

Preliminary Roost Assessment

Survey site:

2 Rhodes Close, Earley, Reading, Wokingham, RG6 7XJ

Client:

Mr Ahmet Omer

Survey date:

07/05/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. The planning application includes:

The creation of a two-storey extension to the residential dwelling.

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 November 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.

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, is outlined in the preceding sections of this report.

Table 1: Summary of key recommendations arising from this survey.

Key Recommendations
<u>Bats</u> One bat emergence or re-entry survey is required during the active bat season (optimal May to August, suboptimal September) to confirm the presence or likely absence of a bat roost in the building. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. <u>Birds</u> Precautionary working methods have been recommended and fully detailed in the bird’s section of this report.

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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 by Jade Lemm BSc (Hons) DipHE MRSB (Natural England Protected Species Licence Numbers: Great Crested Newt (2025-82550-SCI-CL08) and Bat Class 1 (2025-84745-CL17-BAT)).

Table 2: Weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
15.8	53.0	7	6.4	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 the suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A search for biological records data 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 76382 71339 and has an area of approximately 0.04ha. It is located in a suburban setting, surrounded by a mix of residential housing and green spaces. The area immediately surrounding the site is largely urban, with amenity gardens containing small, vegetated areas with some trees and hedgerows. There are areas of green space scattered throughout the wider landscape, including small pockets of woodland and the 'River Loddon'.

A review of historic maps indicates the landscape has been lost to significant development since the 1800's. Specifically, agricultural fields.

Designated Sites

Statutory Designations within 2km

There are two statutory designations within 2km of the site, as detailed below:

Table 3: Statutory designated sites within 2km of the site boundary.

Designation	Reason	Distance from Site
Maiden Erleigh Park Local Nature Reserve (LNR)	Maiden Erleigh Local Nature Reserve (LNR) is a 12-hectare scenic, managed site in Earley, Reading, featuring a lake, ancient woodlands, and wildflower meadows. Managed by Earley Town Council, it offers public walking trails, including a lake circular and woodland paths with features like the 300-year-old "Gemini Oak"	~905m west
Highwood Local Nature Reserve (LNR)	A small wood with a circular walk and footpaths that link to the Southlake park.	~1460m north-west

Statutory Designations within 10km

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

Table 4: Additional national network sites within 10km of the site boundary.

Designation	Reason	Distance from Site
Thames Basin Heaths Special Protection Area (SPA)	The site supports important breeding populations of a number of birds of lowland heathland, especially nightjar <i>Caprimulgus europaeus</i> and woodlark <i>Lullula arborea</i> , both of which nest on the ground, often at the woodland/heathland edge, and Dartford warbler <i>Sylvia undata</i> , which often nests in gorse <i>Ulex</i> sp. Scattered trees and scrub are used for roosting.	~8195m south

SSSI Risk Zone

The site does not fall within the impact risk zone for any Sites of Specific Scientific Interest.

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 on any designated sites will occur as a result of the proposed development, due to its small scale and low overall impact on such sites (where known). Indirect effects, such as pollution during construction or increased recreational pressure, could occur.

2.3 Recommendations

Best-practice measures to minimise the risk of pollution and damage to adjacent habitats must be implemented during construction.

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 consents. 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 European Protected Species Licence (EPSL) applications 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 roost sites in close proximity to the licensed site. There are four EPSLs within a 2km radius of the site, as detailed below:

Table 5: 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
EPSM2012-4390	Brown long-eared	~750m west	Destruction of a breeding place and resting site
EPSM2009-1161	Common pipistrelle and brown long-eared	~1.45km south-east	Destruction of a resting place
EPSM2009-899	Common pipistrelle	~1.75km south-east	Destruction of a resting place
2014-441-EPS-MIT	Common pipistrelle and soprano pipistrelle	~2km north-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

The amenity garden could be used by local bat populations for foraging and commuting. Whilst the habitats will attract invertebrate prey species to the site and contribute to the continuity of vegetated habitats within the immediate landscape, they are small in extent and have limited species diversity. The site has not been assessed to represent a significant resource for foraging and commuting bats within the wider landscape. Due to the site's size, the on-site foraging and commuting habitat is assessed as low.

Roosting habitat

There is one designated building (B1) and three scattered trees (T1 – T3) within the site.

Buildings

B1: Residential dwelling

The building is a (brick-built) residential dwelling with a pitched (clay tiled) roof. The building showed signs of wear on the roof and soffit boxes, creating exterior crevices and access points, particularly along the southern elevation. Two internal voids were present within the building. Despite multiple potential access points and roosting features, no evidence of bats was found within the building during the survey.

In line with Good Practice Guidelines (Collins, J (Ed), 2023), B1 is assessed to have low habitat value for roosting bats due to the small number of suitable roosting features and access points.



Building B1 - Northern elevation



Building B1 – Eastern elevation



Building B1 – Southern and western elevations

Table 6a: The roosting features associated with building B1.

Feature	Materials/Details	Condition/description/suitability	Photograph
Roof	Clay tiles	Condition/description The roof and soffit boxes showed signs of wear, creating exterior crevices and access points. Suitability/access/evidence of bats While there were multiple suitable access points and roosting features, no evidence of bats was identified within the building during the survey. Areas of missing mortar were present along the verge of the southern elevation (highlighted in green). Additionally, a lifted tile was present on the southern elevation (highlighted in red).	 <i>B1 roof - Lifted tiles and missing mortar</i>  <i>B1 roof - Missing mortar</i>

			 B1 roof - Missing mortar
Eaves	Soffit boxes	Condition/description The soffit boxes showed signs of wear, creating exterior crevices and access points. Suitability/access/evidence of bats Gaps in the soffit box were present on the southern elevation (highlighted in blue).	 B1 eaves - Gap in the soffit box

			 <i>B1 eaves - Gap in the soffit box</i>
Internal void LV1	Bitumen felt lining	Condition/description The loft void LV1 had moderate condition lining, with some gaps (highlighted in green). Dimensions: ~7m wide, ~7m long and ~3m high (at peak) Temp: 19°C Humidity: 51% Suitability/access/evidence of bats No evidence of bats was identified within the loft void LV1.	 <i>B1 - Internal void LV1</i>



B1 - Internal void LV1



B1 - Internal void LV1 hole in lining

Internal void LV2	Bitumen felt lining	Condition/description The loft void LV2 was in great condition with no gaps. Dimensions: ~3m wide, ~4m long and ~2m high (at peak) Temp: 22°C Humidity: 48% Suitability/access/evidence of bats No evidence of bats was identified within the loft void LV2.	 <i>B1 - Internal void LV2</i>
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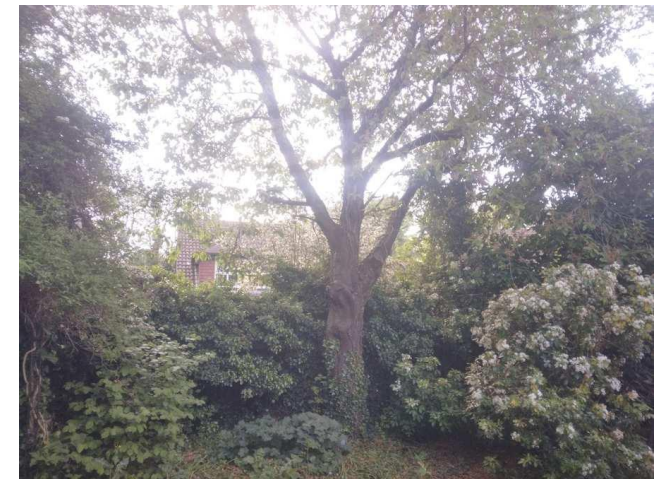
Trees

The trees on site were assessed under the Ground-Level Tree Assessment (GLTA). All potential tree features could be observed with a torch from ground level. The trees were considered negligible as they lacked suitable roosting features (PRF-None).

Tree T1: Cherry

T1 is a cherry located at SU 76483 67788. The tree has a DBH of ~35cm.

No roosting features were identified for this tree.



Tree T2: Common Ash

T2 is a common ash located at SU 76485 67797. The tree has a DBH of ~20cm.

No roosting features were identified for this tree.

Tree T3: Common Oak

T3 is a common oak located at SU 76481 67800. The tree has a DBH of ~25cm.

No roosting features were identified for this tree.

T1 — Cherry



T2 — Common Ash



T3 — Tree

3.2 Foreseen Impacts

Roosting habitat [Buildings]

Building B1 will be extended for the proposed development. This could result in the destruction of any bat roosts and cause disturbance, death, or injury to bats.

Roosting habitat [Trees]

T1, T2 and T3 will be retained, and therefore no impacts to roosting bats are anticipated.

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

The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

3.3 Recommendations

Roosting habitat [Buildings]

One bat emergence or re-entry survey is required during the active bat season (optimal May to August, suboptimal September) to confirm the presence or likely absence of a bat roost in the dwelling. Three survey positions are required to provide full coverage of the dwelling. Each survey position should be equipped with an infrared camera to determine specific roost locations.

If the absence of a bat roost cannot be determined during the first visit, then further surveys will be required. If bat roosts are confirmed in the building, two additional surveys may be required to characterise the roost and to inform a bat licence application to Natural England. Surveys should be a minimum of three weeks apart. Additionally, if bat roosts are confirmed in the building, a bat licence would be required to extend B1, as this would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. The licence application requires that surveys have been undertaken within the most recent active bat season.

No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed.

Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

Roosting habitat [Trees]

The trees will be retained. However, if the proposed plans change, then further assessment of the impacts will be required, and further surveys may be needed.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

A low-impact lighting strategy will be adopted for the site during post-development, outlining the areas to be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

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 consents. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

No evidence of nesting birds was identified on the site. However, the buildings provide suitable nesting opportunities for common bird species. 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.

4.2 Foreseen Impacts

As the proposals include the extension of building B1, the development could result in the destruction or disturbance of active bird nests, leading to their abandonment.

4.3 Recommendations

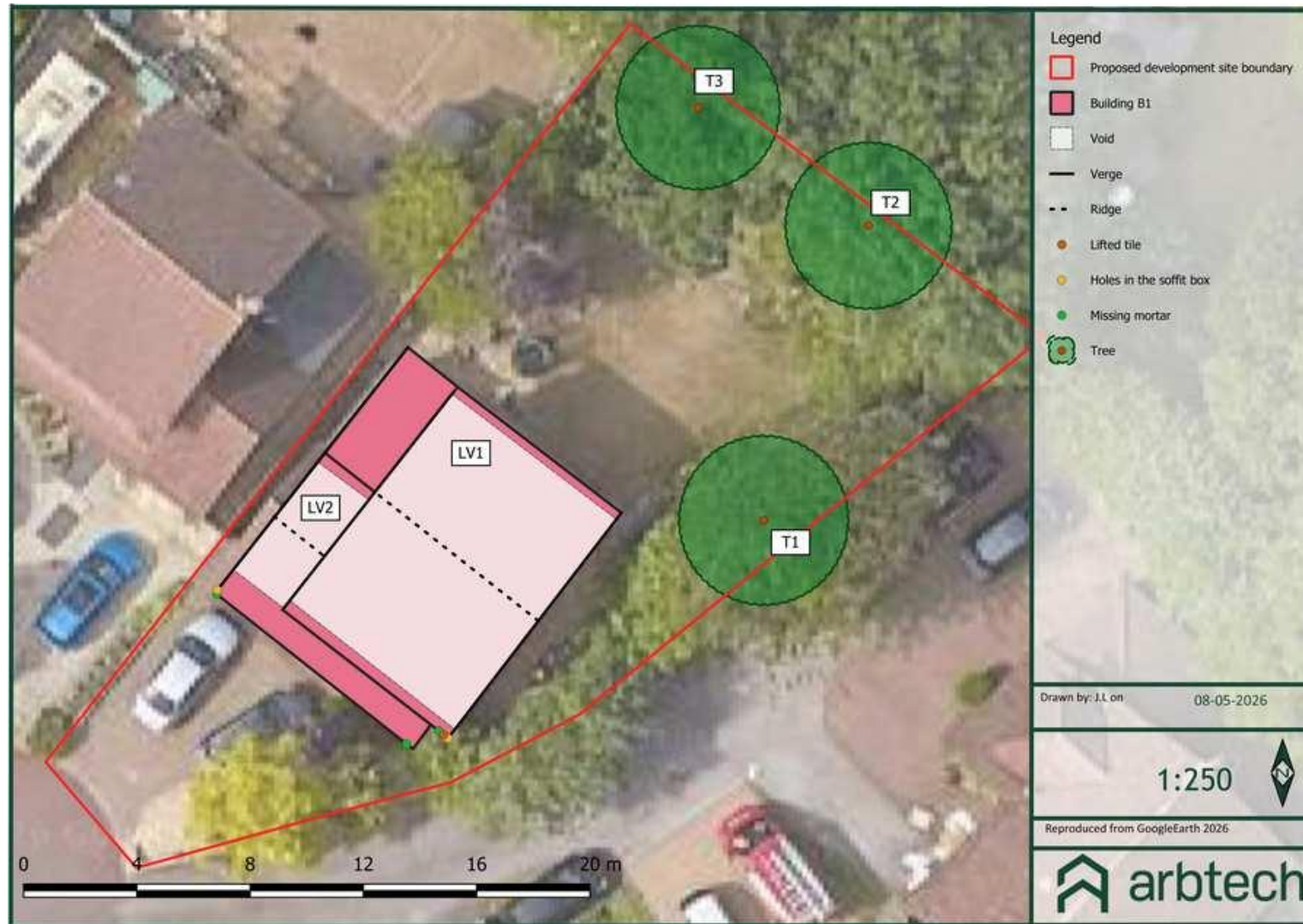
Any building work should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a qualified ecologist should undertake an immediate close inspection of the buildings prior to the commencement of work. All active nests must be retained until the young have fledged or an ecologist has confirmed that the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained nests to avoid disturbing nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged, or an ecologist has confirmed the nesting attempt has concluded.

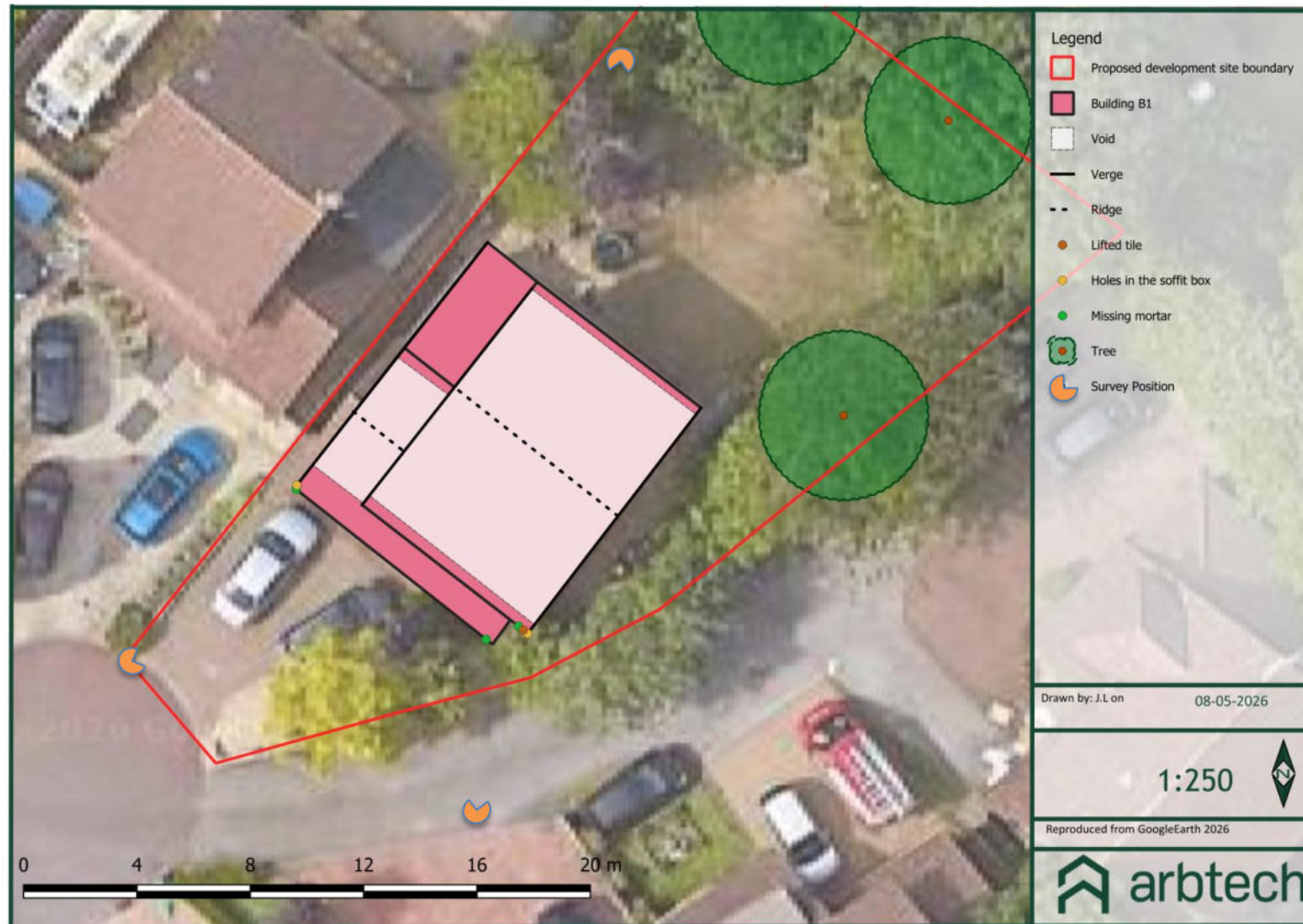
Suggested biodiversity enhancements

The installation of at least one bird box on the new extension will provide additional nesting habitat for birds, e.g., Schwegler 1SP Sparrow Terrace or a similar alternative brand. Sparrow boxes should be positioned at the eaves of a building and can be incorporated into the building's fabric during construction.

APPENDIX 1: SURVEY MAP



APPENDIX 2: BERS PLAN



APPENDIX 3: LOCATION MAP



Preliminary Roost Assessment



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VERSION CONTROL

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