queries regarding this report should be addressed, in the first instance, to 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



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

APPENDIX 1



FRONT ELEVATION
SCALE 1:100



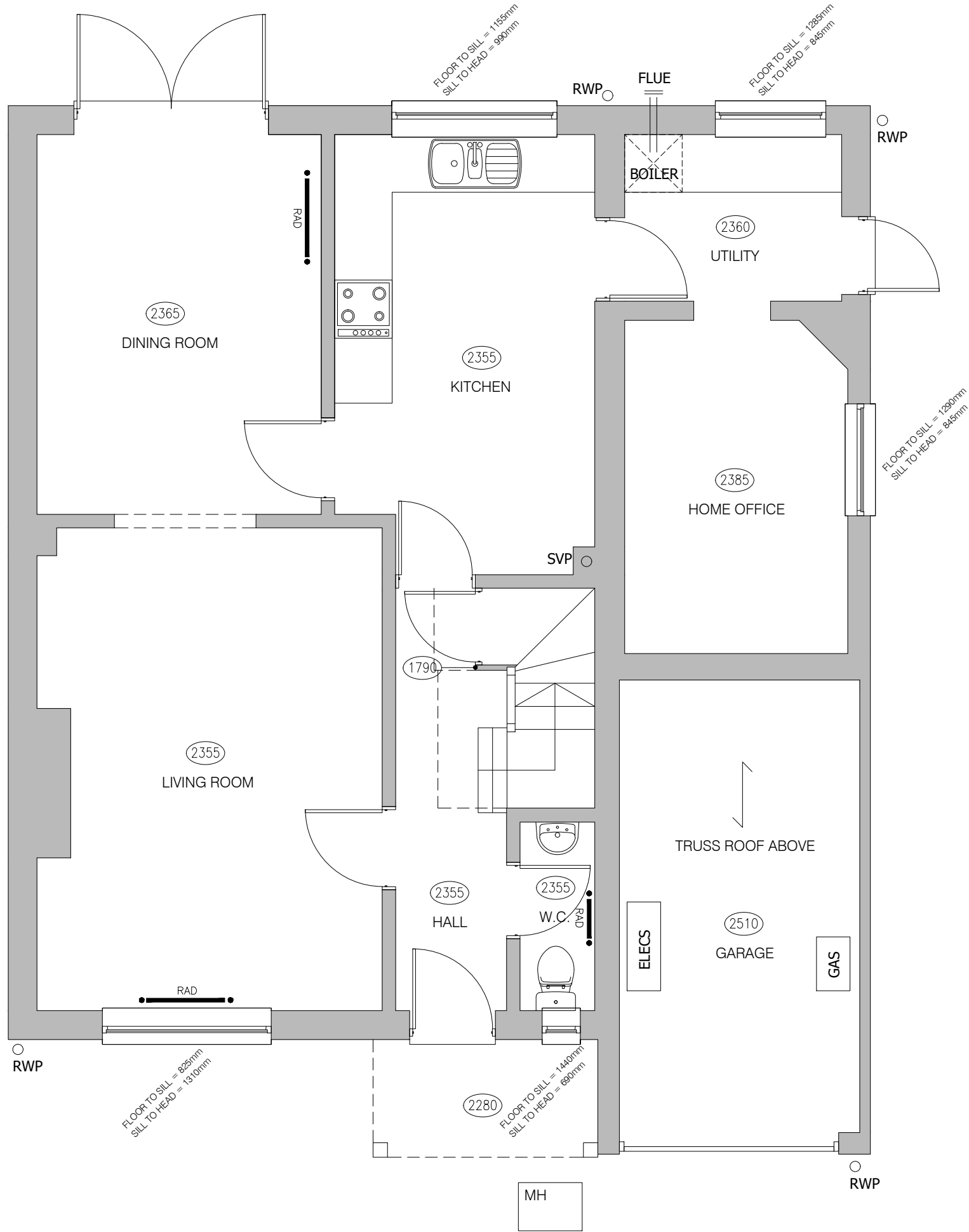
SIDE ELEVATION
SCALE 1:100



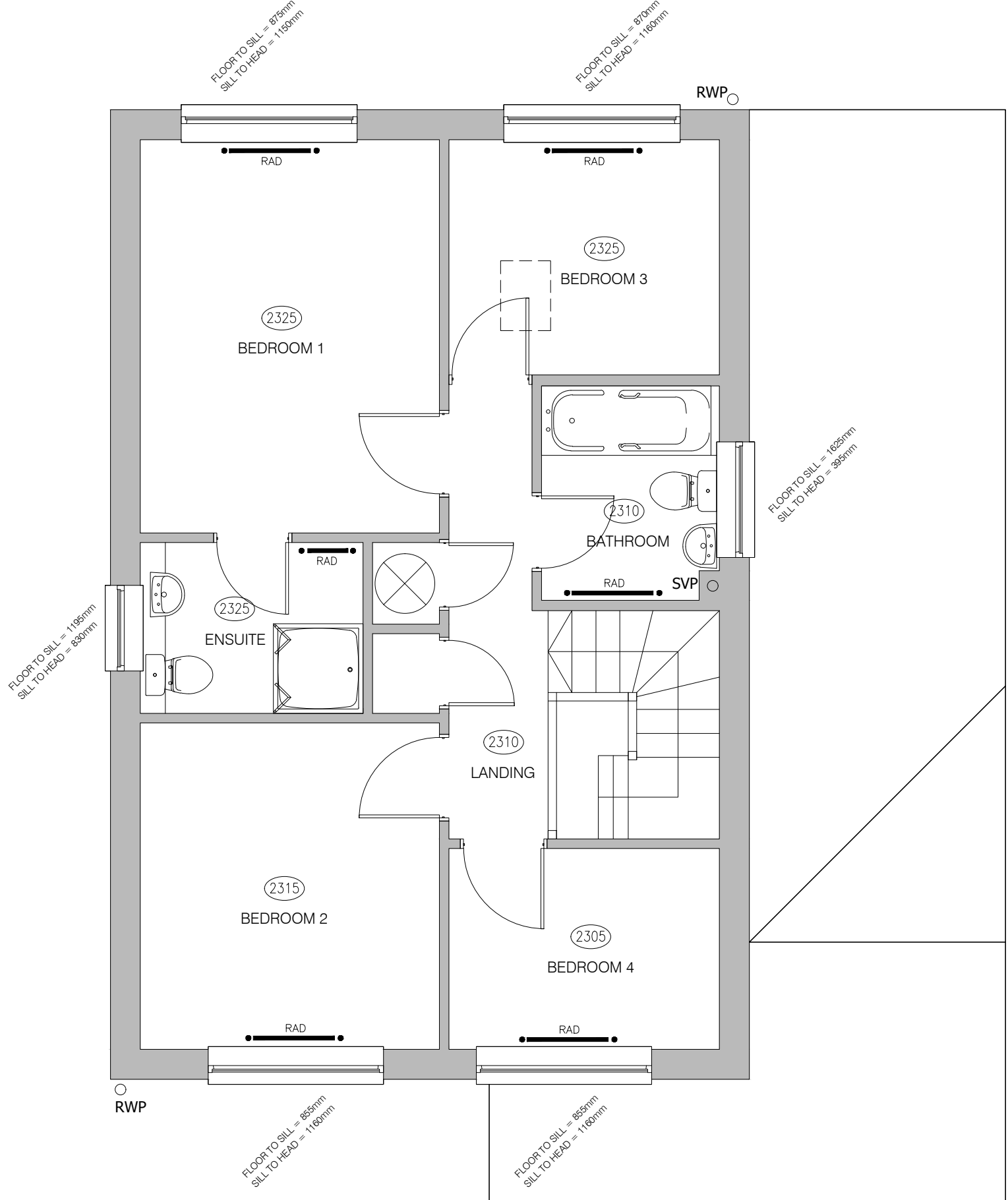
REAR ELEVATION
SCALE 1:100



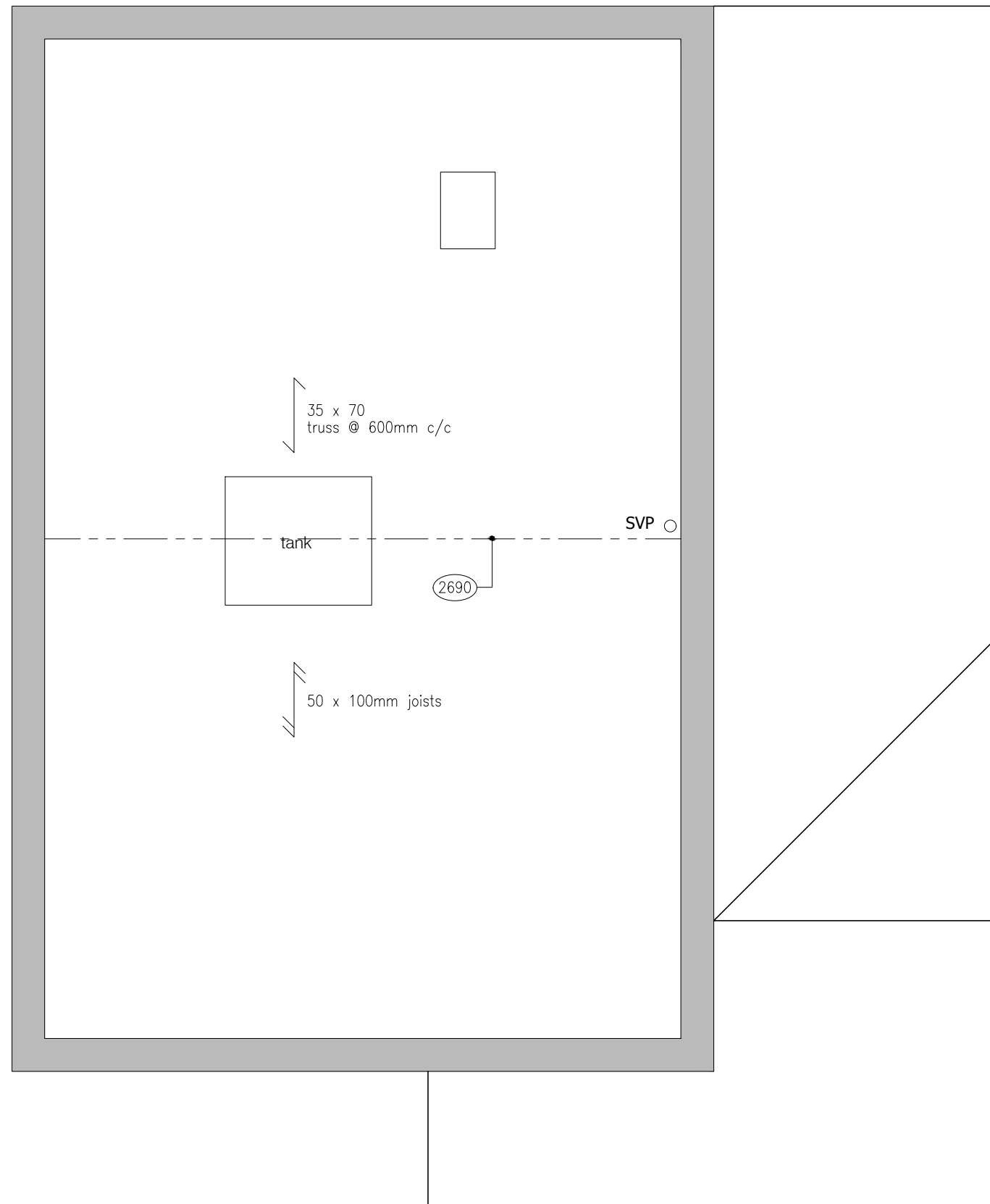
SIDE ELEVATION
SCALE 1:100



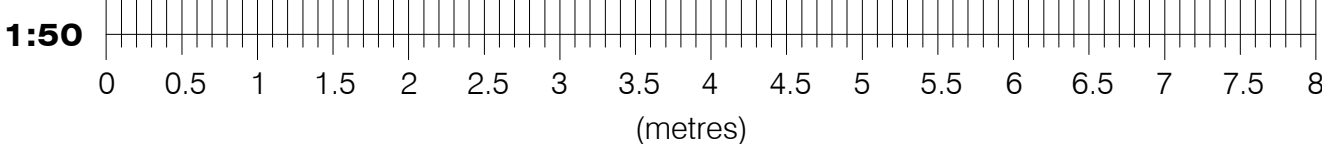
GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50



LOFT PLAN
SCALE 1:50



- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUB-CONTRACTORS AND ARCHITECTURAL DRAWINGS.
 - THIS DRAWINGS REMAINS THE COPYRIGHT OF JETARCH DESIGN LTD AND MAY NOT BE SHARED OR REPRODUCED WITHOUT THEIR KNOWLEDGE



100 Berkshire Place
Winnersh Triangle
Wokingham, Berkshire RG41 5RD
Tel: 07787296792
email: info@jetarchdesign.co.uk

Client
MR & MRS FIELDING

Property:
8 BARHOLM CLOSE
LOWER EARLEY
RG6 3TQ

Drawing Title:
DETAILS OF EXISTING
FLOOR PLANS
AND ELEVATIONS

Rev.	Date	Revisions

Drawing No.	Rev.
A1/417/01	
Plot Date:	SEP 24
Scale	AS NOTED @ A1
Date	SEP 24
Drawn	JT

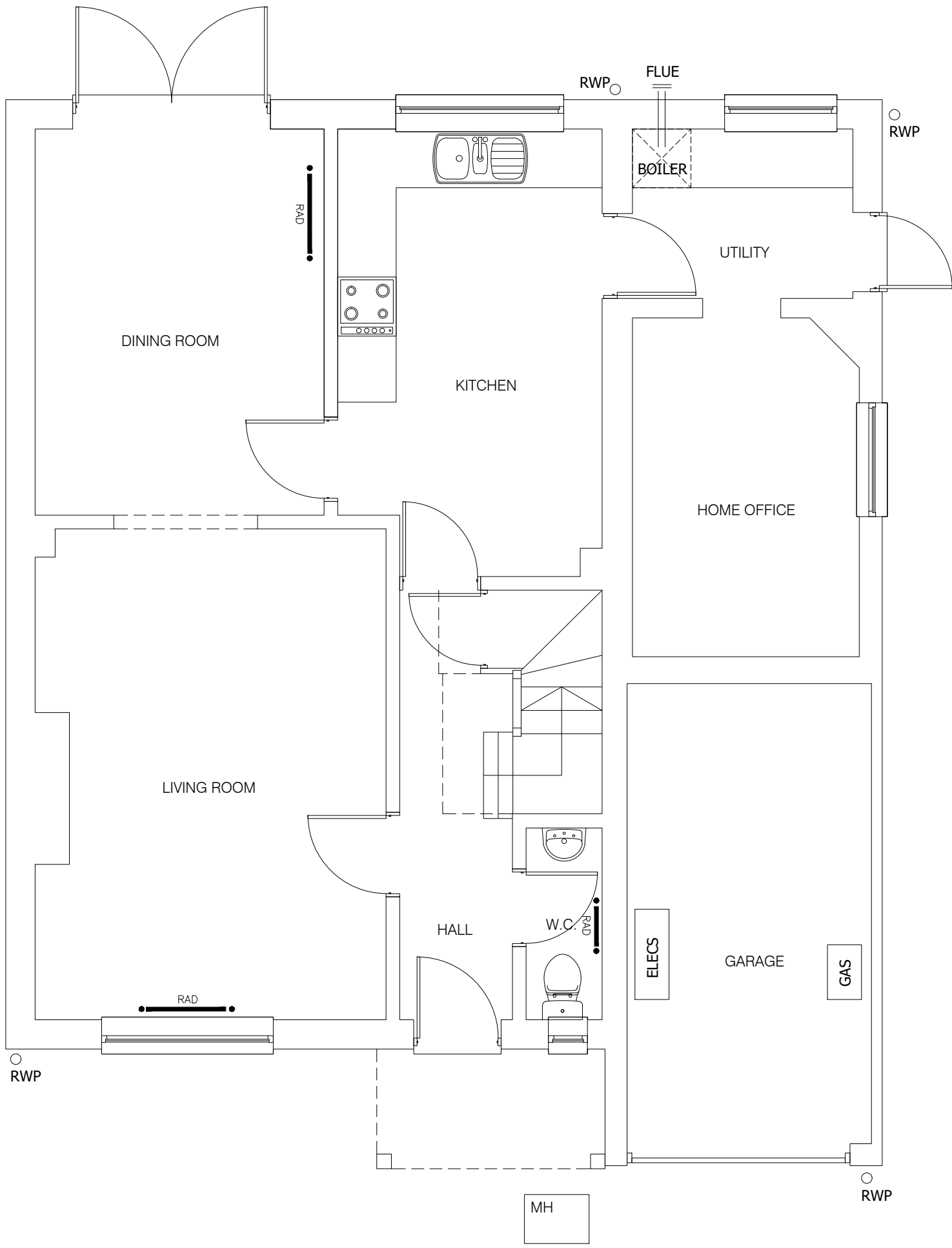


FRONT ELEVATION
SCALE 1:100

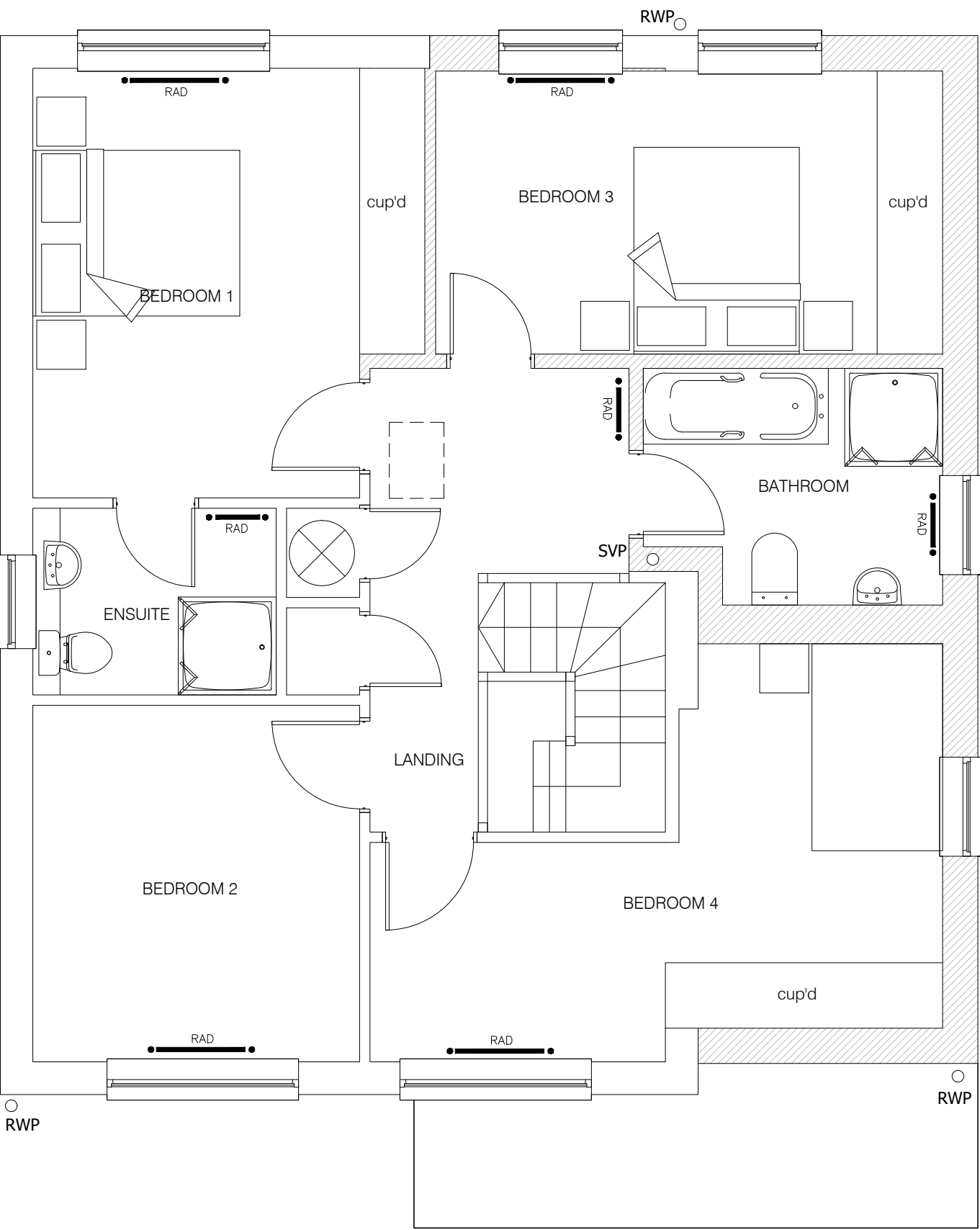
SIDE ELEVATION
SCALE 1:100

REAR ELEVATION
SCALE 1:100

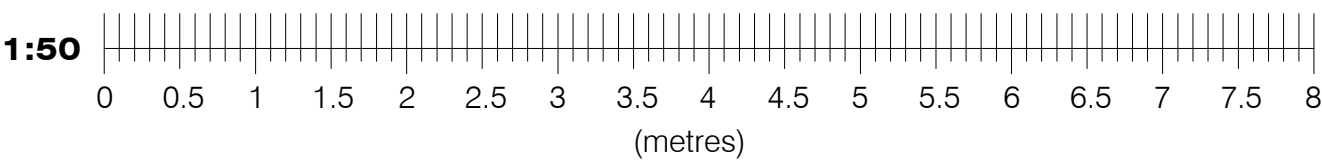
SIDE ELEVATION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50



PRELIMINARY

- NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUB-CONTRACTORS AND ARCHITECTURAL DRAWINGS.
 2. THIS DRAWINGS REMAINS THE COPYRIGHT OF JETARCH DESIGN LTD AND MAY NOT BE SHARED OR REPRODUCED WITHOUT THEIR KNOWLEDGE



100 Berkshire Place
Winnersh Triangle
Wokingham, Berkshire RG41 5RD
Tel: 07787296792
email: info@jetarchdesign.co.uk

Client
MR & MRS FIELDING

Property:
**8 BARHOLM CLOSE
LOWER EARLEY
RG6 3TQ**

Drawing Title:
**DETAILS OF PROPOSED
FLOOR PLANS
AND ELEVATIONS**

Rev.	Date	Revisions

Drawing No.	Rev.
A1/417/02	
Plot Date: SEP 24	
Scale AS NOTED @ A1	
Date SEP 24	Drawn JT



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

APPENDIX 2

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.