

Preliminary Roost Assessment

Survey site:

7 St James Close, Reading RG10 9LJ

Client:

Ilona Kowalewski

Survey date:

01/06/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as a single-storey side extension and change of roof type from flat to pitched over the garage.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until December 2027, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

1. 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.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 01/06/2026 by Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist with five years of experience, and holder of Natural England survey licences for bats 2025-86142-CL17-BAT and great crested newt 2025-83625-SCI-CL08.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
20.7	56.0	100	11.3	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology 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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 79329 76404 and has an area of approximately 0.08ha. The site is separated from the nearby habitats by residential development. The site is enclosed with fencing. The site is located in an urban setting, surrounded by commercial and residential development within the village of Twyford. The wider landscape consists of a mixture of arable fields to the north and east and urban development to the south and west. The town of Reading is located to the south-west. Medium, loamy but locally light, silt-rich soil and subsoil. Mildly Acidic to Neutral (pH: 4.5 - 6.5).

Priority Habitats

There are seven priority habitats within 2km of the site. These comprise deciduous woodland, traditional orchard, priority ponds, coastal and floodplain grazing marsh, wood pasture and parkland, ancient & semi-natural woodland and ancient replanted woodland. The closest priority habitat comprises deciduous woodland, located 285m S from the site.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

Statutory Designations within 10km

There is one national network site (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 3: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Chilterns Beechwoods Special Area of Conservation (SAC)	9640m NE

SSSI Risk Zone

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

Non-Designated Sites

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.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section 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.

3.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 4 EPSLs within a 2km radius of the site, as detailed below:

Table 4: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
2020-49294-EPS-MIT	Common pipistrelle and soprano pipistrelle	230m south-east	Destruction of a resting place
2020-44644-EPS-MIT	Common pipistrelle and brown long eared bat	460m north-west	Destruction of a resting place
EPSM2010-2250	Brown long eared bat	710m west	Destruction of a breeding place
2019-43241-EPS-MIT	Common pipistrelle, soprano pipistrelle and brown long eared bat	1815m west	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats. Offsite within 2km these include deciduous woodland, traditional orchard, priority ponds, ancient & semi-natural woodland and ancient replanted woodland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; residential dwelling (B1). No evidence of roosting bats was identified.

Buildings

B1 : Residential dwelling

B1 is a detached single-storey brick-built building with a cross-pitched and gabled roof clad in interlocking concrete roof tiles. The roof tiles are in good condition with no raised tiles under which bats could roost. There are flat roof sections located on the eastern elevation of the building. The

flat roofs are bitumen felt lined and are in very good condition with no gaps in which bats could roost. The doors and windows are UPVC and appear in excellent condition with no suitable bat roosting sites. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are UPVC soffits and bargeboards around the building which are in good condition. There is one chimney located on the roof of the building. The brickwork on the chimney is in good condition. There is lead flashing around the base of the chimney which is flat and without gaps. The brick gable ends are in very good condition with no gaps around the tops of the gable ends.

There is one loft space within the main roof void of B1. The roof structure is built from modern timber beams including the ridge beam. The roof is lined with bitumen felt which is in good condition with no gaps or tears. The floor of the loft space is lined with mineral wool insulation and there are timber boards in places. There are cobwebs around the ridge beam and roof to floor cobwebs which could indicate a lack of internal flying activity from void dwelling bats, such as brown long-eared bats. No daylight enters the loft space which indicates that it is well sealed.

The building has negligible habitat value.



Northern elevation



Southern elevation



Eastern elevation

*Western elevation**Loft space**Flat roof within the garage*

3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Artificial lighting

No new lighting will be installed as a result of the proposed development.

3.3 Recommendations

Roosting habitat [Buildings]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

4. FAUNA: BIRDS

This section 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.

4.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No habitat for schedule 1 birds was observed.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

4.2 Foreseen Impacts

Buildings / trees

No impacts are anticipated on nesting birds as a result of the proposed development.

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings / trees

None.

Trees and vegetation

No additional surveys required.

Barn Owls

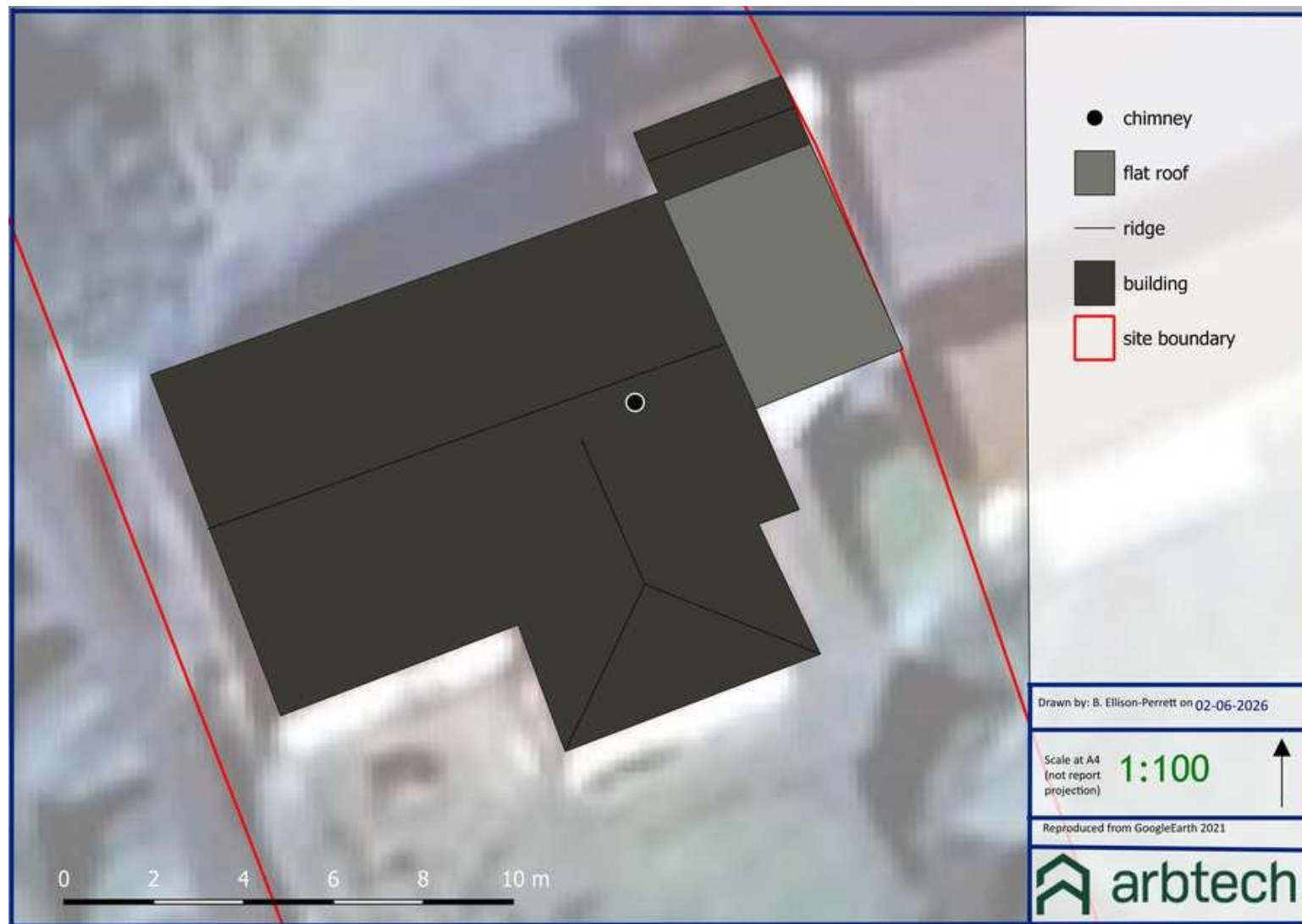
No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a minimum of one bird box on mature trees around the site boundaries will provide additional nesting habitat for birds e.g. Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN

No plans available.

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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	01/06/26
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