



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 25 PHEASANT CLOSE WOKINGHAM



**Prepared for:
Mrs D Alstrom
25 Pheasant Close
Winnersh
Wokingham
RG41 5LS**

17 June 2026

Ref: SPH/ESR-26/08.06



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Appendix 1

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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 Mrs D Alstrom to carry out a dusk emergence survey at 25 Pheasant Close, Winnersh, Wokingham, RG41 5LS. 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-26/13.01, and to inform appropriate mitigation for the proposed works, if required. This report has been prepared to support a forthcoming planning application to Wokingham Borough Council.

The application site comprises a detached chalet style bungalow with attached garage and rear extension. To the front is a gravelled driveway/parking area with some shrubs and, to the side/rear, an overgrown garden with mature trees on the neighbouring boundaries. The site itself offers some foraging and commuting habitat for bats and 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 no 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 area surrounding the site has a low level of habitat suitable for roosting, commuting and foraging bats due to the urban/commercial development but, to the east there is ecological connectivity to areas of farmland via the garden network and railway line.

A search of Berkshire and South Buckinghamshire bat group records confirmed 8 different species within the 2-kilometer search radius, including *Myotis sp.*

The dusk emergence survey was conducted on Monday 8 June 2026. 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 PEA 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, emerging from or interacting with 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 Mrs D Alstrom to carry out a dusk emergence survey at 25 Pheasant Close, Winnersh, Wokingham, RG41 5LS.

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 forthcoming planning application to Wokingham Borough Council that will seek to construct a two-storey rear extension and convert the garage into habitable accommodation.

1.4 Surveyor Background and Experience

The activity survey was conducted by Simon Holmes and 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 8 June 2026, prior to the activity survey being undertaken. The potential roost feature observed in the verge during the PEA has been covered in verge clips and raised bitumen felt around the front dormer window observed during the PEA has been obscured by the installation of guttering and it is possible that these alterations have contributed to the negative survey results. 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 Monday 8 June 2026. The surveyors and remote cameras were stationed (as shown in Figure 1 on page 5), to ensure the features identified in the PEA could be observed.



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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 and an Infray FH35 thermal spotter. A screenshot from the video cameras is included at Appendix 1. 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 – 25 Pheasant Close, Wokingham, surveyor/remote equipment locations.



During the survey no bats were seen emerging from and/or returning to the property to roost. In total 2 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 common pipistrelle bats is shown on Figure 1 above.



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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 25 Pheasant Close, Wokingham.

Date:	8 June 2026
Survey Type	Emergence survey
Surveyor and location	(A) Simon Holmes (B) Remote camera (C) Remote camera (D) Nick Powell
Weather Conditions (Start)	Temperature 17°C Cloud cover 0% Humidity 57.3% Dry with Wind Beaufort 1-2
Sunset	21:17
Start time	21:00
Finish Time	23:00
Duration	02:00
Weather Conditions (Finish)	Temperature 11.5°C Cloud cover 0% Humidity 76% Dry with Wind Beaufort 0-1

Table 2. Summary of bat calls recorded in the vicinity of 25 Pheasant Close, Wokingham.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
08/06/26	A	21:00 – 23:00	N	Y	Common and soprano pipistrelle	At 21.40 (23 minutes after sunset) a short call from a common pipistrelle bat was heard. Thereafter common pipistrelle activity was very limited with only another 7 calls heard until survey end. Analysis of the calls recorded revealed a single call from a soprano pipistrelle bat.
08/06/26	B	21:00 – 23:00	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the building.
08/06/26	C	21:00 – 23:00	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the building.
08/06/26	D	21:00 – 23:00	Y	Y	Common pipistrelle	At 21.39 (22 minutes after sunset) a common pipistrelle bat was both seen and heard entering the site from the neighbouring garden and heading in a northerly direction and, at 21.48, up to 2 common pipistrelle bats were seen and heard entering the site and foraging around the garden and hedges until 22.07. Common pipistrelle activity became limited and intermittent from 22.07 until survey end, the bat(s) were not seen again.



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4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, and soprano pipistrelle, *Pipistrellus pygmaeus*, foraging and/or transiting in the vicinity of the site. The longest and most frequent calls were from common pipistrelle bats.
- 4.2 The missing mortar from the verges (now covered with verge clips) and moved hanging tiles/gaps at the edges of the hanging tiles on the front and rear dormers and raised bitumen felt on the front dormer (now obscured with guttering) provide/provided potential features suitable for crevice dwelling bats to roost however no bats were seen interacting with the property and this may be explained by the altered features, better roosting potential in the neighboring buildings or the surrounding habitat may be richer. The surveyor observations provide a high level of confidence in the species detected during the survey at 25 Pheasant Close.
- 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 22 minutes after sunset, the bat is most probably roosting close by. 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, despite the good foraging areas surrounding 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 25 Pheasant Close, 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.



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6. Queries

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

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APPENDIX 1

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Sample screenshots from the darkest point of the survey areas from night vision cameras

A



B



C



D

