



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT 232 TILEHURST ROAD READING



**Prepared for:
Mr S Patil
c/o 232 Tilehurst Road
Reading
RG6 1DA**

10 September 2026

Ref: SPH/ESR-26/23.08



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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 S Patil to carry out three dusk emergence surveys at 232 Tilehurst Road, Reading, RG30 2NE. The surveys were undertaken at the property to provide further evidence to support the initial findings and conclusions from an ecological survey report (bats) ref SPH/ESR-25/03.05, and to inform appropriate mitigation for the proposed works, if required. This report has been prepared to support a forthcoming planning application to Reading Borough Council.

The 2025 ecological survey report concluded that “As a bat was seen and recorded emerging from the property during the activity survey two further activity surveys are required along with an EPSL to comply with best practice and to ensure that an offence is not triggered that might result in a negative impact upon the favorable conservation status (FCS) of bats at this site.”

The recommended further activity surveys were not conducted during the 2025 bat activity season.

The application site comprises a semi-detached two-storey, brick-built property with rear mono-pitched extension. To the front is a sunken parking space, paved path and flower bed and to the rear the overgrown garden is mainly laid to lawn with occasional mature shrubs and trees.

The preliminary ecological appraisal (PEA) conducted in 2025 consisted 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 four statutory designated sites are located within, and one current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site. The habitat immediately to the south of the property (Prospect Park) provides suitable habitat for roosting, commuting or foraging bats.

A search of Berkshire and South Buckinghamshire bat group records confirmed 7 different species within the 2-kilometer search radius, including *Myotis sp.*

Following advice that Natural England (NE) were unlikely to accept survey results from May 2025, three further dusk emergence surveys were conducted on Monday 6 July, Thursday 30 July and Sunday 23 August 2026. A number of bats were seen and heard foraging in and around the site throughout the surveys, however 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 2025 PEA and 2026 activity surveys 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 2026 activity surveys. This indicates that the property was most probably being used opportunistically and is not now being used as a roost by bats and that an EPSL from NE is not required.

Note: NE will not issue EPSL's for historical evidence of bat emergence or precautionary licensing.



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1. Introduction

1.1 Instruction

Urban Tree Experts were commissioned by Mr S Patil to carry out three dusk emergence surveys at 232 Tilehurst Road, Reading, RG30 2NE.

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 roosts 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 surveys were carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition.

1.3 Proposed Works

The surveys were commissioned in connection with a forthcoming planning application to Reading Borough Council that will seek “Removal of side chimney, Hip to Gable with a rear dormer with 2 roof lights in the front.”

1.4 Surveyor Background and Experience

The activity survey was conducted by Katie Holmes, Nick Powell and Adam Wilson, 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 Bat Class 2 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.

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.



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2. Survey Methodology

2.1 Constraints/Limitations

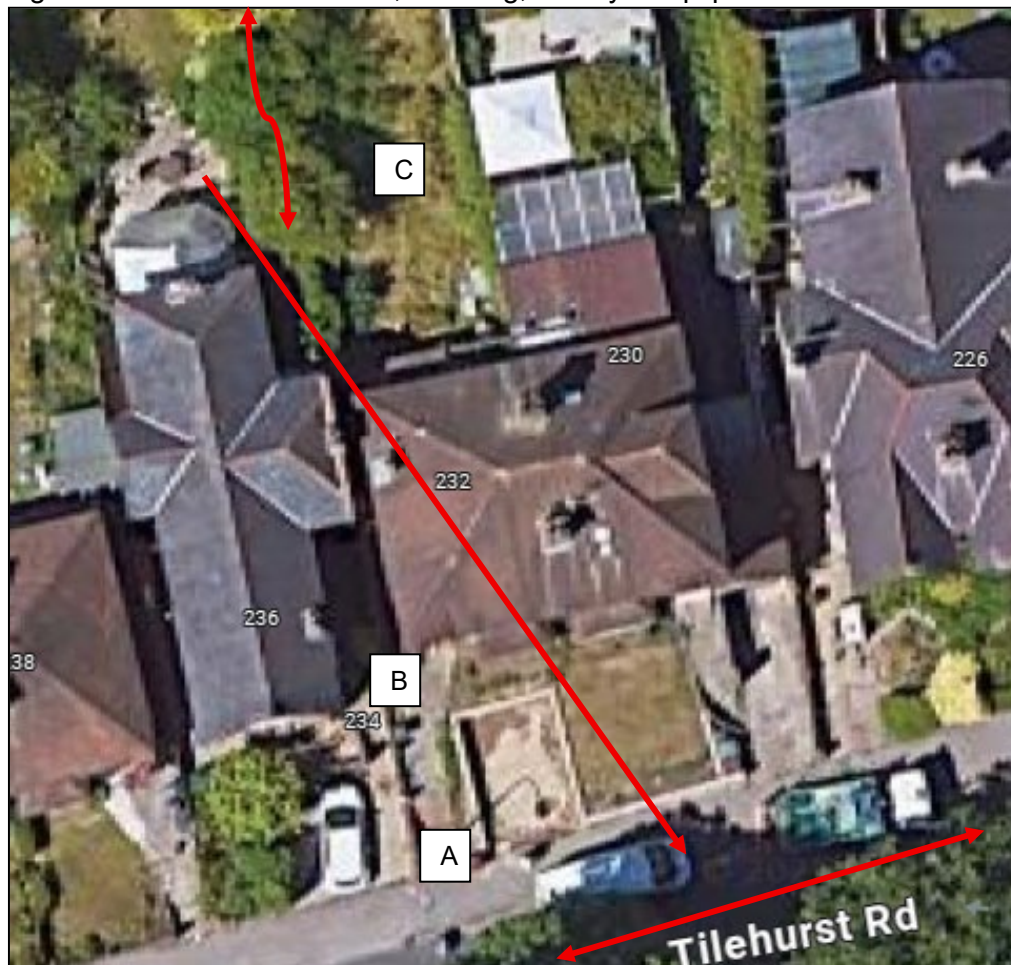
An assessment of the building exterior was conducted on 6 July 2026, prior to the first activity survey being undertaken and there were no constraints or limitations to the surveys. Weather conditions were suitable for the surveys, being conducted during warm weather, and a number of bats were heard and seen foraging and in transit during the surveys.

2.2 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Monday 6 July, Thursday 30 July and Sunday 23 August 2026. The surveyors and equipment 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 two BatLogger M bat detectors together with three Sony Handycam night shot video cameras and with high intensity IR lamps. Screenshots from the video cameras are 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 – 232 Tilehurst Road, Reading, surveyor/equipment locations.





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During the surveys 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 commencing below. The most frequently used flight paths of common pipistrelle bats are shown in Figure 1 on the previous page.

3. Survey Findings

3.1 Dusk Surveys

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 surveys conducted at 232 Tilehurst Road, Reading.

Date:	6 July 2026	30 July 2026	23 August 2026
Survey Type	Emergence survey	Emergence survey	Emergence survey
Surveyor and location	(A) Nick Powell (B) Remote camera only (C) Katie Holmes	(A) Katie Holmes (B) Remote camera only (C) Adam Wilson	(A) Nick Powell (B) Remote camera only (C) Katie Holmes
Weather Conditions (Start)	Temperature 23.8°C Cloud cover 50% Humidity 39.1% Dry Wind Beaufort 0-1	Temperature 24.2°C Cloud cover 100% Humidity 65.4% Dry Wind Beaufort 0	Temperature 22.6°C Cloud cover 5% Humidity 44.6% Dry Wind Beaufort 2
Sunset	21:21	20:55	20:10
Start time	21:05	20:40	19:55
Finish Time	22:55	22:25	22:40
Duration	01:50	01:45	01:45
Weather Conditions (Finish)	Temperature 22.6°C Cloud cover 100% Humidity 45.1% Dry Wind Beaufort 0-1	Temperature 21.6°C Cloud cover 100% Humidity 78.8% Light drizzle Wind Beaufort 0	Temperature 17.9°C Cloud cover 0% Humidity 69% Dry Wind Beaufort 1-2

Table 2. Summary of bat calls recorded in the vicinity of 232 Tilehurst Road, Reading.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
06/07/26	A	21:05 – 22:55	Y	Y	Common and soprano pipistrelle and noctule	At 21.26 (5 minutes after sunset) a common pipistrelle bat was seen and heard in transit down the side of the neighbouring property and into the park opposite. Thereafter common pipistrelle activity dominated until 22.34 with, also at 21.26, a bat being seen emerging from a neighbouring property to the left of the surveyor. Common pipistrelle bats were seen foraging in the trees on the edge of the park, behind the surveyor. Soprano pipistrelle activity was very limited with 9 calls being heard between 21.45 and 22.26. Between 22.33 and 22.54 foraging calls from a noctule were heard.
06/07/26	B	21:05 – 22:55	N	N	Remote camera only	The remote camera did not record any bats emerging from or returning to the property to roost during the survey and no bats were recorded interacting with the sections of the building being filmed.



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Table 2. Summary of bat calls continued

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
06/07/26	C	21:05 – 22:55	Y	Y	Common and soprano pipistrelle and noctule	At 21.26 (5 minutes after sunset) a common pipistrelle bat was both seen and heard emerging from the roof of a neighbouring property to the left of the surveyor. Soprano pipistrelle foraging activity commenced at 21.39 and thereafter sporadic and limited common and soprano pipistrelle activity was heard until 22.41 with occasionally a bat being seen foraging either behind the surveyor or in the neighbouring gardens. A number of noctule foraging calls were heard between 22.16 and 22.23.
30/07/26	A	20:40 – 22:25	Y	Y	Common and soprano pipistrelle and noctule	Despite good foraging conditions and insects flying, bat activity during this survey was very limited at both survey positions. At 21.09 (14 minutes after sunset) 2 common pipistrelle bats were seen in transit down the left-hand side of the property and thereafter limited and sporadic common pipistrelle foraging activity was heard until 22.13 with a bat being seen on an occasion foraging along the tree line in the park behind the surveyor. Only four calls from soprano pipistrelle bats were heard at between 21.26 and 22.09. Noctule transit calls were heard between 20.50 and 21.14.
30/07/26	B	20:40 – 22:25	N	N	Remote camera only	The remote camera did not record any bats emerging from or returning to the property to roost during the survey and no bats were recorded interacting with the sections of the building being filmed.
30/07/26	C	20:40 – 22:25	Y	Y	Common and soprano pipistrelle and noctule	At 21.09 two common pipistrelle bats were seen and heard in transit into the site from behind the surveyor and away over the right-hand site to the front of the property. Thereafter limited common pipistrelle calls were heard until 21.10 with a bat being seen foraging in the garden behind the surveyor. A transit call from a noctule was heard at 21.14. Only two calls from soprano pipistrelle bats were heard at 21.26 and 22.03.
23/08/26	A	19:55 – 22:40	Y	Y	Common and soprano pipistrelle and noctule	At 20.27 (17 minutes after sunset) a call from a common pipistrelle bat was heard with, at 20.29 a common pipistrelle being seen foraging in the tree line on the park edge behind the surveyor. Thereafter common pipistrelle foraging activity dominated until 22.36 with a bat being seen again at 20.37 foraging on the opposite side of the road again. Soprano pipistrelle foraging activity commenced at 20.47 and continued on a limited basis until 21.26. A number of noctule foraging calls were heard between 20.47 and 21.46.
23/08/26	B	19:55 – 22:40	N	N	Remote camera only	The remote camera did not record any bats emerging from or returning to the property to roost during the survey and no bats were recorded interacting with the sections of the building being filmed.
23/08/26	C	19:55 – 22:40	N	Y	Common and soprano pipistrelle and noctule	Common pipistrelle foraging activity commenced at 20.32 and continued until 22.25 with, on a couple of occasions a bat being seen foraging around the garden behind the surveyor and in neighbouring gardens on a couple of occasions. A faint soprano pipistrelle call was heard at 20.36 and thereafter very sporadic and limited soprano pipistrelle foraging activity was heard until 22.03. Between 20.57 and 21.45 four transit calls from a noctule were heard.



4. Conclusions/Interpretation

- 4.1 The calls detected and recorded from the surveys provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, and noctule, *Nyctalus noctula*, foraging and/or transiting in the vicinity. The longest and most frequent calls were from common pipistrelle bats.
- 4.2 The slipped/raised/missing roof tiles and gaps in the soffit resulting in gaps provide potential features suitable for crevice dwelling bats to roost, however no bats were seen emerging or re-entering the building during the 2026 surveys. This is likely to be due to a combination of the deterioration of the building and the foraging opportunities for bats in Prospect Park are very good and the roosting potential in the neighboring properties (with bats being seen emerging from them during two of the 2026 surveys) being higher and pipistrelle bats being predominantly opportunistic. The surveyor observations provide a high level of confidence in the species detected during the surveys at 232 Tilehurst Road.
- 4.3 Pipistrelle *sp.* bats are the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. The first common pipistrelle calls heard during the survey were at 5 minutes after sunset, and the bats seen emerging from neighbouring properties. 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 average.
- 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 232 Tilehurst 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

- Collins, J. (ed.) (2003) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).
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- HMSO (2017) Conservation of Habitats and Species Regulations 2017 [online]. Available at: <https://www.legislation.gov.uk/uksi/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>



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6. Queries

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

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APPENDIX 1

232 Tilehurst Road, Reading, RG30 2NE

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

A



B



C

