



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 216B NINE MILE RIDE FINCHAMPSTEAD



**Prepared for:
Mr J Sood
216b Nine Mile Ride
Finchampstead
Wokingham
RG40 3QD**

16 June 2025

Ref: SPH/ESR-25/08.06



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

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EXECUTIVE SUMMARY

Urban Tree Experts was commissioned by Mr J Sood to carry out a dusk emergence survey at 216b Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD. The survey was undertaken at the property to provide further evidence to support the initial findings (a negative result) and conclusions from the preliminary ecological appraisal (bats) report ref SPH/NP/PEA-25/21.01v2, and to inform appropriate mitigation for the proposed works, if required. This report is prepared to support a current planning application to Wokingham Borough Council.

The application site comprises a detached, brick-built property with link-attached garage. The remainder of the site comprises a gravel driveway/parking area with lawn and single, mature tree and a rear garden which is mainly laid to lawn with patio area and trees mainly on the rear boundary. The site itself offers some foraging and commuting habitat for bats and there is good ecological connectivity to bat foraging and commuting habitat in the wider landscape.

The preliminary ecological appraisal consists of a desk top study prior to the survey to review existing information about the site and its surroundings and to inform the design of subsequent bat surveys, if required. The desk top study was conducted based upon a minimum 2km search radius and it revealed one statutory designated site is located within, and three current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The habitat, south of the site, includes mixed woodland, farmland and grassland and provides rich and diverse habitats suitable for a wide range of bat species and there is direct ecological connectivity to these areas from the site.

A search of Berkshire and South Buckinghamshire bat group records confirmed 12 different species within the 2-kilometer search radius, including *Myotis sp.*

The dusk emergence survey was conducted on Sunday 8 June 2025. A low 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 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.



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1. Introduction

1.1 Instruction

Urban Tree Experts were commissioned by Mr J Sood to carry out a dusk emergence survey at 216b Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.

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 250311) for “Householder application for the proposed erection of a two storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage”.

1.4 Surveyor Background and Experience

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

Simon holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 34 years’ experience of carrying out bat surveys and bat conservation work.

Bob holds a Class 2 Bat Licence (CLS-11916) and has been surveying bats for 13 years with various ecological consultancies and has received training in surveying techniques, bat detector use, bat biology, identification, acoustic monitoring, echolocation analysis and netting.

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. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 8 June 2025, 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 low number of bats were heard and seen foraging and in transit during the survey.



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2.2 Dusk Survey

The dusk emergence survey was conducted on the evening of Sunday 8 June 2025. The surveyors and equipment were stationed (as shown in Figure 1 below), to ensure the feature identified in the preliminary bat report could be observed.

During the survey bat activity was monitored using two BatLogger M bat detectors together with four Sony Handycam night shot video cameras with high intensity IR lamps. A screenshot from the video cameras is included at Figure 2 on page 6. The detectors and cameras 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 – 216b Nine Mile Ride, Finchampstead, surveyor/equipment locations.



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 on page 7. The most frequently used flight paths of bats could not be shown as no bats were seen and very few were heard during the entire survey.



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Figure 2 – 216b Nine Mile Ride, Finchampstead, screenshots from night vision cameras.

Position A:



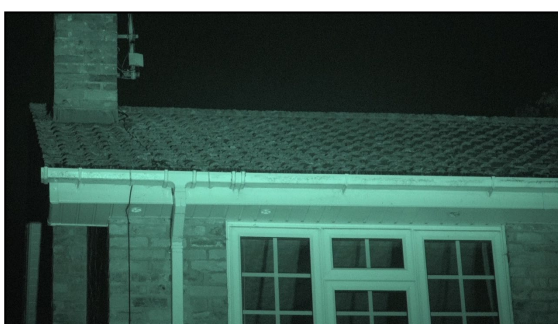
Position B:



Position C:



Position D:



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 216b Nine Mile Ride, Finchampstead.

Date:	8 June 2025
Survey Type	Emergence survey
Surveyor and location	(A) Bob Brittain (B) Remote camera (C) Nick Powell (D) Remote camera
Weather Conditions (Start)	Temperature 14.7°C Cloud cover 95% Humidity 68.4% Dry with Wind Beaufort 0-1
Sunset	21:17
Start time	21:00
Finish Time	22:50
Duration	01:50
Weather Conditions (Finish)	Temperature 12.5°C Cloud cover 55% Humidity 76.4% Dry with Wind Beaufort 0-1



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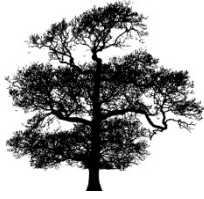
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Table 2. Summary of bat calls recorded in the vicinity of 216b Nine Mile Ride, Finchampstead.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
08/06/25	A	20:00 – 22:50	N	Y	Common pipistrelle and serotine	A brief call from a serotine was heard at 21.40 (23 minutes after sunset) and thereafter a serotine bat was heard on another seven occasions up to 22.41. Five calls from a common pipistrelle bat were heard between 21.43 and 22.47.
08/06/25	B	20:00 – 22:50	N	N	Remote camera only	The remote camera did not record any bat activity.
08/06/25	C	20:00 – 22:50	N	Y	Common and soprano pipistrelle and serotine	At 21.47 a faint call from a common pipistrelle bat was heard and thereafter and until 22.43, another nine foraging and transit calls from common pipistrelle bats were heard. Between 22.52 and 22.08 three calls from a serotine were heard. A single call from a soprano pipistrelle bat was heard at 22.31.
08/06/25	D	20:00 – 22:50	N	N	Remote camera only	The remote camera did not record any bat activity.

4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, and serotine, *Eptesicus serotinus*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from common pipistrelle bats.
- 4.2 The property has a feature suitable for crevice dwelling bats to roost. However, the surrounding urban area does not provide good habitat for bats in which to forage and the roosting potential in neighboring buildings may also be higher. No bats were seen emerging from or returning to the property to roost. The surveyor observations provide a high level of confidence in the species detected during the survey at 216b Nine Mile Ride.
- 4.3 Pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first common pipistrelle call was heard at 26 minutes after sunset, the bat is most probably roosting locally. 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 very low and this has been a consistent theme this season, 2025.
- 4.5 The bat calls and field observations provide a high level of confidence in support of the opinions as set out in this report. Bat activity was dominated by common pipistrelle bats, although no bats were seen during the entire survey.
- 4.6 The cumulative evidence leads me to conclude that bats are not roosting at 216b Nine Mile Ride, 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).



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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.
The Conservation and Habitat Regulations – 2017.

6. Queries

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

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