



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT NORFOLK LODGE FINCHAMPSTEAD



**Prepared for:
Mr H Bellur
Norfolk Lodge
Park Lane
Finchampstead
RG40 4PT**

15 August 2026

Ref: SPH/BAS-26/11.08



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Bramley House
Newnham Bridge
Tenbury Wells
WR15 8NX
Tel: 0118 976 2904
Email: info@batsurveys-uk.com

CONTENTS

Executive Summary

1. Introduction

- 1.1 Instruction
- 1.2 Survey Scope
- 1.3 Proposed Works
- 1.4 Surveyor Background and Experience

2. Legislation and Planning Policy

- 2.1 Legislative Background

3. Site Location and Description

- 3.1 Site Location
- 3.2 Site Description

4. Survey Methodology

- 4.1 Pre-Survey Data Search
- 4.2 Daylight Survey
- 4.3 Dusk Survey
- 4.4 Constraints

5. Survey Findings

- 5.1 Pre-Survey Data Search
- 5.2 External Inspection
- 5.3 Internal Inspection
- 5.4 Dusk Survey

6. Evaluation

7. Conclusion/Interpretation

8. References

9. Queries

Appendix 1

Appendix 2

©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 H Bellur and his 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.

This report is valid for 12 months from the site inspection. The lifespan of this report may be subject to change if the site conditions change due to unspecified works that affect the site.



Executive Summary

Urban Tree Experts was commissioned by Mr H Bellur to carry out a preliminary ecological appraisal (daytime bat walkover [DBW]) and a dusk emergence survey at Norfolk Lodge, Park Lane, Finchampstead, RG40 4PT. This is to support a forthcoming planning application to Wokingham Borough Council.

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 one statutory designated site is located within, and one current European Protected Species Licence (EPSL) for bats has been granted within 2km of the proposed development site. The landform surrounding the site provides a rich and diverse habitat suitable for a wide range of bat species.

A search of the Berkshire and South Buckinghamshire Bat Group records confirmed 11 different species within the 2-kilometer search radius, including *Myotis* sp.

The initial site visit was carried out by Nick Powell on Tuesday 28 July 2026 at 10.30am, when an external and internal inspection of the property took place to look for signs of bats.

The property is in a good condition externally. There are areas of missing mortar from ridge tiles which could provide potential roosting opportunities for bats, and the presence or absence of bats could not be determined without further survey effort.

The property's suitability to support roosting bats was assessed and potential roost features identified during the DBW. When combined with the data from the desk top study, this resulted in the property being characterised as having a low potential¹ to support roosting bats.

In line with best practice guidelines², a separate dusk emergence survey was required on the property in order to establish the presence or absence of bats and the amount of effort is considered proportionate to the property and risk associated with the proposed works.

The dusk emergence survey was conducted on Tuesday 11 August 2026. A 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 current best practice guidance where possible, and outlines any ecological constraints or issues with the proposed works.

The combined evidence from the DBW 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 DBW, 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.

¹ Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats. Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

1. Introduction

1.1 Instruction

Urban Tree Experts was instructed by Mr H Bellur to carry out a DBW at Norfolk Lodge, Park Lane, Finchampstead, RG40 4PT to support a forthcoming planning application to Wokingham Borough Council. Following the DBW, Urban Tree Experts was commissioned to conduct a dusk activity survey upon the property in accordance with best practice guidelines.

1.2 Survey Scope

The DBW is designed to:

- Identify the presence/likely absence of bats within the building.
- Provide information on previous bat ecological surveys/reports.
- Provide information on the status of bats using the building currently or previously.
- To add confidence where no bats are found, or to categorise the nature of a roost where evidence of bats are found.
- To establish whether further surveys, mitigation or an EPSL is required.

The preliminary ecological appraisal (bats) and report writing were 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, the full details of which were unknown at the time of writing the report but are likely to seek to construct a single-storey kitchen extension.

1.4 Surveyor Background and Experience

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

Simon Holmes MSc. Simon holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and 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.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

2. Legislation and Planning Policy

2.1 Legislative Background

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as “*any structure or place used for shelter or protection*” whether or not bats are present at the time. A summary of the main legislation and planning considerations are included at Appendix 1.

Seven species of bat are also Species of Principal Importance for nature conservation in England under Section 41 of the Natural Environment and Rural Communities Act 2006. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species.

3. Site Location and Description

3.1 Site Location

The property is located at Grid Reference SU77726547, see Ordnance Survey (OS) extract at Figure 1 below.

Figure 1: Norfolk Lodge, Finchampstead.





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

3.2 Site Description

The site comprises a detached, brick-built and rendered chalet style property with attached double garage all set within its own extensive grounds that consist of a paved driveway/parking area, lawns, vegetable area and large pond all surrounded by mature trees on the boundaries, see Figure 2 below. The site itself provides good foraging and commuting habitat for bats and there is direct ecological connectivity to the wider landscape.

Figure 2. Driveway and gardens. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26





4. Survey Methodology

4.1 Pre-Survey Data Search

The client has advised that, to their knowledge, no previous bat surveys have been conducted on the property. Google Earth and MAGIC maps (magic.defra.gov.uk) websites were used prior to the survey to determine the suitability of the surrounding habitat to support roosting bats and to identify any statutory designated sites or EPSLs within 2km of the site.

4.2 Daylight Survey

The DBW was carried out by Nick Powell on Tuesday 28 July 2026 commencing at 10.30am. The weather conditions for the survey were dry and bright with a temperature of 24.7 degrees. Equipment used included a high-powered torch, a digital camera on a telescopic pole, an endoscope, binoculars and a ladder.

During the DBW an internal and external inspection of the property was carried out to identify any signs of occupation by bats and features that could offer potential roosting sites following standard survey guidelines. Features investigated included:

- Construction of the building – soffits, loft space, tiles/slates, lead flashings etc.
- Building condition – structure of roof and walls.
- Internal conditions – microclimate stability, draughts etc.
- Access points – potential entry and exit points for bats.
- Roosting points – cracks and crevices, between underlay and roofing tiles/slates or lead flashing.

Field signs that would indicate the presence of bats were searched for. These included:

- Bat droppings on the floor and walls of the building.
- Feeding remains (particularly butterfly and moth wings).
- Evidence of urine and/or oily staining around possible roost entrances.
- Presence of areas cleared of cobwebs, this is not always a reliable indicator.
- Where a breathable roofing membrane has been fitted staining on the membrane may suggest use by bats.
- Odour can sometimes suggest the present of bats.
- Squeaking and chattering can reveal bats roosting between the tiles and roofing underlay.

Buildings or structures with no bat roosting potential, and that were unsuitable for roosting bats were not inspected in detail. This includes the wooden structures located in the ground as they will not be affected by the proposed works.

4.3 Dusk Survey

The dusk emergence survey was conducted on the evening of Tuesday, 11 August 2026. The survey was at a time of year when bats are known to be active with weather conditions suitable for the bat surveys and insect prey abundant.

The surveyor/remote camera were stationed around the property (as shown in Figure 3 on page 8), to ensure the features identified in the DBW could be observed. A screenshot from the video cameras is included at Appendix 2. During the surveys bat activity was monitored using a BatLogger M bat detector and two 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, VLC media player and DVC-Scan.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

Figure 3. Norfolk Lodge, Finchampstead. Surveyor/remote camera locations.



During the survey no bats were seen emerging from and/or returning to the property to roost. In total 3 species of bat were recorded and identified foraging around the site. A simple summary of the bats recorded can be seen in Table 3 on page 15. The most frequently used flight paths of bats could not be shown as very few bats were seen during the survey. The weather conditions and surveyor details from the surveys can be found in Table 1 below.

Table 1 – Surveyor details/weather conditions for the bat activity survey conducted at Norfolk Lodge, Finchampstead.

Date:	4 August 2025
Surveyors and locations	(A) Katie Holmes (B) Remote camera
Weather Conditions (Start)	Temperature 22.2°C, Cloud cover <5% Humidity 55.1% Dry with Wind Beaufort 1-2
Sunset/Sunrise	20:33
Start time	20:15
Finish Time	22:05
Duration	01:50
Weather Conditions (Finish)	Temperature 18.7°C, Cloud cover 0% Humidity 68.8% Dry with Wind Beaufort 0-1



4.4 Constraints

Full access to the site during the visits was made possible by the client. A thorough inspection of the loft space could not be undertaken during the DBW due to the low ridge height and plumbing restricting access. There were no constraints to the emergence survey.

5. Survey Findings

5.1 Pre-Survey Data Search

The property is situated in a semi-rural area of Finchampstead with the garden abutting Longmore Bog Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR) which contains areas of woodland and a large freshwater lake and connects directly to California Country Park and areas of agricultural fields/improved grassland all of which are known to provide good habitat for bats and are well within travelling distance for bats.

Longmore Bog SSSI and LNR lies immediately adjacent to the east of the site. A search of the Magic interactive website revealed one current EPSL for bats has been granted within 2km of the site, the details of which are provided in Table 2 below:

Table 2. Current EPSLs for bats within 2km of the site

EPSL reference	Licence end date	Species on licence
2016-24999-EPS-MIT-1	02/2027	Common and Soprano pipistrelle

5.2 External Inspection

The external features of the property were examined for signs described in Section 4.2. Windowsills, exposed features around the windows, fascias, soffits and walls were inspected for any evidence of bat droppings or staining.

The property is a detached, brick-built and rendered building with attached double garage all of which are in a good condition externally. The multi-pitched roof of the property and front/side and rear dormers (see cover photograph and Figure 4 on page 10) are covered in well fitted tiles with no gaps that crevice dwelling bat species could use for roosting, see Figure 5 on page 10. The majority of the ridge and bonnet tiles are sealed however, on the front elevation, there is a section of missing mortar from the ridge tiles (see Figure 6 on page 10) and missing mortar from the ridge and end tile (see Figure 7 on page 11), and these gaps could be exploited by bats for roosting. The soffits and fascias and uPVC cladding are tight to the wall plate with no gaps (see Figure 8 on page 11), the valleys are sealed and lead flashing around the Velux windows is flush and offers no roosting potential, see Figure 9 on page 11. There is no missing mortar from the verges (see Figure 10 on page 12), and the hanging tiles on the southwest gable end are all well fitted with no gaps, see Figure 11 on page 12. The pitched roof of the single storey “connecting” building is also covered in well fitted tiles. There is no mortar missing from the ridge tiles and the lead flashing affixing it to the main dwelling and garage building is flush, see Figure 12 on page 12. The half-hipped roof of the brick built and rendered garages (see Figure 13 on page 13) is also covered in well fitted tiles, see Figure 14 on page 13. There is no mortar missing from the ridge or bonnet tiles, the lead flashing around the Velux windows is flush and the soffits and fascias are tight to the wall plate with no splits or gaps, see Figure 15 on page 13.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting



Figure 4. Rear view of property. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26

Figure 5. Example well fitted roof tiles. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26



Figure 6. Example missing mortar from ridge tiles. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting



Figure 7. Missing mortar from end tile. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26

Figure 8. Example sealed soffits/fascias and uPVC cladding. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26



Figure 9. Example flush lead flashing. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting



Figure 10. Example sealed verges. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26

Figure 11. Well-fitting hanging tiles. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26



Figure 12. Sealed roof and ridge tiles on connecting building and flushing lead flashing. Norfolk Lodge, Park Lane, Finchampstead. 28.08.26



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting



Figure 13. Garages.
Norfolk Lodge, Park
Lane, Finchampstead.
28.08.26

Figure 14. Example
sealed roof/ridge and
bonnet tiles plus flush
lead flashing on garage
roof. Norfolk Lodge,
Park Lane,
Finchampstead.
28.08.26



Figure 15. Example
sealed soffits/fascias
on garage. Norfolk
Lodge, Park Lane,
Finchampstead.
28.08.26



5.3 Internal Inspection

An internal inspection of the property was undertaken and examined for any signs of bats (as described in section 4.2).

The remaining loft space in the property was accessed through a hatch, via a ladder. Whilst there is lighting in the loft, it is not working, the loft is partially boarded, see Figure 16 below. The roof tiles are lined with membrane, all of which that could be seen appeared to be in a good condition, see Figure 16 below. There is no loft space in the connecting or garage building, the roofs being boarded, plastered and painted and these spaces offer no roosting potential, see Figure 17 below.

No bats or evidence of bats was recorded during the internal inspection of the property or garages however a thorough inspection of the loft space in the property was not possible due to the low ridge height, lack of boarding and insulation.



Figure 16. Loft space.
Norfolk Lodge, Park
Lane,
Finchampstead.
28.08.26



Figure 17. Internal
view of first floor of
garage. Norfolk
Lodge, Park Lane,
Finchampstead.
28.08.26



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

5.4 Dusk Survey

During the activity survey the surveyor and remote camera did not see or record any bats 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. The calls detected and recorded from the surveys provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, and noctule, *Nyctalus noctule*. The longest and most frequently recorded calls and observations were from the pipistrelle sp. bats. A simple summary of the bats recorded can be seen in Table 3 below.

Table 3. Summary of bat calls recorded in the vicinity of Norfolk Lodge, Finchampstead.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
11/08/26	A	20:15 – 22:05	Y	Y	Common and soprano pipistrelle and noctule	Despite good foraging conditions and insects flying, the bat activity at the site was low considering the surrounding habitat. This might be attributed to the high light levels around the property including lighting up the driveway. At 20.56 (23 minutes after sunset) a very faint pipistrelle sp. call was heard. 4 minutes later a faint call from a soprano pipistrelle was heard followed by a call from a common pipistrelle. Thereafter and until survey end, limited and sporadic pipistrelle sp. bat activity was heard and recorded with, at 21.09, a soprano pipistrelle bat being seen foraging along the tree line behind the surveyor. This was the only bat seen during the entire survey. Faint calls from a noctule were heard at 21.14 and 21.29 and then again at 21.57.
11/08/26	B	20:15 – 22:05	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the building.

6. Evaluation

The bat roost potential of the features within the site have been assessed with reference to the following criteria and include seasonal variation where increased or decreased probability may arise. Where features are present, they are **highlighted in bold**.

The likelihood of bat roosts being present will be higher where structures:

- are of a pre-20th Century construction;
- are in a lowland rural setting;
- **have woodland, mature trees, species-rich grassland and/or water nearby;**
- have large dimension roof timbers with cracks, joints and holes;
- have numerous crevices in stonework and structures;
- **have an uneven roof covering with gaps, though not too draughty;**
- **have hanging tiles** or roof cladding, especially on south-facing walls;
- **have a roof warmed by the sun;**
- are disused or little used; largely undisturbed;
- provide appropriate hibernation conditions, such as abandoned mines, tunnels, kilns, or fortifications; or
- Recent or **historical records of bats on the site, or bat roosts in the general area.**



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

The likelihood of bat roosts being present will be lower where structures:

- **are in an urban setting** with little green space;
- are subject to heavy disturbance (constant movement due to draughts and noise, also unstable microclimate);
- have a small, cluttered roof void (particularly for brown long-eared);
- **are of a modern construction with few gaps or crevices that bats can fly or crawl through (though pipistrelle bats may still be present);**
- are comprised of prefabricated steel or sheet materials; (some sections); or
- are active industrial premises.

Please note that the above list provides generic screening criteria only and there are exceptions to consider.

7. Conclusions/Interpretation

- 7.1 The calls detected and recorded from the surveys provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, and noctule, *Nyctalus noctule*, foraging and/or transiting across the site. The longest and most frequent calls were from pipistrelle *sp.* bats.
- 7.2 The property has features suitable for crevice dwelling bats to roost, however no bats were seen emerging from or returning to the property to roost. The surveyor observations and remote camera and bat detector provide a high level of confidence in the species detected during the surveys conducted at Norfolk Lodge.
- 7.3 Pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first (faint) call from a pipistrelle *sp.* bat was heard at 23 minutes after sunset, the bat is most probably roosting in the vicinity but 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.
- 7.4 The survey conditions were good, with warm weather, a variety of insects flying and the bat calls and field observations were, in our opinion, low given the surrounding habitat.
- 7.5 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 pipistrelle *sp.* bats however only an individual bat being seen once during the survey.
- 7.6 The cumulative evidence leads me to conclude that bats are not roosting at Norfolk Lodge, and the property has a negligible potential to support roosting bats therefore an EPSL is not required.
- 7.7 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).



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

8. References

Collins, J. (ed.) (2003) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).

Reason, P.F. & Wray, S. (2023) UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Ampfield, CIEEM.

HMSO (2017) Conservation of Habitats and Species Regulations 2017 [online]. Available at: <https://www.legislation.gov.uk/ukxi/2017/1012/contents/made>

Bat Conservation Trust (2023) Bats and Artificial Lighting At Night [online]. Available at: <https://theilp.org.uk/resource/gn08-bats-and-artificial-lighting-pdf.html>

9. 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



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

APPENDIX 1

In summary, the legislation combined makes it an offence to:

- Intentionally or recklessly damage, destroy or obstruct access to a structure or place used for shelter by a bat.
- Intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate.
- Intentionally or deliberately kill, injure or take any bat.

Planning Considerations:

Government guidance to Local Planning Authorities stipulates the need to consider biodiversity and protected species during the consideration of planning applications. The NPPF makes clear that the planning system should help minimise the impacts that development can have on biodiversity and provide net gains in biodiversity where possible. In addition, the ODPM Circular 04/2005 states *“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

Policy CP7 of the Wokingham Borough Core Strategy (planning policy relating to the site) states *“Development which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and*

- i) Mitigation measures can be put in place to prevent damaging impacts; or*
- ii) Appropriate compensation measures to offset the scale and kind of losses are provided”*.

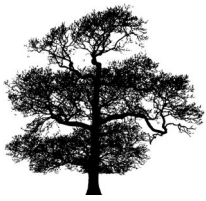
Developments that compromise the protection afforded to bats or roosts under the provisions of the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 will require a European Protected Species (EPS) licence from Natural England (NE).

NE, the government’s statutory conservation advisory organisation, is responsible for issuing EPS licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations.

Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:

- Reg 44(2)(e) – the derogation is “in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Reg 44(3)(a) – there is “no satisfactory alternative” to the derogation.
- Reg 44(3)(b) –the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

Tests (a) and (e) can be met with the issue of planning permission for the proposed works. Test (b) is determined by NE’s ecology department that requires the development of a suitable mitigation strategy that would ensure that any bats present on site, are retained at the same population level or better.



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

APPENDIX 2

Norfolk Lodge, Park Lane, Finchampstead, RG40 4PT

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

A



B

