

Preliminary Roost Assessment

Survey site:

2, Cedar Close, Wokingham, Berkshire, RG40 1EA

Client:

Stephen Preston & Fiona Sleaford

Survey date:

26th June 2025

Project:

Proposed single storey side and rear extension, first floor front extension, single storey front extension to form a porch plus replacement of flat roof to existing single storey rear extension to monopitch roof with 3 no. rooflights, alterations to fenestration and internal alterations.

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																
26/06/2025	26	57	80	6	None																
Executive summary	The building has moderate habitat value. Further surveys are required to determine presence or likely absence of roosting bats within the building.																				
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 PRA plan in Appendix 1 and location plan in Appendix 2																					
Background and Site Location																					
Summary of site location and surrounding habitats	Grid ref: SU 58577 32631 Size of survey area: 0.016ha On site habitats: a residential dwelling with garage and associated gardens. Surrounding habitats: residential developments with some small pockets of deciduous woodland within 2km with the closest 270m north-west. Low value for bats.																				
EPSL and bat roost records (2km radius)	A search of the magic.gov.uk database for granted EPSLs within a 1km 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 3 EPSLs within a 1km radius of site as detailed below: <table><tr><th>EPSL number</th><th>Bat Species Effected</th><th>Approx. distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2009-1496</td><td>Noctule</td><td>0.62km north-west</td><td>Destruction of a resting place Destruction of a breeding site</td></tr><tr><td>2015-11806-EPSMIT</td><td>Common pipistrelle</td><td>0.79km south-west</td><td>Damage of a resting place Destruction of a resting place</td></tr><tr><td>2016-22176-EPS-MIT</td><td>Brown long eared bat</td><td>1km west</td><td>Destruction of a resting place</td></tr></table>					EPSL number	Bat Species Effected	Approx. distance from site	Impacts allowed by licence	EPSM2009-1496	Noctule	0.62km north-west	Destruction of a resting place Destruction of a breeding site	2015-11806-EPSMIT	Common pipistrelle	0.79km south-west	Damage of a resting place Destruction of a resting place	2016-22176-EPS-MIT	Brown long eared bat	1km west	Destruction of a resting place
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Designated sites	2km radius –			
	Designated Site Name		Distance From Site	Reasons for Notification from Natural England/GiGL
	Statutory Designated Site	Holt Copse & Joel Park Local Nature Reserve (LNR)	0.6km north west	
				Habitats include lowland mixed deciduous woodland. Ancient semi-natural woodland and a large noctule bat roost.
Previous survey data	A Preliminary Roost Assessment carried out by AA Environmental Limited (2019) identified one common pipistrelle roosting behind the hanging tiles on the front of the side extension of B1. Three Bat Emergence and re-entry Surveys were carried out between July and August 2019 in which one common pipistrelle was identified emerging on the first survey from the hanging tiles on the front of the side extension. No further emergences were observed.			
Limitations	None.			
Field survey results				
Summary				
B1 is a two storey brick built residential dwelling with a gabled pitched roof clad in clay tiles. A car port and single garage were present on the south-western elevation. An extension is present above the car port with a flat roof clad in bitumen felt with hanging tiles on the front and timber cladding at the side and rear. Hanging tiles were present across the front of B1. No evidence of roosting bats was found internally or externally during the survey. B1 is assessed to have moderate habitat value for roosting bats.				
				

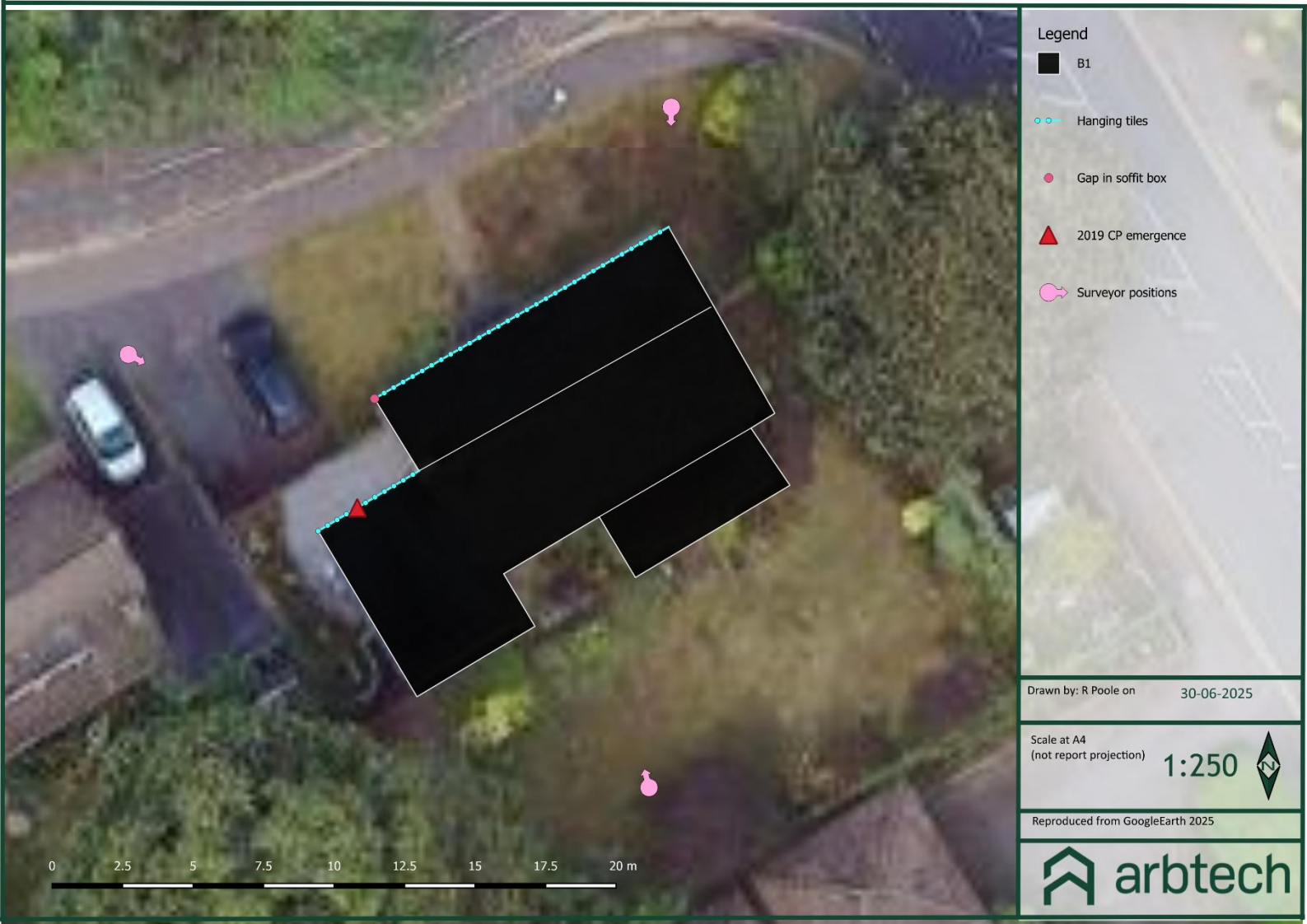
Feature	Materials	Condition/description /suitability	Photographs
Walls	Clay hanging tiles on front elevation.	Condition/description Numerous gaps within the hanging tile. Suitability/access/evidence of bats Gaps within hanging tiles provide ideal roosting habitat for crevice dwelling bats. No evidence found but recent and current rain would wash this away externally.	 

Roof	Clay	Condition/description Gabled roof appears in excellent condition. Suitability/access/evidence of bats No lifted tiles or gaps that could provide roosting opportunities for crevice dwelling bats, or access into the roof space.	
Eaves	Overhanging	Condition/description No gaps/crevices observed on the wall tops. Suitability/access/evidence of bats No roosting opportunities observed.	

Barge boards/fascia boards	Timber	Condition/description The soffit boxes appear to be in good condition, however there is one gap on the corner of the north-western elevation. Suitability/access/evidence of bats The gap could provide roosting habitat for crevice dwelling bats, and access into the roof structure.	
Internal voids	Bitumen felt, timber rafters and ridge beam.	The loft is lined with bitumen felt insulation which appears to be in excellent condition with no obvious gaps into the loft space. No natural light was observed entering the loft indicating that it is well sealed. The loft floor was insulated with mineral wool insulation which was carefully checked for any signs of bat evidence. The brickwork at both gable ends was well sealed with no gaps suitable for crevice dwelling bats.	
<i>Habitat value</i>		The building has moderate habitat value. Gaps between the hanging tiles on the north-western elevation provide roosting opportunities for crevice dwelling bats. There is historic evidence of a common pipistrelle using the hanging tiles in 2019.	

<i>Foreseen Impacts</i>	Any bat roosts present in the hanging tiles would be destroyed and bats could be injured or killed when the tiles are removed.
<i>Recommendations</i>	Two bat emergence surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Although three surveys are recommended due to the historic evidence of a common pipistrelle day roost (2019), an additional two surveys are deemed acceptable providing they produce similar results to the 2019 surveys. Both surveys should be completed during the optimal survey period May to August inclusive and surveys should be spread at least three weeks apart. Infra-red cameras should be used as an aid outside the building. Three surveyors are required to provide full coverage of the building from the outside.
<i>Enhancements</i>	TBC following surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	Birds could be nesting behind the hanging tiles, although no evidence was identified during the survey.
<i>Foreseen Impacts</i>	Hanging tiles could damage, obstruct or destroy nests.
<i>Recommendations</i>	Any works 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 prior to the start of works. All active nests will need to be retained with a 5m buffer until the young have fledged.
<i>Enhancements</i>	General purpose nest boxes should be added to trees on site.

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed Plans



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Version control			
Status	Issue	Name	Date
Final	1	Romany Poole BSc (Hons) MSc, Consultant Ecologist	30/06/2025
Final: updated plans	2	Romany Poole BSc (Hons) MSc, Consultant Ecologist	06/11/2025