

Preliminary Roost Assessment

Survey site:

58, Chestnut Crescent, Shinfield, Wokingham, Reading RG2 9EJ

Client:

Anne Challenger

Survey date:

08/06/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as the construction of a single storey front porch, following the demolition of the existing porch.

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.

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 - 2025](#).

Survey Details

The site survey was undertaken on 08/06/2026 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 1: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
14.2	80.0	100	4.8	Drizzle

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 73474 67664 and has an area of approximately 0.02ha. The site is connected to nearby habitats via field margins hedgerows and tree lines. The site is enclosed with wooden panel fencing to the rear and sides and other driveways to the front.

The site is located in an urban setting, surrounded by commercial and residential development, within the village of Shinfield. The site is immediately surrounded by residential dwellings, with arable fields to the east, pockets of woodland to the south and further urban development to the west and north. The wider landscape consists of a mixture of urban development and arable fields. The town of Reading and the M4 motorway is to the north, the town of Wokingham is to the east and the village of Spencer's wood is to the south-west. Light sand-rich, and medium sandy-loam soils and subsoils. Mildly Acidic to Neutral (pH: 4.5 - 6.5).

Priority Habitats

There are eight priority habitats within 2km of the site. These comprise coastal and floodplain grazing marsh, deciduous woodland, ancient & semi-natural woodland, open mosaic habitats on previously developed land, lowland fens, ancient replanted woodland, traditional orchard and wood pasture and parkland. The closest priority habitat comprises coastal and floodplain grazing marsh, located 170m S from the site.

Designated Sites

Statutory Designations within 2km

There is one statutory designation within 2km of the site, as detailed below:

Table 2: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Pearman's Copse Local Nature Reserve (LNR)	1440m N

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
Thames Basin Heaths Special Protection Area (SPA)	4630m S

SSSI Risk Zone

The site does fall within the impact risk zone for Stanford End Mill And River Loddon SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

This development site is within the zone of influence (Zoi) for recreational pressure impacts to the Thames Basin Heath SPA.

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.

The site lies within the Zone of Influence (Zoi) for recreational pressure on the Thames Basin Heaths Special Protection Area. However, the proposed development comprises a single-storey porch extension to an existing dwelling and does not create any new residential units or increase occupancy. As the proposal would not result in a net increase in population, it would not give rise to additional recreational pressure on the SPA.

Therefore, the proposal is not likely to have a significant effect on the integrity of the Thames Basin Heaths SPA, either alone or in combination with other plans or projects, and no avoidance or mitigation measures are required.

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 9 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
2016-20322-EPS-MIT	C-PIP S-PIP	770m NW	Destruction of a resting place
2018-36705-EPS-MIT	BLE C-PIP	880m SW	Destruction of a breeding place

EPSM2013-6069	C-PIP;S-PIP;BLE	1230m NE	Destruction of a resting place
EPSM2009-1397	BLE	1530m W	Destruction of a resting place
2015-15972-EPS-MIT	BLE C-PIP	1425m W	Destruction of a resting place
2017-31574-EPS-MIT	BLE	1430m W	Destruction of a resting place
EPSM2009-1123	C-PIP;BLE	1650m SW	Destruction of a resting place
2015-15306-EPS-MIT	BLE	1660m SW	Destruction of a resting place
EPSM2011-3341	BLE C-PIP	2km NE	Destruction of a resting place

Foraging and commuting habitat

Habitats recorded on site are assessed to have no significant value for commuting or foraging bats. Offsite within 2km these include deciduous woodland, ancient & semi-natural woodland, ancient replanted woodland, traditional orchard and wood pasture and parkland. 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). There was no evidence of roosting bats identified.

Buildings

B1 : Residential dwelling

The building is a residential dwelling constructed with brick walls and interlocking concrete roof tiles. There is a single storey flat roofed porch on the northern elevation of the building. While the walls are in good condition, with hanging tiles on the northern elevation also well-sealed, and the roof tiles are generally in good order, one slightly raised ridge tile was noted. The uPVC window and door frames, fascia boards, and soffits are all in good condition with no defects identified. The internal loft space, lined with bitumen felt and mineral wool insulation, is well-sealed with no daylight ingress, and cobwebs suggest limited internal flying activity. No suitable bat roosting features or evidence of protected species were recorded. The building has low habitat value.



Northern elevation



Southern elevation

Table 5: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
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Walls	Brick	Condition/description The wall is in good condition with no defects. On the northern elevation, the building is clad in hanging tiles. However, these were in good condition with no raised or missing tiles under which bats could roost. Suitability/access/evidence of bats No suitable roosting features were recorded	 B1 walls
Roof	Tiles	Condition/description The roof is clad in interlocking concrete tiles which are in good condition with no raised tiles under which bats could roost. However, there is one ridge tile that is slightly raised. Suitability/access/evidence of bats No evidence of protected species was recorded.	 B1 raised ridge tile

Barge boards	uPVC	Condition/description The soffits / fascia boards are in good condition with no defects. Suitability/access/evidence of bats No suitable roosting features were recorded.	 <i>B1 barge boards / fascia boards</i>
Windows	uPVC	Condition/description The windows and doors are in good condition with no defects. Suitability/access/evidence of bats No suitable roosting features were recorded.	N/A

Internal void 1	There is one loft space within the main roof void of B1.	Condition/description 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. Suitability/access/evidence of bats No evidence of protected species was recorded.	 B1 internal void 1
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3.2 Foreseen Impacts

Roosting habitat [Buildings]

The proposed development will not affect any of the features that could be used by roosting bats which were noted on B1 during the survey and therefore no impacts to bat roosts are anticipated. This is due to the fact that works will only be undertaken to the single storey flat-roofed porch which is of negligible habitat value. No works will be undertaken on the main roof.

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.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

Suggested biodiversity enhancements

Enhancements are dependent on the outcome of further surveys.

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.

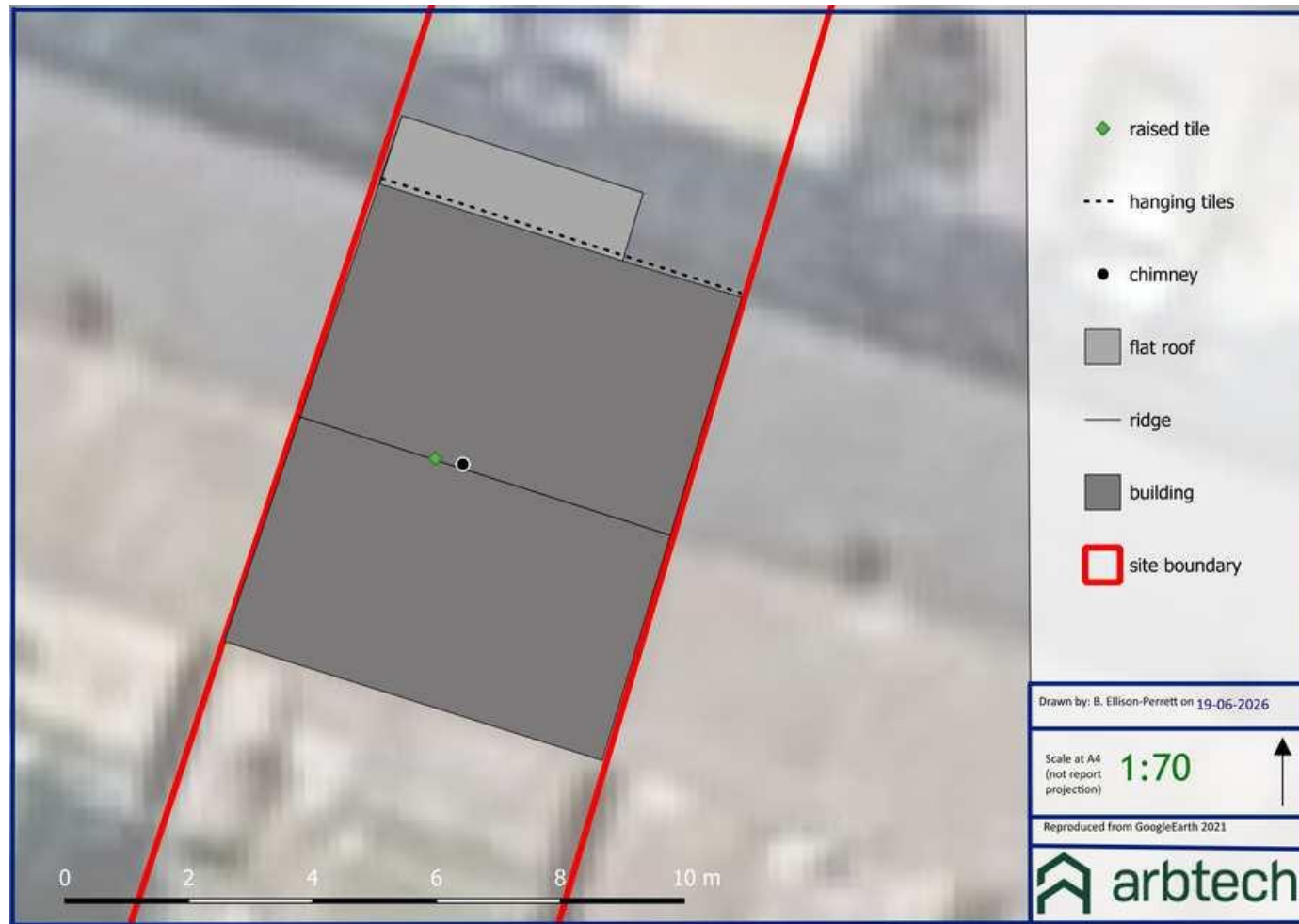
Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

N/A

APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN

No plans available.

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VERSION CONTROL

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