

Preliminary Roost Assessment

Survey site:

80 Arbor Ln, Winnersh, Wokingham RG41 5JD

Client:

Dr N Warikoo

Survey date:

14/07/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as "a single storey rear extension and a two storey front 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
▪ 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
18	63	17	25	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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid Reference SU 78034 71182 and extends to approximately 0.06ha. It comprises two buildings (B1 and B2) and an associated vegetated garden.

The site is situated within a suburban residential setting and is surrounded predominantly by residential properties with well-vegetated private gardens. Immediately to the north of the site is a playing field, providing an area of open grassland within the local landscape. Approximately 600m north of the site lies Dinton Pastures Country Park, which supports extensive areas of woodland, grassland, lakes and other wetland habitats of high ecological value.

The site is well connected to the surrounding landscape through a network of vegetated gardens, scattered trees and hedgerows, which facilitate the movement of wildlife between habitats. The nearby playing field and the mosaic of semi-natural habitats associated with Dinton Pastures further enhance ecological connectivity, providing valuable foraging, commuting and dispersal opportunities for a range of protected and notable species, particularly bats, birds and amphibians.

Priority Habitats

There are seven types of priority habitats within 2km of the site. These comprise deciduous woodland, traditional orchard, ancient & semi-natural woodland, lowland fens, open mosaic habitats on previously developed land, coastal and floodplain grazing marsh and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located 240m north and functionally connected to the site via a large playing field 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
Lodge Wood & Sandford Mill Site of Special Scientific Interest (SSSI)	1680m N
Lavells Lake Local Nature Reserve (LNR)	1600m N

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)	8470m 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, consultation with Natural England is not 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, low overall impact and distance of the development from such sites (where known).

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 three 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 (EPSL records are accurate to 100m)	Impacts Allowed by Licence
EPSM2009-1161	Common pipistrelle <i>Pipistrellus pipistrellus</i> Brown long-eared <i>Plecotus auritus</i>	~550m SW	Destruction of a resting place
EPSM2009-899	Common pipistrelle	~1.25km SW	Destruction of a resting place
2015-13607-EPS-MIT	Common pipistrelle	~1.45km SE	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 a suburban 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 ~240m north of the site 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 are a total of two buildings on site; residential dwelling (B1) and outbuilding (B2). There was no evidence of roosting bats identified.

Buildings

B1: Residential dwelling

B1 is a two-storey residential dwelling constructed with brick walls and a clay tile roof. The walls are in good condition with no discernible gaps or cracks, and the roof tiles and verges are tightly fitted, presenting no obvious roosting features or access points. Similarly, the timber eaves are in good condition and lack any gaps. Whilst the internal lining of the loft void was in poor condition, no light spill was identified indicating an absence of access points. No bat roosting features, access points, or evidence of bat activity were identified during the survey.

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



Eastern 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.	 Eastern elevation walls.
Roof	Clay tiles	Condition/description The main roof tiles, ridge tiles and roof verges are tight-fitting. Suitability/access/evidence of bats No bat roosting features or access points were identified.	 Eastern elevation roof.

			 <i>Tiles in good condition on the eastern elevation.</i>  <i>Western elevation roof of B1.</i>
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Eaves	Timber board	Condition/description The eaves of B1 are in good condition with no gaps. Suitability/access/evidence of bats No bat roosting features or access points were identified.	 <i>Timber board on the eastern elevation.</i>
Internal void	Bitumen felt lining	Condition/description The loft void of B1 is ~5m long, ~6m wide and ~3m tall. Whilst the internal lining of the loft void was in poor condition with several tears, no light spill was identified indicating an absence of access points. The flooring of the loft void is partially covered in plywood allowing access to all areas. No rodent droppings were identified within the loft void. No evidence of roosting bats was identified within this void.	 <i>Internal void facing south.</i>

		Suitability/access/evidence of bats None	 <i>Internal lining in poor condition.</i>
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B2: Outbuilding

B2 is a detached, single-storey timber-framed outbuilding with a flat roof clad in bitumen felt. The structure is single-skinned, and the internal space is 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.

B2 also contains large windows, 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), B2 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.



Southern elevation of B2.

3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 or B2 due to the absence of suitable roosting features and access points. As such, no impacts on roosting bats are anticipated as a result of the proposed development.

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. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas, particularly the woodland adjacent to the site's eastern boundary.

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]

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/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>.

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 B1. It will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

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.

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, the buildings may provide suitable shelter and could be used by common nesting birds.

Trees and vegetation

No habitat suitable 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 the disturbance and subsequent abandonment of active bird nests.

Trees and vegetation

None foreseen.

4.3 Recommendations

Buildings

Any building or vegetation removal 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 competent person, 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.

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.

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

Trees and vegetation

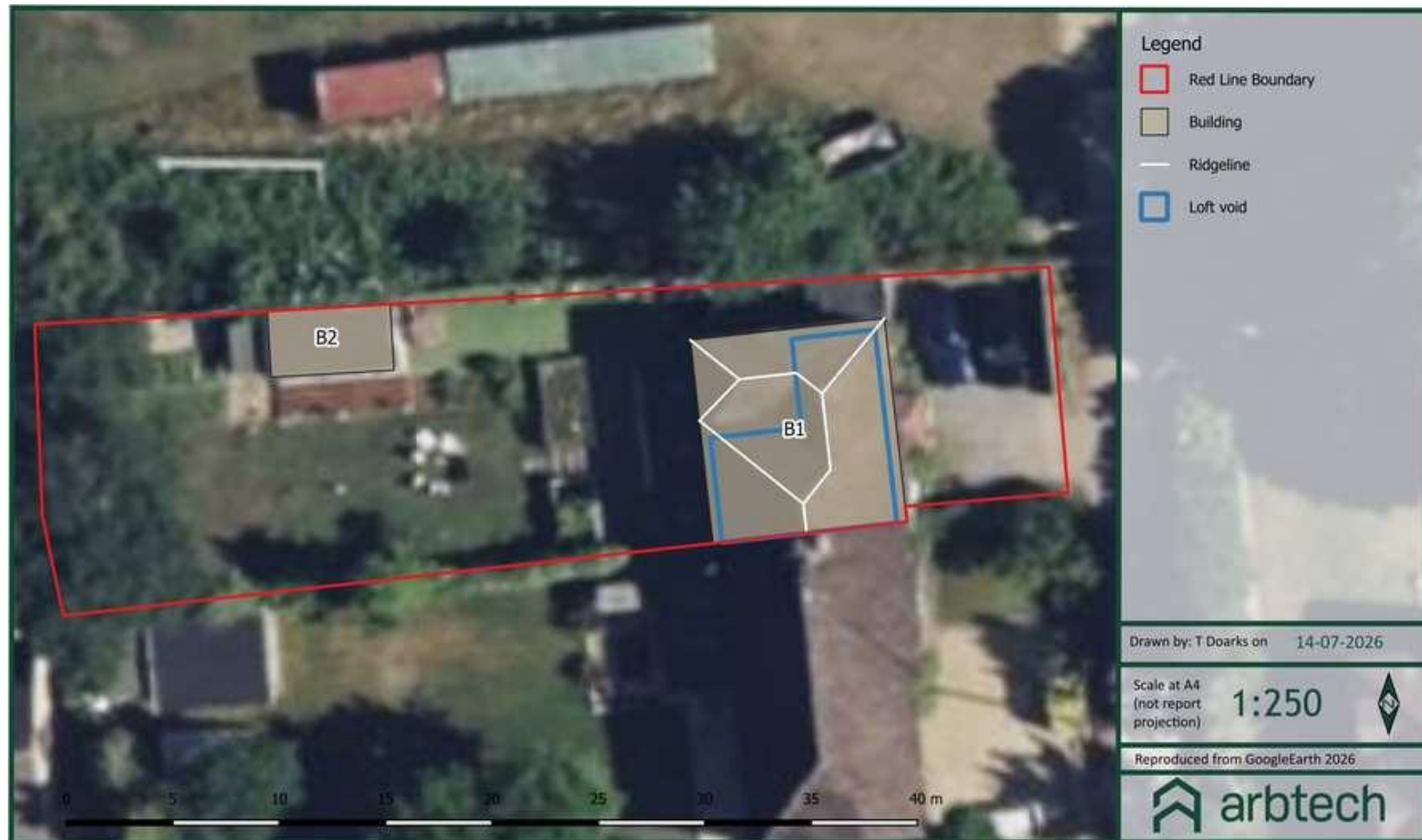
No additional surveys required.

Suggested biodiversity enhancements

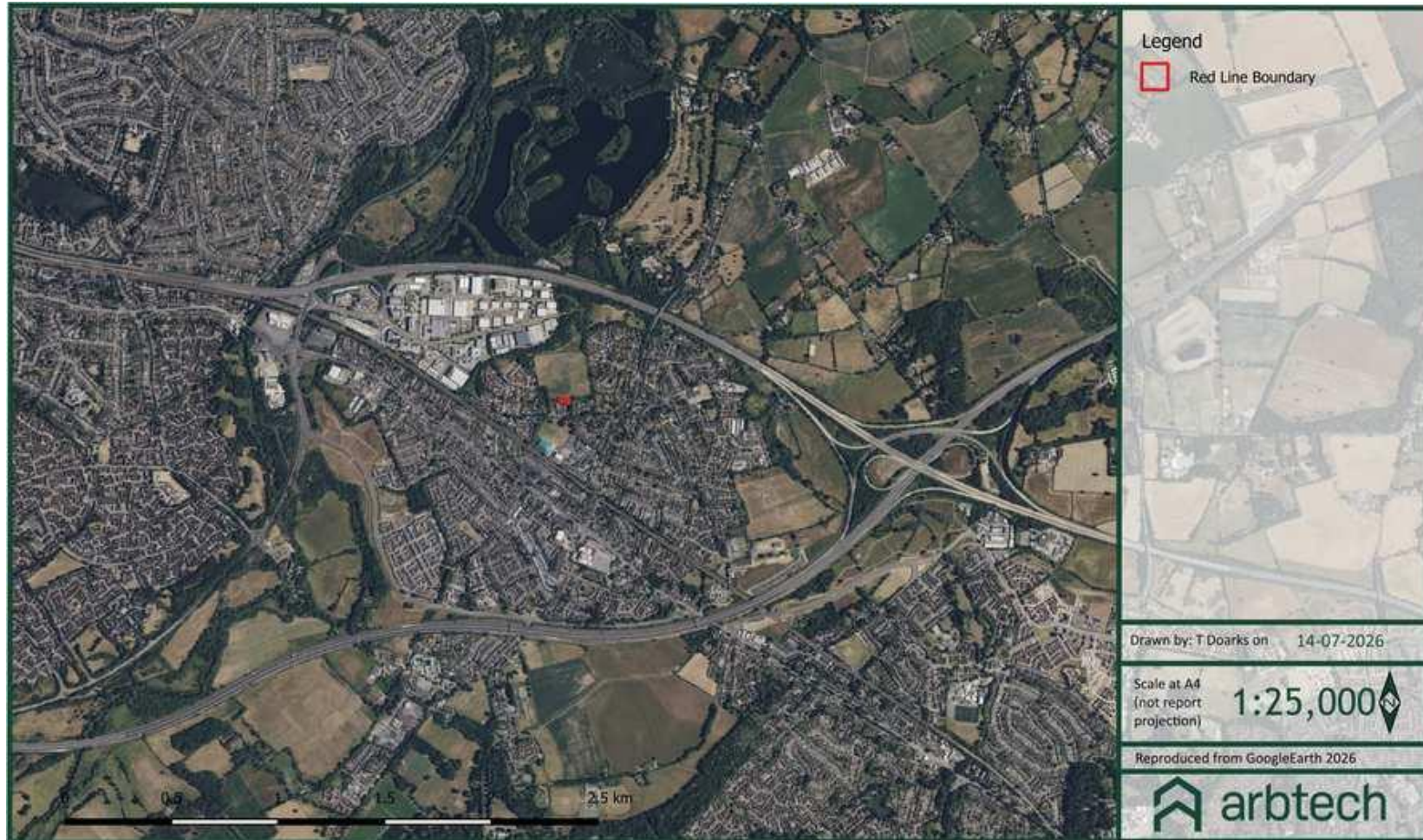
The installation of a minimum of one bird box on will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box, Schwegler 1SP Sparrow Terrace, Woodstone Nest Box or a similar alternative brand.

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: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



Notes: All plans, sections & elevations are based on measured readings and scaled dimensions. Any discrepancies be reported immediately. To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings. All Materials To Match Existing	Revisions	Drawing name: Proposed - Elevations		Drawing no: 80 HH 08	Rev
		Project: 80 Arbor Lane Winnersh Wokingham RG415JD		 44 7410277527 info@spcgrp.com	
		Scale: 1:100 @ A3	Status:		

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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Thomas Doarks BSc (Hons), Graduate Ecologist	14/07/26
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