



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 3 OLD BATH ROAD SONNING



**Prepared for:
Mr J Mole
c/o 3 Old Bath Road
Sonning
Reading
RG4 6SZ**

30 July 2026

Ref: SPH/ESR-26/16.07



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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.



EXECUTIVE SUMMARY

Urban Tree Experts were commissioned by Mr J Mole to carry out three dusk emergence surveys at 3 Old Bath Road, Sonning, Reading, RG4 6SZ. The surveys were undertaken on the property to provide further evidence to support the initial findings and conclusions from the preliminary ecological appraisal (DBW), ref SPH/NP/PEA-26/20.01, and to inform appropriate mitigation for the proposed works, if required. This report is prepared to support a forthcoming planning application to Reading Borough Council for front, rear & side elevational changes and extensions.

The application site comprises a detached, brick-built property with integral garages all set within its own grounds, consisting of a gravelled driveway/parking area and lawns, with herbaceous borders that include shrubs and mature trees throughout. The site itself offers foraging and commuting habitat for bats and there is good ecological connectivity to the wider landscape.

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 three statutory designated sites are located within, and two current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The landform to the north of the site is suitable for roosting, commuting or foraging bats and provides a rich and diverse habitats suitable for a wide range of bat species.

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

The PEA comprised a detailed search of the interior and exterior of the building for bats, signs of bats and features suitable for use by roosting bats. This includes droppings, internally or externally, scratch marks, rubbing and staining at exit holes, live or dead bats and the features such as missing tiles, this list is not exhaustive.

The initial site visit was carried out on by Nick Powell on Tuesday 20 January 2026 commencing at 1.30pm. An internal and external inspection of the property took place to look for signs of bats.

Externally and internally the property is in a fair to good condition however, there were gaps within the roof and hanging tiles and a rear soffit which could provide potential roosting opportunities for bats and additionally a low number of bat droppings (confirmed by DNA analysis to be those of the brown long-eared [BLE] bat) were observed within the loft space of the property indicating that a bat(s) are or have used the building to roost.

In line with best practice guidelines, three activity surveys were recommended to provide additional evidence in support of the preliminary survey result. The amount of survey effort is considered proportionate to the building and risk associated with the proposed works.

Full access was provided to the building and there were no constraints to the surveys.

The dusk emergence surveys were conducted on Thursday 28 May, Sunday 21 June and Thursday 16 July 2026.



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A number of bats were heard and seen foraging in and around the site throughout the surveys. During the first emergence survey, at 21.28, an individual soprano pipistrelle bat was seen and recorded emerging from under a right-hand corner hanging tile on the front right dormer. During the second emergence survey, at 21.34 and 21.42 respectively, two individual soprano pipistrelle bats were seen and recorded emerging from under a raised hanging tile on the rear gable end and from under a raised roof tile on the rear mono-pitched roof. Finally, during the last emergence survey, at 21.33, an individual soprano pipistrelle bat was seen and recorded emerging from under the raised hanging tile on the front, left gable end and, at 21.26, an individual common pipistrelle bat was seen and recorded emerging from under a right-hand corner hanging tile on the rear dormer. See Appendix 1 for the emergence locations.

This report confirms the findings of the surveys 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.

In the absence of mitigation, changes to the roof of the property will result in the destruction of a day roost for a low number of soprano and common pipistrelle bats. However, following works there is no reason why continued roosting provision cannot be successfully maintained with appropriate mitigation and/or enhancement. An EPSL must be obtained from Natural England before work commences on the roof and hanging tiles of the property.

An outline method statement has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... *"in the exercise of their functions in considering the planning application"*. A full method statement will be prepared as part of an EPSL application to be submitted to Natural England.



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1. Introduction

1.1 Instruction

Urban Tree Experts was commissioned by Mr J Mole to carry out three dusk emergence surveys at 3 Old Bath Road, Sonning, Reading, RG4 6SZ.

1.2 Aims and Objectives

The dusk emergence surveys are 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 surveys were commissioned in connection with a forthcoming planning application to Reading Borough Council for front, rear & side elevational changes and extensions.

1.4 Surveyor Background and Experience

The surveys were conducted by Nick Powell, Katie Holmes and Adam Wilson, 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.

Katie holds a Class 2 Bat License (CLS-35124) 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 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.

Adam has completed a degree in Politics with International Relations at the University of York with an interest in Environmental Sciences and has been participating in bat surveys for the past 2 seasons. The training he has received includes basic survey techniques including transects, use of multiple detectors, video and thermal camera use, bat biology and identification and bat call analysis.



2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 28 May 2026, prior to the first survey being conducted and there were no material changes to the building and no constraints or limitations to the surveys.

2.2 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Thursday 28 May, Sunday 21 June and Thursday 16 July 2026. The surveys were at a time of year when active bats are most likely to be present. Weather conditions were suitable for the surveys, being conducted during warm weather and when bats were likely to be active.

The surveyors were stationed (as shown in Figure 1), to ensure the features identified in the PEA could be observed. Sample screenshots from each video camera location are included at Appendix 2.

During the surveys, bat activity was monitored using four BatLogger M bat detectors together with six 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 and VLC media player and DVR Scan.

Figure 1 – 3 Old Bath Road, Sonning surveyor/remote equipment locations and emergence directions.





During the first emergence survey, at 21.28, an individual soprano pipistrelle bat was seen and recorded emerging from under a right-hand corner hanging tile on the front right dormer. During the second emergence survey, at 21.34 and 21.42 respectively, two individual soprano pipistrelle bats were seen and recorded emerging from under a raised hanging tile on the rear gable end and from under a raised roof tile on the rear mono-pitched roof. Finally, during the last emergence survey, at 21.33, an individual soprano pipistrelle bat was seen and recorded emerging from under the raised hanging tile on the front, left gable end and, at 21.26, an individual common pipistrelle bat was seen and recorded emerging from under a right-hand corner hanging tile on the rear dormer.

In total 7 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 8.

3. Survey Findings

3.1 Dusk Surveys

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

Table 1 – Surveyor details and weather conditions for bat activity surveys conducted at 3 Old Bath Road, Sonning.

Date:	28 May 2026	21 June 2026	16 July 2026
Surveyors and locations	(A) Katie Holmes (B) Remote camera (C) Adam Wilson (D) Remote camera (E) Nick Powell (F) Remote camera/batlogger	(A) Katie Holmes (B) Remote camera (C) Adam Wilson (D) Remote camera (E) Nick Powell (F) Remote camera/batlogger	(A) Katie Holmes (B) Remote camera (C) Adam Wilson (D) Remote camera (E) Nick Powell (F) Remote camera/batlogger
Weather Conditions (Start)	Temperature 24.4°C, Cloud cover 50% Humidity 48.7% Dry Wind Beaufort 0-1	Temperature 24.3°C, Cloud cover 5% Humidity 66.2% Dry Wind Beaufort 1-2	Temperature 24.3°C, Cloud cover >5% Humidity 49.5% Dry Wind Beaufort 0
Sunset/Sunrise	21:06	21:24	21:13
Start time	20:50	21:05	20:55
Finish Time	23:00	23:15	23:00
Duration	02:10	02:10	02:05
Weather Conditions (Finish)	Temperature 22.3°C, Cloud cover 15% Humidity 59.8% Dry Wind Beaufort 0	Temperature 21.6°C, Cloud cover 10% Humidity 73.9% Dry Wind Beaufort 0-1	Temperature 18.6°C, Cloud cover 0% Humidity 66.5% Dry Wind Beaufort 0



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Table 2. Summary of bat calls recorded in the vicinity of 3 Old Bath Road, Sonning.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
28/05/26	A	20:50 – 23:00	Y	Y	Common, soprano and nathusius' pipistrelle, noctule and serotine	At 21.28, an individual soprano pipistrelle bat was seen and recorded emerging from under a right-hand corner hanging tile on the front right dormer window. Thereafter and until survey end sporadic soprano pipistrelle activity was heard with a bat being seen on a number of occasions foraging and in transit around the site. Common pipistrelle activity commenced at 22.10 and continued sporadically until survey end with an individual bat being seen once foraging in the front garden. A number of noctule calls were heard between 21.33 and 21.36. A single call from a serotine was heard at 22.30. Analysis of the data recorded revealed a call from a nathusius' pipistrelle.
28/05/26	B	20:50 – 23:00	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the property.
28/05/26	C	20:50 – 23:00	Y	N	Common, soprano and nathusius' pipistrelle, noctule and serotine	Between 21.33 and 21.38 six faint foraging calls from a noctule were heard. A faint call from a soprano pipistrelle was heard at 21.34 and thereafter sporadic soprano pipistrelle foraging and transit activity continued until survey end. A nathusius' pipistrelle was seen and heard in transit at 22.02. Common pipistrelle activity commenced at 22.11 and continued sporadically until survey end with a bat being seen occasionally foraging in the front garden. Analysis of the data recorded revealed a call from a serotine.
28/05/26	D	20:50 – 23:00	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the property.
28/05/26	E	20:50 – 23:00	Y	Y	Common and soprano pipistrelle and noctule	At 21.32 a faint call from a soprano pipistrelle bat was heard followed quickly by a transit call from a noctule, another three noctule calls were heard by 21.36. Soprano pipistrelle activity dominated until survey end with a bat being seen foraging in and around the site and neighbouring gardens. Common pipistrelle activity was more limited with only 33 calls being heard and recorded between 21.37 and 22.51.
28/05/26	F	20:50 – 23:00	N	Y	Common and soprano pipistrelle, noctule and serotine	Between 21.32 and 22.57 the batlogger recorded three noctule calls, a serotine call, 81 soprano pipistrelle calls and 28 common pipistrelle calls. The remote camera did not record any bats in transit or interacting with the property.
21/06/26	A	21:05 – 23:15	Y	Y	Common and soprano pipistrelle, noctule and BLE	At 21.43 a noctule was seen and heard foraging high above the site and surrounding area, the bat was heard and seen sporadically foraging high around the area until 22.00. Soprano pipistrelle activity commenced at 21.51 with two bats being seen foraging in and around the front garden and site and their sporadic and limited activity continued until survey end. Common pipistrelle foraging activity dominated during this survey from 22.01 until 23.08 with a bat being seen foraging almost constantly. A faint call from a BLE was heard at 22.36.
21/06/26	B	21:05 – 23:15	Y	N	Remote camera only	At 23.05 a bat with a flight similar to that of a BLE was recorded in transit at roof height across the front of the property. The remote camera did not record any other bats in transit or interacting with the property.



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Table 2 continued.....

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
21/06/26	C	21:05 – 23:15	Y	Y	Common and soprano pipistrelle, noctule and BLE	As with the surveyor at station 'A' a noctule was seen and heard on numerous occasions between 21.43 and 22:00 foraging high above the site. At 21.49 soprano pipistrelle activity commenced and continued until 23.02 with a couple of bats being seen foraging in and around the site. Common pipistrelle activity commenced at 22.16 and continued sporadically until survey end. A BLE was both heard and seen in transit across the property at 22.36
21/06/26	D	21:05 – 23:15	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the property.
21/06/26	E	21:05 – 23:15	Y	Y	Common and soprano pipistrelle, noctule and daubenton's	At 21.34 an individual soprano pipistrelle bat was seen and recorded emerging from under a raised hanging tile on the rear gable end. Thereafter soprano pipistrelle activity was limited and intermittent. Common pipistrelle activity dominated from 21.51 until survey end with a bat being seen foraging in and around the site and neighbouring gardens. 11 noctule calls were heard between 21.41 and 23.09, the bat was not seen. Analysis of the data recorded revealed a call from a daubenton's bat.
21/06/26	F	21:05 – 23:15	Y	Y	Common and soprano pipistrelle, noctule and daubenton's	At 21.42 an individual soprano pipistrelle bat was recorded emerging from under a raised roof tile on the rear mono-pitched roof. The remote camera did not record any other bats in transit or interacting with the property. Between 21.45 and 23.15 the batlogger recorded five noctule calls, a serotine call, five soprano pipistrelle calls, 84 common pipistrelle calls and two daubenton's calls.
16/07/26	A	20:55 – 23:00	Y	Y	Common and soprano pipistrelle, noctule, BLE and daubenton's	At 21.30 a faint and brief call from a soprano pipistrelle was heard then, at 21.33, a soprano pipistrelle was seen and heard entering the garden from the neighbours to the right. Common pipistrelle activity commenced at 21.52 and thereafter and until survey end both common and soprano pipistrelle bats were seen and heard foraging in and around the site. Numerous noctule calls were heard and up to 2 bats seen foraging above the site and surrounding area from 21.40 until 22.10. A brief call from a BLE bat was heard at 22.22. Analysis of the data recorded revealed a call from a daubenton's bat.
16/07/26	B	20:55 – 23:00	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the property.
16/07/26	C	20:55 – 23:00	Y	Y	Common and soprano pipistrelle, noctule and BLE	At 21.27 a common pipistrelle was seen and heard entering the site from the neighbouring garden to the left of the surveyor. Then, at 21.33, an individual soprano pipistrelle bat was seen and recorded emerging from under the raised hanging tile on the front, left gable end. Thereafter, sporadic common and soprano pipistrelle was heard until survey end with up to 2 bats of each species being seen foraging around the site and neighbouring garden. Numerous noctule calls were heard from 21.39 with 2 bats seen foraging overhead. Analysis of the data recorded revealed three calls from BLE bats.



Table 2 continued.....

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
16/07/26	D	20:55 – 23:00	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the property.
16/07/26	E	20:55 – 23:00	Y	Y	Common and soprano pipistrelle, noctule and BLE	At 21.26, an individual common pipistrelle bat was seen and recorded emerging from under a right-hand corner hanging tile on the rear dormer. Thereafter sporadic common pipistrelle activity dominated until survey end. Soprano pipistrelle activity at the rear of the property was more limited and commenced at 21.26 and continued until 22.55 with a bat being seen occasionally foraging around the garden behind the surveyor. As with the other surveyors, numerous noctule calls were heard and recorded with up to 2 bats being seen foraging above the site between 21.39 and 22.54. Analysis of the data recorded revealed a call from a BLE bat.
16/07/26	F	20:55 – 23:00	N	Y	Common and soprano pipistrelle, noctule and daubenton's	Between 21.36 and 22.48 the batlogger recorded 38 noctule calls, 56 soprano pipistrelle calls, 127 common pipistrelle calls, and two daubenton's calls. The remote camera did not record any bats in transit or interacting with the property.

4. Conclusions/Interpretation

- 4.1 The DNA evidence collected during the PEA and bat activity surveys provides a high level of confidence in support of the opinions as set out in this report. During all the emergence surveys bat roosting was confirmed with, during the first emergence survey, at 21.28, an individual soprano pipistrelle bat was seen and recorded emerging from under a right-hand corner hanging tile on the front right dormer. During the second emergence survey, at 21.34 and 21.42 respectively, two individual soprano pipistrelle bats were seen and recorded emerging from under a raised hanging tile on the rear gable end and from under a raised roof tile on the rear mono-pitched roof. Finally, during the last emergence survey, at 21.33, an individual soprano pipistrelle bat was seen and recorded emerging from under the raised hanging tile on the front, left gable end and, at 21.26, an individual common pipistrelle bat was seen and recorded emerging from under a right-hand corner hanging tile on the rear dormer. The combined evidence indicates that the property hosts a day roost of both common and soprano pipistrelle bats (<7), all common (widespread in the UK and Berkshire) species (that is not a maternity or hibernation site). The roost is considered to be of low conservation significance that is important at a site level only.
- 4.2 The evidence indicates that the BLE roost is historical and most probably opportunistic, as there were no bats during the PEA and no BLE bats emerged or re-entered the building to roost during any of the bat activity surveys.
- 4.3 The local bat group records, surveyor observations and recordings provide a high level of confidence in the species detected at 3 Old Bath Road, Sonning.
- 4.4 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, Nathusius' pipistrelle, *Pipistrellus nathusii*, brown long-eared, *Plecotus auritus*, noctule, *Nyctalus noctula*, serotine, *Cnephaeus serotinus*, Daubenton's, *Myotis daubentonii*, all foraging and/or transiting across the site. The longest and most frequently recorded calls and observations were from pipistrelle sp. bats.



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- 4.5 The bat activity was dominated by pipistrelle *sp.* bats, with calls and visual observations indicating a number of individuals across the surveys supporting the conclusion that this is a day roost for a low number of bats. With the good foraging conditions this season (2026) the bat calls and field observations were, in our opinion, considered average.
- 4.6 Whilst a limited number of calls from BLE bats were heard by the surveyors, this is not unusual as the BLE bat is commonly referred to as the 'silent' bat as the calls are very quiet and difficult to detect as they prefer to hunt using their hearing and sight.
- 4.7 The proposed work will lead to the destruction of 4 day roosts of soprano pipistrelle bats and one day roost for the common pipistrelle bat and if unsupervised bats may be killed resulting in a major negative impact at a local level. The cumulative evidence leads me to conclude that an EPSL is required before work commences on the roof and hanging tiles of the property. Mitigation measures (against the risk of disturbance, killing or injuring bats during the work), and compensation measures (to provide continued bat roosting provision at the site) must be implemented as a condition of any planning consent.
- 4.8 An outline method statement has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... *in the exercise of their functions in considering the planning application.*
- 4.9 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). The provisions in the Method Statement must be implemented in order for the works to be legally undertaken and must form part of any planning conditions.

5. Method Statement for Planning

- 5.1 This method statement aims to address:
- Timing and methods of activities
 - Provision of new bat roosts
 - Impact on and replacement of existing roosts
 - Lighting and habitat provisions as applicable

5.1 Pre-commencement

- 5.1.1 A project ecologist must be engaged prior to work commencing on the property to provide advice should it be required. This ecological method statement must be adhered to, it provides project supervision and guidance to ensure that best practice and compliance is adhered to and may prevent a criminal offence being committed. If there is a delay of greater than one year from the date of this report, further survey effort will be required. Bats are highly mobile wild animals and may be encountered within a building following negative survey results.
- 5.1.2 The mitigation strategy must include the erection/construction of alternative roosting provision before work commences at the site. This may take the form of, but is not restricted to bat boxes, for example 2 number Schwegler 1FF bat boxes (see www.NHBS.com), will be suitably affixed on a mature tree on the site at a minimum height of 4.5 metres. The exact siting to be agreed with the project ecologist. This type of bat box provides alternative roosting habitat for the species roosting on this site, should it be required. The boxes must remain in situ once all work has been completed and will contribute to a biodiversity net gain for the site.



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5.2 Method

5.2.1 Prevention of injury

A toolbox talk will be given to contractors prior to commencement of the works to the properties roof or hanging tiles, which will include; background legislation in relation to bats; the most likely areas to expect bats (behind bitumen felt), good working practice and, details of what to do if a bat or additional evidence of bats is discovered. In the unlikely event that bats, or evidence of other roost locations are found, works must stop, and the project ecologist contacted, and any license modification obtained.

5.3 Ecological supervision

5.3.1 Records of any site visits must be made by the project ecologist, and photographs must be taken as required in order to ensure compliance with this method statement.

5.3.2 Prior to any works on the property it is to be inspected for any new evidence of bats, and the project ecologist must be available (on-call) to provide advice.

5.3.3 If, during the work, when the project ecologist is not on-site, and a bat is discovered that appears to be injured or distressed, then the animal should be carefully placed in a small box (e.g. shoe box) by either handling the bat with thick gloved hands or covering the bat with the box and sliding a thin piece of cardboard under to create a floor to the box. A clean piece of cloth loosely crumpled will be placed in one corner of the box (to allow the bat to crawl under and hide), a few small air holes will be put into the lid of the box, and a very shallow container (e.g. foil milk bottle top) of water will be placed in one corner of the box. The licensed bat worker must then be called without delay, and all work must stop until the licensed bat worker has been consulted.

5.3.4 High risk works (removal of roof and hanging tiles), where bats are known to have roosted must be directly supervised by a licenced bat ecologist and shall follow a 'soft-strip' method, requiring a visual inspection of the underside of the materials before removal.

5.4 Timing of work

5.4.1 Any work to the existing roof and hanging tiles has the potential to disturb bats during the bat activity period (1 May to 31 August) and therefore works to the hanging tiles must be conducted outside this period. If the works cannot be undertaken during the period 1 September to 1 May and should bats be encountered during this period or at any time during the work, then all work must stop and the project ecologist called for advice.

5.4.2 All work must be undertaken in normal working, daylight, hours, which is in accordance with best working practice and allows the project ecologist to address any issues if bat(s) are found during the work.

5.4.3 Should roof or hanging tiles require stripping back or replacing the work must only be conducted when the air temperature is sufficiently high (at least 8°C) so as to not risk harming bats which may be found. If bats are located during any aspect of the building work all work must stop and the project ecologist must be contacted immediately for advice.



5.5 Incorporation of bat roosting

- 5.5.1 The existing roost access consists of gaps in the roof and moved hanging tiles. Access to suitable roosting provision must be compensated for in any proposed alterations. The alterations must provide suitable crevice like features, for example integral bat boxes i.e. at the soffit/eaves level and if incorporated into the roof they must be linked to bitumen felt or a bat approved non snag membrane. Bat access tiles at the ridge would also provide suitable crevice like features. Only Non-Bitumen Coated Roofing Membrane (NBCRM) that has passed the snagging propensity test should be used in relation to the bat access or bat roosts as they do not entangle bats.

5.6 Lighting proposals

- 5.6.1 Lighting: The exact lighting proposals are not known at this stage, but where new external lighting is provided best practice in the form of Bats and Artificial Lighting At Night Guidance Note GN08/23 (Bat Conservation Trust and Institution for Lighting Professionals) must be followed.

Research into artificial lighting at night (ALAN) has identified a reduction in insect diversity at night and the potential to disrupt a broad range of insect behaviour patterns and in turn foraging opportunities for bats, particularly where they are bright white.

It is therefore essential that any new external lighting is carefully selected, for example, all external lighting must be Light Emitting Diode (LED) and directed downward or be located at a low level. By carefully directing light downwards and using a PIR with short illumination sensor the impact of external lighting on any foraging bats can be reduced.

5.7 Post construction work

- 5.7.1 Monitoring: There is no requirement for monitoring visits with this scheme.

6. Summary

- 6.1 The gaps in the roof and hanging tiles of the property provide crevice like features suitable for crevice dwelling bats to roost and soprano and common pipistrelle bats were identified as having roosted at the property with the surveys identifying a number of pipistrelle bats foraging across the site. On the basis of the evidence collated a low number of bats (<7) are using the property as a day roost and the roost(s) are considered to be of low conservation significance, and important at a site level only.
- 6.2 There is no evidence to indicate extended roosting (hibernation) or use by female bats as a maternity roost. Unsupervised the proposed changes will result in destruction of a day roost for a low number of soprano and common pipistrelle bats (<7) that may be crushed and killed resulting in a major negative impact at site level only.
- 6.3 The cumulative evidence leads me to conclude that an EPSL is required and mitigation measures (against the risk of destruction and disturbance, killing or injuring bats during the work), and compensation/enhancement measures (to provide continued bat roosting provision at the site) must be implemented as a condition of the planning consent.



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7. References

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8. Queries

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

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APPENDIX 1

3 Old Bath Road, Sonning, Reading, RG4 6SZ

Front of property emergences



28.05.26 @ 21.28
Soprano pipistrelle emerged

16.07.26 @ 21.33
Soprano pipistrelle emerged



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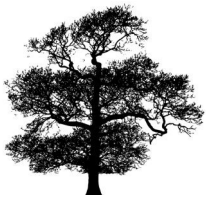
Rear of property emergences



21.06.26 @ 21.42
Soprano pipistrelle emerged

21.06.26 @ 21.34
Soprano pipistrelle emerged

16.07.26 @ 21.26
Common pipistrelle emerged



APPENDIX 2

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

A

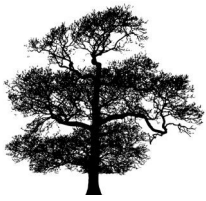


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D



E



F

