

58 Holmbury Avenue
Crowthorne
Berkshire
RG45 6TQ

Precautionary Bat Method Statement

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Report Quality Control Information	
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1 INTRODUCTION

1.1 Background

1.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr & Mrs Welburn to prepare a non-licenced bat method statement for 58 Holmbury Avenue, in Crowthorne, Berkshire.

1.1.2 The preparation of a precautionary method statement was commissioned to support a planning application for the construction of a new porch to the front of the house to meet the requirements of Wokingham Borough Council who have requested the method statement.

1.2 Legislative Background

1.2.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

1.2.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

1.3 Site Location and Context

- 1.3.1** The property is located on the western side of Holmbury Avenue in Crowthorne, Berkshire OS grid reference: SU83431 65368).
- 1.3.2** The property is in a residential area with the open playing field of Bigshotte Park across the road immediately to the south east. The park is surrounded by established mature tree lines which connect with further mature tree lines extending along Hatch Ride to the north east and north west. Further mature trees are a feature of gardens to the north, west and south of the house. The network of gardens, parkland and mature tree lines are habitats of value to feeding and commuting bats adapted to sub-urban habitats.

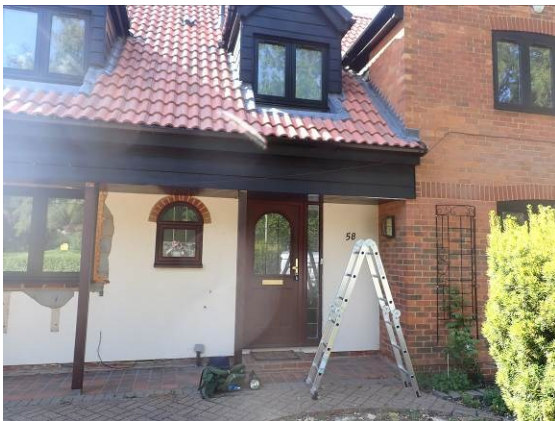
2 SITE INSPECTION

2.1 Survey Methodology

- 2.1.1** An external inspection of the section of the existing roof to be extended to accommodate the porch was completed by John Wenman (registered under Natural England Class Licence CL18) on July 13th 2026. The inspection comprised a visual inspection of the roof and surrounding cladding using a ladder and a high-powered torch (Clulite SM-EL Lamp).
- 2.1.2** The inspection checked for features suitable for roosting bats e.g. crevices beneath roof coverings, lead flashings and cladding and for evidence of roosting bats i.e. droppings, staining and feeding remains.

2.2 Survey Findings

- 2.2.1** The house's roof was covered with tightly fitted pantiles with fibre board cladding under the existing open porch roof and forming the fascias; this cladding continued around the dormer windows above the porch (**Photographs 1 & 2**). The roof tiles of the roof above the porch were closely fitted (**Photograph 3**) as were the lead flashings at the roof junctions (**Photograph 2**).
- 2.2.2** The fibre board cladding was tightly interlocking providing no access opportunities for bats (**Photographs 4 & 5**). The cladding at the northern end of the porch was slightly separated from the wall creating a narrow gap of limited extent (**Photograph 6**), which showed no evidence of the presence of bats was of negligible bat roost potential.



Photograph 1. The location of the proposed porch.



Photograph 2. The tightly fitted roof tiles and flashings.



Photograph 3. Tightly fitted tiles of the roof above the porch.



Photograph 4. Closely fitted fibre boards of existing unenclosed porch roof.



Photograph 5. The closely fitted fibre board fascias.



Photograph 6. A narrow gap behind fibre boards at junction with wall.

3 PRECAUTIONARY METHOD STATEMENT

3.1 Introduction

- 3.1.1** This report sets out a method statement prepared by John Wenman MCIEEM– an ecologist registered under Natural England Class Licence CL18 and therefore an appropriately qualified ecologist. It sets out a summary of the of the approach to be undertaken.

3.2 Impact assessment

- 3.2.1** The survey data shows that the development proposals, which involve the addition of an enclosed porch, with a revised roofline, which will link into the existing roof slope immediately above the front door, are highly unlikely to result in the damage or destruction of bat roosts. The works are also unlikely to lead to the disturbance and/or injury of bats.

3.3 Timing of work

- 3.3.1** The risk of the works affecting bats is negligible, but as a precaution, work to remove existing roof coverings to enable the porch construction will be timed to take place in conditions suitable for bats to be active i.e. between March and mid-November inclusive, to avoid the main bat hibernation season when there is low risk of torpid bats being present.

3.4 Responsibilities

- 3.4.1** The homeowners and their contractors will be responsible for the construction work and for appointing a project licenced ecologist to be available to provide advice throughout the work if required.

3.5 Precautionary Measures during Construction

- 3.5.1** The roof coverings and cladding will be carefully removed by gloved hands. If bat(s) are discovered during the work, the work will stop immediately and the project licenced ecologist will be immediately called to site attend to the bat's welfare. Work will continue only after further written advice has been received, and if necessary, a mitigation licence obtained from Natural England has been obtained.
- 3.5.2** In the unlikely event that a bat is injured during the work, the licensed ecologist will take the bat to a bat carer within the Berkshire and South Buckinghamshire Bat Group. The bat will be returned and released on site if fit to do so.

4 REFERENCES

Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th Edition*. Bat Conservation Trust, London.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3rd Edition)*. JNCC, Peterborough.