

Preliminary Roost Assessment

Survey site:

41 Winchcombe Road, Reading, Berkshire RG10 0AS

Client:

Phil Seastram

Survey date:

27/07/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as the replacement of a flat roof with a pitched and gabled roof

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
▪ 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. ▪ 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 on 27/07/2026 by Beth Ellison-Perrett BSc (Hons), MSc, MRSB, with five years of experience, and holder of Natural England survey licences for bats 2025-86142-CL17-BAT and great crested newt 2025-83625-SCI-CL08.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
20.7	51.0	1	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 suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 79326 75594 and has an area of approximately 0.03ha. The site consists of one dwelling, a detached garage and its associated garden and hard standing driveway. The site is enclosed by fencing to the side and rear and the main road to the front.

The site is located within the large village of Twyford, in the northern part of Wokingham Borough. Winchcombe Road is predominantly residential, with detached properties and associated private gardens. The immediate landscape is therefore characterised by built development, gardens, boundary vegetation, mature trees and established road infrastructure. Beyond the immediate residential area, the landscape becomes increasingly rural, comprising agricultural land, hedgerows, tree lines, small areas of woodland and a network of watercourses and wetland habitats. Medium, loamy but locally light, silt-rich soil and subsoil. Mildly Acidic to Neutral (pH: 4.5 - 6.5).

Priority Habitats

There are eight priority habitats within 2km of the site. These comprise deciduous woodland, traditional orchard, wood pasture and parkland, coastal and floodplain grazing marsh, priority ponds, ancient replanted woodland, ancient & semi-natural woodland and open mosaic habitats on previously developed land. The closest priority habitat comprises deciduous woodland, located 225m N from the site.

Due to the site surroundings being densely urbanised, the site is not considered to be well connected to any priority, important, or otherwise more extensive, habitats in the immediate vicinity.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

Statutory Designations within 10km

No national network sites (SAC, SPA, Ramsar) are located within 10km.

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.

Non-Designated Sites

There are no Local Wildlife Sites within 500m of the site. The closest Local Wildlife Site (LWS) is Loddon river which is located 530m W. Additionally, Whistley Mill Farm Copse LWS is located 580m SW and Ruscombe Village Pond LWS is located 595m NE.

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 6 EPSLs within a 2km radius of the site, as detailed below:

Table 3: 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
2020-49294-EPS-MIT	Common pipistrelle and soprano pipistrelle	615m N	Destruction of a resting place
EPSM2010-2250	Brown long eared bat	720m NW	Destruction of a breeding place
2020-44644-EPS-MIT	Common pipistrelle and brown long eared bat	1250m N	Destruction of a resting place
2019-43241-EPS-MIT	Common pipistrelle, soprano pipistrelle and brown long eared bat	1710m W	Destruction of a resting place
2016-25277-EPS-MIT	Soprano pipistrelle	1730m S	Destruction of a breeding place
2019-43858-EPS-MIT	Soprano pipistrelle	1850m S	Destruction of a resting place

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to have limited foraging habitat in the form of vegetated garden and introduced shrubs. Offsite within 2km these include deciduous woodland, traditional orchard, wood pasture and parkland, priority ponds, ancient replanted woodland and ancient & semi-natural woodland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

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 one building on site; residential dwelling (B1). There was no evidence of roosting bats identified.

Buildings

B1 : Residential dwelling

The building is a residential dwelling located on the site. Its construction appears to be modern and well-sealed, with no obvious gaps, cracks, or voids that would offer potential roosting opportunities for bats. The building has negligible habitat value.



B1 - south-eastern and north-eastern elevations



B1 - north-western elevation



B1 - south-western elevation

Table 4a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
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Walls	Brick	Condition/description The wall is in good condition with no defects. Suitability/access/evidence of bats No suitable roosting features were recorded.	 B1 walls
Roof	Concrete tiles	Condition/description The 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. There are flat roof sections located on the north-western elevation of the building. The flat roofs are bitumen felt lined and are in very good condition with no gaps in which bats could roost. Suitability/access/evidence of bats No suitable roosting features were recorded	 B1 roof

Barge boards	uPVC	Condition/description The barge boards and fascia boards are in good condition with no defects. Suitability/access/evidence of bats No suitable roosting features were recorded.	 B1 barge boards / fascia boards
Windows	uPVC	Condition/description Tight-fitting uPVC frames with no gaps or crevices. Negligible roosting potential. Suitability/access/evidence of bats No suitable roosting features were recorded.	 B1 window / doors frames and lintels

Internal void 1	Timber rafters. Bitumen felt lining	Condition/description 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. Suitability/access/evidence of bats No evidence of protected species was recorded.	 <i>B1 internal void 1</i>
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3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

There are no impacts foreseen as plans are limited to the building.

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

No new lighting will be installed as a result of the proposed development.

3.3 Recommendations

Roosting habitat [Buildings]

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.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

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

Two pigeons nests within the gutters on the north-eastern and south-western elevations were observed during the survey.



nesting pigeons

Trees and 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.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

4.2 Foreseen Impacts

Buildings / trees

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

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings / trees

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 or an ecologist has confirmed the nesting attempt has concluded.

If plans change and any building works is undertaken to the north-eastern or south-western elevations, the works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation 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 or an ecologist has confirmed the nesting attempt has concluded.

Trees and vegetation

No additional surveys required.

Barn Owls

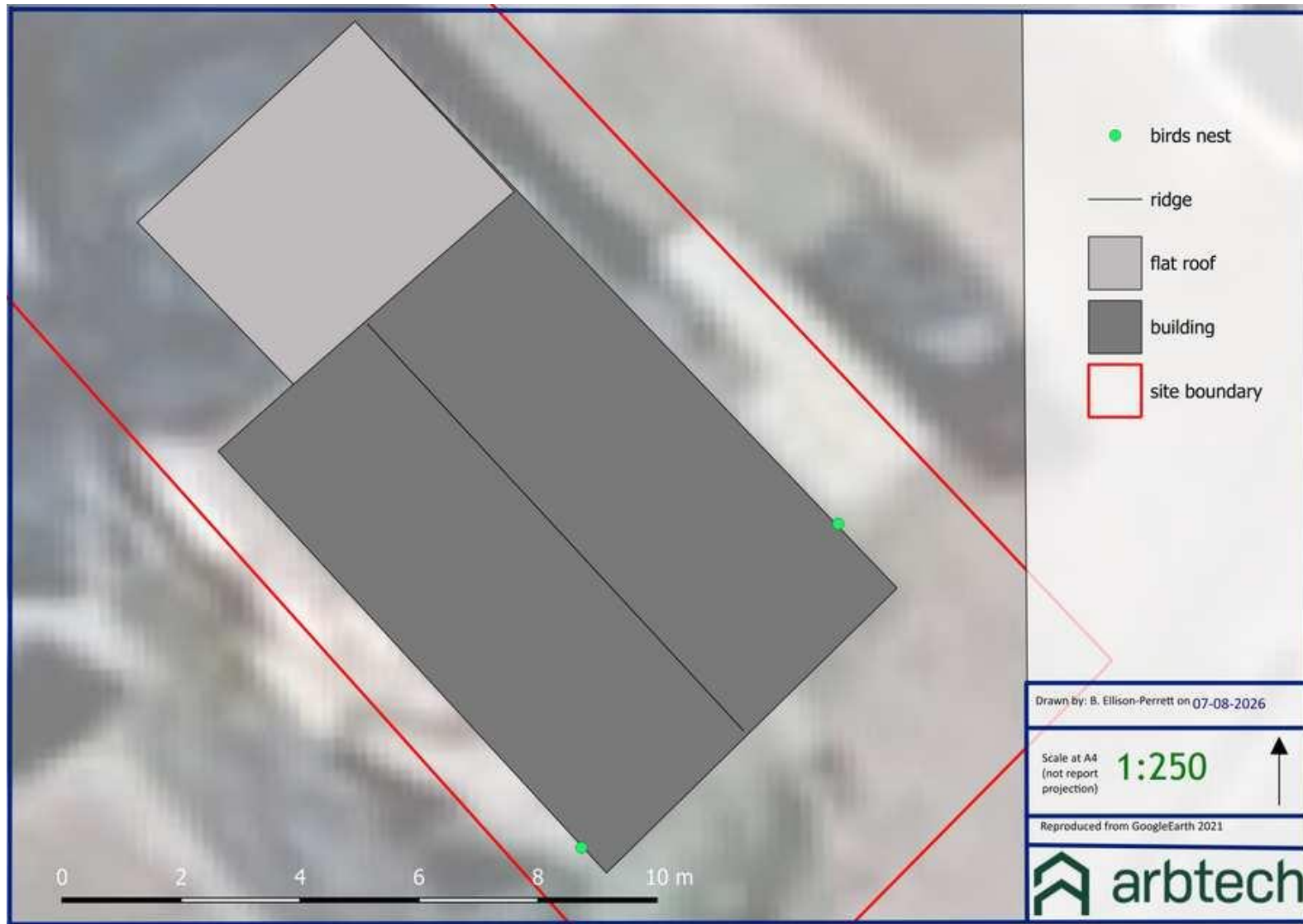
No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a minimum of two bird boxes on trees around the site boundaries will provide additional nesting habitat for birds e.g. Woodstone Nest Box or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN

No plans available.

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VERSION CONTROL

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