



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 108 READING ROAD WOODLEY



**Prepared for:
Mr R Ali
108 Reading Road
Woodley
Reading
RG5 3AD**

14 May 2025

Ref: SPH/ESR-25/07.05



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Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Tel: 0118 976 2902
Mobile: 07557 982091
Email: info@batsurveys-uk.com

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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 R Ali to carry out a dusk emergence survey at 108 Reading Road, Woodley, Reading, RG5 3AD. 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-25/10.01, and to inform appropriate mitigation for the proposed works, if required. This report is prepared to support a forthcoming planning application to Wokingham Borough Council.

The application site comprises a detached, brick-built bungalow. The remainder of the site comprises a front garden that is mainly laid to lawn with occasional trees and shrubs and a paved parking area. The rear garden, which contains a patio area, a detached brick building, timber summer house and lawn with some shrubs and trees throughout.

The desk top study was conducted based upon a minimum 2km search radius and it revealed three statutory designated sites are located within, and three current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The immediate surrounding habitat does not provide suitable habitat for roosting, commuting or foraging bats due to the dense urban design however, there is good ecological connectivity to allotments and parks via the garden network.

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

The dusk emergence survey was conducted on Wednesday 7 May 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 R Ali to carry out a dusk emergence survey at 108 Reading Road, Woodley, Reading, RG5 3AD.

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 (number 240587) for “Householder application for proposed two storey side extension, two storey rear extension with changes to the fenestration following the demolition of the existing shed”.

1.4 Surveyor Background and Experience

The activity survey was conducted by Robert (Bob) Brittain 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.

2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 7 May 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.

2.2 Dusk Survey

The dusk emergence survey was conducted on the evening of Wednesday 7 May 2025. The surveyor and equipment were stationed (as shown in Figure 1 on page 5), to ensure the feature identified in the preliminary bat report could be observed.

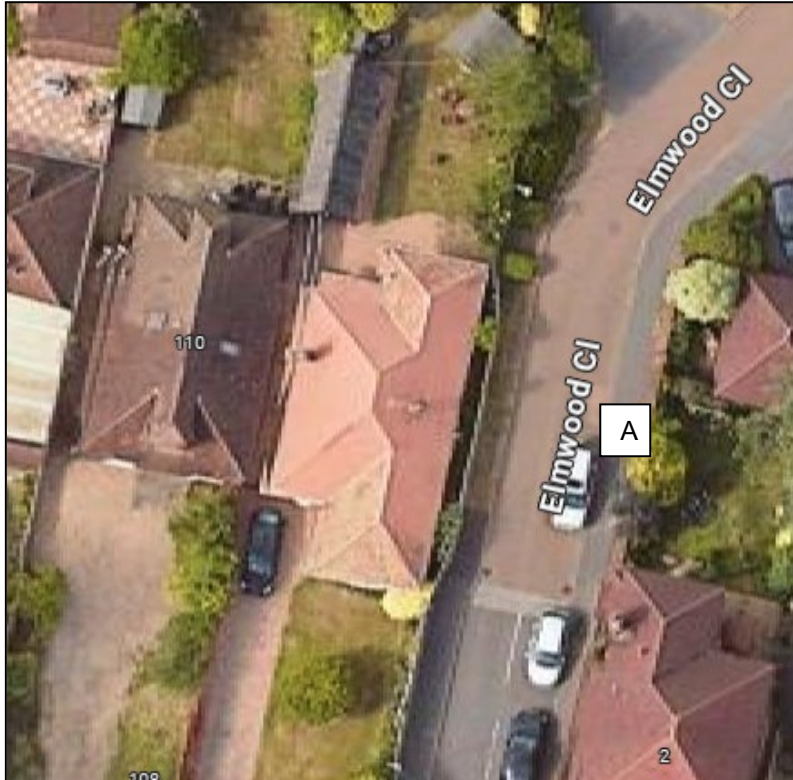


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During the survey bat activity was monitored using a BatLogger M bat detector together with a Sony Handycam night shot video camera with high intensity IR lamps. A screenshot from the video camera is included at Figure 2 below. The detector and camera 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 – 108 Reading Road, Woodley, surveyor/equipment location.



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 6. The most frequently used flight paths of bats could not be shown as a very low number were heard and none seen during the entire survey.

Figure 2 – 108 Reading Road, Woodley, screenshot from night vision camera.

Position A:





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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 108 Reading Road, Woodley.

Date:	7 May 2024
Survey Type	Emergence survey
Surveyor and location	(A) Bob Brittain
Weather Conditions (Start)	Temperature 11.5°C Cloud cover 60% patchy Humidity 60.7% Dry with Wind Beaufort 2
Sunset	20:37
Start time	20:30
Finish Time	22:15
Duration	02:15
Weather Conditions (Finish)	Temperature 8.1°C Cloud cover 20% patchy Humidity 71.9% Dry with Wind Beaufort 2

Table 2. Summary of bat calls recorded in the vicinity of 108 Reading Road, Woodley.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
07/05/24	A	20:20 – 22:15	N	Y	Soprano pipistrelle, noctule and serotine	At 21.14 a brief and distant call from a soprano pipistrelle bat was heard. A soprano pipistrelle was then heard foraging on another 3 occasions, between 21.57 and 22.07. Three transit calls from a noctule were heard between 21.29 and 22.10. A serotine was heard at 21.31 and 21.40. No bats were seen during the entire survey.

4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the survey provided identification of soprano pipistrelle, *Pipistrellus pygmaeus*, noctule, *Nyctalus noctule*, and serotine, *Eptesicus serotinus*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from soprano 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 108 Reading Road.



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- 4.3 Pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the first soprano pipistrelle call was heard at 37 minutes after sunset, the bats are most probably roosting some distance 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 good, with warm weather, a variety of insects flying and the bat calls and field observations were, in our opinion, considered low.
- 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 soprano 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 108 Reading Road 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.
The Conservation and Habitat Regulations – 2017.

6. 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