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Preliminary Roost Assessment

Survey site:
Hennerton House, Wargrave, Reading, Berkshire, RG10 8PD RG108PD

Client:
Ann Olivarius

Survey date:
15/04/2026

Project:
This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as the removal of existing single storey timber outbuildings that are structurally unsafe and replacement with a smaller single outbuilding for the same ancillary domestic use (storage and for the gardeners and their equipment). No residential floorspace is being created, removed, or altered. The gardeners' WC installed with the original sheds will be retained with minor refurbishment only.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings
• The building on site is assessed to have negligible value for **roosting bats**. As such, no further surveys are recommended. • The site is considered to be of moderate value to **foraging and commuting bats**. The proposals do not include the removal of any suitable habitats or any new lighting; therefore, no further surveys are recommended. • The building and trees on site offer opportunities for nesting birds. As such, a precautionary method of work is recommended during construction.

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Introduction and Context

Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: PRA Methodology and Legislation - 2024.

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SU 78530 80585 and has an area of approximately 0.084ha comprising one building. The site forms part of the grounds associated with Hennerton House and is immediately bounded by gardens to the west, an access drive to the north and trees to the south and east. The site is located in a semi-rural setting, with pockets of priority habitat deciduous woodland in close proximity. The wider landscape is characterised by areas of agricultural land, open fields, pockets of woodland and scattered residential development. Hennerton Golf Club is located approximately 217 m southeast. A review of historic maps indicates the landscape has remained largely unchanged since the late 1800s. The area is hydrologically active with the River Thames located approximately 226 m to the west as well as a network to assciated drainage channels. Several ponds are also present within 500 m of the site. The site is situated on medium, silt -loam but locally light, silt-rich soil and subsoil. Alkaline (pH: 7.5 - 8.5). With an underlying bedrock geology of chalk.
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 8 priority habitats located within 2 km of the site, including deciduous woodland, which is adjacent to the east of the site. These comprise deciduous woodland, lowland fens, traditional orchard, coastal and floodplain grazing marsh, lowland calcareous grassland, ancient & semi-natural woodland, ancient replanted woodland and wood pasture and parkland. The scattered trees across the site provide connectivity to the deciduous woodland to the east and west of the site and are likely to be functionally connected to this habitat.

Designated Sites
There are no statutory sites within 2 km of the site, however there is 1 statutory site within 10 km of the site. This is listed below:

Table 1a: Statutory sites within 10km of the site.

Designation	Reason for designation	Distance from site
Chilterns Beechwoods SAC 10km	The Chilterns Beechwoods represent a very extensive tract of Asperulo-Fagetum beech forests in the centre of the habitat's UK range. The woodland is an important part of a grassland-scrub-woodland mosaic. A distinctive feature in the woodland flora is the occurrence of the rare coralroot Cardamine bulbifera.	6245m NE

The site does fall within the impact risk zone for Harpsden Wood SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to priority habitat deciduous woodland, and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' (BS 5837) (2012).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

Fauna

The site survey was undertaken by Kelly Clarke Dip H.E, Senior Ecologist.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
15/04/2026	12.8	95	95	19.4	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 14 EPSL were identified, as detailed below:

Table 3a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence

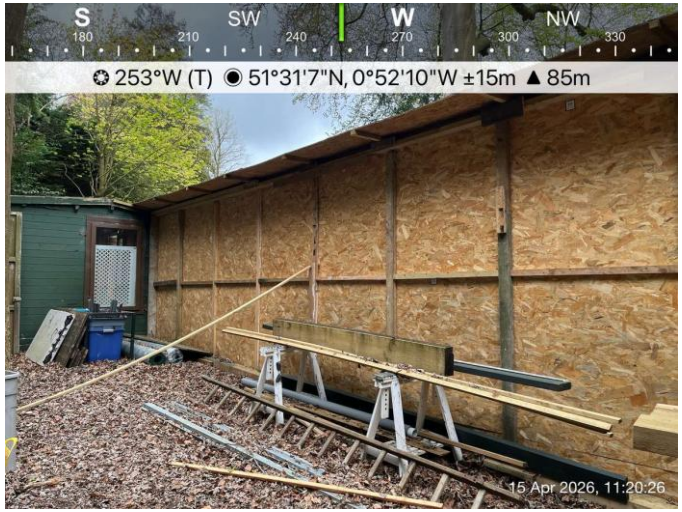
	2017-27806-EPS-MIT-1	Soprano pipistrelle and brown long-eared	1,428 m NW	Damage and destruction of a resting place
	EPSM2009-717	Soprano pipistrelle, brown long-eared and natterers	1,136 m NW	Destruction of a resting place
	EPSM2011-2915	Common pipistrelle, soprano pipistrelle, brown long-eared and whiskered	1,014 m NW	Destruction of a resting place
	EPSM2011-2958	Common pipistrelle	1,033 m N	Destruction of a resting place
	EPSM2011-3762	Common pipistrelle and brown long-eared	1,608 m W	Destruction of a resting place
	CASE_REF2015-10500-EPS-MIT	Common pipistrelle	918 m W	Destruction of a resting place
	EPSM2012-4843	Soprano pipistrelle	830 m W	Destruction of a resting and breeding place
	2015-7300-EPS-MIT-2	Common pipistrelle soprano pipistrelle and brown long-eared	700 m SE	Destruction of a resting place
	EPSM2013-6116	Brown long-eared	1,649 m E	Destruction of a resting place
	2019-43232-EPS-MIT	Soprano pipistrelle	1,381 m SW	Destruction of a resting place
	2015-7768-EPS-MIT-1	Soprano pipistrelle	1,096 m SW	Destruction of a resting place
	CASE_REF2015-7819-EPS-MIT	Common pipistrelle and soprano pipistrelle	1,155 m SW	Destruction of a resting place
	EPSM2012-4004	Soprano pipistrelle	1,044 m S	Destruction of a resting place

2017-29718-EPS-MIT	Soprano pipistrelle and brown long-eared	1,827 m SW	Destruction of a resting place

No buildings or trees were present on site with suitable roosting features for bats to utilise.

Buildings

Building B1 Description	
B1 is a single-storey, detached, timber-framed storage shed with an adjoining WC. The building has a gabled roof clad in bitumen felt. The walls are constructed from plywood and interlocking timber panels, which are tightly sealed throughout. The soffits, fascias, windows, and doors are also timber. Two gaps were present in the soffit box, as described in further detail below. The building is divided into three sections: the southernmost section is used as a WC for gardeners, the central section is used for storage, and the northernmost section is open, with no wall to the southeast elevation and no roof or floor. There is no internal loft void. The internal space in the central section measures approximately 3.1 m by 6.6 m, with a floor-to-beam height of 2.2 m. The internal temperature was recorded at 12.3°C, with a relative humidity of 78%. A thin layer of block foam insulation is present within the roof; however, the building is otherwise uninsulated, resulting in internal conditions broadly reflecting those outside. Several large windows and doors create a well-lit internal space. No access points suitable for bats were observed, and no evidence of bat presence (such as droppings, urine staining, or feeding remains) was identified anywhere	 *Northwest elevation onf B1*

	within the building. In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have negligible habitat value for roosting bats due to the lack of suitable bat roosting Features. Additionally, the building is likely to be subject to temperature fluctuations due to the nature of the construction materials, creating an unstable thermal environment that does not support bat roosting. No suitable gaps or crevices were observed during the survey. Therefore, assessed as having negligible value for roosting bats.	 *Northwest elevation of B1*  *Southeast elevation of B1*	

Internal of the central section of the building.

Feature	Materials	Condition/Suitability	Photographs
Eaves	Timber	The timber soffits were generally tightly sealed and well-fitted across the majority of the building. However, the soffit box on the southwest corner of the building is broken, with two open gaps leading inside the soffit box. It was possible to inspect the interior of the soffit box with a torch and see fully through both gaps. No suitable internal crevices were identified, and the soffit box is considered too open and exposed to the elements to support roosting bats. There was no evidence of bat presence, such	

			as droppings, urine stains, or feeding remains.	*View of gap in soffit box in the southwest corner with visable cobwebs* *View of the southwest elevation showing locations of gaps in soffit box*

Impacts

Given the negligible value of the building for roosting bats, no impacts on roosting bats are anticipated.

Recommendations

No further surveys are recommended.

The installation of one bat box at the site will provide additional roosting habitat for bats. The bat box can be secured to the new buidling or a mature tree on site. It will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brands.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to

and from the entrance, away from artificial light.

Foraging and Commuting Bats

Summary of Survey Findings

The site comprises well-maintained gardens with scattered shrubs and trees, which are likely to provide functional connectivity to adjacent areas of priority habitat, deciduous woodland located to the east and west. The habitats on site offer a variety of microhabitats that are likely to support a range of common invertebrates, which in turn provide foraging opportunities for bats. Furthermore, the surrounding woodland extends into the wider landscape to the south along Wargrave Road and across the adjacent golf course, offering additional commuting opportunities for bats. The River Thames is located to the west of the site and there are several small ponds within 500 m, which are likely to provide elevated ecological value for local bat populations. As such, the site is considered to have moderate value for foraging and commuting bats.

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. Furthermore, the proposals will not include any new artificial lighting.

Recommendations

No further recommendations.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on or within building B1. However, the broken soffit box may offer nesting opportunities for species such as house sparrows, starlings and tits.

The surrounding trees and woodland provide suitable shelter and nesting opportunities which could be used by a range of nesting birds.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a

significant assemblage of protected and/or notable birds.

Impacts

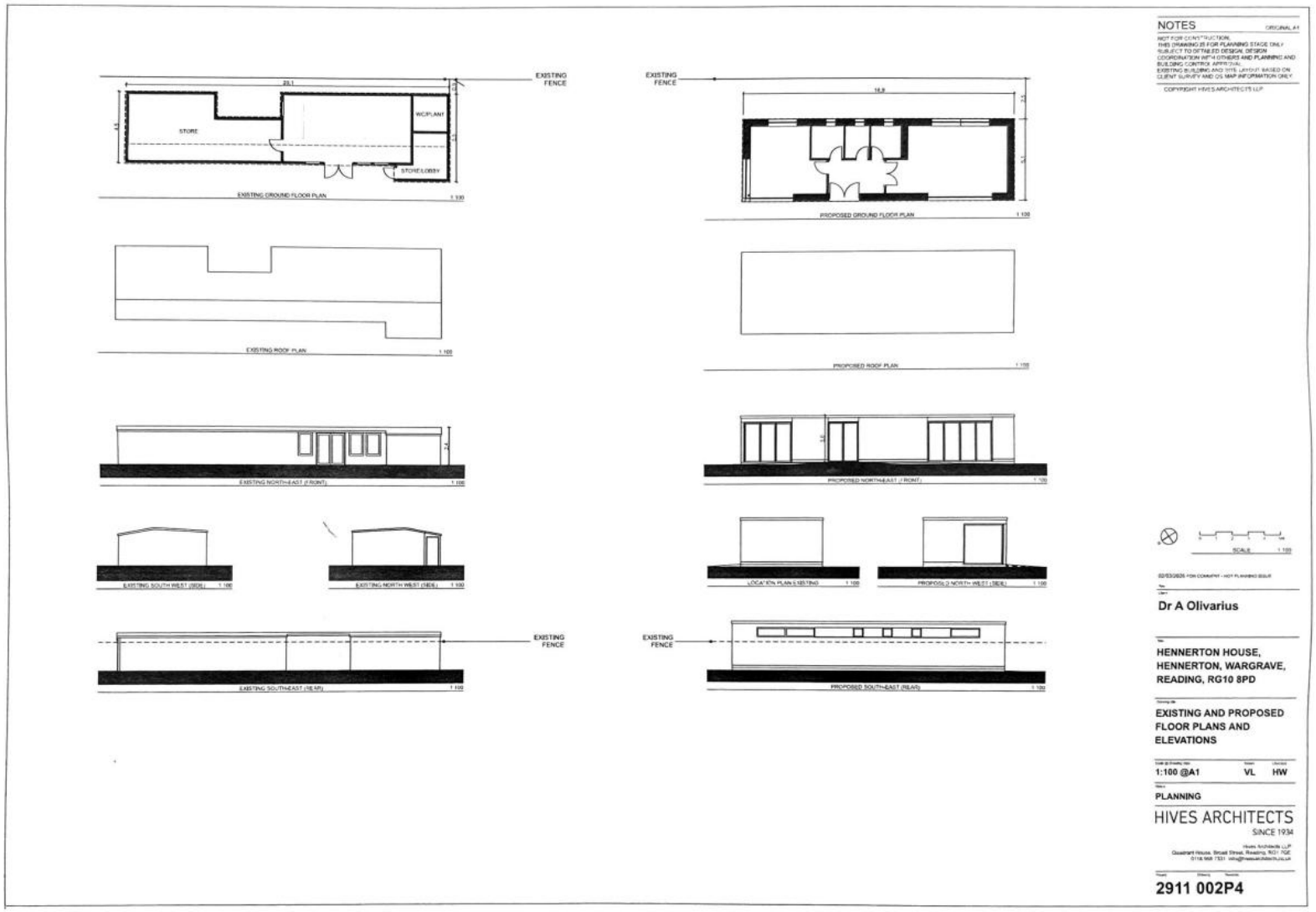
The proposals will result in the removal of B1 and its associated nesting features. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitats locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan

Appendix 3: PRA Plan

Appendix 4: Additional Site Photographs

Photo 1: Northwest elevation onf B1

Photo 2: Northwest elevation onf B1

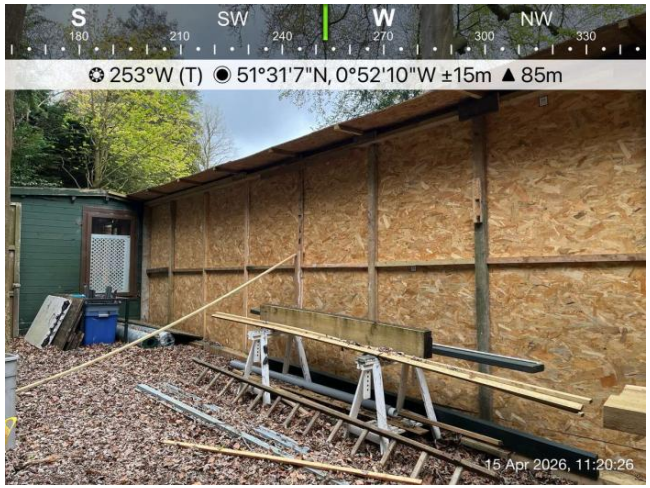


Photo 3: Southeast elevation of B1

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Version Control

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Draft	0.1	Kelly Clarke Dip H.E, Senior Ecologist	16/04/2026
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