

ROAVR | GROUP

Project: 25_PRA_06_23
Site: 30 Redwood Avenue, Woodley, Reading, RG5 4DR
Client: [REDACTED]



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Project Number:	25_PRA_06_23
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	30 Redwood Avenue, Woodley, Reading, RG5 4DR

Role:	Name:	Position:	Date:
Surveyor	Max Shaw	Ecologist	18/06/2025
Author	Max Shaw	Ecologist	19/06/2025

Revision History		
Date:	Version number:	Summary of changes:
19/06/25	1.0	First Draft
20/06/25	1.0	First Issue
20/08/25	2.0	First Amendments

Summary:

ROAVR Group were appointed by Emma Darch to undertake a preliminary roost assessment survey and report at 30 Redwood Avenue, Woodley, Reading, RG5 4DR.

The proposed development comprises the construction of a two-storey rear extension to the existing residential dwelling. The extension will be situated along the rear (southern) elevation and is intended to provide additional internal living space.

Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 15th June 2025, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.

A site survey was carried out by Max Shaw on 18/06/2025 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Max Shaw has continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

The application site at 30 Redwood Avenue comprises a detached, two-storey residential dwelling referred to as Building B1. The property is constructed of red brick with a dual-pitched roof finished in concrete ridge and roof tiles, and features wooden soffits and fascias, all of which appear to be in good condition. A single-storey, flat-roof extension is present on the eastern and northern elevations.

The remainder of the site includes a combination of developed land and domestic garden. Hardstanding areas (Habitat 1) are located to the front (west) of the dwelling, forming a driveway and parking area, with additional sealed surfaces in the form of walkways and a patio to the rear. The rear garden (Habitat 2) supports areas of modified grassland, with scattered ornamental planting comprising introduced shrubs and small-scale landscape features. The site is bounded by residential properties to the north, south, and west, with good connectivity to nearby green infrastructure to the east via the River Loddon corridor, associated woodlands, and grasslands, providing suitable commuting and foraging habitat for a range of faunal species including bats.

An internal and external examination discovered two known potential roosting features on the western and eastern elevations. No known evidence of bats was seen within the void space. The building was assessed as holding low suitability for roosting bats.

Located close to the River Loddon (200m to the east of the site) and bordered by residential properties with attached private gardens as well as Triangle Fields 70m to the east there is the moderate potential for foraging bats to sporadically and opportunistically utilise the property through the adjacent linking gardens. Two EPSM licences have been granted within 2km of the site for Soprano Pipistrelle (*Pipistrellus pipistrellus*), Common Pipistrelle (*Pipistrellus pipistrellus*) and Brown Long-eared (*Plecotus auritus*) bats.

One nocturnal emergence survey is recommended as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

However, we propose that the works will be conducted under the supervision of a licensed ecologist holding a valid Natural England bat licence, and will follow a precautionary Non-Licensed Method Statement (NLMS). This approach ensures the adoption of soft-strip techniques and close ecological supervision to minimise risk to bats and negate the need for further emergence surveys.

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and NBN Atlas.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey at 30 Redwood Avenue, Woodley, Reading, RG5 4DR.
- 1.2 The survey was comprised of a desktop study, which was undertaken before the site visit and a site survey, which was carried out by Max Shaw on 18/06/25.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 349.32 sqm and is centred on grid reference SU77457251.
- 1.7 The site is The application site at 30 Redwood Avenue comprises a detached, two-storey residential dwelling referred to as Building B1. The property is constructed of red brick with a single-storey, flat-roof extension on the eastern and northern elevations.

Hardstanding areas (Habitat 1) are located to the front (west) of the dwelling, forming a driveway and parking area, with additional sealed surfaces in the form of walkways and a patio to the rear. The rear garden (Habitat 2) supports areas of modified grassland, with scattered ornamental planting comprising introduced shrubs and small-scale landscape features.

DEVELOPMENT PROPOSALS

- 1.8 The proposed development comprises the construction of a single-storey rear extension to the existing residential dwelling. The extension will be situated along the rear (southern) elevation and is intended to provide additional internal living space. No alterations are proposed to the roof

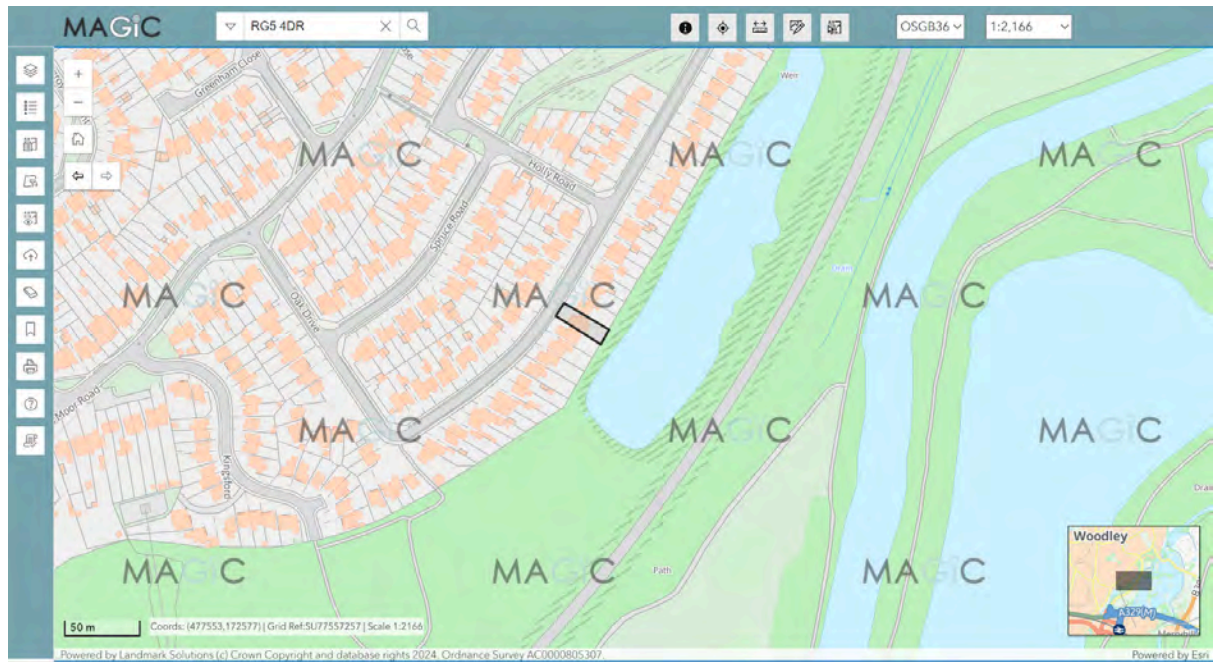
structure of the original dwelling.

POLICY AND LEGISLATION

- 1.9 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.
- 1.10 Non-licensed bat workers are permitted to carry out preliminary roost assessments providing that they do not enter a known roost site or use invasive survey techniques such as endoscopes or artificial light. Survey constraints are discussed later in this report.

SCOPE OF WORKS

- 1.11 The aims of this assessment were to:
- Assess the presence/potential for roosting bats within the existing building;
 - Identify potential access/egress points for bat species;
 - Assess potential habitat usage for foraging/commuting bats on-site;
 - Determine whether further Bat Surveys may be necessary;
 - Provide recommendations for suitable mitigation and ecological enhancement (if required).



DEFRA Magic Map (2025).



Google Maps (2025).

Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (Zoi) was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

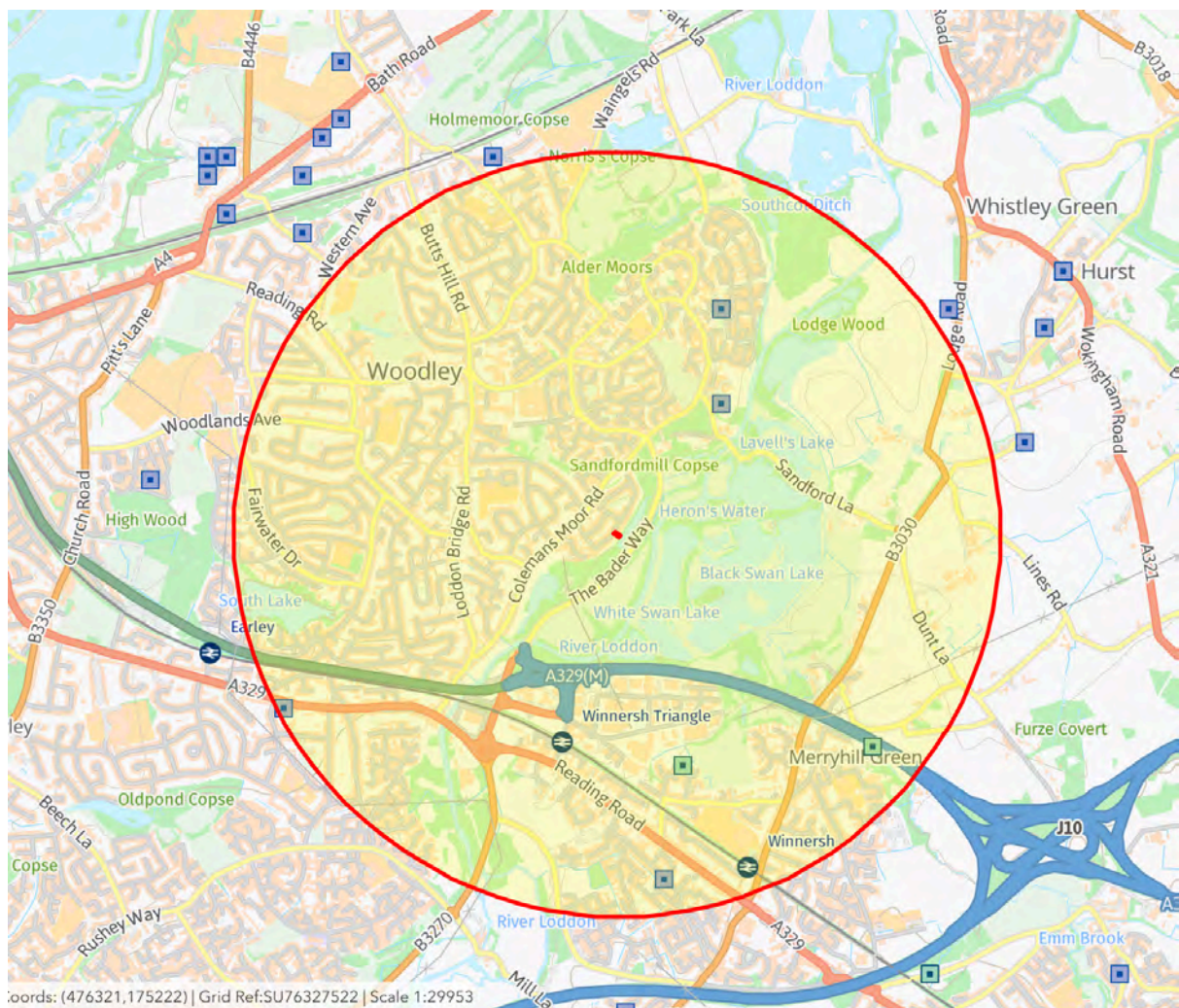


Figure 2 - EPSL licences granted within 2km ZOI.

<i>Licence number</i>	<i>Date of Issue</i>	<i>Species listed on licence</i>
2016-27109-EPS-MIT-1	24/05/2017 - 1 km NE of the site.	Soprano pipistrelle (<i>Pipistrellus pipistrellus</i>) Common pipistrelle (<i>Pipistrellus pipistrellus</i>) & Brown Long-eared bats (<i>Plecotus auritus</i>)
2016-27109-EPS-MIT	17/01/2017 - 1km NE of the site.	Soprano pipistrelle (<i>Pipistrellus pipistrellus</i>) Common pipistrelle (<i>Pipistrellus pipistrellus</i>) & Brown Long-eared bats (<i>Plecotus auritus</i>)

Table 2.3.1 - Details of granted EPSM licences (DEFRA MAGIC, 2023).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) assessment was undertaken by Max Shaw on 18/06/2025. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.
- 2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).
- 2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

- 2.7 The potential for roosting bats within building B1 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.7.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lighting strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.7.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.9 The site surveyor does not currently hold a bat licence. However, this is not seen as a major limitation as no licensable activities were thought to be needed to fully evaluate the building.
- 2.10 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 Several bat species have been recorded within 2km of the site including common pipistrelle (*Pipistrellus pipistrellus*); soprano pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus auritus*). In order to obtain this information, a record search was undertaken prior to the site visit.
- 3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.
- 3.4 All bat species are also a Local Biodiversity Action Plan priority species. The Wokingham Borough Council Local Plan provides advice on the design of development proposals and reference should be made to CP7 - Biodiversity.

SITE DESIGNATIONS

- 3.5 There are three designated sites within the 2km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Lodge Wood & Sandford Mill SSSI	SU78567361	2.33	1.4 km
Alder Moors LNR	SU77417397	8.53	1.2 km
Lavells Lake LNR	SU78137294	12.45	1 km
SSSI Impact Risk Zones	NA	NA	0 km

*Data from DEFRA MAGIC.

LOCAL HABITAT

- 3.6 The site itself offers limited foraging opportunities for bats due to its predominantly developed nature, comprising sealed surfaces such as a patio, walkways, and parking area. However, the rear garden provides some foraging potential in the form of modified grassland and ornamental shrubbery. The grassland is managed and of low structural diversity, primarily supporting amenity species such as perennial ryegrass (*Lolium perenne*) and white clover (*Trifolium repens*), which may attract invertebrates in warmer months. Ornamental planting includes introduced shrubs such as butterfly bush (*Buddleja davidii*) and common laurel (*Prunus laurocerasus*), which can offer intermittent nectar sources and cover for foraging insects, thereby providing occasional foraging opportunities for bats.

Beyond the immediate site boundary, to the east, there is a network of high-quality foraging habitat associated with the River Loddon and adjacent lake, grasslands, and woodlands. These habitats form a continuous green corridor likely to support diverse invertebrate assemblages and provide rich foraging grounds for a variety of bat species. Semi-natural broadleaved woodland in the area is expected to support species such as English oak (*Quercus robur*), hawthorn (*Crataegus monogyna*), and elder (*Sambucus nigra*), which in turn support high insect biomass suitable for bats. Nearby wetlands and riparian margins may also be vegetated with reed sweet-grass (*Glyceria maxima*) and common reed (*Phragmites australis*), favoured by species such as soprano pipistrelle (*Pipistrellus pygmaeus*) and Daubenton's bat (*Myotis daubentonii*), the latter commonly foraging over open water. The site's proximity and connectivity to this broader ecological network enhances its contextual value as part of a wider foraging landscape for local bat populations.

HISTORICAL SPECIES RECORDS

- 3.7 Records for bats are present within 2km of the site, including records for Common Pipistrelle (*Pipistrellus pipistrellus*); Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus auritus*). These records were obtained through a search of NBN Atlas prior to the site visit.

4 Site Survey

- 4.1 The site survey was undertaken by Max Shaw on 18/06/2025. Weather conditions at the time of the survey were warm and dry, with a temperature of approximately 22°C, clear skies, and no precipitation.

4.2 TN1 – PRF1 is located on the eastern elevation of Building B1, where a small gap is visible between the fascia board and the roof tiles just below the eaves. This feature represents a narrow crevice of suitable dimensions to support roosting by crevice-dwelling species such as common pipistrelle (*Pipistrellus pipistrellus*). The feature appears well-sheltered from prevailing weather conditions and is positioned at height, adding to its potential suitability.

TN2 – PRF2 is situated on the western elevation at the eaves line, where a slight lift in roof tiles has created a shallow void. The gap is narrow and enclosed, with potential to offer protection from environmental elements. While no evidence of bat use such as droppings or staining was noted around the feature, it retains potential value for opportunistic use, particularly by species known to exploit small enclosed spaces.

TN3 – PRF3 is located at the soffit-wall junction on the northern elevation of the property. This feature comprises a minor separation between the soffit board and render, forming a sheltered linear crevice. Although it appears to be a less prominent feature compared to TN1 and TN2, its shaded and elevated position may still present low suitability for occasional bat use. The adjacent environment shows no signs of contamination by droppings or feeding remains, suggesting the feature, while accessible, is currently unused.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator (operator ID - GBR-OP-63WQD93CFL2F). The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains and feeding remains.

Building B1:

The eastern elevation of Building B1 includes a single-storey, flat-roof extension constructed from brick with uPVC-framed windows and doors. The main roofline along this elevation is continuous and uniform, with well-sealed wooden soffits and fascia boards. One potential roost feature (PRF1) was identified in this elevation in the form of a small gap between the fascia and roof tiles beneath the eaves. While the structure generally appears in good condition and offers limited roosting potential, this feature could allow access for crevice-dwelling bat species.

The western elevation comprises the front of the main dwelling, which includes a pitched roof covered with concrete tiles and wooden soffits in good repair. PRF2 was noted in this elevation, described as a slight lift in roof tiles near the eaves line, which could provide a crevice entry point. However, no obvious staining, droppings, or insect feeding remains were observed, suggesting a low likelihood of recent bat use. That said, the feature does provide potential for opportunistic roosting, particularly by common species.

The northern elevation extends beyond the main structure through a flat-roof extension. This elevation exhibits good structural integrity, with no visible gaps or features likely to be suitable for bat access, apart from PRF3 — a gap at the soffit/wall junction that may warrant further assessment. Overall, roosting suitability is considered to be low due to the limited number and quality of features, though the building's proximity to high-value foraging habitat elevates its contextual suitability for roosting bats.

The southern elevation forms the rear of the property and has limited architectural complexity, with no identifiable cavities, lifted tiles, or gaps in soffits or fascia boards. The roofline is continuous and well-sealed, with no evidence of damage or deterioration. As such, this elevation is considered to provide negligible suitability for roosting bats. Nevertheless, given the proposed rear extension in this location, care should be taken to avoid indirect impacts such as disturbance from light spill during construction. N/A

Photographs of internal loft hatches and areas surrounding potential access points showed no evidence of bat activity. There was no sign of guano, urine staining, or smudge marks that could suggest regular bat use of internal spaces. Surfaces appeared clean with no accumulations of organic material associated with roosting bats. The absence of suitable roosting niches or undisturbed loft voids limits the likelihood of roost presence within the interior.

Based on internal conditions and visual inspection, the likelihood of bats roosting within interior features of B1 is considered Low. External PRFs on the building suggest the potential for external crevice-roosting species such as common pipistrelle (*Pipistrellus pipistrellus*).

FORAGING & CONNECTIVITY

The site itself offers limited foraging opportunities for bats due to its predominantly developed nature, comprising sealed surfaces such as a patio, walkways, and parking area. However, the rear garden provides some foraging potential in the form of modified grassland and ornamental shrubbery.

Beyond the immediate site boundary, to the east, there is a network of high-quality foraging habitat associated with the River Loddon and adjacent lake, grasslands, and woodlands. These habitats form a continuous green corridor likely to support diverse invertebrate assemblages and provide rich foraging grounds for a variety of bat species. Semi-natural broadleaved woodland in the area is expected to support high insect biomass suitable for bats. Nearby wetlands and riparian margins may also be vegetated with reed sweet-grass (*Glyceria maxima*) and common reed (*Phragmites australis*), favoured by species such as soprano pipistrelle (*Pipistrellus pygmaeus*) and Daubenton's bat (*Myotis daubentonii*). The site's proximity and connectivity to this broader ecological network enhances its contextual value as part of a wider foraging landscape for local bat populations.

The surrounding landscape does provide extensive foraging and commuting habitats including vegetated residential gardens to the north, south and west of the site. The River Loddon and wooded area to the east provides pockets of tree cover, scrub and grassland that could be utilised for foraging in calm weather conditions.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites such (as as those found to the east of the site). Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as the grassland found within the park are crucial commuting routes.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Although urban areas are generally less suitable due to light pollution and habitat fragmentation, many bat species have adapted to urban life. Parks, gardens, and green corridors can provide important foraging sites and commuting routes.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

30 Redwood Avenue, Woodley, Reading, RG5 4DR is situated 6km to the east of Reading and located in Redwood Avenue which is a residential street surrounded by similar style properties with a mix of vegetated gardens and scattered introduced shrubs and trees.

5 Evaluation and Assessment

- 5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 No known evidence of bats was observed during the internal inspection of 30 Redwood Avenue, Woodley, Reading, RG5 4DR. The external inspection noted three potential roosting features in the form of gaps between soffits, fascias and render, as well as lifting roof tiles. The site has good connectivity to good foraging habitat to the east at the park/woodland.
- 5.3 The PRF's provide roosting potential for crevice dwelling bats species such as Common and Soprano Pipistrelle species which are known to be present in the local area. Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having low suitability for roosting bats.
- 5.4 To determine whether roosting bats are using the building, further bat emergence/re-entry surveys should be carried out. This would require 1 separate survey visits by 2 surveyors at dusk supported by night vision aids and thermal cameras. The visit should be carried out between May and August inclusive as the optimal period. September is considered sub-optimal.
- 5.5 Survey visits can only be carried out when temperature at sunset is 10 C or more and there are no strong winds or heavy rain. Should bats be found to be roosting in the buildings two further survey visits will be required and then a licence applied from Natural England to allow the proposed works of the building to be carried out.
- 5.6 The surveyed building has been assessed as having low bat roosting potential, with no significant features likely to support roosting bats. As such, further survey effort is not considered proportionate. The proposed works will not affect the roof structure; however, removal of soffits and fascia boards will be required. These works will be conducted under the supervision of a licensed ecologist holding a valid Natural England bat licence, and will follow a precautionary Non-Licensed Method Statement (NLMS). This approach ensures the adoption of soft-strip techniques and close ecological supervision to minimise risk to bats.

It should be noted that this route is precautionary and subject to approval by the Local Planning Authority (LPA), who may still request further evidence. In the unlikely event that bats are encountered during the works, all activity must cease immediately and a full mitigation licence application will be required before any works can resume.

- 5.7 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Low	Building B1 had some potential for roosting bats in the form of small cracks/crevices.	The proposed development may result in both short-term and long-term disturbance to roosting bats (if present) if appropriate mitigation strategies are not put in place.	One bat presence/absence survey (NBW) is to be carried out. The surveys should be carried out between May and September (with September considered to be sub-optimal), a minimum of three weeks apart should further surveys be required. Or Works will be conducted under the supervision of a licensed ecologist holding a valid Natural England bat licence, and will follow a precautionary Non-Licensed Method Statement (NLMS). This approach ensures the adoption of soft-strip techniques and close ecological supervision to minimise risk to bats. No works must proceed until further surveys have been carried out and appropriate mitigation strategies have been identified.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Moderate	The site is considered to be part of a mosaic of suitable foraging/commuting habitats. The park and woodland to the east of the site and the wider Riparian corridor have excellent foraging potential.	The proposed development may result in the loss of suitable foraging/commuting habitats if suitable mitigation strategies are not put in place.	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

All activity surveys should be carried out inline with the guidance outlined by the Bat Conservation Trust in Chapter 7 of Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (4th Edition) The Bat Conservation Trust, London

7 Conclusions

- 7.1 The property at 30 Redwood Avenue, Woodley, Reading, RG5 4DR is to be redeveloped with a two-storey rear extension to the existing residential dwelling. The extension will be situated along the rear (southern) elevation and is intended to provide additional internal living space. These alterations will require works to the roof of the building and possible disturbance / destruction of PRFs.
- 7.2 A local record search using NBN Atlas and DEFRA Magic prior to the site visit highlighted that a number of bat species are present within the local landscape.
- 7.3 The features present at the property are suitable for crevice dwelling bats species which are present in the local area. These features amount to three areas of missing mortar on the ridge and eaves of the property and missing and lifted tiles and as such the property has been classified as having low suitability for bats.
- 7.4 It is recommended that one bat presence/absence survey be carried out. The survey should be carried out between May and September (with September considered to be sub-optimal).
- 7.5 Should bats be found to be roosting in the buildings two further survey visits will be required to obtain sufficient information to classify the roost type and then a licence applied from Natural England to allow the proposed works of the building to be carried out.
- 7.6 An alternative route that negates the need for further survey work has been opted for due to the fact the surveyed building has been assessed as having low bat roosting potential, with no significant features likely to support roosting bats. As such, further survey effort is not considered proportionate. The proposed works will not affect the roof structure; however, removal of soffits and fascia boards will be required. These works will be conducted under the supervision of a licensed ecologist holding a valid Natural England bat licence, and will follow a precautionary Non-Licensed Method Statement (NLMS). This approach ensures the adoption of soft-strip techniques and close ecological supervision to minimise risk to bats.

It should be noted that this route is precautionary and subject to approval by the Local Planning Authority (LPA), who may still request further evidence. In the unlikely event that bats are encountered during the works, all activity must cease immediately and a full mitigation licence application will be required before any works can resume.

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9 Report Limitations

- 9.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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Should you require any further information, please do not hesitate to contact us at any time.

Ecological Consultant

Max Shaw



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Surveyor: Max Shaw

Appendix 1: Site Location and Assessment Boundary

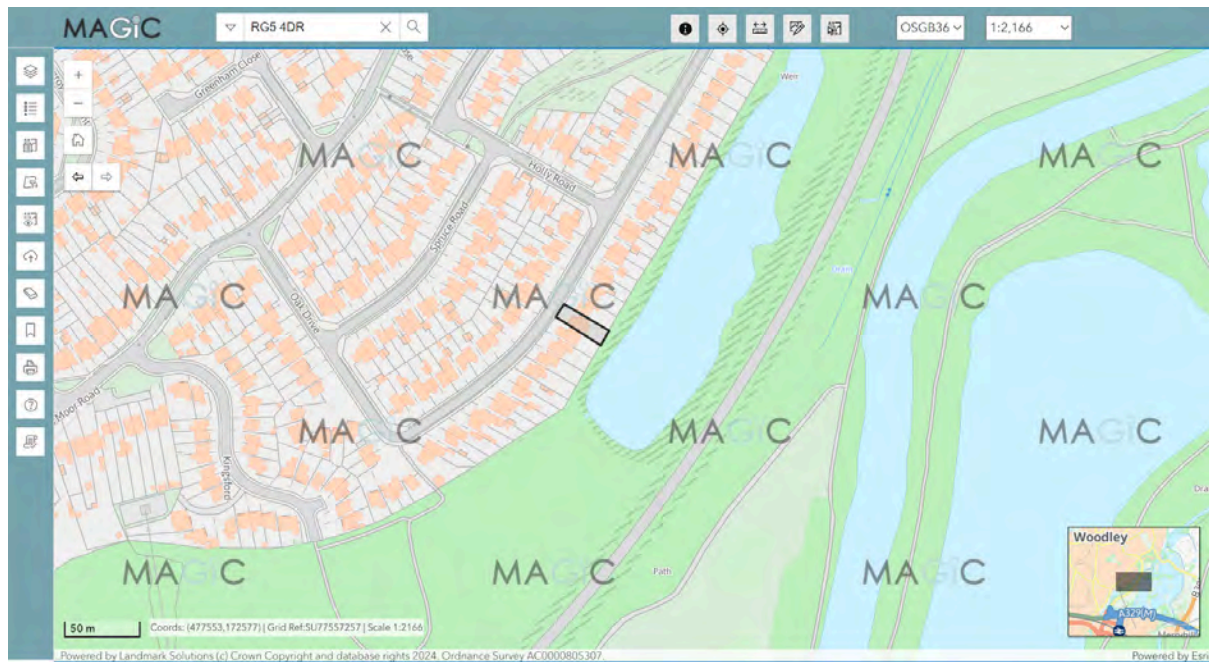


Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

Detail	Photograph
TN1 - PRF1	
TN2 - PRF2	
TN3 - PRF3	

Eastern Elevation



Western Elevation



Loft Void - Protruding sunlight



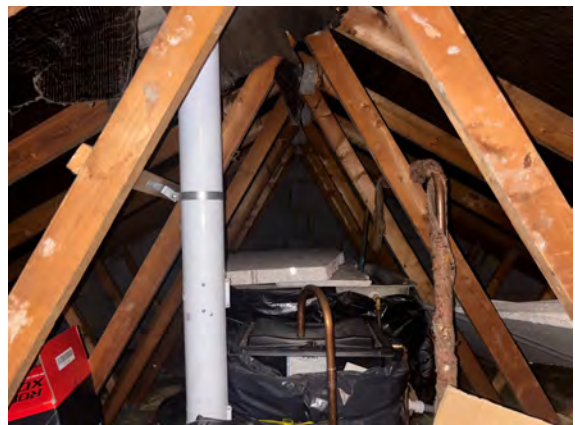
Loft Void



Loft Void - Protruding sunlight



Loft Void



Target Notes:

TN1 – PRF1 is located on the eastern elevation of Building B1, where a small gap is visible between the fascia board and the roof tiles just below the eaves. This feature represents a narrow crevice of suitable dimensions to support roosting by crevice-dwelling species such as common pipistrelle (*Pipistrellus pipistrellus*). The feature appears well-sheltered from prevailing weather conditions and is positioned at height, adding to its potential suitability.

TN2 – PRF2 is situated on the western elevation at the eaves line, where a slight lift in roof tiles has created a shallow void. The gap is narrow and enclosed, with potential to offer protection from environmental elements. While no evidence of bat use such as droppings or staining was noted around the feature, it retains potential value for opportunistic use, particularly by species known to exploit small enclosed spaces.

TN3 – PRF3 is located at the soffit-wall junction on the northern elevation of the property. This feature comprises a minor separation between the soffit board and render, forming a sheltered linear crevice. Although it appears to be a less prominent feature compared to TN1 and TN2, its shaded and elevated position may still present low suitability for occasional bat use. The adjacent environment shows no signs of contamination by droppings or feeding remains, suggesting the feature, while accessible, is currently unused.

What Are PRFs & What Does It Mean For My Project?

Potential Roosting Features (PRFs) are specific structures or characteristics in buildings, trees, or other parts of the environment that might provide suitable places for bats to roost, or set up home.

These can include things like gaps under roof tiles, holes in walls, hollows in trees, and other sheltered, undisturbed spaces that bats might find attractive.

A **Preliminary Bat Roost Assessment** is a survey conducted by an ecologist to check a property or area for these Potential Roosting Features. The goal is to identify whether there's a likelihood of bats being present, which could impact development plans because bats and their roosts are legally protected.

Now, what does this mean for a client, typically someone planning a development or construction project?

If the assessment finds **no PRFs**, or if the features found are assessed as offering **negligible potential** for bats, the customer can usually proceed with their plans without further steps to mitigate bat impact.

However, if the assessment **finds PRFs** that could potentially house bats, the next step would typically be **a more detailed** bat survey, **carried out at dusk or dawn** when bats are most active.

If bats are indeed found, **this doesn't mean the project can't proceed**, but there might be some requirements to meet first. Usually this involves drawing up mitigation measures which are implemented **after planning** is determined.