

Preliminary Roost Assessment

Survey site:

3 Pinewood Avenue, Crowthorne, Berkshire, RG45 6RS

Client:

Callum Russell

Survey date:

4th June 2025

Project:

This report is prepared to inform a planning application with the Wokingham Borough Council. The proposal is described as:
Two story extension and renovation of existing dwelling.

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

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.

The site survey was undertaken by Ashleigh Domblides (Natural England Bat Licence Number: 2025-12729-CL17-BAT)																	
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain												
04/06/2025	15	59	100	8	None												
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. 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, PRA plan in Appendix 2 and proposed plans in Appendix 3.																	
Background and Site Location																	
Summary of site and desk Study		<u>Site description:</u> The site is centred on SU84026483 and has an area of 0.06ha. It is formed of one residential dwelling (B1) with associated outbuilding (B2), with vegetated garden, scattered trees and shrubs and developed land in the form of a gravel driveway and hardstanding patio and pathways. The site is located within residential parcel within the village of Crowthorne. The village is completely surrounded by woodland, with scattered parcels of grassland, heathland and waterbodies in the wider area. The local area is well connected via a network of hedgerows, treelines and scattered trees, connecting the site to more substantial habitat nearby. To the author's knowledge, no previous ecology reports have been produced for this site. Limitations: At the time of writing, the proposed plans have not yet been finalised. The works are expected to include the second story extension and renovation of B1. The report will be updated upon receipt of the final plans. EPSLS The following ESPLs and local survey returns were identified within 2km of the site: <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>EPSM2013-5937</td><td>Common and soprano pipistrelle</td><td>~550m west</td><td>Destruction of a resting place</td></tr><tr><td>2016-25037-EPS-MIT</td><td>Brown long eared and soprano pipistrelle</td><td>~675m south</td><td>Destruction of a resting place</td></tr></table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2013-5937	Common and soprano pipistrelle	~550m west	Destruction of a resting place	2016-25037-EPS-MIT	Brown long eared and soprano pipistrelle	~675m south	Destruction of a resting place
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	2018-33541-EPS-MIT	Common and soprano pipistrelle	~1km southeast	Destruction of a resting place
	2016-24162-EPS-MIT	Common pipistrelle	~1.05km southwest	Destruction of a resting place
	EPSM2012-4677	Common pipistrelle	~1.05km southwest	Destruction of a resting place
	EPSM2012-4680	Common pipistrelle	~1.05km southwest	Destruction of a resting place
	2017-31130-EPS-MIT	Whiskered	~1.1km southwest	Destruction of a breeding place
	2015-7775-EPS-MIT	Common pipistrelle	~1.2km southwest	Destruction of a resting place
	EPSM2013-5794	Common pipistrelle	~1.25km southeast	Destruction of a resting place
	EPSM2013-5760	Brown long eared and common pipistrelle	~1.25km south	Destruction of a resting place
	2020-45346-EPS-MIT	Common and soprano pipistrelle	~1.35km southeast	Damage and destruction of a resting place
	EPSM2013-6420	Brown long eared and common and soprano pipistrelle	~1.5km west	Destruction of a resting place
	EPSM2013-5827	Common pipistrelle	~1.55km southeast	Destruction of a resting place
	2014-4527-EPS-MIT	Brandts, whiskered, brown long eared and common and soprano pipistrelle	~1.7km northwest	Destruction of a breeding and resting place
Designated Sites within 2km of site The site is not subject to any designation, however, the following statutory sites were identified within 2km of site: • Broadmoor to Bagshot Woods and Heaths, SSSI, Located ~600m east of site. Habitats present include coniferous woodland, lowland dwarf shrub heath, lowland fen, marsh and swamp and standing open water and canals. A number of rare birds and invertebrates are known to utilise the site. • Thames Basin Heaths, Special protection area (SPA), located ~600m east of site. This designation incorporates both Broadmore to Bagshot Woods and Heaths and Sandhurst to Owlsmoor Bogs and Heaths, with woodland and heathland dominating the site. • Heathlake, Local Nature Reserve (LNR) and Site of Special Scientific Interest (SSSI), located ~800m west of site. Heathlake is an area of woodland and heathland. The shallow 7 acre lake is the only acid lake in Berkshire. This means it has a naturally low pH which supports several rare plants, including the water-millfoil and the six-stemmed water crowfoot.				

	• Sandhurst to Owlsmoor Bogs and Heaths, SSSI, Located ~1.5km south of site. The site is dominated by lowland dwarf shrub heath, with a number of rare plant species and habitats present. • Edgbarrow Woods, LNR, located ~1.6km south of site. Habitats include mixed, semi-natural high forest, wet and dry heathland and acidic, unimproved, lowland grassland. Notable species include devil's bit scabious, round-leaved sundew, glow-worm, bullfinch, hobby, dartford warbler, noctule bat and silver-studded blue butterfly. Special Areas of Conservation (SAC's) designated for bats within 10km of site There are no additional SAC's designated for bats within 10km's of site. The site is within the SSSI Impact Risk Zone for a number of SSSI's, however, there are no anticipated risks associated with the proposed plans. In addition to the nearby designated sites, the following priority habitats were identified within 2km: • Deciduous woodland, closest parcel ~300m east of site • Forestry Commission Legal Boundary, closest parcel ~300m east of site • Priority ponds, closest pond ~1.05km west of site • Lowland heathland, closest parcel ~1.15km west of site • No main habitat but additional habitat exists, closest parcel ~1.2km south of site • Traditional orchards, closest parcel ~1.35km southeast of site • Woodpasture and Parkland, closest parcel ~1.65km north of site • Lowland fens, closest parcel ~1.8km south of site • Ancient woodland, closest parcel ~1.8km northwest of site
<i>Foreseen Impacts</i>	Due to the small scale of the works, there are no anticipated impacts on priority habitats or designated sites as a result of the proposed development.
<i>Recommendations</i>	None

Field survey results	
Feature	Description
Bat foraging and commuting habitat	The scattered trees and shrubs on site provide suitable habitat for foraging and commuting bats. The nearby woodland and lakes provide additional habitat for foraging and commuting bats, and are both connected to site via a network of treelines, hedgerows and scattered trees through the surrounding residential gardens, with the closest connected woodland ~300m east. The site is therefore considered to have moderate value for foraging and commuting bats.
B1 - overview	B1 (Fig 1) is a multi hipped and gabled residential dwelling constructed of partially rendered brick and mortar with a clay tile clad roof. There are dormer windows to the north of B1 in addition to a flat roof porch area to the west. Two chimneys are present, one on the northwestern elevation and one on the southeastern elevation.  Fig 1
B1 – exterior	The brick and mortar walls appear to be in good condition (Fig 2), leaving no gaps. The windows and doors appear to be tightly fitting and in good condition (Fig 3), leaving no gaps. The lead flashing around the southeastern chimney is lifted in places (Fig 4), providing a suitable roosting feature for individual crevice dwelling bat species.

**Fig 2****Fig 3****Fig 4**

While the majority of roof tiles appear to be tightly fitting and in good condition (Fig 5), there are a small number of lifted (Fig 6) and missing (Fig 7) tiles. These provide a suitable roosting feature for crevice dwelling bat species in addition to a potential point of access to the loft void.

**Fig 5****Fig 6****Fig 7**

There is a small amount of missing mortar at the southwestern gable end (Fig 8), providing a suitable roosting feature for individual crevice dwelling bat species. There is an area of lifted flashing by the flat roof (Fig 9), providing a suitable roosting feature for individual crevice dwelling bat species.

**Fig 8****Fig 9**

There are two holes in the soffit box, one on the eastern elevation (Fig 10) and one on the western elevation by the flat roof (Fig 11). This provides a suitable roosting feature for crevice dwelling bat species, in addition to a potential point of access to the loft void.

**Fig 10****Fig 11**

B1 – interior

The U-shaped loft void within B1 (Fig 12) measures ~15m long, 10m wide and between 1.5 and 2.5m tall at various locations throughout the void. At the time of the survey, the loft was 21 degrees Celsius with 53% humidity. The majority of the void is boarded. The loft lining is damaged (Fig 13) and sagging (Fig 14) in places, exposing the roof tiles and providing a potential point of access to the loft void.

**Fig 12****Fig 13****Fig 14**

The brick and mortar gable end appears to be in good condition (Fig 15), leaving no gaps.

**Fig 15**

No light ingress, bats or evidence of roosting bats were identified within B1.

B1 – suitability
assessment

B1 has been assessed to provide **moderate** suitability for roosting bats. Lifted flashing and missing mortar provide a suitable roosting feature for individual crevice dwelling bat species, with access to the soffit boxes and lifted and missing roof tiles provide a suitable roosting feature for a higher volume of crevice dwelling bat species. Lifted tiles combined with damaged loft lining provide a potential point of access to the loft void, though no suitable roosting features were identified for crevice dwelling bat species internally and no evidence of roosting bats was identified.

B2 – summary and suitability	B2 (Fig 16) is a multi-gabled timber shed to the northeast of site which will not be directly impacted by the proposed works. While no roosting features were identified externally, lifting on the timber walls provide a suitable point of access to the interior of B2.  Fig 16 B2 is therefore considered to provide low suitability for roosting bats.
<i>Foreseen Impacts</i>	The proposed works include a second story extension and renovation of B1. Any bat roosts present within the loft or beneath roof tiles will be destroyed, and bat roosts elsewhere will be disturbed by the works. This could also result in the death or injury of bats. Due to the lack of plans for B2 in addition to the low habitat value and small scale of the proposed works to B1, there are no anticipated impacts to bats roosting on or within this buildings as a result of the proposed works.
<i>Recommendations</i>	Two bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Three surveyors and an additional unmanned camera are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed per surveyor as part of the survey to support in the identification of roost access points, if present.

	If any bat roosts are confirmed from this survey schedule, a bat licence would be required for the proposed works as it would involve the destruction and/or disturbance 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. Enhancements are dependent on the outcome of further surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys; however, birds could use the buildings, scattered trees and shrubs for nesting.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation and buildings should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any 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. The installation of one bird box on mature trees or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan

At the time of writing, the proposed plans have not yet been finalised. The report will be updated upon receipt of the proposed plans.

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