



# **Urban Tree Experts**

**BS5837 – Tree Surveys – Ecological Consulting**

## **PRELIMINARY ECOLOGICAL APPRAISAL (DBW) AT 65 EGREMONT DRIVE LOWER EARLEY**



**Prepared for:**  
**Mr C Putigampu**  
**65 Egremont Drive**  
**Lower Earley**  
**Reading**  
**RG6 3BS**

**15 December 2025**

**Ref: SPH/NP/PEA-25/09.12**



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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 C Putigampu to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]) of 65 Egremont Drive, Lower Earley, Reading, RG6 3BS. This is to support a forthcoming planning application to Wokingham Borough Council.

The site visit was carried out on Tuesday 9 December 2025 at 12.50pm, during daylight hours. An internal and external inspection of the property and attached garage took place to look for signs of bats.

The preliminary ecological appraisal 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 two 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 immediate surrounding landform, the majority of which is made up of urban development, has a low potential to support foraging bats however, via the garden networks, there is ecological connectivity to the wider landscape which provides foraging, commuting and roosting opportunities for a wide range of bat species.

The DBW 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, scratch marks, rubbing and staining at exit holes, live or dead bats and other features such as missing tiles, this list is not exhaustive.

The building's suitability to support roosting bats was assessed and no potential roost features were identified during the preliminary inspection. When combined, the lack of features, along with the data from the desk top study results in the property being characterised as having negligible potential<sup>1</sup> to support roosting bats.

In line with best practice guidelines<sup>2</sup>, no further survey effort is required.

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<sup>1</sup> 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.

<sup>2</sup> Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists Good Practice Guidelines (4th Edition).



## 1. Introduction

### 1.1 Instruction

Urban Tree Experts was instructed by Mr C Putigampu to conduct a DBW of 65 Egremont Drive, Lower Earley, Reading, RG6 3BS to support a forthcoming planning application to Wokingham Borough Council.

### 1.2 Aims and Objectives

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 4<sup>th</sup> edition.

### 1.3 Proposed Works

The survey was commissioned in connection with a forthcoming planning application to Wokingham Borough Council that will seek to construct a two storey rear and part single storey side extension and convert the garage into habitable accommodation, see plans at Appendix 1.

### 1.4 Surveyor Background and Experience

The preliminary ecological appraisal for bats was completed by Nick Powell and the report was written by Simon Holmes MSc. CEnv.

Simon holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and a Science and Education license (SCI64844). He has 35 years' experience of carrying out bat surveys and bat conservation work.

Nick holds a Class 2 Bat License (CLS-11742) and has been surveying bats for 3 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. 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 2.



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 building is located at Grid Reference SU75477108, see Figure 1 below. An overview of the immediate area is shown on Figure 2, courtesy of Bing maps.

Figure 1. 65 Egremont Drive, Lower Earley, highlighted.

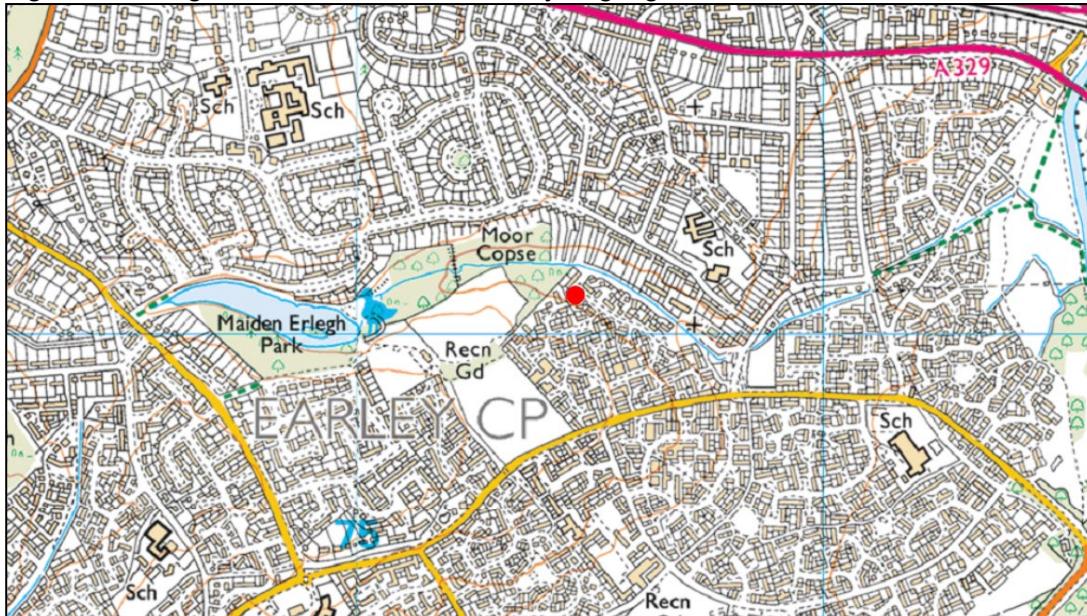
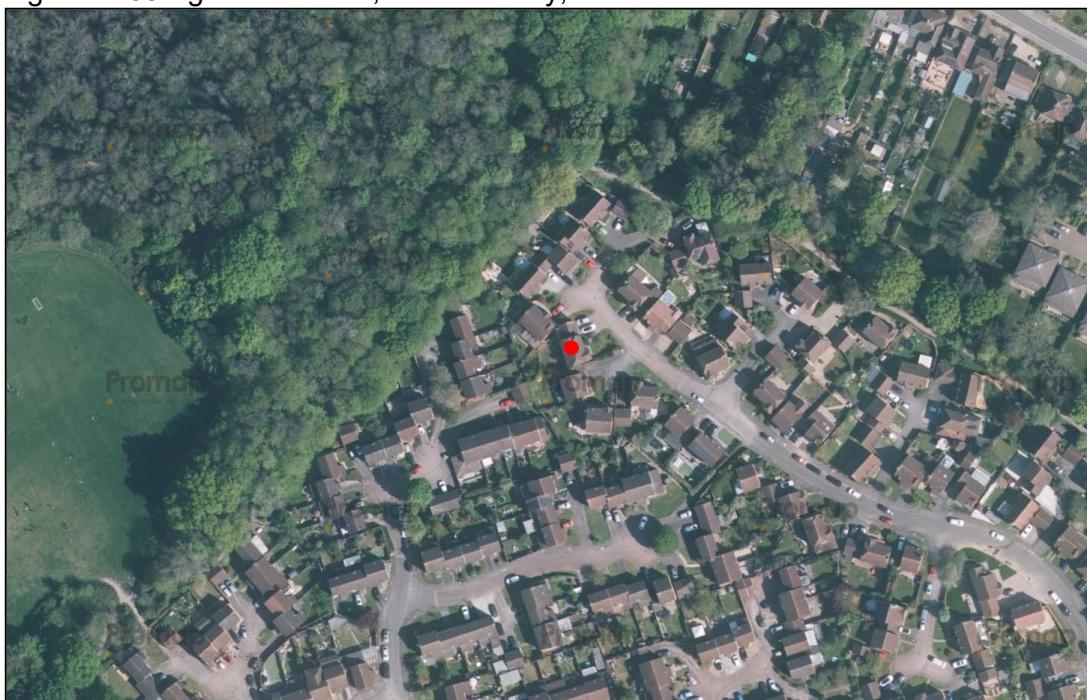


Figure 2. 65 Egremont Drive, Lower Earley, overview of the immediate area.





### 3.2 Site Description

The application site comprises a detached, 2 storey brick-built mock “Tudor” property with attached double garage. The remainder of the site comprises a paved driveway/parking area to the front with lawn and shrubs and a rear garden laid to lawn with occasional shrubs on the boundaries, see Figure 3 below. The site offers limited foraging or commuting habitat for bats, however there is some ecological connectivity to bat foraging and commuting habitat via the garden network.

Figure 3. Rear garden. 65 Egremont Drive, Lower Earley. 09.12.25



## 4. Survey Methodology

### 4.1 Pre-Survey Data Search

The client has advised that, to their knowledge, no previous bat surveys have been undertaken on this site. Google Earth and MAGIC maps ([magic.defra.gov.uk](http://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 EPSPs within 2km of the site. Due to the suburban area, scale of the proposed development, and the very local impact that may occur, no data was sought from the local records centre at this time.

The property is situated in the suburban area of Lower Earley and is surrounded by properties and gardens of varying sizes and styles. To the north and west, and connected via the garden network, is Laurel Park which connects Maiden Erlegh Local Nature Reserve (LNR), all of which provide good habitat to support roosting, commuting and foraging bats and are within commuting distance for bats.

Highwood LNR and Maiden Erlegh Park LNR lie within 2km of the proposed development site, however there is only ecological connectivity from the site to Maiden Erlegh Park LNR.



A search of the Magic interactive website revealed no current EPSLs for bats have been granted within 2km of the site however there are six expired ones.

#### **4.2 Daylight Survey**

The DBW of 65 Egremont Drive, Lower Earley, Reading, RG6 3BS was carried out by Nick Powell on Tuesday 9 December 2025 at 12.50pm. The weather conditions for the survey were overcast with light drizzle and a temperature of 12.5 degrees. Equipment used included a high-powered torch, a digital camera on a telescopic pole, endoscope and a ladder.

During the DBW, an internal and external inspection of the property and attached garage 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.

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.
- 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 that were not to be affected by the current proposals or with no bat roosting potential were not inspected.

#### **4.3 Constraints**

Full access to the site during the visit was made possible by the client and there were no constraints to the survey.

### **5. Survey Findings**

#### **5.1 External Inspection**

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



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The property is a detached, brick-built mock “Tudor” two storey building which is in a good condition externally. The crossed half-hipped roof is covered in composite interlocking tiles, none of which are broken or missing, see Figure 4 below. The ridge and hip tiles and valleys are firmly cemented with no missing mortar or gaps that crevice dwelling bat species could exploit, see Figure 5 on page 9. The lead flashing around the chimney stack is flush (see Figure 6 on page 9) and there is no missing mortar from the verges, see figure 7 on page 10. The uPVC fascias and soffits are tight to the wall with no splits or gaps and offer no roosting opportunities for bats, see Figure 8 on page 10.

On the northern elevation is the attached garage, see cover photograph. The pitched roof is covered in composite interlocking tiles, none of which are broken or missing and the ridge tiles are firmly cemented in, see Figure 9 on page 11. The verge is sealed, as is the lead flashing affixing it to the main property (see Figure 10 on page 11) and the uPVC soffits and fascias are tight to the wall and do not offer any roosting opportunities, see Figure 10 on page 11.

No bats or evidence of bats was recorded during the external inspection of the property or attached garage and there were no visible roosting opportunities for bats or access into the building for roosting bats.

Figure 4. Example of interlocking roof tiles. 65 Egremont Drive, Lower Earley. 09.12.25





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Figure 5. Example of sealed ridge and hip tiles. 65 Egremont Drive, Lower Earley. 09.12.25



Figure 6. Example sealed lead flashing around chimney stack. 65 Egremont Drive, Lower Earley. 09.12.25





Figure 7. Example sealed verge. 65 Egremont Drive, Lower Earley. 09.12.25



Figure 8. Example sealed uPVC soffits and fascias. 65 Egremont Drive, Lower Earley. 09.12.25

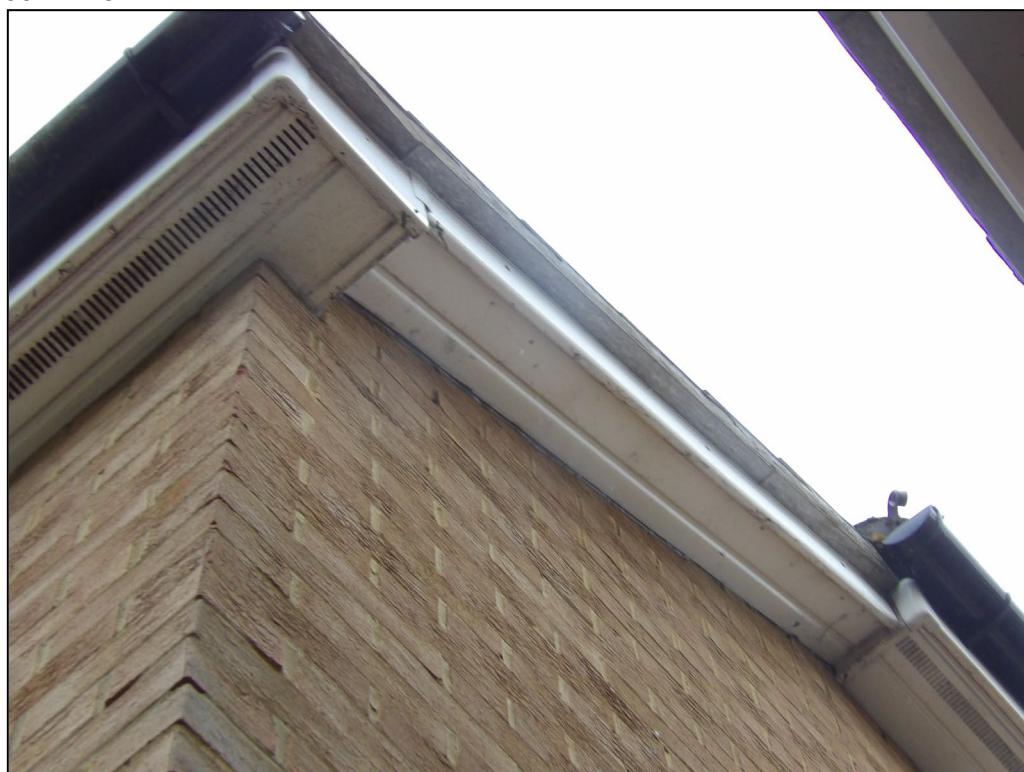




Figure 9. Example sealed roof and ridge tiles on garage. 65 Egremont Drive, Lower Earley. 09.12.25



Figure 10. Example sealed verge and uPVC soffits and fascias on garage. 65 Egremont Drive, Lower Earley. 09.12.25





## 5.2 Internal Inspection

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

The loft of the property was accessed via a loft ladder and is in a good condition. The loft space was partially lit, partially boarded and insulated and the roof tiles are lined with bitumen felt, all of which appeared to be in a good condition with no rips or tears, see Figure 11 below. The loft space within the garage was accessed via steps and is in a good condition. The loft space was not lit, partially boarded and insulated and the roof tiles are also lined with bitumen felt, all of which appeared to be in a good condition with no rips or tears, see Figure 12 below.

No bats or evidence of bats was recorded during the internal inspection of the loft space and garage and internally there appeared to be no roosting opportunities for bats within these spaces.

Figure 11. Example of main loft space.  
65 Egremont Drive,  
Lower Earley.  
09.12.25

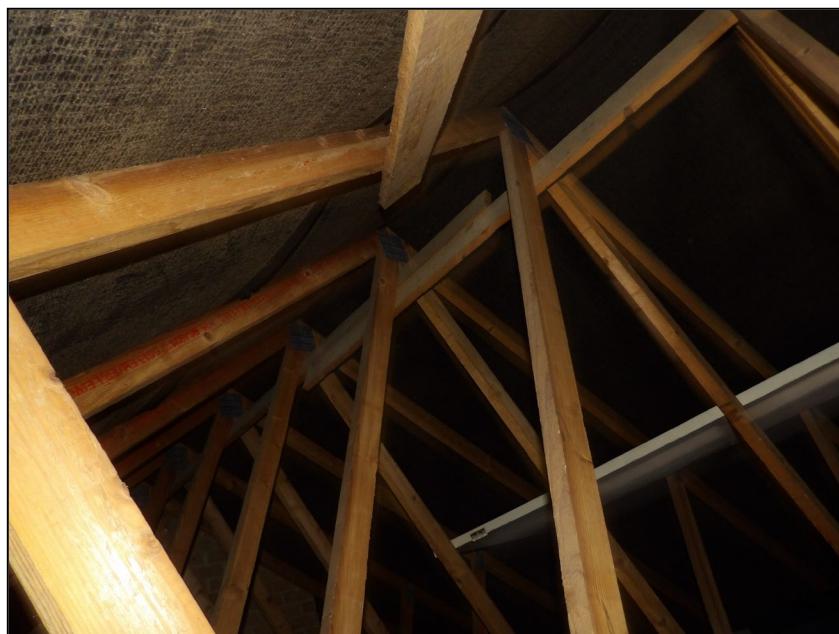


Figure 12. Example of garage loft space.  
65 Egremont Drive,  
Lower Earley.  
09.12.25



## 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 and **historical records of bat roosts in the general area.**

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);
- are active industrial premises.

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

## 7. Conclusions

### 7.1 Interpretation

The combined evidence from the desktop study and the internal and external inspection of the property and attached garage provides a high level of confidence in support of the opinions set out in this report. There are no visible features externally on the building in which bats could access the building to roost.

Informed by the results of the survey and the factors highlighted in Section 6, it is concluded that there is negligible potential for roosting bats within the building. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required.

### 7.2 Contingency Plan

In the unlikely event that bats are found during the proposed works, all work must stop, and advice sought from Urban Tree Experts or another licensed bat ecologist.



If, for whatever reason, there is a time delay of greater than 12 months between this survey and the commencement of work, then the survey should be repeated as the condition of the building may change and bats may start roosting at the site.

## 8. References

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

HM Government (2017) Conservation of Habitats and Species Regulations as (amended).

HM Government (1981) The Wildlife and Countryside Act (as amended).

HM Government (2006) Natural Environment and Rural Communities Act.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). Bat Workers' Manual (3<sup>rd</sup> Edition). Joint Nature Conservation Committee.

## 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](mailto:info@batsurveys-uk.com)

Urban Tree Experts  
Bramley House  
Newnham Bridge  
Tenbury Wells  
WR15 8NX

  
Simon Holmes MSc. CEnv.  
Consultant, Urban Tree Experts  
Natural England Licence CLS-CLS-17637, CLS-CLS-17638



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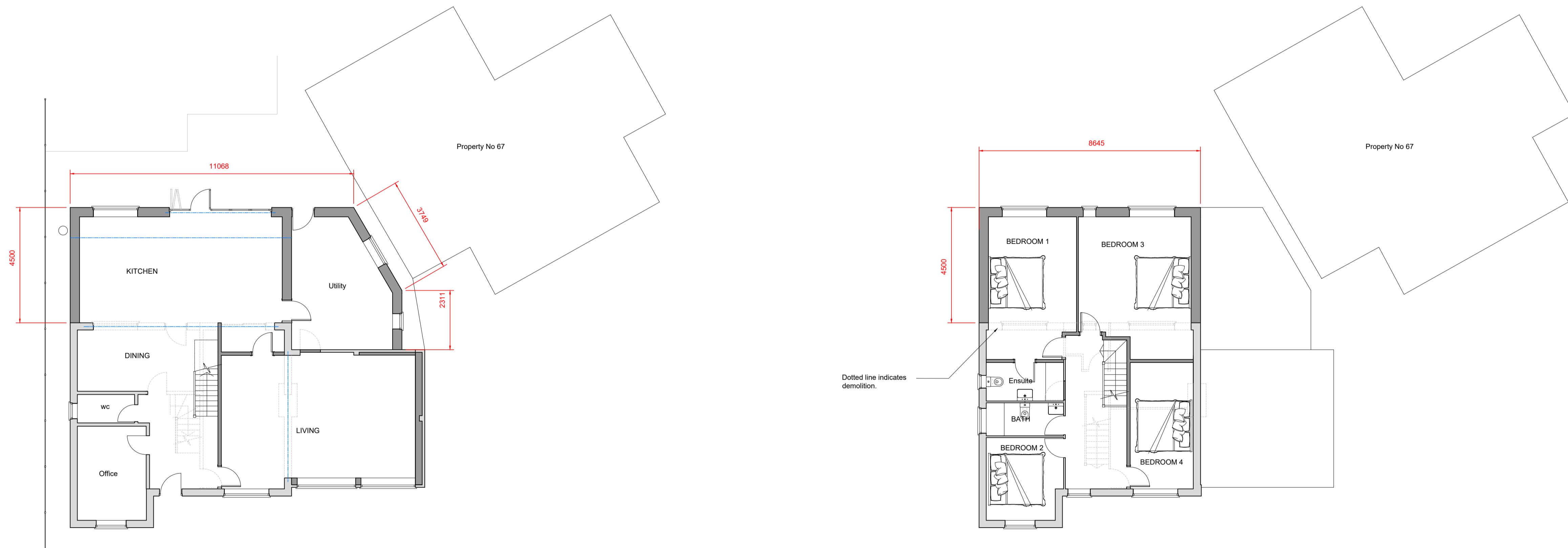
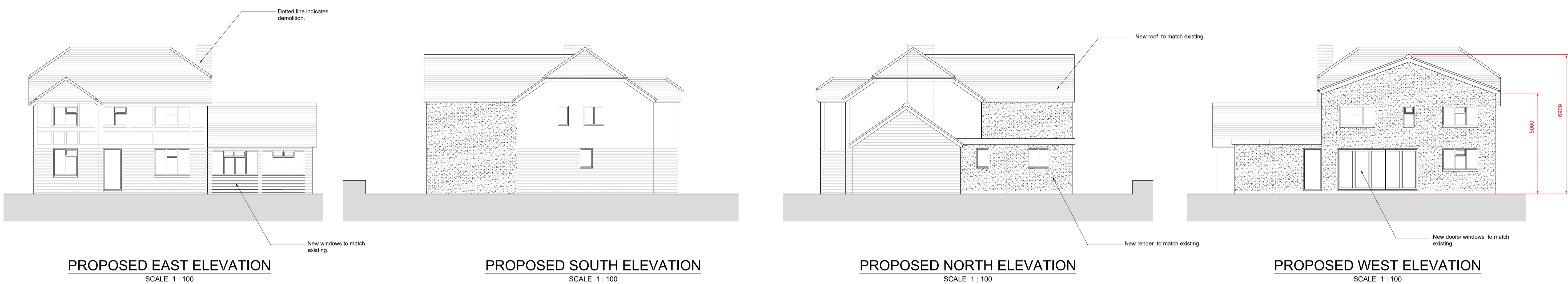
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## APPENDIX 1

## NOTES

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SK Design Consultants  
22 Netley close  
Caversham  
Reading RG4 6SR  
Tel : 07821111602

Client:  
Mr CHANDRA PUTIGAMPU

Project:  
Two storey rear and part single storey side extension  
and a Garage conversion.

Location:  
65 Egremont Drive, Lower Earley, Reading RG6 3BS

Drawing Title:  
PROPOSED PLANS AND ELEVATIONS

Date:  
OCT 2025

Sheet Size:  
A1

Drawn:  
SK

Drawing No:  
**P1668-03**

Revision:  
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## APPENDIX 2

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.