



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 82 WARGRAVE ROAD TYWFORD



**Prepared for:
Mr & Mrs Hodgson
82 Wargrave Road
Tyxford
RG10 9PJ**

12 August 2025

Ref: SPH/BAS-25/31.07



Urban Tree Experts

BBS5837 – Tree Surveys – Ecological Consulting

Bramley House
Newnham Bridge
Tenbury Wells
WR15 8NX
Tel: 0118 976 2904
Email: info@batsurveys-uk.com

CONTENTS

Executive Summary

1. Introduction

- 1.1 Instruction
- 1.2 Survey Scope
- 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 Dusk Surveys
- 4.4 Constraints

5. Survey Findings

- 5.1 Pre-Survey Data Search
- 5.2 External Inspection
- 5.3 Internal Inspection
- 5.4 Dusk Surveys

6. Evaluation

7. Conclusion/Interpretation

8. References

9. Queries

Appendix 1

Appendix 2

Appendix 3

©2025 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 & Mrs Hodgson and their 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 & Mrs Hodgson to carry out a preliminary ecological appraisal (daytime bat walkover [DBW]) and three dusk emergence surveys at 82 Wargrave Road, Twyford, RG10 9PJ. This is to support a forthcoming planning application to Wokingham Borough Council.

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 Licence (EPSL) for bats has been granted within 2km of the proposed development site. The landform to the west 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 bat records confirmed 9 different species within the 2-kilometer search radius, including *Myotis sp.*

The initial site visit was carried out by Simon Holmes on Tuesday 27 May 2025 at 12.50pm, when an external and internal inspection of the property took place to look for signs of bats.

The property is in good condition externally and is in the process of being re-roofed with only a small section of roof at the front of the property under a tarpaulin and the front dormer window battened which could still provide potential roosting opportunities for bats or access into the loft space. In addition, a low number of droppings (<10) of a similar size and consistency to those of pipistrelle *sp.* bats, were observed in both the loft space and dormer window void indicating that bats may have used the building to roost. A sample of the droppings were sent for DNA testing by SureScreen Scientifics and the results were inconclusive, see Appendix 1.

On the basis that the droppings were similar to those of bats and in line with best practice guidelines², three separate dusk emergence surveys are required on the property in order to establish the presence or absence of bats and the amount of effort is considered proportionate to the property and risk associated with the proposed works.

The dusk emergence surveys were conducted on Friday 6 June, Sunday 6 July and Thursday 31 July 2025. A limited number of bats were seen and heard foraging in and around the site throughout the survey and none were seen emerging from or re-entering the property to roost.

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

The combined evidence from the DBW, DNA analysis of the droppings and activity surveys provides a high level of confidence in support of the opinions set out in this report. The DNA tests were inconclusive, and the droppings cannot be confirmed as being those of bats. The lack of bats emerging or re-entering the property during the activity surveys lead us to conclude that the property does not host a bat roost and that an EPSL from Natural England (NE) is not required.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

1. Introduction

1.1 Instruction

Urban Tree Experts was instructed by Mr & Mrs Hodgson to carry out a DBW at 82 Wargrave Road, Twyford, RG10 9PJ to support a forthcoming planning application to Wokingham Borough Council. Following the DBW, Urban Tree Experts were commissioned to conduct three dusk activity surveys upon the property in accordance with best practice guidelines.

1.2 Survey Scope

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 surveys were commissioned in connection with a forthcoming planning application to Wokingham Borough Council that will seek to enlarge the front dormer window.

1.4 Surveyor Background and Experience

The DBW was completed by Simon Holmes. The emergence surveys were conducted by Nick Powell with a remote camera, and the report was compiled by Simon Holmes MSc. CEnv, a Natural England licensed bat ecologist.

Simon Holmes MSc. 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.

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

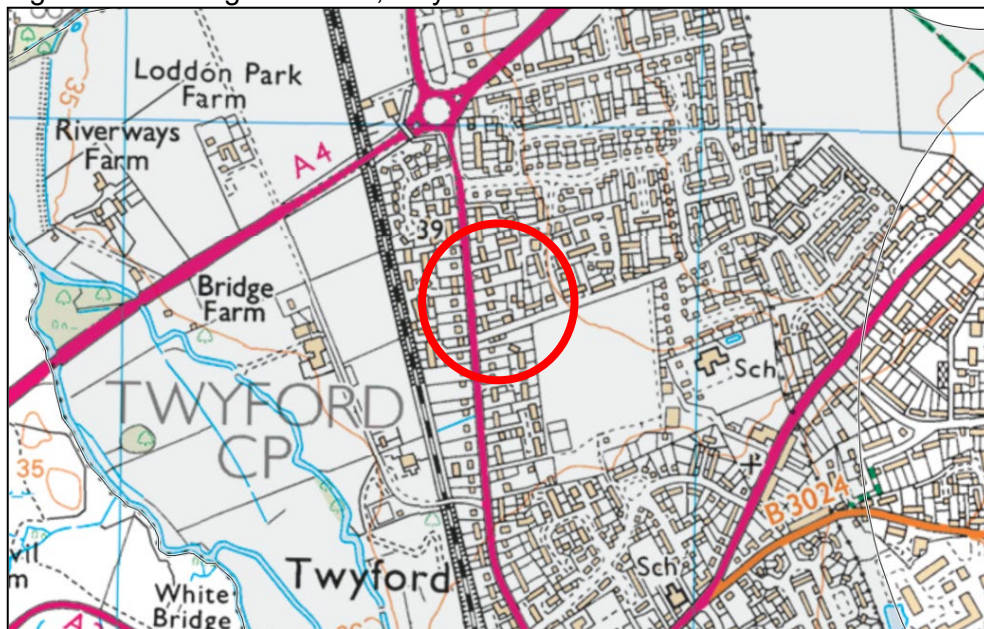
Seven species of bat are also Species of Principal Importance for nature conservation in England under Section 41 of the Natural Environment and Rural Communities Act 2006. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species.

3. Site Location and Description

3.1 Site Location

The property is located at Grid Reference SU78637671, see Ordnance Survey (OS) extract at Figure 1 below.

Figure 1: 82 Wargrave Road, Twyford.



3.2 Site Description

The site comprises a detached, two-storey brick-built property. The remainder of the site comprised a gravelled front driveway/parking area with lawn, flower bed, hedgerows and shrubs on the boundaries. The rear garden has been cleared but still retains a patio area and lawn with hedgerow and mature trees on the boundaries, see Figure 2 below. The site itself provides some foraging and commuting habitat for bats.



Figure 2. Rear garden. 82 Wargrave Road, Twyford.
27.05.25



4. Survey Methodology

4.1 Pre-Survey Data Search

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.

4.2 Daylight Survey

The DBW was carried out by Simon Holmes on Tuesday 27 May 2025 at 12.50pm. The weather conditions for the survey were overcast with a temperature of 17 degrees. Equipment used included a high-powered torch, a digital camera on a telescopic pole, an endoscope, binoculars and a ladder.

During the DBW an internal and external inspection of the property 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 or lead flashing.

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, this is not always a reliable indicator.
- 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 with no bat roosting potential and that were unsuitable for roosting bats were not inspected in detail.

4.3 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Friday 6 June, Sunday 6 July and Thursday 31 July 2025. The surveys were at a time of year when bats are known to be active with weather conditions suitable for the bat surveys and insect prey abundant.

The surveyor/remote camera were stationed at the front of the property (as shown in Figure 3 on page 7), to ensure the features identified in the DBW could be observed. Sample screenshots from the video cameras is included at Appendix 3.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

During the 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, VLC media player and DVC-Scan.

Figure 3. 82 Wargrave Road, Twyford. Surveyor/remote camera locations.



During the surveys no bats were seen emerging from and/or returning to the property to roost. In total 3 species of bat were recorded and identified foraging in and around the site. A simple summary of the bats recorded can be seen in Table 2 on page 13. The most frequently used flight paths of bats cannot be shown as very few bats were seen across all three surveys.

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

Table 1 – Surveyor details and weather conditions for bat activity survey conducted at 82 Wargrave Road, Twyford.

Date:	6 June 2025	6 July 2025	31 July 2025
Surveyor and location	(A) Nick Powell (B) Remote camera	(A) Nick Powell (B) Remote camera	(A) Nick Powell (B) Remote camera
Weather Conditions (Start)	Temperature 15.2°C, Cloud cover 90% Humidity 66.2% Dry Wind Beaufort 0	Temperature 19°C, Cloud cover 65% Humidity 61.4% Dry Wind Beaufort 1-2	Temperature 22°C, Cloud cover 5% Humidity 87.3% Dry Wind Beaufort 0-1



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Table 1 continued

Date:	6 June 2025	6 July 2025	31 July 2025
Sunset/Sunrise	21:15	21:21	20:54
Start time	21:00	21:05	20:35
Finish Time	22:45	22:55	22:25
Duration	01:45	01:50	01:50
Weather Conditions (Finish)	Temperature 14.4°C, Cloud cover <5% Humidity 9.1% Dry Wind Beaufort 0	Temperature 17.3°C, Cloud cover 70% Humidity 70.2% Dry Wind Beaufort 1-2	Temperature 19.8°C, Cloud cover 5% Humidity 88.4% Dry Wind Beaufort 1

4.4 Constraints

Full access to the site during the visits was made possible by the client. During the DBW a thorough inspection of the loft could not be undertaken due to the lack of boarding. There were no constraints to the activity surveys.

5. Survey Findings

5.1 Pre-Survey Data Search

The property is situated in the village of Twyford and is surrounded by properties and gardens of differing styles and sizes. To the southwest lies a small area of woodland, an area of grassland, the River Loddon and Old River, all of which are likely to provide good habitat for roosting, commuting and foraging bats and are within travelling distance for bats. Large freshwater lakes lie to the south of the site and a recreation ground to the southeast, all of which provide good habitat to support bats and are connected to the site via ecological corridors.

No statutory designated sites lie within 2km of the proposed development site. A search of the Magic interactive website revealed one current EPSL 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
2020-49294-EPS-MIT	08/2025	Common and soprano pipistrelle

5.2 External Inspection

The external features of the property were examined for signs described in Section 4.2. Windowsills, exposed features around the windows, fascias, soffits 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 cross-pitched roof with dormer window at the front elevation (see cover photograph) are covered in slate tiles all of which, having recently been replaced, are close fitted and in a good condition affording no roosting opportunities (see Figure 4 on page 9) with the front section of roof being untiled, with a section under a tarpaulin and battened, see Figure 5 on page 9. The remaining roof and tiles on the dormer window are tight with no gaps or missing mortar that could afford roosting opportunities and the sides are secured, see Figure 6 on page 10.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

The soffits and fascias are tight to the wall plate and offer no roosting opportunities for crevice dwelling bats, see Figure 7 on page 10.

No bats or evidence of bats was observed during the external inspection of the property.

Figure 4. Example well fitted state tiles. 82 Wargrave Road, Twyford. 27.05.25



Figure 5. Example untiled and tarpaulined section of roof. 82 Wargrave Road, Twyford. 27.05.25





Figure 6. Example sealed roof and ridge tiles on dormer. 82 Wargrave Road, Twyford. 27.05.25



Figure 7. Sealed soffits and fascias. 82 Wargrave Road, Twyford. 27.05.25





5.3 Internal Inspection

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

There are two loft spaces, both were accessed through a hatch, via a ladder. The spaces are not lit or boarded and recently insulated. The roof tiles that have been laid are lined with a membrane, see Figure 8 below.

Occasional droppings were observed under the ridge in the main loft void and on the floor of the dormer room, beneath two recently removed ceiling lights, see Figure 9 on page 12. The DNA results of the droppings in both sections were inconclusive.

Figure 8. Example main loft space and membrane lining. 82 Wargrave Road, Twyford. 27.05.25





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Figure 9. Example potential bat droppings. 82 Wargrave Road, Twyford. 27.05.25





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

5.4 Dusk Surveys

During the activity surveys no bats were seen emerging from and/or returning to the property to roost.

In total 3 different species were recorded and identified foraging and commuting around the site. The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, and noctule, *Nyctalus noctule*. The longest and most frequently recorded calls and observations were from both common and soprano pipistrelle bats.

A simple summary of the bats recorded can be seen in Table 2 below.

Table 2. Summary of bat calls recorded in the vicinity of 82 Wargrave Road, Twyford.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
06/06/25	A	21:00 – 22:45	Y	Y	Common and soprano pipistrelle	At 21.16 (1 minute after sunset) a faint call from a common pipistrelle bat was heard and thereafter and until survey end sporadic calls from common pipistrelle bats were heard with up to 2 bats being seen on a couple of occasions foraging in the neighbouring garden. Soprano pipistrelle activity was very limited with only 6 calls being heard between 22.10 and 22.16, the bat was not seen.
06/06/25	B	21:00 – 22:45	N	N	Remote camera only	The remote camera did not record any bat activity.
06/07/25	A	21:05 – 22:55	Y	Y	Common and soprano pipistrelle and noctule	A faint call from a common pipistrelle was heard at 21.41 (20 minutes after sunset) and, at 21.42 a noctule was seen and heard in transit over the property heading in an easterly direction, it was heard once again, at 22.32. Common pipistrelle activity continued sporadically until 22.31 with a bat being seen on a couple of occasions foraging in neighbouring gardens. Limited soprano pipistrelle activity commenced at 22.09 and continued until survey end, the bats(s) were not seen.
06/07/25	B	21:05 – 22:55	N	N	Remote camera only	The remote camera did not record any bat activity.
31/07/25	A	20:35 – 22:25	Y	Y	Common and soprano pipistrelle and noctule	At 21.25 foraging calls from a noctule were heard, it was heard again at 21.59 but not seen. Common pipistrelle activity commenced at 21.27 with, at 21.30, a bat being seen foraging over the right side of the property. Soprano pipistrelle activity commenced at 21.40 and both species sporadically foraged until survey end however no bats were seen again.
31/07/25	B	20:35 – 22:25	N	N	Remote camera only	The remote camera did not record any bat activity.



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 or historical records of bats on the site, or 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); or
- are active industrial premises.

Please note that the above list provides generic screening criteria only and there are exceptions to consider.

7. Conclusions/Interpretation

- 7.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, soprano pipistrelle, *Pipistrellus pygmaeus* and noctule, *Nyctalus noctule*, foraging and/or transiting across the site. The longest and most frequent calls were from pipistrelle *sp.* bats.
- 7.2 The property has features suitable for crevice dwelling bats to roost however, no bats were seen emerging from or returning to the property to roost. The surveyor observations and bat group records provide a high level of confidence in the species detected during the survey at 82 Wargrave Road.
- 7.3 Pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first common pipistrelle was heard at 1 minute after sunset, the bat is roosting in the vicinity 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.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

- 7.4 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.
- 7.5 The bat calls and field observations provide a high level of confidence in support of the opinions as set out in this report. Although low, bat activity was dominated by pipistrelle sp. bats with up to 2 being seen foraging adjacent to the site during the surveys.
- 7.6 The cumulative evidence leads me to conclude that bats are not roosting at 82 Wargrave Road, and the property has a negligible potential to support roosting bats therefore an EPSL is not required.
- 7.7 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).

8. 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.

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
Bat License CLS-CLS- 17637 & 17638



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

APPENDIX 1

Folio No: 1933-2025
Purchase Order: KH202502
Contact: Urban Tree Experts
Issue Date: 13.06.2025
Received Date: 29.05.2025

Biological Report

Technical Report



SureScreen Scientifics

Folio No: 1933-2025
Purchase Order: KH202502
Contact: Urban Tree Experts
Issue Date: 13.06.2025
Received Date: 29.05.2025

Biological Sample Analysis

Summary

Most biological materials (tissue, feces, hair, blood, etc.) contain small amounts of DNA from the organism of which it originated. Using molecular methods such as PCR (polymerase chain reaction) and DNA sequencing, SureScreen Scientifics are able to analyze an unknown sample to determine which species the sample originates from our methods are optimized for the detection of species including bats (over 92% of bat species worldwide can be identified including all 18 UK bat species), mammals; bees, wasps & hornets; birds; fish; plants (from roots, leaves, stem and even dried wood) and many more species.

Results

Lab ID	Site Name	OS Reference	Sample Type	Species Name	Match(%)
B4740	82 Wargrave Rd (Loft)		Dropping	Inconclusive	-
Genetic Sequence -					
B4741	82 Wargrave Rd (Dormer)		Dropping	Inconclusive	-
Genetic Sequence -					

Matters affecting result: none
Reported by: Consuela Sopronyi

Approved by: Jennifer Higginbottom

Methodology

Once samples have arrived in the laboratory, the DNA is isolated using a commercial DNA extraction kit. Using PCR, DNA (if present within the sample) is amplified using universal molecular markers designed to amplify a short fragment of the DNA of the target species group (i.e. mammal, fish, arthropod, reptile, plant etc.). If amplification is successful, the resulting DNA sequence is revealed using a process known as Sanger Sequencing in order to obtain the genetic sequence of the mitochondrial gene within the sample. The sequence results are aligned against a library of known reference sequences using bioinformatics software, which enables us to determine which species the DNA sequence from the sample matches with, informing the species identity and sequence similarity (match %).

If the initial analysis is unsuccessful, the entire process is repeated up to two additional times with a fresh reserve sample (if available) in order to obtain a species identification. If no DNA is detected after three attempts, then we can be confident that any further analysis of the sample will likely also fail to result in species identification.

Interpretation of Results

- Sample Type:** The sample you send to us can come from a variety of sources. Fecal, dropping, urine, hair, blood, carcass (skin, flesh, bone), gamete, plant matter or unknown biological material all contain DNA that we can test for in order to identify the species of origin.
- Genetic Sequence:** The unique DNA sequence obtained from the sample.
- Match (%):** How closely matched the DNA sequence from your sample is to the sequences within our reference database. This can be interpreted as a score of result accuracy, with the maximum score of 100% indicating an exact match of the sample to the indicated species' reference sequence. Lower scores (80-99%) indicate some variation between the sample and reference sequence, likely due to natural variation between individual genetic sequences and/or systematic variations generated through the sequencing process. Scores below 80% similarity should be interpreted with care and can indicate part degraded or part contaminated samples.
- Inconclusive Result:**
- Degraded sample:**
DNA is degraded and we are unable to determine species identification due to degradation of sample DNA. This can happen either before sample collection (old samples, exposure to UV etc.) or after sample collection if stored for long periods before analysis or not handled correctly.
- Inhibited/contaminated sample:**
We are unable to determine species identity due to contamination or the suspected presence of large quantities of PCR inhibitors. Contamination sources can originate from other species which could have come into contact with the samples, or human contamination during sample collection.
- Alternative Result:** Sometimes, for targets such as bat dropping analysis, other mammalian species such as rodents are detected. We find this to be a common occurrence as some bat droppings can be similar in appearance to rodent droppings. Although sometimes unexpected, repeat analyses in these cases would likely return the same results.





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.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

APPENDIX 3

82 Wargrave Road, Twyford, RG10 9PJ
Sample screenshots from night vision cameras

A



B

