



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 26 PRIEST AVENUE WOKINGHAM



**Prepared for:
Mr A Middlecote
26 Priest Avenue
Wokingham
RG40 2LX**

16 August 2025

Ref: SPH/ESR-25/10.08



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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 A Middlecote to carry out a dusk emergence survey at 26 Priest Avenue, Wokingham, RG40 2LX. 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-25/13.05, 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, brick-built property with integral garage and rear, single story extension. The remainder of the site comprises, to the front, a driveway/parking area and lawn surrounded by hedgerows and a long rear garden that is mainly laid to lawn, with mature trees and shrubs on the boundaries. The site itself offers foraging and commuting habitat for bats and there is direct ecological connectivity to the wider landscape that provides good habitat for foraging and roosting bats.

The DBW 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 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 landform to the rear and south of the site provides suitable habitat for roosting, commuting and foraging bats with tree and hedge lined agricultural fields which provide rich and diverse habitats suitable for a wide range of bat species.

The property is in a good condition internally and externally however, there is missing mortar/moved tiles on the front (southern) corner roof and gaps at the eaves which could provide potential roosting opportunities for bats and/or access into the building for bats.

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 20 August 2025. A limited 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 A Middlecote to carry out a dusk emergence survey at 26 Priest Avenue, Wokingham, RG40 2LX.

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 (251537) for “Householder application for the proposed erection of a part single storey, part first floor rear extension with roof lights and alterations to fenestration on the side of the rear elevations, following demolition of the existing single storey rear annex.”

1.4 Surveyor Background and Experience

The activity survey was conducted by Katie Holmes and remote camera/batlogger 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.

Katie holds a Class 2 Bat License (CLS-35124) and has been surveying bats for 12 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 10 August 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, with abundant insect prey and a 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 20 August 2025. The surveyor and equipment were stationed (as shown in Figure 1 below), to ensure the features identified in the preliminary bat report could be observed.

During the survey bat activity was monitored using three 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 – 26 Priest Avenue, Wokingham, 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 cannot be shown as very few bats were seen during the survey.



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Figure 2 – 26 Priest Avenue, Wokingham, screenshots from night vision cameras.

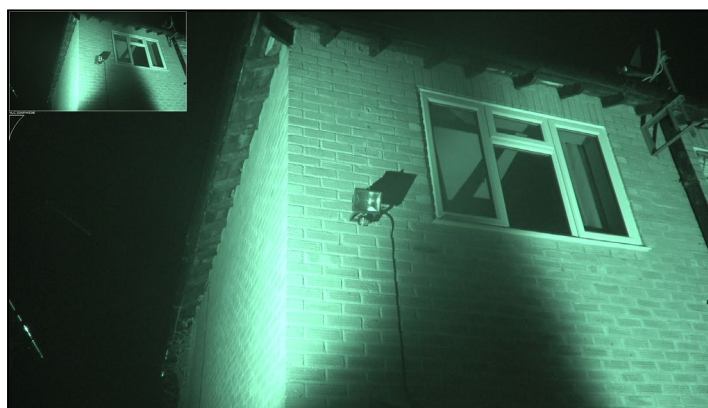
Position A:



Position B:



Position C:



Position D:





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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 26 Priest Avenue, Wokingham.

Date:	10 August 2025
Survey Type	Emergence survey
Surveyor and location	(A) Katie Holmes (B) Remote camera (C) Remote camera/batlogger (D) Remote camera (E) Remote batlogger
Weather Conditions (Start)	Temperature 22.4°C Cloud cover 0% Humidity 58% Dry with Wind Beaufort 0-1
Sunset	20:34
Start time	20:15
Finish Time	22:05
Duration	01:50
Weather Conditions (Finish)	Temperature 18.1°C Cloud cover 0% Humidity 68.9% Dry with Wind Beaufort 0

Table 2. Summary of bat calls recorded in the vicinity of 26 Priest Avenue, Wokingham.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
20/08/25	A	20:15 – 22:05	Y	Y	Common and soprano pipistrelle and noctule	At 20.48 (14 minutes after sunset) a faint and brief call from a soprano pipistrelle bat was heard. At 20.51 another faint call from a soprano pipistrelle bat was heard. At 20.57 a common pipistrelle bat was seen and heard entering the site from the neighbouring site to the right of the surveyor and at 20.58 a soprano pipistrelle bat was seen and heard in transit from the right of the surveyor and heading up the road. Thereafter only a further 10 calls from soprano pipistrelle bats were heard with a bat being seen once again, at 21.21 foraging in the front garden briefly. Sporadic common pipistrelle foraging activity was heard and recorded until survey end with no further common pipistrelle bats seen during the survey. At 21.55 foraging calls from a noctule bat were heard and recorded.
20/08/25	B	20:15 – 22:05	N	N	Remote camera only	The remote camera did not record any bat activity.



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Table 2 continued

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
20/08/25	C	20:15 – 22:05	Y	Y	Common and soprano pipistrelle and noctule	Between 20.51 and survey end the remote batlogger recorded 2 noctule calls, 52 common pipistrelle calls and 15 soprano pipistrelle calls. The remote camera did not record any bat activity.
20/08/25	D	20:15 – 22:05	N	N	Remote camera only	The remote camera did not record any bat activity.
20/08/25	E	20:15 – 22:05	N	Y	Common and soprano pipistrelle and noctule	Between 20.50 and survey end the remote batlogger recorded 2 noctule calls, 17 common pipistrelle calls and 11 soprano pipistrelle calls.

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 noctule, *Nyctalus noctula*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from the common pipistrelle bats.
- 4.2 The missing mortar/moved tiles on the front (southern) corner roof and gaps in the eaves provide potential features suitable for crevice dwelling bats to roost and the habitat to the rear and south of the site provides good habitat for bats in which to transit and forage however the roosting potential in neighboring buildings may 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 26 Priest Avenue.
- 4.3 As pipistrelle are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. The soprano pipistrelle call heard at 14 minutes after sunset indicates the bat is most probably roosting in the immediate locality, but it did not emerge from the property. 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 very good, they included humid, warm weather, and a variety of insect prey flying however, the bat calls and field observations were, in our opinion, considered very low. This has been a common theme this season, 2025.
- 4.5 The bat calls and field observations provide a high level of confidence in support of the identification and opinions set out in this report. Bat activity was dominated by crevice dwelling, common pipistrelle bats.
- 4.6 The cumulative evidence leads me to conclude that bats are not roosting at 26 Priest Avenue, 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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