

Preliminary Roost Assessment

Survey site:

12 Lancaster Gardens, Earley, Reading RG6 7PA

Client:

Heather Paxton

Survey date:

28/07/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. The proposal can be described as “TWO STOREY SIDE/ FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION”.

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 January 2028, 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, are outlined in the proceeding sections of this report.

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

Key Findings
▪ One Bat Emergence and Re-Entry survey will be required for B1. 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. ▪ A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹. ▪ Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

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 by Thomas Doarks BSc (Hons), accredited agent for Level 1 activities on Natural England Bat Licence (2025-83880-CL18-BAT).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
22	66	100	8	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 suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

There were no specific limitations to the survey.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid Reference SU 74650 71534 and has an area of approximately 0.08ha. The site comprises three buildings (B1, B2 and B3) and an associated vegetated garden.

The site is located within an urban residential setting and is surrounded predominantly by residential dwellings and associated vegetated gardens. Despite the urban nature of the surrounding area, the local landscape contains several pockets of woodland and lakes, which provide valuable semi-natural habitat and contribute to ecological connectivity. The network of vegetated gardens, scattered trees and linear vegetation within the residential area provides links between these habitats, facilitating the movement of wildlife and offering foraging, commuting and refuge opportunities for a range of protected and notable species.

Priority Habitats

There are seven types of priority habitats within 2km of the site. These comprise traditional orchard, deciduous woodland, wood pasture and parkland, ancient & semi-natural woodland, ancient replanted woodland, lowland heathland and coastal and floodplain grazing marsh. The closest priority habitat comprises traditional orchard, located 295m west and connected to the site by vegetated gardens and hedgerows.

Designated Sites

Statutory Designations within 2km

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

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

Designation	Distance from Site
Maiden Eriegh Park Local Nature Reserve (LNR)	390m SE
Highwood LNR	930m NE

Statutory Designations within 10km

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

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

Designation	Distance from Site
Thames Basin Heaths Special Protection Area (SPA)	8270m S

SSSI Risk Zone

The site does fall within the impact risk zone for Lodge Wood & Sandford Mill SSSI however, the proposed development type is not listed as possible high risk with regard to this designation. Therefore, no consultation with Natural England is required.

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.

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 five 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
EPSM2012-4478	Common pipistrelle <i>Pipistrellus pipistrellus</i> Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	~0.8km W	Destruction of a resting place
EPSM2012-4390	Brown long-eared <i>Plecotus auritus</i>	~1km E	Destruction of a breeding place
EPSM2010-2266	Common pipistrelle Brown long-eared	~1.1km W	Destruction of a breeding place
2014-441-EPS-MIT	Common pipistrelle Soprano pipistrelle	~1.2km N	Destruction of a resting place
EPSM2010-2126	Common pipistrelle	~1.4km NW	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats within the vegetated garden. The garden is likely to support invertebrate prey, providing suitable foraging resources for local bat populations.

The site is located within an urban landscape characterised by vegetated gardens, scattered trees and areas of woodland, which together create a network of connected green spaces. The presence of deciduous woodland parcels and hedgerows within the local landscape contributes to the availability of linear and semi-linear features, which bats commonly use for navigation and commuting between roosting and foraging habitats. As such, the site forms part of a wider landscape of suitable bat commuting and foraging habitat.

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 three buildings on site; residential dwelling (B1), garage (B2) and shed (B3). All buildings were surveyed as they will be impacted by the proposed development. There was no evidence of roosting bats identified.

Buildings

B1: Residential dwelling

The building is a residential dwelling with brick walls in good condition and a clay tiled roof in good condition, incorporating overhanging eaves with uPVC barge boards and fascia boards. The internal roof void comprises timber rafters lined with bitumen felt. Several tears were identified within the bitumen felt lining, creating potential access points between the roof covering and the internal roof void. Externally, lifted lead flashing was identified at the base of the chimney on the northern elevation, together with two lifted roof tiles, one on the northern elevation and one on the southern elevation. Collectively, these features could provide bats with access into the internal roof void and offer suitable roosting opportunities for a small number of crevice-dwelling bats. No evidence of bats, including droppings, feeding remains, staining or live bats, was identified during the inspection.

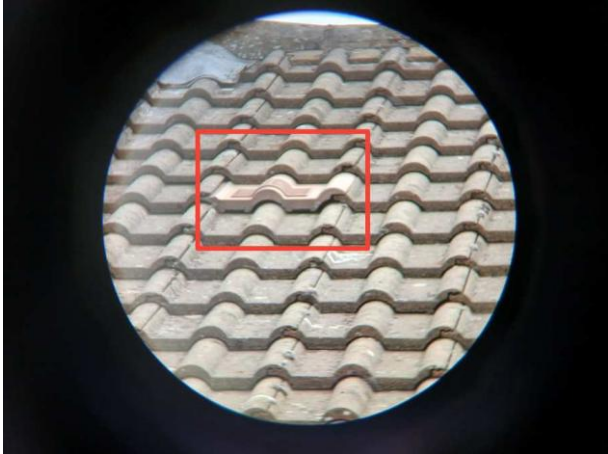
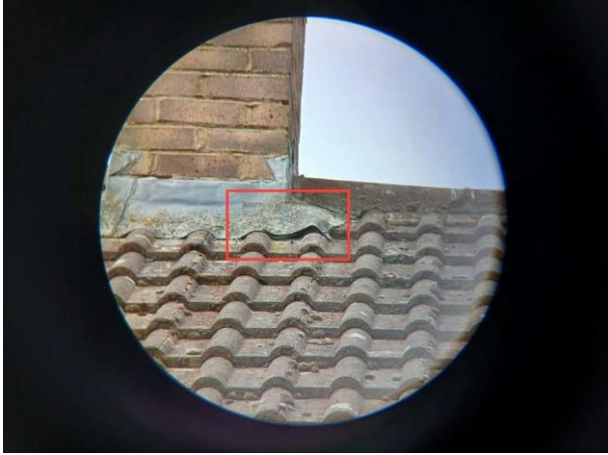
In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **low** habitat value for roosting bats.



Southern elevation of B1.

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

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	Condition/description The walls of B1 are in good condition with no gaps or cracks. Suitability/access/evidence of bats No bat roosting features or access points were identified.	 Northwestern walls of B1.
Roof	Clay tiles	Condition/description The roof of B1 is generally in good condition. However, lifted lead flashing at the base of the chimney on the northern elevation and two total lifted tiles on the northern and southern elevation were identified. Suitability/access/evidence of bats The numerous tears within the internal roof lining provide potential access into the main roof void from beneath the roof covering. Consequently, gaps beneath the roof tiles may allow bats to access both	 A lifted tile on the northern elevation roof.

		the space between the roof covering and the internal lining, as well as the main internal roof void, creating suitable roosting opportunities for both crevice-dwelling and void-dwelling bats. Despite these potential access routes, no evidence of bats, including droppings, staining, feeding remains or live bats, was identified within the internal roof void during the inspection. No evidence of bats was identified externally at the time of the survey; however, this is not uncommon for sloping roofs, where droppings are unlikely to accumulate and are often weathered away or obscured.	 <i>A lifted tile in the southern elevation roof.</i>  <i>Lifted lead flashing at the base of the chimney on the northern elevation.</i>
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Eaves	Overhanging	Condition/description The uPVC soffit boxes of B1 are in good condition with no gaps. Suitability/access/evidence of bats No bat roosting features or access points were identified.	 <i>Soffit boxes on the southern elevation in good condition.</i>
Internal void	Bitumen felt lining. Timber rafters	The internal void 1 of B1 is accessible and measures ~7.5m in length, ~6m in width, and ~2m in height. The internal lining is generally in good condition. A few tears in the lining were identified that lead to the brick tiles on the northern elevation. The flooring of the loft void is partially covered in timber beams and plywood allowing access to all areas. The timber ridge beam in the internal void presents a roosting feature. No rodent droppings were identified within the loft void.	 <i>B1 internal void, facing west.</i>

No evidence of roosting bats was identified within this void.



Tears in the internal lining.



Tears in the internal lining.

B2: Garage

B2 is a garage with a flat bitumen felt roof, uPVC fascia boards and window frames, all in good condition. While timber rafters are present within the internal void, the overall structure is well-sealed and presents negligible suitability for bat roosting, with no identified features or access points. No evidence of bats was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have **negligible** habitat value for roosting bats.



Southwestern elevation of B2.

Table 6b: The roosting features associated with building B2.

Feature	Materials/Details	Condition / description / suitability	Photograph
Roof	Bitumen felt	Condition/description The roof structure comprises timber boards overlaid with bitumen roofing felt. The felt covering appears continuous and in good condition with no gaps identified at the roof edges. Suitability/access/evidence of bats No gaps, features or access points suitable for roosting bats were identified.	 Photograph of the northern elevation of building B2, showing a white door, a small window, and a black downspout. The building is adjacent to a brick wall.

Northern elevation of B2.

Eaves	uPVC	Condition/description The soffit boxes are in good condition and well-sealed. Suitability/access/evidence of bats No gaps, features or access points suitable for roosting bats were identified.	 <i>Soffit box on the eastern elevation.</i>
Internal void 1	Timber rafters	Condition/description The timber roof is in good condition and well-sealed. The timber rafters could present a feature. The window and door on the eastern and northern elevation allow high levels of natural light into the internal space. The conditions created by the windows result in a bright, exposed and thermally unstable environment, which is unsuitable for roosting bats, as bats typically favour dark, sheltered spaces with relatively stable microclimatic conditions. The internal space is well-sealed, with no gaps, cracks or access points identified that would allow bats to enter the building.	 <i>B2 internal space, facing north.</i>

		No evidence of roosting bats was identified within this void.	
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B3: Shed

B3 is a detached, single-storey timber-built shed with a gabled roof clad in bitumen felt. The structure is single-skinned, and the internal space is generally well sealed, with no gaps, cracks or access points identified that would allow bats to enter the building or access any internal voids. No evidence of bats (e.g. droppings, staining or feeding remains) was recorded during the inspection.

B3 also contains windows one of which is broken, which allow high levels of natural light into the internal space. In addition, the single-skinned timber construction provides little thermal insulation, resulting in significant temperature fluctuations throughout the day and night. These conditions create a bright, exposed and thermally unstable environment, which is unsuitable for roosting bats, as bats typically favour dark, sheltered spaces with relatively stable microclimatic conditions.

In line with Bat Conservation Trust Good Practice Guidelines (Collins, J (Ed) 2023), B3 is assessed to have **negligible** habitat value for roosting bats, as no features likely to be used by bats at any time of the year were identified.



Southwestern elevation of B3.

3.2 Foreseen Impacts

Roosting habitat [Buildings]

A two-storey side/front and a single-storey rear extension is proposed on the northern, southern and eastern elevations of B1. B2 will be destroyed as part of the proposed works. These works will result in the removal of/impact to bat roosting features, such as lifted lead flashing at the base of the chimney and lifted roof tiles on the northern elevation of B1. These features have been assessed as providing low suitability for roosting bats within B1.

Roosting habitat [Trees]

There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat

The proposed development will result in the loss of small areas of the vegetated garden but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for 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/re-entry survey will be required on B1, requiring 2 survey positions to provide full coverage of the building's elevations. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England.

Lighting mitigation may be required based on the outcome of the night bat survey(s).

Roosting habitat [Trees]

None.

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/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 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 any of the buildings on site. However, all of the buildings may provide suitable shelter and could be used by common nesting birds.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

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.

4.2 Foreseen Impacts

Buildings

The proposed development could result in the destruction or disturbance and subsequent abandonment of active bird nests in B1 and B2 during the extension of B1.

Vegetation

None foreseen.

4.3 Recommendations

Buildings

Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the buildings should be undertaken immediately, by a competent person, 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, depending on species present, until the young have fledged.

Vegetation

No additional surveys required.

Suggested biodiversity enhancements

The installation of one bird box on the new extension will provide additional nesting habitat for birds e.g.

Schwegler No 17 Swift Nest Box

Schwegler 1SP Sparrow Terrace

Woodstone Nest Box

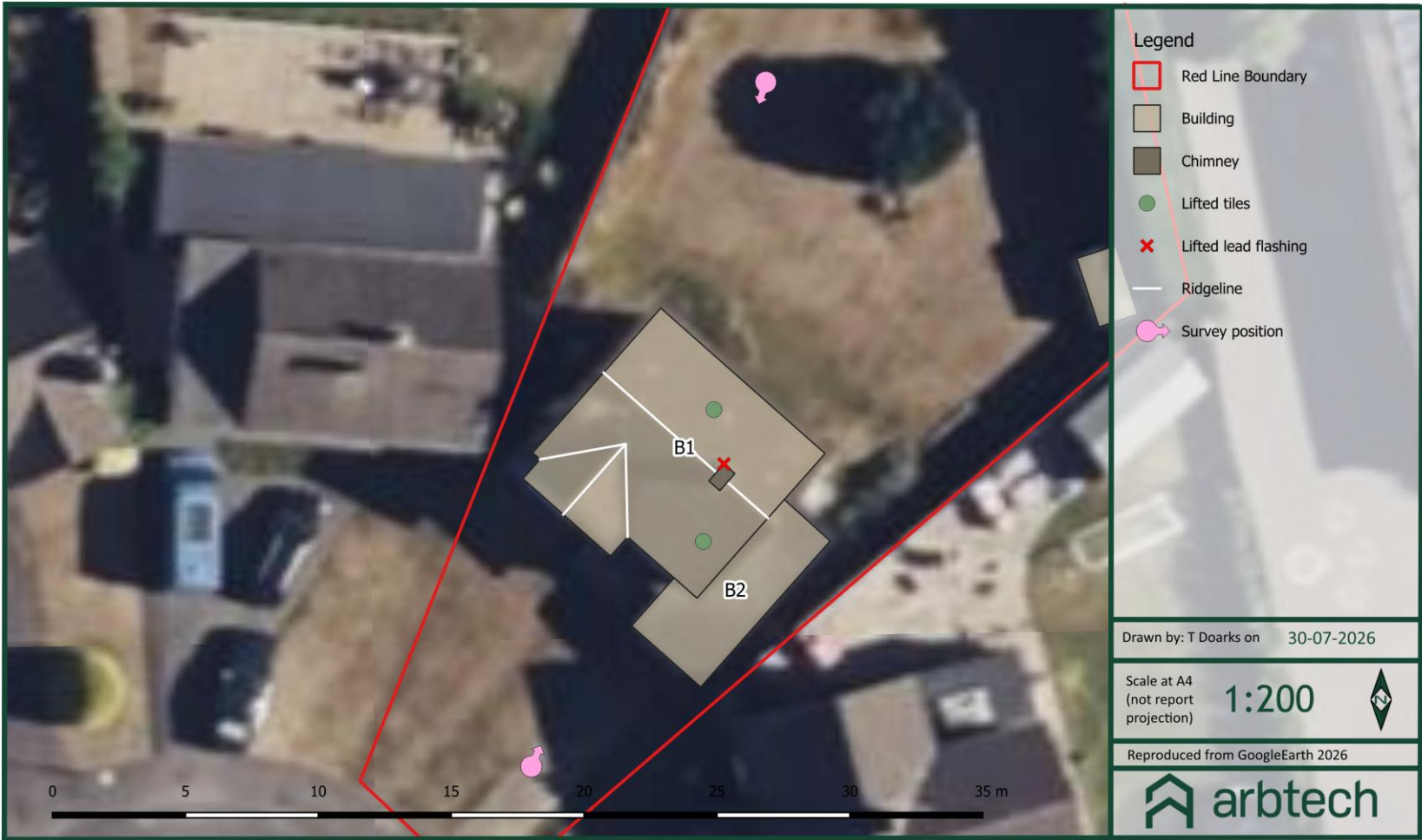
or a similar alternative brand.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

APPENDIX 1: SURVEY/HABITAT MAP



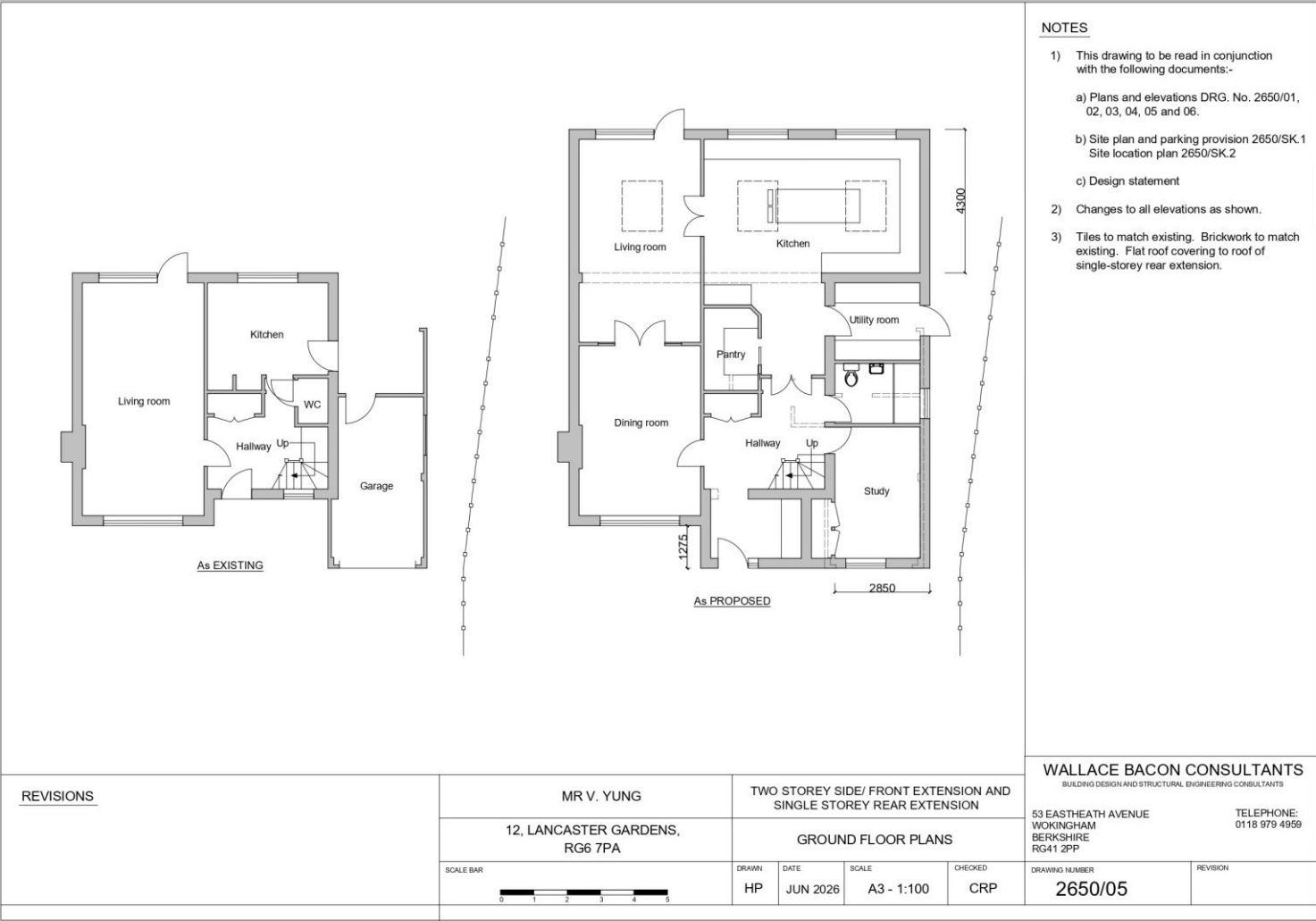
APPENDIX 2: BERS MAP



APPENDIX 3: LOCATION MAP



APPENDIX 4: PROPOSED PLAN



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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Thomas Doarks BSc (Hons), Graduate Ecologist	28/07/26
Review	0.2	Jon Kewell; 12 Years' Bat Survey Experience, L2 Accredited for N. Evans	30/07/26
Final	1	Thomas Doarks BSc (Hons), Graduate Ecologist	30/07/26