



Beth Ellison-Perrett BSc (Hons) MSc MRSB

Consultant

Email: beth@arbtech.co.uk

Arbtech Consulting Ltd

arbtech.co.uk

Preliminary Roost Assessment

Survey site:

74 Waterloo Road, Wokingham, RG40 2JF

Client:

Claire & Alastair Petter

Survey date:

3rd July 2024

Project:

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

A two-storey side extension, a first-floor extension over the existing garage and changing of the dormers

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

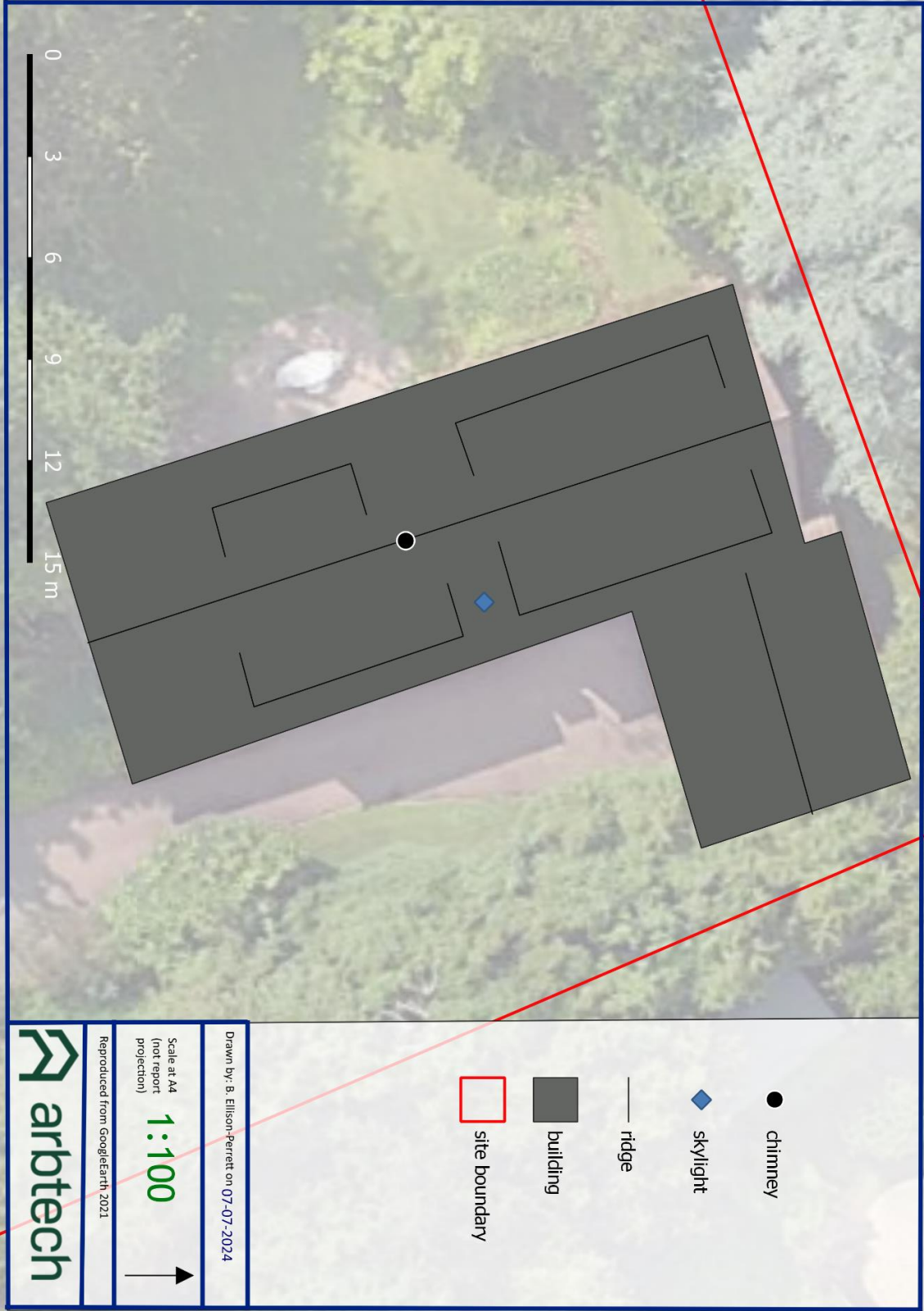
The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Consultant (2023-11066-CL17-BAT and 2024-11998-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
03/07/2024	16	73	100	11	None
PRA Survey Factor	Detailed using desk study and site survey. 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 PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study	Site description				
	The site is located at National Grid Reference SU 82585 68339 and has an area of approximately 0.1ha comprising one building with its associated driveway, and surrounding garden. It is surrounded by residential dwellings within the town of Wokingham, woodland and the town of Bracknell to the east, arable fields to the south and further residential dwellings to the west and north. A site location plan is provided in Appendix 2. 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. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins, 2023). To the author’s knowledge, no previous ecology reports have been produced for this site. Limitations 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. These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation.				

	Designated Sites There are no statutory designated sites with bat qualifying interests within 2km of the site. Non-statutory designated sites The presence of non-statutory designated sites within 2km cannot be established without biological records data from Thames Valley Environmental Records Centre. 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 three EPSL licences within 2km of the site, with the closest located 770m south-west involving the destruction of a resting place for common pipistrelle and brown long eared bats.
Field survey results	
<i>Summary of Survey Findings</i>	B1 Exterior B1 is a detached single-storey brick-built building with a converted 1st floor, with a cross-pitched and gabled roof clad in interlocking concrete roof tiles. The roof tiles are in very good condition with no raised tiles under which bats could roost. The doors and windows are timber framed and appear in excellent condition with no suitable bat roosting sites. Additionally, there is one skylight on the eastern elevation which is in good condition and well-sealed into the roof with no gaps within the roof tiles around the skylight. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are UPVC and wood soffits and barge boards around the building which are generally in good condition. There is one chimney located on the roof of the building. The brickwork on the chimney is in good condition. There is lead flashing around the base of the chimney which is flat and without gaps. The brick gable ends are in very good condition with no gaps around the tops of the gable ends. There are dormer window extensions on the eastern and western elevations of the building. The dormer windows are clad in wood weatherboarding which is in good condition with no gaps that are suitable for roosting bats.

	B1 Interior There is one loft space within the main roof void of B1. 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. Foraging and commuting habitat The site and its surrounding area provide suitable habitat for bats to forage, roost and commute due to the mix of open gardens and corridors of trees and hedges connecting the habitat areas. Additionally, there is a woodland which could be utilised by foraging and commuting bats, to the east.
<i>Foreseen Impacts</i>	Roosting habitat B1 has negligible habitat value for roosting bats. Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the re-roofing and cladding of the building. 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.
<i>Recommendations</i>	Roosting habitat 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 A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements The installation of one bat box at the site will provide additional roosting habitat for bats. The bat box will be installed on a retained tree. 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. The bat box will be a specification suitable for crevice dwelling species such as Woodstone bat box or a similar alternative brand.
Nesting Birds	
<i>Summary of Survey</i>	Buildings
<i>Findings</i>	No evidence of nesting birds was identified within the buildings during the survey.
	Barn owls
	The site does not appear to provide any suitable nesting sites for barn owls.
<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>	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.
	Suggested biodiversity enhancements
	The installation of one bird box at the site will provide additional nesting habitat for birds. The bird box will be installed on a retained tree. General purpose bird boxes should be positioned 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Species-specific bird boxes should be installed in line with manufacturers specifications.

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan

Not available at the time of writing this report.

Appendix 4: Photos



Photo 1: the western elevation of B1.



Photo 2: the northern elevation of B1.

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Photo 3 : the southern and eastern elevations of B1.



Photo 4 : the loft space within B1.

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