



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 12 NOTTON WAY LOWER EARLEY



**Prepared for:
Mr & Mrs Hudson
12 Notton Way
Lower Earley
Reading
RG6 4AJ**

23 May 2026

Ref: SPH/ESR-26/20.05



Urban Tree Experts

BBS5837 – Tree Surveys – Ecological Consulting

Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Tel: 0118 976 2902
Mobile: 07557 982091
Email: info@batsurveys-uk.com

CONTENTS

EXECUTIVE SUMMARY	3
1 Introduction	4
1.1 Instruction	4
1.2 Aims and Objectives	4
1.3 Proposed Works	4
1.4 Surveyor Background and Experience	4
2 Survey Methodology	4
2.1 Constructions/Limitations	4
2.2 Dusk Survey	4
3 Survey Findings	6
3.1 Dusk Survey	6
4 Conclusions/Interpretation	6
5 References	7
6 Queries	7

©2026 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 Hudson 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.

The validity of this report ceases at the prescribed time limit or after one year from the survey, or if the site conditions change due to unspecified works that affect the site whichever is the sooner.

Registered Office: Bramley House, Newnham Bridge, Tenbury Wells, Worcestershire, WR15 8NX. Registered in England and Wales – Number 7106204



EXECUTIVE SUMMARY

Urban Tree Experts was commissioned by Mr & Mrs Hudson to carry out a dusk emergence survey at 12 Notton Way, Lower Earley, Reading, RG6 4AJ. The survey was undertaken at the property to provide further evidence to support the initial findings (a negative result) and conclusions from a preliminary ecological appraisal (DBW) report ref SPH/NP/PEA-26/14.04, and to inform appropriate mitigation for the proposed works, if required. This report has been prepared to support a current planning application to Wokingham Borough Council.

The application site comprises a detached, two-storey dwelling with attached conservatory on the south (side) elevation. The garden to the front contains a paved driveway/parking area and area of astroturf with a few mature shrubs on the boundaries and the back garden contains a seating area and astroturf. The site itself offers limited foraging and commuting habitat for bats however there is ecological connectivity to the wider landscape via the garden network.

The preliminary ecological appraisal (PEA) 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 two statutory designated sites are located within, and no current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The immediate surrounding habitat provides limited habitat for roosting, commuting or foraging bats, due to the urban environment however there is ecological connectivity to the wider landscape which includes a local nature reserve and other areas of woodland.

A search of Berkshire and South Buckinghamshire bat group records confirmed 10 different species within the 2-kilometer search radius, including *Myotis sp.*

The dusk emergence survey was conducted on Wednesday 20 May 2026. A low number of bats were seen and heard foraging in and around the site throughout the survey, however 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 the current best practice guidance where possible, and outlines any ecological constraints or issues with the proposed works.

The combined evidence from the preliminary survey and activity survey provides a high level of confidence in support of the opinions set out in this report. No bats or evidence of bats were observed during the PEA and no bats were seen entering or emerging from the property during the activity survey. This indicates that the property has not been used as a roost by bats and that an EPSL from Natural England (NE) is not required.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

1. Introduction

1.1 Instruction

Urban Tree Experts were commissioned by Mr & Mrs Hudson to carry out a dusk emergence survey at 12 Notton Way, Lower Earley, Reading, RG6 4AJ.

1.2 Aims and Objectives

The dusk emergence survey is designed to:

- Identify the presence/likely absence of bats using the building to roost.
- Estimate the size and status of any existing bat roost within the building.
- Establish where the bats are accessing the building.
- Determine the potential impacts on any bat roost from the proposed development.
- Determine if an EPSL and ecological method statement is required.

The survey was carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition.

1.3 Proposed Works

The survey was commissioned in connection with a current planning application to Wokingham Borough Council (number 260832) for “Householder application for the proposed erection of a two storey front extension and changes to fenestration”.

1.4 Surveyor Background and Experience

The activity survey was conducted by Nick Powell and the report was compiled by Simon Holmes MSc. CEnv, a Natural England licensed bat ecologist.

Simon holds Bat Class 3 (CL19) and (CL20) Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 36 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 4 years with various ecological consultancies and has received training in surveying techniques, bat detector use, bat biology, identification, acoustic monitoring, echolocation analysis and netting.

2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 20 May 2026, prior to the activity survey being undertaken and there were no constraints or limitations to the survey. Weather conditions were suitable for the survey, being conducted during warm weather, and a number of bats were heard and seen foraging and in transit during the survey.

2.2 Dusk Survey

The dusk emergence survey was conducted on the evening of Wednesday 20 May 2026. The surveyor was stationed (as shown in Figure 1 on page 5), to ensure the feature identified in the PEA could be observed.

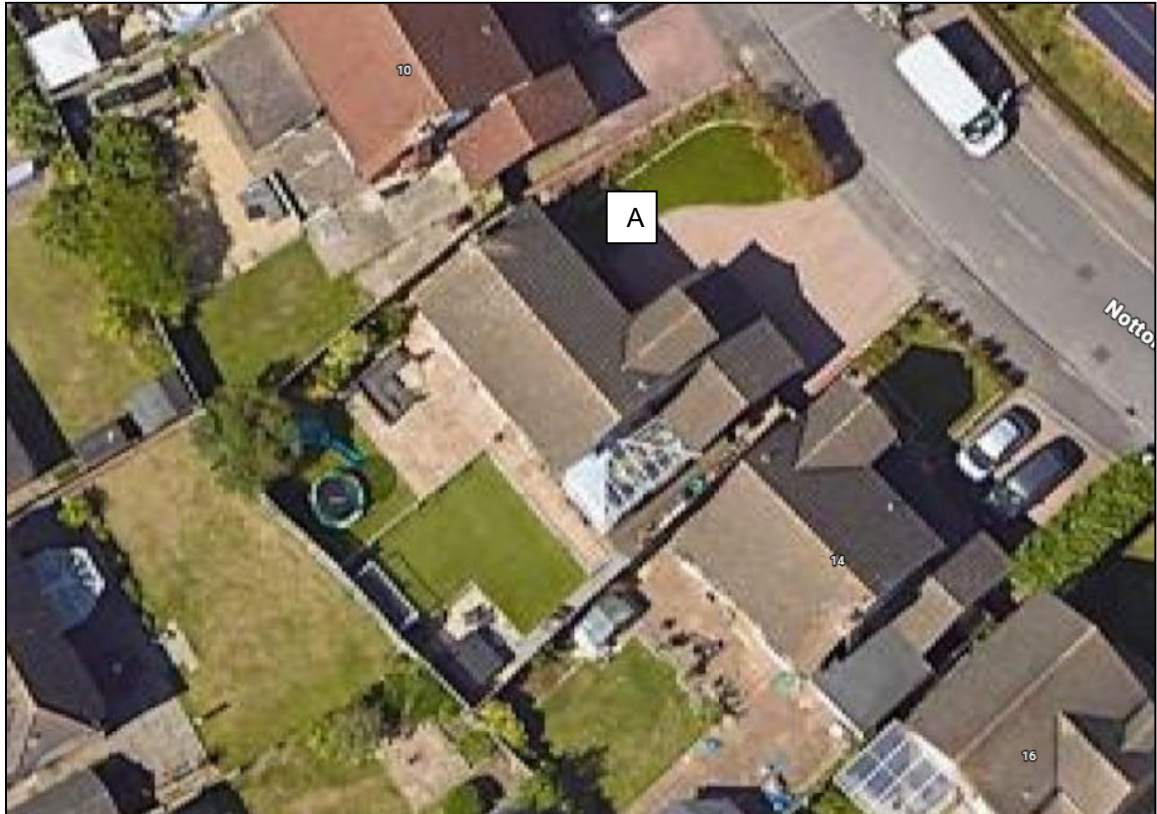


Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

During the survey bat activity was monitored using a BatLogger M bat detector together with a Sony Handycam night shot video camera with high intensity IR lamps. A screenshot from the video camera is included at Figure 2 below. The detector and camera were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope Pro 3 software, MotionMeerkat and VLC media player.

Figure 1 – 12 Notton Way, Lower Earley, surveyor location.



During the survey 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. A simple summary of the bats recorded can be seen in Table 2 commencing on page 6. The most frequently used flight paths of bats could not be shown as only 1 bat was seen during the entire survey.

Figure 2 – 12 Notton Way, Lower Earley, screenshots from night vision cameras.

Position A:





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

3. Survey Findings

3.1 Dusk Survey

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

Table 1 – Surveyor details and weather conditions for the bat activity survey conducted at 12 Notton Way, Lower Earley.

Date:	20 May 2026
Survey Type	Emergence survey
Surveyor and location	(A) Nick Powell
Weather Conditions (Start)	Temperature 17.8°C Cloud cover 90% Humidity 67.6% Dry with Wind Beaufort 0-1
Sunset	20:56
Start time	20:40
Finish Time	22:30
Duration	01:50
Weather Conditions (Finish)	Temperature 12.3°C Cloud cover 80% Humidity 92.6% Dry with Wind Beaufort 0-1

Table 2. Summary of bat calls recorded in the vicinity of 12 Notton Way, Lower Earley.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
20/05/26	A	20:40 – 22:30	Y	Y	Common and nathusius' pipistrelle and noctule	At 21.08 (12 minutes after sunset) a faint call from a common pipistrelle bat was heard and thereafter only another 12 calls from common pipistrelle bats were heard until 22.06 with a bat being seen only once, at 21.33, in transit across the front garden. A noctule was heard at 21.40. Analysis of the data recorded revealed a call from a nathusius' pipistrelle, at 22.00.

4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, nathusius' pipistrelle, *Pipistrellus nathusii*, and noctule, *Nyctalus noctula*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from common pipistrelle bats.
- 4.2 The gaps within the uPVC soffits/fascias at the front of the building provide potential features suitable for crevice dwelling bats to roost. However, the immediate foraging opportunities are limited as the surrounding urban area does not support habitat for bats in which to forage and the roosting potential in the neighboring buildings may also be higher. The surveyor observations provide a high level of confidence in the species detected during the survey at 12 Notton Way.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

- 4.3 Pipistrelle *sp.* bats are the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first common pipistrelle calls were heard at 12 minutes after sunset, the bat is most probably roosting in the immediate locality. Whilst no bats were seen emerging from or returning to the property to roost, this does not mean that they will not be present in the future as bats are known to be transient and use a wide variety of crevice like features opportunistically.
- 4.4 The survey conditions were good, with warm weather, a variety of insects flying and the bat calls and field observations were, in our opinion, considered low, as there are better foraging areas to the south of the site.
- 4.5 The bat calls and field observations provide a high level of confidence in support of the opinions set out in this report. Bat activity was dominated by common pipistrelle bats.
- 4.6 The cumulative evidence leads me to conclude that bats are not roosting at 12 Notton Way, and the property has a negligible potential to support roosting bats therefore an EPSL is not required.
- 4.7 All bats and their roosts are protected under The Conservation of Habitats and Species Regulations 2017, and the Wildlife and Countryside Act 1981 (as amended).

5. References

Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).
Bat Workers Manual – Mitchell-Jones & McLeish 2004.
Bat Mitigation Guidelines – Natural England 2006.
Bat emergence surveys with night vision aids. A technical guide for professional ecologists. 1st Edition-2026. Bat Conservation Trust.
The Conservation of Habitats and Species Regulations 2017.

6. Queries

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

Telephone: 01189 762902
Email: info@batsurveys-uk.com

Urban Tree Experts
Bramley House
Newnham Bridge
Tenbury Wells
WR15 8NX

Simon Holmes, MSc. CEnv.
Consultant, Urban Tree Experts
Bat License CLS-CLS- 17637 & 17638