

Preliminary Roost Assessment

Survey site:

5 McCraes Walk, Wargrave, Reading RG10 8LN

Client:

Jon Hicks

Survey date:

11th November 2025

Project:

This report is prepared to inform a planning application with the Wokingham Borough Council. The proposal is described as:

Proposed second floor into an existing single storey extension alongside a dormer roof into existing loft conversion.

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.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Romany Poole BSc (Hons) Accredited on a Level 2 Natural England Bat Licence (Number available on request)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
11/11/2025	14	86	100	19	None
Executive summary		The building has negligible habitat value. No further surveys are required,			
PRA Survey Factor		Detailed using desk study and site survey. 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.			
See location plan in Appendix 1 and proposed plans in Appendix 2					
Background and Site Location					
Summary of site location and surrounding habitats		Grid ref: SU 78848 78591 Size of survey area: 0.07ha On site habitats: The application site comprises a residential dwelling with a tarmacked driveway/parking area and associated gardens with some shrubs and occasional mature trees on the boundaries. The site itself offers limited foraging and commuting habitat for bats. Surrounding habitats: The site is situated in the middle of Wargrave town and is surrounded by properties and gardens of differing sizes and styles. To the north lies a large expanse of grassland with scattered trees and to the west the River Thames, both of which are known to contain good habitat for roosting, commuting and foraging bats and are connected to the site via ecological corridors. There are areas of woodland and parkland as well as a golf course in close proximity to the site, which are likely to contain good habitat for bats and have good ecological connectivity to the site. Further afield lie areas of farmland, woodland and grassland, all of which are likely to contain good habitat for roosting, commuting and foraging bats, some areas of which are connected to the site via ecological corridors.			
EPSL and bat roost records (2km radius)		EPSL data 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 7 EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2012-4004</td><td>Soprano pipistrelle</td><td>1.17km north-west</td><td>Destruction of a resting place</td></tr><tr><td>2015-7819-EPS-MIT</td><td>Common pipistrelle, Soprano pipistrelle</td><td>1.3km north-west</td><td>Destruction of a resting place</td></tr><tr><td>2015-7300-EPS-MIT</td><td>Brown long-eared bat Soprano pipistrelle Common pipistrelle</td><td>1.6km north-east</td><td>Destruction of a resting place</td></tr><tr><td>2015-7768-EPS-MIT</td><td>Soprano pipistrelle</td><td>1.7km north-west</td><td>Destruction of a resting place</td></tr><tr><td>2020-44644-EPS-MIT</td><td>Brown long-eared bat, common pipistrelle</td><td>1.75km south</td><td>Destruction of a resting place</td></tr><tr><td>2017-29718-EPS-MIT</td><td>Brown long-eared bat Soprano pipistrelle</td><td>1.79km north-west</td><td>Destruction of a resting place</td></tr><tr><td>2019-43232-EPS-MIT</td><td>Soprano pipistrelle</td><td>1.85km north-west</td><td>Destruction of a resting place</td></tr></table> There are no Special Areas of Conservation designated for bats within 10km of the site.	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2012-4004	Soprano pipistrelle	1.17km north-west	Destruction of a resting place	2015-7819-EPS-MIT	Common pipistrelle, Soprano pipistrelle	1.3km north-west	Destruction of a resting place	2015-7300-EPS-MIT	Brown long-eared bat Soprano pipistrelle Common pipistrelle	1.6km north-east	Destruction of a resting place	2015-7768-EPS-MIT	Soprano pipistrelle	1.7km north-west	Destruction of a resting place	2020-44644-EPS-MIT	Brown long-eared bat, common pipistrelle	1.75km south	Destruction of a resting place	2017-29718-EPS-MIT	Brown long-eared bat Soprano pipistrelle	1.79km north-west	Destruction of a resting place	2019-43232-EPS-MIT	Soprano pipistrelle	1.85km north-west	Destruction of a resting place
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Designated sites	There are no known statutory sites nearby. No national network sites (SAC, SPA, Ramsar) are located within 2.5km.																																
Previous survey data	None known																																
Limitations	None																																

B1 Building description**Summary**

Building B1 is a detached, two-storey brick property with a partially attached garage and porch (see Figure 1). The gable roof is finished with clay tiles that appear to be in good condition (see Figure 2), with no missing or damaged tiles that could provide roosting opportunities for bats. Single-storey extensions are present on the north and south elevations, both with flat bitumen-felt roofs that are well maintained and free from visible gaps (see Figure 3). uPVC windows, doors, bargeboards and soffit boxes are fitted throughout and appear to be in excellent condition (see Figure 4), well sealed, and tight-fitting to the structure. The loft space has been fully converted, and no roof void remains.

No evidence of bats or possible roosting features were recorded during the survey. The building is therefore considered to have **negligible** potential to support roosting bats.



Figure 1: The front elevation and garage of B1

Photographs

Figure 2: Roof tiles



Figure 3: Well sealed bitumen felt and uPVC



Figure 4: Tightfitting against wall

<i>Habitat value</i>	The building is assessed as having negligible potential to support roosting bats. No evidence of bat use or possible roosting features was identified during the survey. The loft space has been fully converted, thereby removing any suitability for void-dwelling species. Externally, the building is in good condition and appears well sealed, with no observable gaps, cracks, or crevices that could provide access or roosting opportunities for crevice-dwelling bats.
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] Bats are very unlikely to be roosting within this building 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] No trees are due to be removed to facilitate the development. 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.
<i>Recommendations</i>	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] No further surveys required. Foraging and commuting habitat No further surveys are required. Artificial lighting None required.

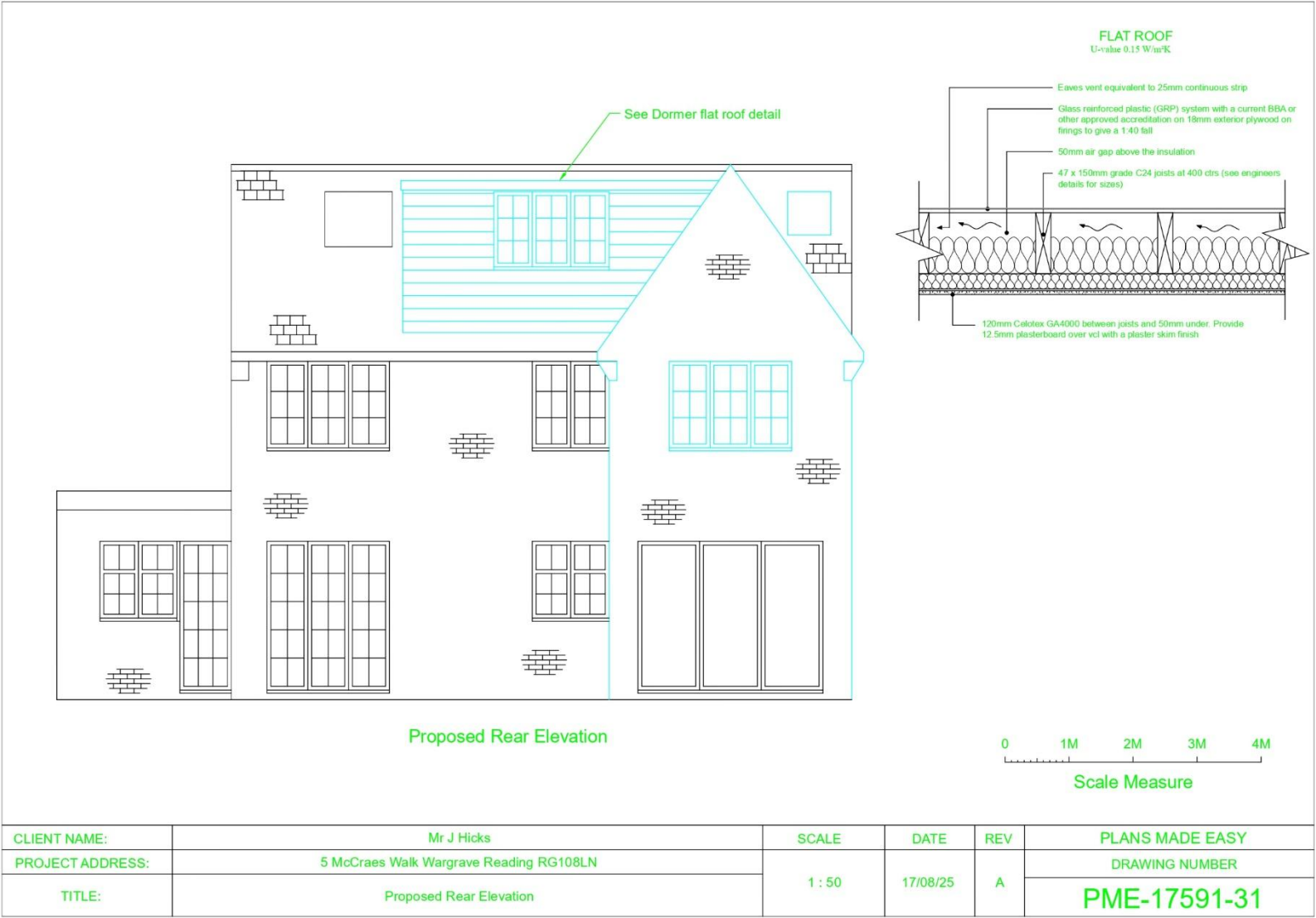
<i>Enhancements</i>	The installation of a minimum of one bat boxes on mature trees around the site boundaries will provide additional roosting habitat for bats e.g. 2F Schwegler Bat Box (trees) 1FF Schwegler Bat Box (trees) 2FN Schwegler Bat Box (trees) Or a similar alternative brand. Bat boxes should 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.
Nesting Birds	
<i>Summary of Survey Findings</i>	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 bird nests were identified within the trees on-site, however they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.
<i>Foreseen Impacts</i>	Buildings/trees None foreseen. Barn owls None foreseen.
<i>Recommendations</i>	Trees None required. Barn owls

	None required.
<i>Enhancements</i>	The installation of a minimum of one bird box on a mature tree around the site boundaries will provide additional nesting habitat for birds e.g. Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) 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: Location map



Appendix 2: Proposed Plans



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Version control			
Status	Issue	Name	Date
Final	1	Romany Poole BSc (Hons) MSc, Consultant Ecologist	13/11/2025