



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 184 UPPER WOODCOTE ROAD READING



**Prepared for:
Mr S Saha
184 Upper Woodcote Road
Caversham
Reading
RG4 7JU**

29 June 2026

Ref: SPH/ESR-26/17.06



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Appendix 1

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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.



EXECUTIVE SUMMARY

Urban Tree Experts was commissioned by Mr S Saha to carry out two dusk emergence surveys at 184 Upper Woodcote Road, Caversham, Reading, RG4 7JU. The surveys were undertaken at the property to provide further evidence to support the initial findings (a negative result) and conclusions from a preliminary ecological appraisal (DBW) report ref SPH/NP/PEA-25/14.10, and to inform appropriate mitigation for the proposed works, if required. This report has been prepared to support a current planning application to Reading Borough Council.

The application site comprises a detached, brick-built property with attached garage and rear flat roof extensions. To the front there is a paved driveway/parking area with lawn and hedgerows, and to the rear, the large garden is mainly laid to lawn with shrubs, hedgerows, a patio area and mature trees mainly on the boundaries. The site itself offers good foraging and commuting habitat for bats and there is good ecological connectivity to the wider landscape.

The preliminary ecological appraisal (PEA) 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 to the west and southwest of the site provides suitable habitat for roosting, commuting or foraging bats with a golf course, copses and the River Thames which provide rich and diverse habitats suitable for a wide range of bat species.

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

The dusk emergence surveys were conducted on Friday 22 May and Wednesday 17 June 2026. A number of bats were seen and heard foraging in and around the site throughout the surveys and none were seen emerging from or re-entering the property to roost.

This report confirms the findings of the surveys, 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 PEA and activity surveys on the property 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 surveys. 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 for the works to the property.



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1. Introduction

1.1 Instruction

Urban Tree Experts were commissioned by Mr S Saha to carry out two dusk emergence surveys at 184 Upper Woodcote Road, Caversham, Reading, RG4 7JU.

1.2 Aims and Objectives

The dusk emergence surveys are 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 Reading Borough Council (number PL/25/0927) for “Rear dormer by way of hip to gable conversion with rooflights on front slope plus raising the lower ridge to match main ridge”.

1.4 Surveyor Background and Experience

The activity surveys were conducted by Katie Holmes, Nick Powell, Adam Wilson and a remote camera and the report was compiled by Simon Holmes MSc. CEnv, a Natural England licensed bat ecologist.

Simon holds Bat Class 3 (CL19) and (CL20) Licenses (Nos. 17637 and 17638) and a 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 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.

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.

Adam has completed a degree in Politics with International Relations at the University of York with an interest in Environmental Sciences and has been participating in bat surveys for the past 2 seasons. The training he has received includes basic survey techniques including transects, use of multiple detectors, video and thermal camera use, bat biology and identification and bat call analysis.



2. Survey Methodology

2.1 Constraints/Limitations

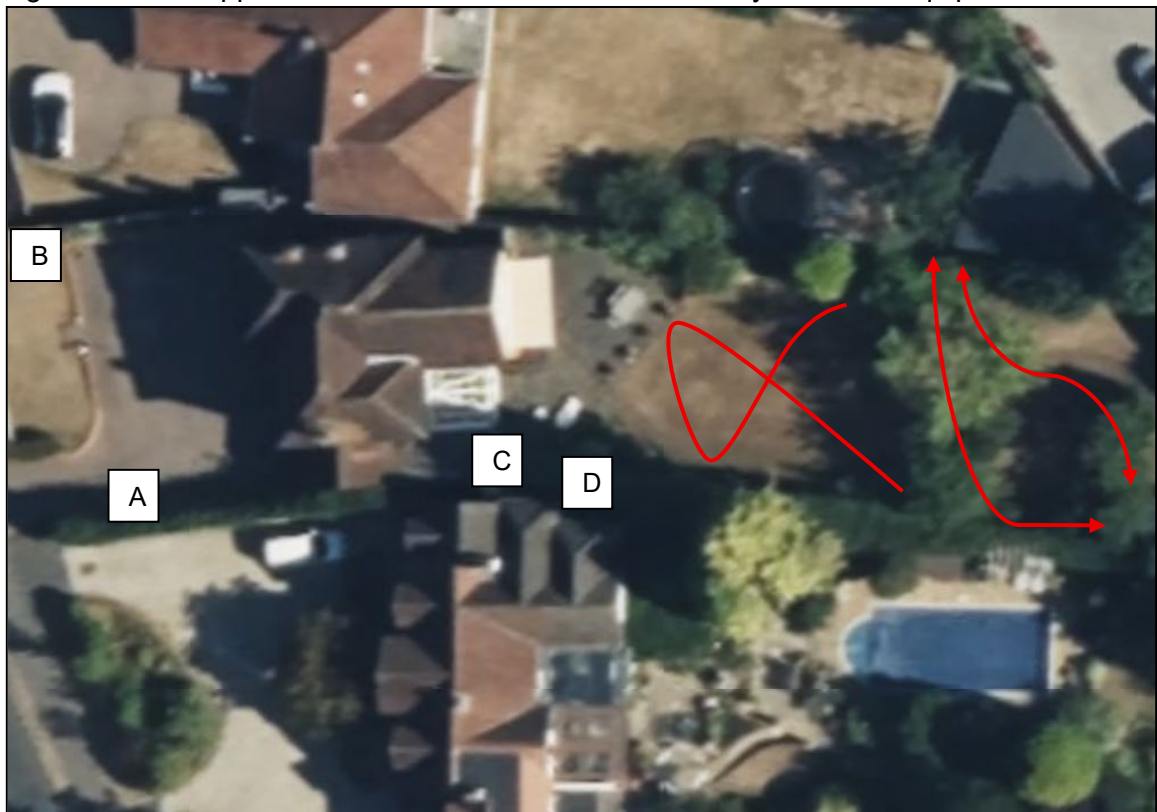
An assessment of the building exterior was conducted on 22 May 2026, prior to the first activity survey being undertaken and there were no constraints or limitations to the surveys. Weather conditions were suitable for the surveys, being conducted during warm weather, and a number of bats were heard and seen foraging and in transit during the surveys.

2.2 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Friday 22 May and Wednesday 17 June 2026. The surveyors were stationed (as shown in Figure 1 below), to ensure the features identified in the PEA could be observed.

During the surveys bat activity was monitored using four BatLogger M bat detectors together with four Sony Handycam night shot video cameras with high intensity IR lamps. Screenshots from the video cameras is included at Appendix 1. 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 – 184 Upper Woodcote Road, Caversham, surveyor/remote equipment locations.



During the survey no bats were seen emerging from and/or returning to the property to roost. In total 5 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 commencing on page 6. The most frequently used flight paths of common pipistrelle bats are shown on Figure 1 above.



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3. Survey Findings

3.1 Dusk Surveys

The weather conditions and surveyor details from the surveys can be found in Table 1 below.

Table 1 – Surveyor details and weather conditions for the bat activity survey conducted at 184 Upper Woodcote Road, Caversham.

Date:	22 May 2026	17 June 2026
Survey Type	Emergence survey	Emergence survey
Surveyor and location	(A) Nick Powell (B) Remote camera/batlogger (C) Katie Holmes (D) Adam Wilson	(A) Nick Powell (B) Remote camera/batlogger (C) Remote camera (D) Katie Holmes
Weather Conditions (Start)	Temperature 21.5°C Cloud cover 20% Humidity 62.8% Dry with Wind Beaufort 0	Temperature 19.7°C Cloud cover 85% Humidity 80.5% Dry with Wind Beaufort 1-2
Sunset	20:59	21:23
Start time	20:40	21:05
Finish Time	22:30	22:55
Duration	01:50	01:50
Weather Conditions (Finish)	Temperature 18.6°C Cloud cover <5% Humidity 72.6% Dry with Wind Beaufort 0	Temperature 18.4°C Cloud cover 10% Humidity 83.3% Dry with Wind Beaufort 0-1

Table 2. Summary of bat calls recorded in the vicinity of 184 Upper Woodcote Road, Caversham.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
22/05/26	A	20:40 – 22:30	Y	Y	Common, soprano and Nathusius's pipistrelle and noctule	Bat activity at this survey position was very limited. This is assumed to be due to the high ambient street lighting and busy road. At 21.38 a soprano pipistrelle was seen and heard in transit across the front of the property, this was the only bat seen during the survey. No other calls from soprano pipistrelle bats were heard. Common pipistrelle foraging activity commenced at 22.11 and continued very sporadically until 22.19, the bat(s) were never seen. A call from a noctule was heard at 22.24. Analysis of the data recorded revealed a couple of calls from a Nathusius's pipistrelle.
22/05/26	B	20:40 – 22:30	N	Y	Common, soprano and Nathusius's pipistrelle and noctule	Bat activity at this survey position was very limited. Between 21.38 and 22.24, eleven calls from common pipistrelle bats were recorded, 2 calls from soprano pipistrelle bats were recorded and a call from a noctule. The remote camera did not record any bats in transit or interacting with the building.



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Table 2. Summary of bat calls continued.....

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
22/05/26	C	20:40 – 22:30	N	Y	Common, soprano and Nathusius's pipistrelle, noctule and Daubenton's	At 21.05 (6 minutes after sunset) a faint call from a noctule was heard, a noctule was then heard and seen high in transit at 21.20 heading in a westerly direction. Soprano pipistrelle activity was very limited with a bat being heard at 21.15 and thereafter another 6 calls were heard until 21.57, the bat was not seen. Common pipistrelle foraging activity commenced at 21.20 and continued sporadically until survey end with up to 2 bats being seen occasions foraging in the rear garden. Analysis of the data recorded revealed a call from a Nathusius's pipistrelle and three calls from a Daubenton's bat.
22/05/26	D	20:40 – 22:30	N	Y	Common, soprano and Nathusius's pipistrelle, noctule and Daubenton's	Due to the proximity of the surveyors at position C and D, the calls heard and recorded are the same as those at position C.
17/06/26	A	21:05 – 22:55	N	Y	Common and soprano pipistrelle and noctule	Again, bat activity at this survey position was very limited, assumed to be due to the conditions highlighted previously. Seven foraging calls from common pipistrelle bats were heard between 21.56 (32 minutes after sunset) and 22.23. A call from a soprano pipistrelle was heard at 22.07 and a couple of calls from a noctule were heard at 22.44.
17/06/26	B	21:05 – 22:55	N	Y	Common and soprano pipistrelle and noctule	Between 21.56 and 22.44, 7 common pipistrelle, 1 soprano pipistrelle and 2 noctule calls were recorded. The remote camera did not record any bats in transit or interacting with the building.
17/06/26	C	21:05 – 22:55	N	N	Remote camera only	The remote camera did not record any bats in transit or interacting with the building.
17/06/26	D	21:05 – 22:55	Y	Y	Common and soprano pipistrelle, noctule and Daubenton's	At 21.35 (12 minutes after sunset) a faint call from a common pipistrelle bat was heard. Thereafter sporadic common pipistrelle foraging and transit activity was heard and recorded until 22.34 with a bat being seen foraging in and around the rear garden. Soprano pipistrelle activity was again very limited with a call being heard at 22.00 and then again at 22.06. Calls from a Daubenton's bat were heard at 22.32. Foraging calls from a noctule were heard at 22.29 and 22.44.

4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the surveys provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, Nathusius's pipistrelle, *Pipistrellus nathusii*, noctule, *Nyctalus noctula*, and Daubenton's, *Myotis daubentonii*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from common pipistrelle bats.
- 4.2 The lifted/moved roof tiles and missing mortar from the ridge and hip tiles provide potential features suitable for crevice dwelling bats to roost however bats did not emerge or re-enter the building as the roosting potential in the neighboring buildings and surrounding habitat might be higher. The surveyor observations provide a high level of confidence in the species detected during the survey at 184 Upper Woodcote Road.



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- 4.3 Pipistrelle *sp.* bats and noctules are the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. As the noctule heard was at 6 minutes after sunset on the first survey, and the first common pipistrelle calls were heard at 12 minutes after sunset on the second survey, these bats are most probably roosting in the immediate locality. 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 for the time of year and location.
- 4.5 The bat calls and field observations provide a high level of confidence in support of the opinions set out in this report. Bat activity was dominated by common pipistrelle bats.
- 4.6 The cumulative evidence leads me to conclude that bats are not roosting at 184 Upper Woodcote 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.
Bat emergence surveys with night vision aids. A technical guide for professional ecologists. 1st Edition-2026. Bat Conservation Trust.
The Conservation of Habitats and Species Regulations 2017.

6. Queries

Any queries regarding this report should be addressed, in the first instance, to Urban Tree Experts:

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APPENDIX 1

184 Upper Woodcote Road, Caversham, Reading, RG4 7JU

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

A



B



C



D

