



Preliminary Roost Assessment and Bat Emergence Survey Report

Survey Dates: 7th May 2026, 14th May 2026 and 13th June 2026

SU 76450 70621 - Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ

Client: Mr Marius Iepure



Preliminary Roost Assessment and Bat Emergence Survey Report

Professional standards and quality assurance: This Preliminary Roost Assessment and Bat Emergence Survey report was prepared to inform proposed roof repair and refurbishment works at Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ, on behalf of the client, Mr Marius Iepure. The Preliminary Roost Assessment was undertaken on 7th May 2026 by Rodrigo Alves, Ecological Consultant, with Dwij Thaker acting as Assistant Ecological Consultant, on behalf of MYBATSURVEY Ltd, trading as mybatsurvey.co.uk. The bat emergence surveys were undertaken by Rodrigo Alves, Dwij Thaker, Varun Shuresh and Catherine Reed. The assessment was completed with reference to the Bat Conservation Trust Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition, including 2024 amendments, and relevant UK wildlife legislation. No bats were handled, captured or disturbed during the surveys, and no licensable activities were undertaken.

0. Executive Summary

This Preliminary Roost Assessment and Bat Emergence Survey report relates to Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ, centred approximately at OS Grid Reference SU 76450 70621. The assessment was undertaken on behalf of the client, Mr Marius Iepure, and was required in relation to proposed roof works associated with Listed Building Consent application 260911. The proposals comprise the removal of existing roof tiles and underlay, making good, repairing or replacing timber decking where unsuitable, and replacing with new felt and the existing tiles.

Wokingham Borough Council identified that the application site is located within an area suitable for bat roosts, as shown on the Council's Planning Constraints Map, and requested a daylight bat survey by a suitably qualified ecologist to inform the application. The purpose of this report is therefore to assess the suitability of the building to support roosting bats, present the results of the subsequent bat emergence surveys, and determine whether further survey work, mitigation or licensing is required before the proposed roof works proceed.

The daytime Preliminary Roost Assessment was undertaken on 7th May 2026 by Rodrigo Alves, Ecological Consultant, with Dwij Thaker acting as Assistant Ecological Consultant. The assessment identified numerous potential roost features associated with the roof structure and elevated building fabric. These included gaps beneath slipped, raised and uneven clay roof tiles, gaps at ridge, hip, verge and valley features, gaps associated with dormer cheeks and dormer roof junctions, gaps beneath or behind weathered timber boarding, deteriorated timber around dormer window structures, open eaves and fascia/soffit interfaces, and localised gaps associated with the chimney, flashing and rainwater goods. These features were present across several roof elevations and roof aspects.

No direct evidence of roosting bats was recorded during the daytime inspection, including no confirmed bat droppings, staining, feeding remains, live bats or dead bats within accessible areas. However, due to the number and distribution of potential roost features, the age and complexity of the roof structure, and the suitability of the surrounding habitats for commuting and foraging bats, the building was assessed as having moderate suitability for roosting bats. In accordance with this assessment, two dusk emergence surveys were recommended and subsequently completed.

A desk study was completed using Thames Valley Environmental Records Centre data. The TVERC data search for bats within 2 km of the site returned 16 bat taxa and 493 bat records. Species and taxa recorded within the search area included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, noctule *Nyctalus noctula*, Natterer's bat *Myotis nattereri*, Daubenton's bat *Myotis daubentonii*, Nathusius's pipistrelle *Pipistrellus nathusii*, serotine *Eptesicus serotinus*, barbastelle *Barbastella barbastellus* and grouped records for *Myotis*, *Plecotus*, *Nyctalus*, *Pipistrellus* and *Chiroptera*. These records confirm that bats are present in the wider landscape and that the local area provides habitat suitable for bat activity. The records do not confirm use of the building as a roost.

The first dusk emergence survey was undertaken on 14th May 2026. The survey commenced at 20:08 and ended at 22:13. Sunset was at 20:47. Weather conditions were suitable for bat activity. At the start of the survey, the temperature was 8°C, cloud cover was 3 oktas, humidity was 78%, conditions were dry, and wind was approximately 7 mph from the south-east. At the end of the survey, the temperature was 6°C, cloud cover was 8 oktas, humidity was 83%, there was slight rain below 1 mm, and wind was approximately 5 mph from the south-east.



The second dusk emergence survey was undertaken on 13th June 2026. The survey commenced at 21:01 and ended at 23:22. Sunset was at 21:21. Weather conditions were suitable for bat activity. At the start of the survey, the temperature was 17°C, cloud cover was 1 okta, humidity was 63%, conditions were dry, and wind was approximately 8 mph from the south-east. At the end of the survey, the temperature was 14°C, cloud cover remained 1 okta, humidity was 71%, conditions remained dry, and wind was approximately 6 mph from the south-east.

The bat emergence surveys were undertaken by Rodrigo Alves, Dwij Thaker, Varun Shuresh and Catherine Reed. Surveyors were positioned to observe the relevant elevations, roof slopes, dormers, eaves, ridge, hip, verge, chimney and other potential roost features. Surveyor observations were supplemented by night-vision, infrared and thermal equipment, including Nightfox Whiskers, Nightfox Embers and a Thermal Master DV2.

No bats were observed emerging from, entering or showing roost-linked behaviour at the building during either dusk survey. No bat activity was recorded entering, leaving, circling tightly around, repeatedly investigating, or otherwise showing roost-linked behaviour at any identified potential roost feature associated with the building. No emergence, entry or roost-linked behaviour was observed at the roof tiles, ridge, hips, verges, eaves, soffits, fascias, dormer cheeks, dormer window interfaces, chimney junctions, flashing interfaces or any other part of the surveyed building.

Bat activity was recorded within the wider site and immediately surrounding landscape during both surveys. Common pipistrelle activity was particularly frequent along the tree line to the north-east of the property and around the rear south-eastern garden area. Brown long-eared bat and noctule were also recorded acoustically during the survey work. The recorded bat activity was consistent with bats using the surrounding garden, tree line and wider landscape for commuting and foraging rather than roosting within the surveyed building.

On the basis of the daytime PRA findings, the moderate roost suitability classification, the completion of two dusk emergence surveys in suitable conditions, the use of multiple surveyors and supplementary night-vision, infrared and thermal equipment, and the absence of observed emergence, entry or roost-linked behaviour, no bat roost was confirmed within Sindlesham Farm House at the time of assessment.

A European Protected Species mitigation licence is not required for the proposed roof works on the basis that no bat roost was identified during the survey work. No further bat activity survey work is required in respect of the current roof repair and refurbishment proposals, provided the scope of works remains as assessed. Works may proceed subject to precautionary working methods, including careful hand removal of roof materials in sensitive areas, immediate cessation of works if bats or evidence of bats are encountered, and ecological advice before works recommence. Sensitive lighting measures should also be adopted to avoid adverse effects on commuting and foraging bats using the surrounding tree lines and garden habitats.

1. Introduction

1.1. Report Rationale

MYBATSURVEY Ltd, trading as mybatsurvey.co.uk, was instructed by Mr Marius Iepure to undertake a Preliminary Roost Assessment and subsequent Bat Emergence Surveys at Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ. The site is centred approximately at OS Grid Reference SU 76450 70621. The Preliminary Roost Assessment was undertaken on 7th May 2026 by Rodrigo Alves, Ecological Consultant, with Dwij Thaker acting as Assistant Ecological Consultant.

The assessment was required to inform Listed Building Consent application 260911 for proposed roof repair and refurbishment works. The proposals comprise the removal of existing roof tiles and underlay, making good, repairing or replacing timber decking where unsuitable, and replacing with new felt and the existing tiles.

The application was initially identified as invalid by Wokingham Borough Council because the site lies within an area identified as suitable for bat roosts on the Council's Planning Constraints Map. The Council requested a daylight bat survey undertaken by a qualified ecologist within the last 12 months to inform the planning application.

This report presents the findings of the daytime Preliminary Roost Assessment, the results of two dusk emergence surveys, and an assessment of whether roosting bats are present or likely absent from the building. It also sets out the implications of the findings for the proposed roof works and provides recommendations to allow the works to proceed lawfully and in accordance with relevant wildlife legislation.

1.2. Site Description

The site comprises Sindlesham Farm House, a traditional residential building of historic character located at Mill Lane, Earley, Wokingham, RG41 5DQ. The building comprises a substantial dwelling with a complex pitched clay-tiled roof, multiple roof planes, ridges, hips, valleys, dormer windows, a chimney structure, eaves, rainwater goods and associated timber and rendered external fabric.

The roof is formed from clay tiles and displays areas of weathering, unevenness and localised defects. Multiple slipped, raised or uneven tiles are present across several roof slopes. The building includes dormer window structures with timber boarding and weathered timber elements. Several dormer cheeks, roof junctions, verge details, fascia/eaves areas and tile interfaces contain gaps or crevices that could provide access or shelter for crevice-dwelling bats.

The surrounding site context includes garden habitats, trees and boundary vegetation. In particular, the tree line to the north-east of the property and the rear south-eastern garden area provide suitable commuting and foraging habitat for bats. The wider landscape contains residential, garden and semi-natural features that provide additional foraging and commuting opportunities.

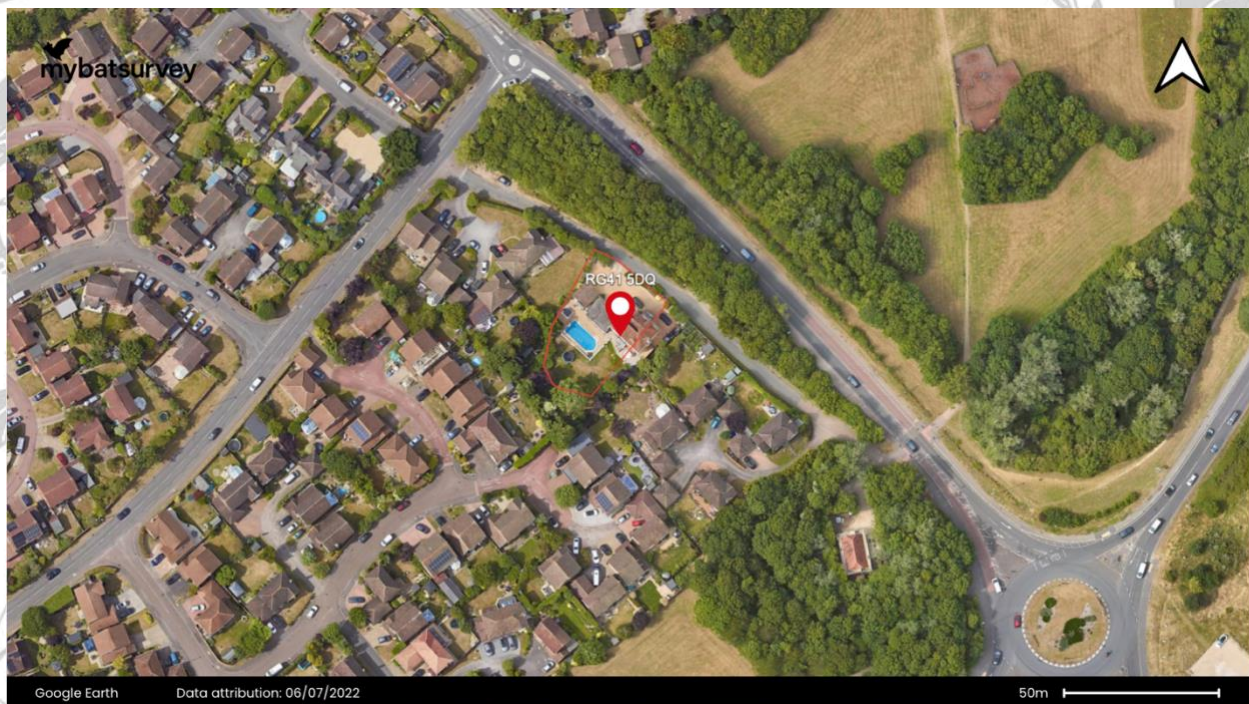


Figure 1. Aerial photograph showing the location of Sindlesham Farm House, RG41 5DQ, within its immediate residential setting. The site is bordered by residential gardens and lies adjacent to substantial tree cover, woodland edge habitat and open green space, providing suitable local commuting and foraging opportunities for bats.

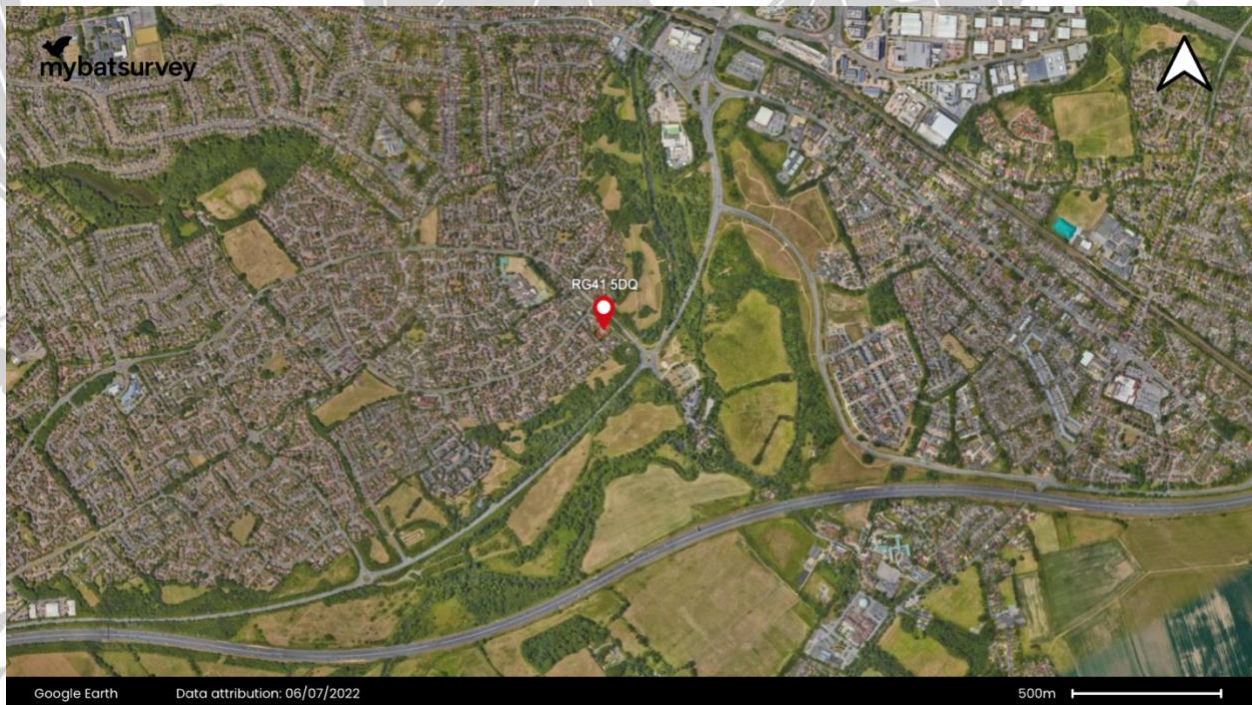


Figure 2. Wider aerial photograph showing Sindlesham Farm House, RG41 5DQ, in relation to the surrounding landscape. The wider area comprises residential development, connected woodland belts, tree lines, open grassland and green infrastructure, providing suitable habitat connectivity for commuting and foraging bats within the local landscape.

1.3. Proposals

The proposals comprise roof repair and refurbishment works associated with the Listed Building Consent application. The proposed works include removal of existing roof tiles and underlay, making good, repairing or replacing timber decking where unsuitable, and replacing with new felt and the existing tiles.

The works are relevant to bats because removal of roof tiles, underlay and associated timber elements may temporarily expose, disturb, damage or close potential roost features. Potential impacts could arise where bats are present beneath tiles, within crevices at roof junctions, behind timber boarding, within eaves or soffit/fascia voids, or within other small cavities associated with the roof structure.

Although the works are primarily repair and refurbishment works, they involve disturbance to roof fabric and therefore require appropriate ecological assessment to determine whether bats or bat roosts are present or likely absent.

1.4. Purpose of Survey



The purpose of the Preliminary Roost Assessment was to identify whether the building supports potential roost features suitable for bats, to search for evidence of bat use, and to assign an appropriate roost suitability classification. The assessment also considered the surrounding habitat context and the likelihood of bat activity within the local area.

The purpose of the bat emergence surveys was to determine the presence or likely absence of roosting bats within the building, with particular focus on the identified roof and building fabric features that may support crevice-dwelling bats. The surveys also sought to record bat activity within the site and surrounding habitats, assess whether any recorded activity was linked to the building, and determine whether further survey work, mitigation or licensing is required before works proceed.

2. Legislation and Planning Policy

2.1. Legislation

All bat species and their roosts are legally protected in England under the Conservation of Habitats and Species Regulations 2017, as amended, and the Wildlife and Countryside Act 1981, as amended. In summary, offences include deliberately capturing, injuring or killing a bat, deliberately disturbing bats where such disturbance is likely to impair their ability to survive, breed, rear or nurture young, hibernate or migrate, and damaging or destroying a breeding site or resting place.

Bat roosts are protected whether or not bats are present at the time. A roost is generally defined as a place of shelter or protection used by bats. This means that works affecting a confirmed roost can constitute an offence even if bats are absent when the works take place.

Bats are also species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006. This places a broader biodiversity consideration on public bodies and reinforces the need for proportionate ecological assessment, avoidance of harm and appropriate mitigation or enhancement where relevant.

Where survey findings identify that works would risk an offence, works must only proceed in accordance with the relevant legal compliance pathway, which may include a Natural England European Protected Species mitigation licence.

2.2. National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and includes requirements relating to the protection and enhancement of the natural environment. Planning decisions should minimise impacts on biodiversity, avoid significant harm where possible, and ensure that ecological constraints are properly assessed and addressed.

Protected species are a material consideration in the planning process. Where there is a reasonable likelihood that protected species may be affected by development, local planning authorities normally require sufficient survey information to determine the application and to understand whether the proposed works can proceed without breaching wildlife legislation.

3. Methodology

3.1. Desk Study

A desk-based review was undertaken using available site information, aerial imagery, the Wokingham Planning Constraints Map screenshot, Natural England MAGIC mapping, and bat records obtained from Thames Valley Environmental Records Centre. The TVERC data search was requested for bats within a 2 km radius of Sindlesham Farm House and was prepared under TVERC reference TVERC/26/0093.

The TVERC data search returned 16 bat taxa and 493 records within the 2 km search area. Species and taxa recorded included common pipistrelle, soprano pipistrelle, brown long-eared bat, noctule, Natterer's bat, Daubenton's bat, Nathusius's pipistrelle, serotine, barbastelle and grouped records for Myotis, Plecotus, Nyctalus, Pipistrellus and Chiroptera.

The desk study data confirms that bats are present in the wider landscape and that bat activity is likely in the local area. The records provide baseline context only and do not confirm the presence or absence of a roost within Sindlesham Farm House. The assessment of roost suitability and roost presence or likely absence is therefore based primarily on the site inspection, the potential roost features identified, and the results of the bat emergence surveys.

3.2. Preliminary Roost Assessment Methodology

A daytime Preliminary Roost Assessment was undertaken at Sindlesham Farm House on 7th May 2026 by Rodrigo Alves, Ecological Consultant, with Dwij Thaker acting as Assistant Ecological Consultant, to identify potential roost features and assess the suitability of the building for roosting bats.

The external inspection focused on the roofscape and elevated building fabric, including roof tiles, ridge tiles, hip tiles, verges, valleys, eaves, soffits, fascias, dormer structures, dormer cheeks, timber boarding, chimney features, flashing interfaces and rainwater goods.

The assessment sought evidence of bat presence, including live or dead bats, bat droppings, urine staining, feeding remains, scratch marks, staining associated with access points, and other signs that may indicate bat use. The inspection also considered the suitability of the surrounding habitats for commuting and foraging bats.

The assessment was non-intrusive. Features were assessed visually from accessible areas and from ground level where close physical access was not possible. The conclusions of the PRA are therefore based on visible external features, accessible inspection areas, habitat context and professional judgement.

3.3. Bat Emergence Survey Methodology



Two dusk emergence surveys were undertaken to determine the presence or likely absence of roosting bats within Sindlesham Farm House, with survey effort focused on identifying emergence, entry or other roost-linked behaviour associated with the building during the dusk survey periods.

The first survey was undertaken on 14th May 2026. The survey commenced at 20:08 and ended at 22:13. Sunset was at 20:47. The survey therefore commenced approximately 39 minutes before sunset and continued until approximately 1 hour and 26 minutes after sunset.

The second survey was undertaken on 13th June 2026. The survey commenced at 21:01 and ended at 23:22. Sunset was at 21:21. The survey therefore commenced approximately 20 minutes before sunset and continued until approximately 2 hours and 1 minute after sunset.

Both surveys were undertaken by Rodrigo Alves, Dwij Thaker, Varun Shuresh and Catherine Reed. Surveyors were positioned to observe the relevant elevations and potential roost features associated with the building. Particular attention was paid to the roof tiles, ridge, hips, verges, valleys, eaves, soffits, fascias, dormer cheeks, dormer window interfaces, chimney junctions, lead/flashing interfaces and other gaps or crevices identified during the Preliminary Roost Assessment.

Bat activity was assessed visually and acoustically. Particular attention was paid to timing, flight direction, proximity to the building, repeated behaviour close to potential roost features, circling behaviour, investigative behaviour, emergence from features and re-entry into features. Activity not directly associated with the building fabric was recorded as commuting, passing, foraging or heard-only activity.

Surveyor observations were supplemented by night-vision, infrared and thermal equipment, including Nightfox Whiskers, Nightfox Embers and a Thermal Master DV2. This equipment was used to increase the likelihood of detecting emergence, entry, close investigative behaviour or other roost-linked activity associated with the building during the dusk survey periods.

3.4. Survey Conditions

The first dusk emergence survey was undertaken on 14th May 2026. At the start of the survey, the temperature was 8°C, cloud cover was 3 oktas, humidity was 78%, conditions were dry with no rain, and wind was approximately 7 mph from the south-east. At the end of the survey, the temperature was 6°C, cloud cover was 8 oktas, humidity was 83%, there was slight rain below 1 mm, and wind was approximately 5 mph from the south-east. The slight rain occurred late in the survey and was not considered to materially affect the validity of the survey, as survey conditions during the key emergence period were suitable and bat activity was recorded within the surrounding habitats.

The second dusk emergence survey was undertaken on 13th June 2026. At the start of the survey, the temperature was 17°C, cloud cover was 1 okta, humidity was 63%, conditions were dry with no rain, and wind was approximately 8 mph from the south-east. At the end of the survey, the temperature was 14°C, cloud cover remained 1 okta, humidity was 71%, conditions remained dry, and wind was approximately 6 mph from the south-east. Conditions were suitable for bat activity throughout the survey.

No access, visibility or equipment constraints were recorded that were considered likely to materially affect the conclusions of the emergence surveys.

4. Preliminary Roost Assessment Results

4.1. External Building Assessment

Sindlesham Farm House comprises a traditional building with a complex clay-tiled pitched roof. The roof includes multiple roof planes, ridges, hips, valleys, dormers, eaves, fascias, soffits, rainwater goods and chimney features. The roof covering is visibly weathered in places and includes numerous uneven, raised, slipped or gapped tiles across several roof slopes.

Multiple potential roost features were identified throughout the external roofscape. These included crevices beneath raised and uneven clay tiles, gaps beneath slipped tiles, small voids beneath ridge and hip tiles, gaps at verge and valley interfaces, gaps around dormer cheeks, gaps behind timber boarding associated with dormer structures, deteriorated timber around dormer window surrounds, open or irregular eaves and fascia/soffit interfaces, and small gaps at roof junctions and chimney/flashing interfaces.

The dormer structures were of particular note. Several dormers displayed weathered timber, gaps behind or beneath timber boarding, openings at side cheek interfaces and crevice opportunities around window surrounds, sills and roof junctions. The dormer cheeks included hanging tile or timber-boarded elements, with localised openings capable of providing crevice roosting opportunities for bats.

The eaves and rainwater goods also contained potential access opportunities. Several areas beneath gutters and along fascia or soffit lines appeared open, weathered or irregular, with gaps leading behind the external fabric. These features could provide temporary shelter for individual crevice-dwelling bats or access into concealed voids.

The roof tiles, dormer interfaces, eaves and roof junctions were considered suitable for use by crevice-dwelling bat species, particularly common pipistrelle, soprano pipistrelle and other species known to use small gaps in buildings. Brown long-eared bats and other species recorded within the local area were also considered in the assessment, although the visible features were most obviously suitable for crevice-roosting species.

No direct evidence of bat use was recorded during the daytime external inspection. No confirmed bat droppings, staining, feeding remains, live bats or dead bats were identified in accessible external inspection areas. However, the absence of direct evidence during a daytime inspection does not confirm absence of bats, particularly where numerous crevice features are present and where concealed cavities cannot be fully inspected.

4.2. Internal Building Assessment

Accessible internal loft areas were inspected where access was available. The accessible loft areas included exposed timber elements, boarding, insulation, underlay, pipework and service areas. No direct evidence of bat use was recorded within the accessible internal inspection areas, including no live bats, dead bats, bat droppings, urine staining, feeding remains or other visible field signs.



The assessment remained primarily focused on the roof and external building fabric because the proposed works affect the roof covering, underlay, timber decking and associated external roof features. The internal inspection supported the external assessment by confirming that no visible evidence of bat use was present within the accessible loft inspection areas.

The assessment was non-intrusive and did not involve opening up roof fabric, removing tiles, disturbing boarding, lifting insulation, dismantling underlay or exposing concealed voids. Concealed features beneath roof tiles, behind dormer cheeks, behind or beneath insulation, beneath underlay, within eaves, behind fascia/soffit features and around chimney/flashing junctions could not be directly inspected without intrusive works. The assessment therefore relied on accessible inspection, external PRF appraisal and subsequent emergence survey findings.

4.3. Surrounding Habitat

The surrounding habitat provides suitable commuting and foraging opportunities for bats. The property is associated with garden habitats, boundary vegetation and tree lines. The tree line to the north-east of the property and the rear south-eastern garden area were later confirmed during the emergence surveys to support regular bat activity, particularly common pipistrelle foraging and commuting.

The wider landscape includes residential gardens, trees and linear features that are likely to support commuting and foraging bats. The TVERC records confirm that multiple bat species and taxa have been recorded within 2 km of the site. These records, together with the habitat context, indicate that bats are active within the local area.

4.4. Roost Suitability Classification

The building was assessed as having moderate suitability for roosting bats. This classification was based on the presence of multiple potential roost features distributed across the roof and elevated building fabric, including slipped and raised tiles, gaps at ridge, hip, verge and valley features, dormer cheek gaps, timber boarding gaps, open eaves/fascia/soffit interfaces, and chimney/flashing junctions.

The moderate suitability classification also reflects the traditional construction, the complexity of the roof structure, the presence of suitable surrounding commuting and foraging habitat, and the local bat records. However, no direct evidence of roosting bats was identified during the daytime inspection, and the features were assessed as being suitable for occasional or small numbers of crevice-dwelling bats rather than clearly indicating a confirmed or high-status roost.

In accordance with the moderate suitability classification, two dusk emergence surveys were recommended to determine the presence or likely absence of roosting bats before roof works proceed.



5. Bat Emergence Survey Results

5.1. Survey Visit 1: 14th May 2026

The first dusk emergence survey was undertaken on 14th May 2026 by Rodrigo Alves, Dwij Thaker, Varun Shuresh and Catherine Reed. The survey commenced at 20:08 and ended at 22:13. Sunset was at 20:47.

Weather conditions were suitable for bat activity during the key emergence period. At the start of the survey, the temperature was 8°C, cloud cover was 3 oktas, humidity was 78%, conditions were dry, and wind was approximately 7 mph from the south-east. At the end of the survey, the temperature was 6°C, cloud cover was 8 oktas, humidity was 83%, there was slight rain below 1 mm, and wind was approximately 5 mph from the south-east.

No bats were observed emerging from, entering or showing roost-linked behaviour at Sindlesham Farm House during the dusk survey. No bat activity was recorded entering, leaving, circling tightly around, repeatedly investigating or otherwise showing behaviour associated with any potential roost feature on the building.

Common pipistrelle activity was recorded within the wider site and surrounding habitats. Activity was particularly associated with the tree line to the north-east of the property and the rear south-eastern garden area. The activity recorded was consistent with commuting and foraging behaviour rather than roosting behaviour associated with the building.

Brown long-eared bat were also recorded acoustically during the survey work. These registrations confirm the presence of additional bat species within the local area but were not associated with emergence from, entry into or other roost-linked behaviour at the building.

5.2. Survey Visit 2: 13th June 2026

The second dusk emergence survey was undertaken on 13th June 2026 by Rodrigo Alves, Dwij Thaker, Varun Shuresh and Catherine Reed. The survey commenced at 21:01 and ended at 23:22. Sunset was at 21:21.

Weather conditions were suitable for bat activity. At the start of the survey, the temperature was 17°C, cloud cover was 1 okta, humidity was 63%, conditions were dry, and wind was approximately 8 mph from the south-east. At the end of the survey, the temperature was 14°C, cloud cover remained 1 okta, humidity was 71%, conditions remained dry, and wind was approximately 6 mph from the south-east.

No bats were observed emerging from, entering or showing roost-linked behaviour at Sindlesham Farm House during the dusk survey. No bat activity was recorded entering, leaving, circling tightly around, repeatedly investigating or otherwise showing behaviour associated with any potential roost feature on the building.



Common pipistrelle activity was again recorded within the wider site and surrounding habitats, particularly along the north-eastern tree line and around the rear south-eastern garden area. The pattern of activity was consistent with use of the surrounding habitat for commuting and foraging rather than roosting within the building.

Brown long-eared bat and noctule were also recorded acoustically during the survey work. These records were not associated with emergence from, entry into or other roost-linked behaviour at the building and do not indicate a roost within the surveyed structure.

5.3. Summary of Bat Activity

Across both surveys, bat activity was recorded within the wider site and surrounding landscape. Common pipistrelle was the most frequently recorded species, with regular activity along the north-eastern tree line and the rear south-eastern garden area. This activity was consistent with commuting and foraging behaviour.

Brown long-eared bat and noctule were also recorded acoustically. These species are known from the wider area based on the TVERC records and their presence during the surveys is consistent with the local bat assemblage. However, neither species was observed emerging from, entering or showing roost-linked behaviour at the building during the dusk survey periods.

No bat activity during either survey was linked to the building fabric. No bats were observed emerging from, entering, circling tightly around, repeatedly investigating or otherwise showing roost-linked behaviour at the roof tiles, dormers, eaves, soffits, fascias, ridge, hips, verges, chimney, flashing interfaces or any other potential roost feature associated with Sindlesham Farm House.

5.4. Birds and Other Incidental Observations

No active bird nests were recorded during the bat emergence surveys within the specific features observed. However, the absence of active nesting evidence during the surveys does not remove the need for standard nesting bird precautions if works are undertaken during the main bird breeding season.

Nesting birds and their active nests are legally protected. If works to roof edges, eaves, fascia, soffits, dormers, vegetation or other suitable nesting features are undertaken during the main nesting bird season, generally March to August inclusive, a precautionary nesting bird check should be completed by a suitably competent person immediately prior to works affecting suitable nesting habitat.

6. Impact Assessment

6.1. Roosting Bats

The daytime Preliminary Roost Assessment identified Sindlesham Farm House as having moderate suitability for roosting bats due to the presence of numerous potential roost features associated with the roof and elevated building fabric. These included gaps beneath roof tiles, gaps at ridge, hip, verge and valley features, dormer cheek gaps, weathered timber, gaps around dormer window structures, open eaves and fascia/soffit interfaces, and chimney/flashing junctions.

The proposed roof works have the potential to disturb, damage or destroy bat roosts if bats are present. Works involving removal of roof tiles and underlay, repair or replacement of timber decking, and local making good could affect concealed crevices or voids suitable for bats.

However, two dusk emergence surveys were completed during the bat active season in suitable conditions. No bats were observed emerging from, entering or showing roost-linked behaviour at the building during either dusk survey. No roost-linked behaviour was recorded at any identified potential roost feature. The surveys were undertaken by four surveyors and were supported by night-vision, infrared and thermal equipment.

On the basis of the survey findings, no bat roost was confirmed within Sindlesham Farm House at the time of assessment. The results support likely absence of a bat roost within the surveyed building features affected by the proposed works.

A European Protected Species mitigation licence is not required for the proposed works on the basis that no bat roost was identified. However, because bats are mobile animals and because the building contains multiple crevice features that cannot be fully inspected without disturbance, precautionary working methods are recommended.

6.2. Commuting and Foraging Bats

Bat activity was recorded within the wider site and surrounding habitats during both emergence surveys. Common pipistrelle activity was frequent along the north-eastern tree line and rear south-eastern garden area. Brown long-eared bat and noctule were also recorded acoustically.

The proposed roof works are unlikely to result in significant adverse effects on commuting or foraging bats, provided the works are limited to the building fabric and do not involve removal of significant tree lines or boundary vegetation. However, inappropriate lighting could adversely affect bats using the surrounding garden and tree line habitats.

Sensitive lighting should therefore be adopted during and after the works. Lighting should be directed away from trees, hedgerows, garden boundaries and known commuting/foraging areas. Lighting should be kept to the minimum required for safety and security, be downward-facing, avoid light spill and avoid unnecessary illumination of the north-eastern tree line and rear south-eastern garden area.

6.3. Nesting Birds

The building fabric, roof edges, eaves, gutters, dormers and associated vegetation may provide nesting opportunities for common bird species. If works are undertaken during the main bird nesting season, a precautionary check should be completed before works affecting suitable nesting areas commence.

If an active nest is identified, works affecting the nest or likely to disturb dependent young must stop until the nest is no longer active.

7. Recommendations

7.1. Further Survey Work

No further bat activity survey work is required in relation to the current roof repair and refurbishment proposals, provided the scope of works remains as assessed.

If the scope of works changes materially, for example if works extend to additional buildings, involve demolition, substantial structural alteration, removal of trees, or works to features not assessed within this report, further ecological advice may be required.

7.2. Licensing

A Natural England European Protected Species mitigation licence is not required for the proposed roof works on the basis that no bat roost was identified during the daytime assessment and two subsequent dusk emergence surveys.

If bats or evidence of bats are discovered at any stage before or during works, all works in the affected area must stop immediately and advice must be sought from a suitably qualified ecologist. Works must not recommence in the affected area until the situation has been assessed and an appropriate legal compliance pathway has been confirmed.

7.3. Precautionary Working Methods

Although no bat roost was confirmed, precautionary working methods should be implemented due to the number of potential roost features present within the roof and elevated building fabric.

Before works commence, contractors should receive a toolbox talk from a suitably competent ecologist or be provided with clear written ecological guidance explaining the legal protection afforded to bats, the types of features that may support bats, what bats or bat evidence may look like, and what to do if bats are encountered.

Roof tiles, ridge tiles, hip tiles, verge tiles, tiles around dormers, tiles around the chimney and tiles adjacent to eaves or flashing should be removed carefully by hand where practicable. Particular care should be taken when removing raised, slipped, uneven or gapped tiles, and when opening up dormer cheeks, eaves, fascias, soffits, timber boarding and chimney/flashing interfaces.

Materials should be lifted carefully rather than pulled or levered aggressively where this could crush or trap a bat. Where voids are exposed, they should be visually checked before further disturbance. Any discovered bat must not be handled by contractors unless there is an immediate welfare need and appropriate advice has been obtained.

If a bat is found, or if bat droppings or other evidence of bat use are discovered, works must stop immediately in that area. The bat or evidence must be left undisturbed where safe to do so, and a suitably qualified ecologist must be contacted for advice. If a bat is injured, a bat rehabilitator or appropriate specialist should be contacted immediately.

7.4. Sensitive Lighting

Lighting during works should be kept to the minimum necessary and directed away from the north-eastern tree line, rear south-eastern garden area, boundary vegetation and other suitable commuting or foraging habitats.

Any permanent external lighting should be designed to avoid unnecessary illumination of roof features, eaves, dormers, trees, hedgerows and garden boundaries. Lighting should be downward-facing, low intensity, warm-spectrum where possible, and controlled by timers or motion sensors where appropriate.

7.5. Biodiversity Enhancement

Where practicable, biodiversity enhancement should be incorporated into the completed works. Suitable bat enhancement could include the installation of one or more bat boxes on retained trees or suitable building elevations, positioned away from direct lighting and at an appropriate height and aspect.

Any bat box or integrated bat feature should be located in a position that avoids conflict with windows, doors, high-disturbance areas and artificial lighting. Enhancements should be proportionate to the scale of the works and should not obstruct or compromise listed building fabric without appropriate agreement.

8. Limitations

The daytime Preliminary Roost Assessment was a non-intrusive assessment based on visible and accessible features. Some potential roost features beneath roof tiles, behind timber boarding, within eaves, dormer cheeks, fascia/soffit voids, chimney junctions or concealed roof voids could not be fully inspected without intrusive works. Conclusions are therefore based on accessible inspection, external PRF appraisal, desk study information and the subsequent bat emergence survey results.

The bat emergence surveys provide a robust assessment of presence or likely absence at the time of survey. However, bats are mobile animals and may use different roosts at different times of year depending on weather, season, roost availability and ecological requirements. The absence of observed emergence, entry or roost-linked behaviour during the two dusk surveys does not remove the need for precautionary working methods where suitable crevice features remain present.

The conclusions of this report apply to the proposed roof repair and refurbishment works as described. If the scope, timing or method of works changes materially, the conclusions may need to be reviewed.

9. Conclusion

Sindlesham Farm House was assessed as having moderate suitability for roosting bats due to the presence of numerous potential roost features associated with the roof and elevated building fabric. These included gaps beneath raised, slipped and uneven clay tiles, gaps at ridge, hip, verge and valley features, dormer cheek gaps, deteriorated timber around dormers, gaps beneath or behind timber boarding, open eaves and fascia/soffit interfaces, and chimney/flashing junctions.

No direct evidence of roosting bats was identified during the daytime Preliminary Roost Assessment, which was undertaken on 7th May 2026 by Rodrigo Alves, Ecological Consultant, with Dwij Thaker acting as Assistant Ecological Consultant. However, due to the moderate suitability classification, two dusk emergence surveys were recommended and completed.

The first dusk emergence survey was undertaken on 14th May 2026 and the second was undertaken on 13th June 2026. Both surveys were completed in suitable conditions by four surveyors and were supported by night-vision, infrared and thermal equipment.

No bats were observed emerging from, entering or showing roost-linked behaviour at Sindlesham Farm House during either dusk survey. No bat activity was recorded entering, leaving, circling tightly around, repeatedly investigating or otherwise showing roost-linked behaviour at any potential roost feature associated with the building.

Common pipistrelle activity was recorded frequently within the wider site, particularly along the north-eastern tree line and rear south-eastern garden area. Brown long-eared bat and noctule were also recorded acoustically. This activity was consistent with commuting and foraging use of the surrounding habitats rather than roosting within the building.

On the basis of the daytime assessment, the completion of two dusk emergence surveys, the survey coverage, the suitable weather conditions, and the absence of emergence, entry or roost-linked behaviour, no bat roost was confirmed within Sindlesham Farm House at the time of assessment.

No further bat activity survey work is required in relation to the current roof works, and a Natural England European Protected Species mitigation licence is not required on the basis that no bat roost was identified. The proposed works may proceed subject to precautionary working methods, immediate cessation of works and ecological advice if bats or evidence of bats are encountered, and sensitive lighting measures to protect commuting and foraging bats within the surrounding landscape.

10. References

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- Wokingham Borough Council. 2026. Notification of Invalid Application, Application Number 260911, Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ, dated 16 April 2026.
- Wokingham Borough Council. 2026. Planning Policies and Constraints Map: Bat Roost Habitat Suitability Model, Sindlesham Farm House, RG41 5DQ.

Appendix 1. Desk Study Summary

A bat records search was obtained from Thames Valley Environmental Records Centre for bats within 2 km of Sindlesham Farm House. The data search was prepared under reference TVERC/26/0093 and returned 16 bat taxa and 493 bat records.

Species and taxa recorded within the search area included common pipistrelle, soprano pipistrelle, brown long-eared bat, noctule, Natterer's bat, Daubenton's bat, Nathusius's pipistrelle, serotine, barbastelle and grouped records for Myotis, Plecotus, Nyctalus, Pipistrellus and Chiroptera.

The records confirm that bats are present within the wider landscape and that the local area supports bat activity. However, the records do not confirm the presence or absence of a bat roost within Sindlesham Farm House. The roost assessment is therefore based on the building inspection and the results of the bat emergence surveys.

Appendix 2. Photographic Record



Photograph 1. Clay-tiled roof slope showing multiple raised, uneven and gapped tiles, with potential crevice features beneath tiles and along roof junctions.



Photograph 2. Roof slope adjacent to chimney structure showing uneven roof tiles, gaps beneath tiles, eaves features and potential access opportunities along the roof edge and gutter line.



Photograph 3. Dormer window and surrounding roof fabric showing weathered timber, gaps around dormer cheeks, tile gaps and potential crevice features around the dormer interface.



Photograph 4. Dormer and main roof interface showing gaps beneath tiles, weathered timber boarding, and potential roost features around the dormer cheek and roof junction.



Photograph 5. Dormer window structure showing weathered and deteriorated timber elements, crevices around the window surround, and gaps beneath surrounding roof tiles.



Photograph 6. Eaves and fascia/soffit area showing open and irregular gaps behind the gutter line and beneath the roof edge, suitable for crevice-dwelling bats.



Photograph 7. Lower roof/eaves interface showing raised tiles, gaps beneath tiles and localised access opportunities at the wall and roof junction.



Photograph 8. Wider roof elevation showing multiple dormer structures, clay-tiled roof slopes, ridge and hip features, and widespread potential crevice opportunities.



Photograph 9. Chimney and roof slope showing complex roof junctions, ridge and hip tiles, weathered roof covering and potential crevices around roof and chimney interfaces.



Photograph 10. Internal loft inspection area showing timber boarding, insulation and concealed roof void spaces. No visible evidence of bat use was recorded in the accessible inspection area, including no bat droppings, feeding remains, staining, live bats or dead bats.



Photograph 11. Internal loft void showing exposed roof timbers, underlay, insulation, pipework and services. The inspection identified no visible evidence of roosting bats within the accessible area; however, concealed voids behind insulation, underlay, roof tiles and inaccessible roof interfaces could not be fully inspected without intrusive works.

Appendix 3. Survey Weather and Timing Summary

BES Visit 1 was undertaken on 14th May 2026. Sunset was at 20:47. The survey started at 20:08 and ended at 22:13. At the start of the survey, the temperature was 8°C, cloud cover was 3 oktas, humidity was 78%, conditions were dry, and wind was 7 mph from the south-east. At the end of the survey, the temperature was 6°C, cloud cover was 8 oktas, humidity was 83%, slight rain below 1 mm was recorded, and wind was 5 mph from the south-east.

BES Visit 2 was undertaken on 13th June 2026. Sunset was at 21:21. The survey started at 21:01 and ended at 23:22. At the start of the survey, the temperature was 17°C, cloud cover was 1 okta, humidity was 63%, conditions were dry, and wind was 8 mph from the south-east. At the end of the survey, the temperature was 14°C, cloud cover was 1 okta, humidity was 71%, conditions remained dry, and wind was 6 mph from the south-east.

Appendix 4. Surveyor and Equipment Summary

The daytime Preliminary Roost Assessment was undertaken on 7th May 2026 by Rodrigo Alves, Ecological Consultant, with Dwij Thaker acting as Assistant Ecological Consultant.

The bat emergence surveys were undertaken by Rodrigo Alves, Dwij Thaker, Varun Shuresh and Catherine Reed. The surveys used visual observation, acoustic assessment and supplementary night-vision, infrared and thermal equipment. Equipment included Nightfox Whiskers, Nightfox Embers and a Thermal Master DV2.

Surveyors were positioned to observe the relevant elevations and potential roost features of Sindlesham Farm House, including roof tiles, dormers, eaves, fascias, soffits, ridge, hips, verges, valleys, chimney junctions and flashing interfaces. The purpose of the surveyor and equipment coverage was to identify any emergence, entry, close investigative behaviour or other roost-linked activity associated with the building during the dusk survey periods.

Appendix 5. Night-Vision, Infrared and Thermal Equipment Coverage

Night-vision, infrared and thermal equipment was used to supplement live surveyor observations during both dusk emergence surveys. Equipment included Nightfox Whiskers, Nightfox Embers and a Thermal Master DV2. Equipment was positioned to provide additional coverage of the principal elevations and potential roost features associated with Sindlesham Farm House, including roof slopes, dormer structures, eaves, fascia/soffit interfaces, ridge, hip and verge features, chimney junctions and roof tile gaps. The supplementary equipment coverage was used to increase confidence that any emergence, entry, close investigative behaviour or other roost-linked activity associated with the building would be detected during the dusk survey periods. No bats were recorded emerging from, entering or showing roost-linked behaviour at the building during review of the supplementary equipment coverage.



Camera 1. Position 1 - SW



Camera 2. Position 2 - SW



Camera 3. Position 3 - NW



Camera 4. Position 4 - NE



Camera 5. Position 5 - E



Camera 6. Position 6 - SW



Camera 7. Position 7 – SW - Thermal

Appendix 6. MAGIC Maps Search

Site Check Report generated on Wed Jun 17 2026

You selected the location: Centroid Grid Ref: SU76447061

Ancient Woodland – Revised COMPLETED COUNTIES (England)

No Features found

Ancient Woodland (England)

No Features found

Potential Special Protection Areas (England)

No Features found

Potential Special Protection Areas (England) - points

No Features found

Special Protection Areas (England)

No Features found

Special Protection Areas (England) - points

No Features found

Possible Special Areas of Conservation (England)

No Features found

Possible Special Areas of Conservation (England) - points

No Features found

Special Areas of Conservation (England)

No Features found

Special Areas of Conservation (England) - points

No Features found

Sites of Special Scientific Interest (England)

No Features found

Sites of Special Scientific Interest (England) - points

No Features found

Sites of Special Scientific Interest Units (England)

No Features found

Sites of Special Scientific Interest Units (England) - points

No Features found

Proposed Ramsar Sites (England)

No Features found

Proposed Ramsar Sites (England) - points

No Features found

Ramsar Sites (England)

No Features found

Ramsar Sites (England) - points

No Features found

Ancient Woodland – Revised COMPLETED COUNTIES (England)

No Features found

Ancient Woodland (England)

No Features found

Special Protection Areas (England)

No Features found

Special Protection Areas (England) - points

No Features found

Special Areas of Conservation (England)

No Features found

Special Areas of Conservation (England) - points

No Features found

Sites of Special Scientific Interest (England)

No Features found

Sites of Special Scientific Interest (England) - points

No Features found

Ramsar Sites (England)

No Features found

Ramsar Sites (England) - points

No Features found