



ROAVR | GROUP

Project: 25_PRA_05_38
Site: 7 Remenham Hill, Henley-on-Thames RG9 3EE
Client: Hayley Hamilton



[Supplementary Document - Survey Methodology PRA.](#)

[Supplementary Document - Potential Roosting Features.](#)

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Project Number:	25_PRA_05_38
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	7 Remenham Hill, Henley-on-Thames RG9 3EE

Role:	Name:	Date:
Customer	Hayley Hamilton	N/A
Surveyor	Antony Aslam	20/05/25
Consultant	Gwennan Butler	15/05/25

Revision History		
Date:	Version number:	Summary of changes:
03/06/25	1.0	First Review (Internal)
04/06/25	1.0	First Issue

Summary:

ROAVR Group were appointed by Hayley Hamilton to undertake a preliminary roost assessment survey and report at 7 Remenham Hill, Henley-on-Thames RG9 3EE.

The proposed development comprises the construction of a two-storey rear extension to the existing dwelling, along with comprehensive internal refurbishment works including updated plumbing, plastering, and general modernisation. In addition, the existing timber outbuilding (B2) located within the rear garden is scheduled for demolition.

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 May 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 Antony Aslam on 20/05/25 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Antony Aslam has continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

The site comprises a two-storey semi-detached brick-built residential property (Building B1) with an associated vegetated front and rear garden, situated in a rural location on Remenham Hill, Henley-on-Thames. The property is currently undergoing internal refurbishment on both ground and first floors, with exposed internal walls and foundations observed at the time of survey. The plot is accessed via a gravel driveway (Habitat 3) to the north, leading to the front of the property. An additional small timber-framed outbuilding (Building B2), located in the rear garden, has a felt-covered flat roof and is scheduled for demolition as part of the proposed works.

The gardens to the front and rear of the property (Habitat 2) are moderately managed and contain a mix of ornamental planting and semi-natural features, including areas of modified grassland, hardstanding patio sections, hedgerow boundaries, and a range of scattered and linear trees. Notable tree species include magnolia in the front garden and walnut, cypress leyland, apple, plum, and Norway spruce in the rear garden. A mature walnut tree (T4), located at the rear of the site, supports potential roost features (PRFs) such as broken limbs, pruning wounds and split branches. The built footprint of B1 and the immediate surrounding patio and hardstanding areas constitute developed land (Habitat 1). The site is surrounded to the east and west by similar residential properties with mature, vegetated gardens, while agricultural land forms the northern boundary. To the south, across Remenham Hill, lies an area of privately owned mixed woodland and hedgerow.

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

The site is set within a rural landscape and provides a range of moderate-quality foraging opportunities for bats, primarily associated with the vegetated gardens to the front and rear of the property. Six EPSM licences have been granted within 2km of the site for common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*).

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.

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 7 Remenham Hill, Henley-on-Thames RG9 3EE.
- 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 Antony Aslam on 20/05/25.
- 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 637.76 sqm and is centred on grid reference 'SU 7857 8270'.
- 1.7 The site comprises a two-storey semi-detached brick-built residential property (Building B1) with an associated vegetated front and rear garden, situated in a rural location on Remenham Hill, Henley-on-Thames. The property is currently undergoing internal refurbishment on both ground and first floors, with exposed internal walls and foundations observed at the time of survey. The plot is accessed via a gravel driveway (Habitat 3) to the north, leading to the front of the property. An additional small timber-framed outbuilding (Building B2), located in the rear garden, has a felt-covered flat roof and is scheduled for demolition as part of the proposed works.

The gardens to the front and rear of the property (Habitat 2) are moderately managed and contain a mix of ornamental planting and semi-natural features, including areas of modified grassland, hardstanding patio sections, hedgerow boundaries, and a range of scattered and linear trees. Notable tree species include magnolia in the front garden and walnut, cypress leyland, apple, plum, and Norway spruce in the rear garden. A mature walnut tree (T4), located at the rear of the site, supports potential roost features (PRFs) such as broken limbs, pruning wounds and split branches. The built footprint of B1 and the immediate surrounding patio and hardstanding areas constitute developed land (Habitat 1). The site is surrounded to the east and west by similar residential properties with mature, vegetated gardens, while agricultural land forms the northern boundary. To the south, across Remenham Hill, lies an area of privately owned mixed woodland and

hedgerow.

DEVELOPMENT PROPOSALS

- 1.9 The proposed development comprises the construction of a two-storey rear extension to the existing dwelling, along with comprehensive internal refurbishment works including updated plumbing, plastering, and general modernisation. In addition, the existing timber outbuilding (B2) located within the rear garden is scheduled for demolition.

POLICY AND LEGISLATION

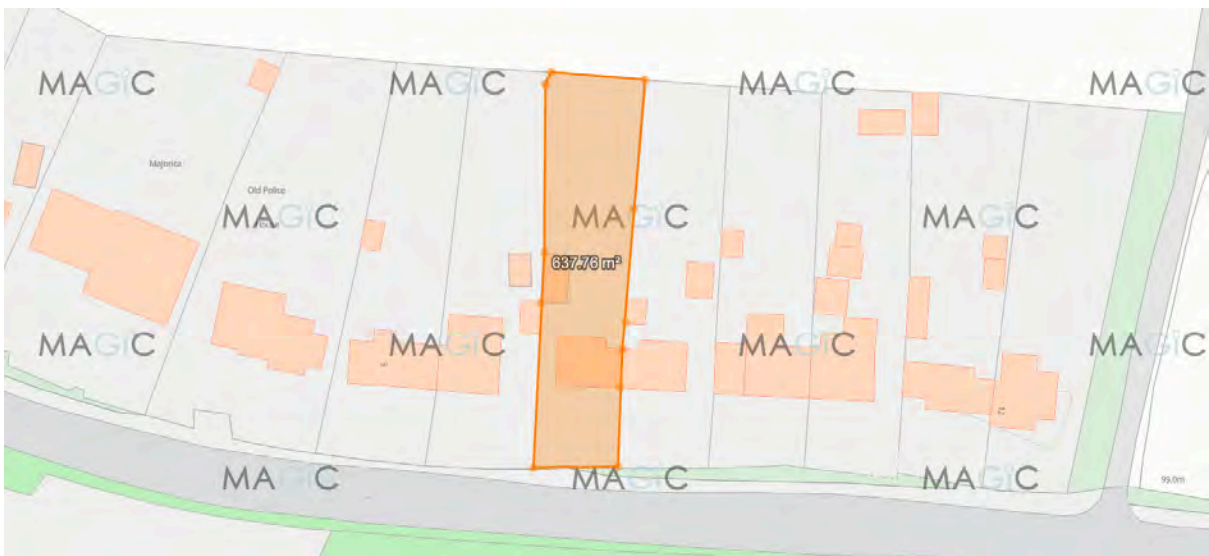
- 1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.
- 1.11 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

- 1.12 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).



Taken from Google Maps (2025)



Taken from DEFRA MAGIC (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.

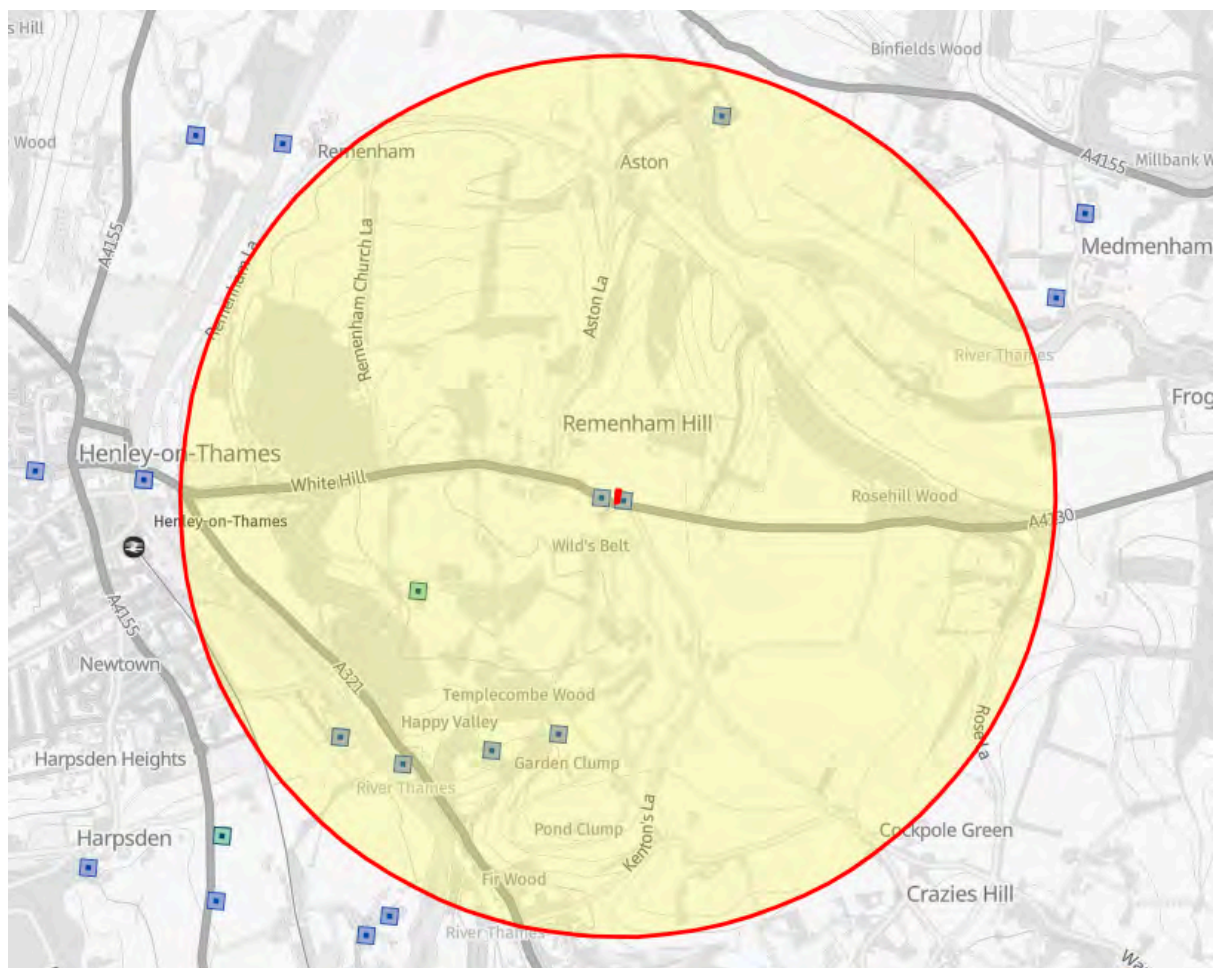


Figure 2 - EPSL licences granted within 2km ZOI.

<i>Licence number</i>	<i>Date of Issue</i>	<i>Species listed on licence</i>
2020-48008-EPS-MIT	6th August 2020 - <100m W of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
EPSM2012-5002	6th March 2013 - <50m E of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>); Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>); Brown long-eared bat (<i>Plecotus auritus</i>)
EPSM2012-4294	23rd March 2012 - <50m E of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>); Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>); Brown long-eared bat (<i>Plecotus auritus</i>)
2015-18549-EPS-BDX	1st April 2016 - 1.8km N of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
2017-27806-EPS-MIT	14th March 2017 - 1.7km SW of the site.	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>); Brown long-eared bat (<i>Plecotus auritus</i>)
2017-27806-EPS-MIT-1	7th June 2017 - 1.7km SW of the site.	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>); Brown long-eared bat (<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 Antony Aslam on 20/05/25. 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.

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-months inline 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*); Daubenton's bat (*Myotis daubentonii*); noctule bat (*Nyctalus noctula*); soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). In order to obtain this information, a record search was undertaken on the 15th May 2025.
- 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 Local Development Framework Adopted Core Strategy Development Plan Document provides advice on the design of development proposals and reference should be made to policy CP7 'Biodiversity.'

<https://www.wokingham.gov.uk/planning-policy/adopted-development-plan/local-plans>

SITE DESIGNATIONS

3.5 There are two 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)	Notes.
Rodbed Wood SSSI	SU 803 836	1.6	1.8km	An area of Thames-side willow and alder woodland fed by a ditch draining water from adjacent water meadows. The diverse herbaceous flora, associated particularly with the wetter and more open parts of the wood, includes a large population of the nationally rare summer snowflake, known locally as the Loddon lily. The wood supports a varied breeding bird population and has long been a BTO Common Bird Census site.
Chilterns AONB	N/A	83830	1.2km	The Chilterns is a landscape of national and international importance. The area includes a complex suite of geological and ecological features, some of which are extremely rare, including a steep chalk escarpment; flower-rich downland; broadleaved woodlands (especially beech); commons; tranquil valleys; a network of ancient routes villages with brick and flint houses; globally rare chalk streams and a rich historic environment of hill forts and chalk figures.
SSSI Impact Risk Zones	N/A	N/A	0km	This site falls within an SSSI Impact Risk Zone.

*Data from DEFRA MAGIC.

LOCAL HABITAT

- 3.6 The site is set within a rural landscape and provides a range of moderate-quality foraging opportunities for bats, primarily associated with the vegetated gardens to the front and rear of the property. These areas contain modified grassland, scattered trees, hardstanding, ornamental shrubs, and hedge boundaries, which together offer structural diversity and support a moderate biomass of invertebrate prey. Scattered trees include species such as magnolia (*Magnolia* sp.) in the front garden and apple (*Malus domestica*), plum (*Prunus domestica*), walnut (*Juglans regia*), cypress leyland (*× Cuprocyparis leylandii*) and Norway spruce (*Picea abies*) in the rear garden, which provide cover and commuting opportunities for bats, particularly species from the Pipistrelle (*Pipistrellus* spp.) and Myotis (*Myotis* spp.) genera.

To the west, the adjacent garden is more formally managed, with ornamental planting and a mature cherry tree (*Prunus avium*) that may attract nocturnal insects, contributing to localised foraging value. In contrast, the garden to the east is less intensively maintained, with an overgrown boundary of cypress leyland (*× Cuprocyparis leylandii*) and mixed native hedgerow species, some of which have been recently cut back, exposing fresh growth and cut surfaces that may support minor insect activity. This structural complexity and variation in vegetation contribute to a mosaic of habitats suitable for bat movement and low-intensity foraging.

To the north, the site is bordered by arable agricultural land, which generally offers limited foraging value due to low habitat heterogeneity and periodic disturbance. However, boundary features such as hedgerows and field margins may provide linear commuting routes. Immediately to the south, across Remenham Hill, lies an area of privately owned broadleaved woodland and mature hedgerow habitat. This area provides high-quality foraging resources and roosting potential for a variety of bat species and is well-connected to the site via the gardens and hedgerows, enhancing the local ecological network.

HISTORICAL SPECIES RECORDS

- 3.7 Records for bats are present within 2km of the site, including records for common pipistrelle (*Pipistrellus pipistrellus*); Daubenton's bat (*Myotis daubentonii*); Natterer's bat (*Myotis nattereri*); greater horseshoe bat (*Rhinolophus ferrumequinum*); barbastelle (*Barbastella barbastellus*); Bechstein's bat (*Myotis bechsteinii*); whiskered bat (*Myotis mystacinus*); noctule bat (*Nyctalus noctula*); soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). These records were obtained through a search of NBN Atlas on the 15th May 2025.

4 Site Survey

- 4.1 The site survey was undertaken by Antony Aslam on 20/05/25. Weather conditions during the survey were dry, with a temperature of approximately 15°C and light northerly-northeasterly winds. No precipitation was recorded at the time of the survey.

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. 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 northern elevation of Building B1 features areas of exposed brickwork due to ongoing internal refurbishment. A number of gaps were observed beneath the soffit boards and fascias, some of which may offer potential access points for roosting bats. A structure resembling a potential bat box was noted beneath the soffits, although this could not be confirmed from ground level. Slipped roof tiles were also evident at roof height, contributing to the building's low bat roosting potential on this elevation.

The southern elevation of B1 is relatively uniform in structure but contains missing or lifted roof tiles along the lower edge of the pitched roof. These gaps may allow crevice-dwelling bat species, such as *Pipistrellus* spp., to access the roof void. The conservatory roof below potentially limits exposure to some areas; however, junctions between the roof and walls still present suitable microhabitats for bat ingress.

The western elevation is connected to the adjoining semi-detached property. Despite being partially obscured, visible features included areas of architectural wear, including minor gaps under roof tiles at the verge. As this is an internal boundary between properties, the likelihood of frequent disturbance is lower, supporting the suitability of minor potential roost features (PRFs) for opportunistic use by bats. However, the structural link with the adjoining property may restrict development work in this area.

The eastern elevation, overlooking the rear garden, displayed slipped tiles near the eaves and intermittent crevices along the fascia boards. These defects offer potential commuting and roosting opportunities for crevice-dwelling bats. Works proposed along this elevation, including the rear extension, may result in temporary disturbance or loss of these features and should be appropriately mitigated. The adjacent vegetated space provides direct connectivity to surrounding garden habitats, further enhancing its ecological value.

The pitched roof is of traditional clay tile construction with a central ridge along its apex. Several slipped and missing tiles were recorded on multiple slopes, representing possible ingress points for bats, particularly into the void spaces between the tiles and roofing membrane. However, internal inspection of the loft void revealed it to be insulated and well sealed, with no evidence of bat occupation such as droppings, staining, or feeding remains. Nonetheless, due to the external access opportunities, the roof retains low potential to support roosting bats.

The interior of Building B1 was undergoing refurbishment at the time of survey, with stripped floors and exposed brickwork visible across both the ground and first floors. The majority of ceilings had been removed, revealing floor joists and wall plates, particularly along the southern section. No evidence of bat occupation was found within the interior spaces, including no droppings, staining, feeding remains or insect fragments consistent with known bat roost signatures under the Bat Conservation Trust guidelines.

Throughout the loft void, insulation materials were present, and the area was relatively clean and free of debris or organic material. The internal roofing membrane appeared intact with no visible gaps or signs of bat ingress from the tile voids above. Light ingress around eaves locations suggests some external access potential; however, no guano, urine staining or smearing was identified that would indicate regular usage by bats. Additionally, no concentration of dark droppings, typical of crevice-dwelling species such as *Pipistrellus pipistrellus*, was observed on rafters, floor joists or internal ledges. In summary, despite several access points externally, the interior of Building B1 currently shows no evidence to suggest past or present bat activity, although some features may still support occasional, transient access by crevice-dwelling species.

Building B2:

Building B2 is a small, single-storey timber-framed shed located in the rear garden of the property. The northern elevation consists of plain timber boarding with no discernible gaps or features suitable for bat access. The timber appears relatively intact, with no evidence of decay or delamination that might increase habitat suitability.

The southern elevation faces a vegetated section of the garden and contains a single timber door. No significant crevices or structural features were observed that could provide roosting opportunities for bats. The elevation is shaded by nearby fruit trees, but the overall condition is sound and airtight.

The eastern elevation is similarly clad in vertical timber panelling with no obvious features of ecological interest. The elevation is in good repair and tightly sealed, presenting negligible potential for bat ingress or shelter.

The western elevation is partially obscured by surrounding vegetation but presents no distinguishable cracks, gaps, or damage that might offer roosting opportunities. The boards remain flush and well-maintained.

The roof is a flat construction covered with roofing felt, which is intact and in good condition. No lifting, warping or tearing was observed, and the roof structure offers negligible potential for use by bats or other protected species. Given the size, construction materials, and well-sealed nature of the building, B2 is considered to have negligible ecological value, and its proposed demolition is unlikely to result in adverse impacts to roosting bats.

Trees:

T4 refers to a mature walnut tree (*Juglans regia*) located at the southern boundary of the rear garden. This tree possesses several potential roost features (PRFs) with suitability for use by roosting bats. On the north-facing elevation of the canopy, multiple broken limbs, historic pruning wounds, and split branches were observed. These features create narrow crevices and cavities that may offer sheltered conditions for a range of bat species, particularly those that utilise cracks and voids such as common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), or brown long-eared bat (*Plecotus auritus*). The tree's position within a well-vegetated garden setting, with connectivity to boundary hedging and nearby woodland across the road, enhances its value as part of a wider foraging and commuting network. The presence of suitable roosting features combined with favourable landscape context supports the assessment of the tree as having moderate bat roost suitability.

FORAGING & CONNECTIVITY

The site is set within a rural landscape and provides a range of moderate-quality foraging opportunities for bats, primarily associated with the vegetated gardens to the front and rear of the property. These areas contain modified grassland, scattered trees, hardstanding, ornamental shrubs, and hedge boundaries, which together offer structural diversity and support a moderate biomass of invertebrate prey. Scattered trees include species such as magnolia (*Magnolia* sp.) in the front garden and apple (*Malus domestica*), plum (*Prunus domestica*), walnut (*Juglans regia*), cypress leyland (× *Cuprocyparis leylandii*) and Norway spruce (*Picea abies*) in the rear garden, which provide cover and commuting opportunities for bats, particularly species from the Pipistrelle (*Pipistrellus* spp.) and Myotis (*Myotis* spp.) genera.

To the west, the adjacent garden is more formally managed, with ornamental planting and a mature cherry tree (*Prunus avium*) that may attract nocturnal insects, contributing to localised foraging value. In contrast, the garden to the east is less intensively maintained, with an overgrown boundary of cypress leyland (× *Cuprocyparis leylandii*) and mixed native hedgerow species, some of which have been recently cut back, exposing fresh growth and cut surfaces that may support minor insect activity. This structural complexity and variation in vegetation contribute to a mosaic of habitats suitable for bat movement and low-intensity foraging.

To the north, the site is bordered by arable agricultural land, which generally offers limited foraging value due to low habitat heterogeneity and periodic disturbance. However, boundary features such as hedgerows and field margins may provide linear commuting routes. Immediately to the south, across Remenham Hill, lies an area of privately owned broadleaved woodland and mature hedgerow habitat. This area provides high-quality foraging resources and roosting potential for a variety of bat species and is well-connected to the site via the gardens and hedgerows, enhancing the local ecological network.

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 7 Remenham Hill, Henley-on-Thames RG9 3EE. The external inspection noted multiple potential roosting features in the form of lifted tiles and gaps under fascias and soffits. The site has good connectivity to moderate foraging habitat via vegetated gardens in a rural setting.
- 5.3 The lifted and missing tiles and gaps under the fascias and soffits 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 moderate 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 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 displays a range of PRFs including slipped/missing roof tiles and gaps beneath fascias and soffits, which may accommodate crevice-dwelling bats such as common pipistrelle (<i>Pipistrellus pipistrellus</i>). No evidence of current or historic bat use was recorded internally despite accessible voids, and these features are considered of limited suitability when assessed against the 2023 Bat Conservation Trust guidelines.	If unmitigated, the removal of external features such as roof tiles and replacement of fascia elements may result in the loss of occasional or transient roosting opportunities for individual bats.	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. No works must proceed until further surveys have been carried out and appropriate mitigation strategies have been identified. Any existing potential bat box should be inspected by a licensed ecologist.
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Moderate	The surrounding habitats offer structurally diverse vegetation with connective features to higher quality	No significant impacts are expected on foraging habitat, but temporary	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours

		off-site woodland, supporting low to moderate levels of foraging activity, particularly for Pipistrellus and Myotis species. The walnut tree on site (Juglans regia) also contributes to the site's moderate ecological network.	disturbance could occur during construction works.	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.
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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 7 Remenham Hill, Henley-on-Thames RG9 3EE is to be redeveloped with construction of a two-storey rear extension to the existing dwelling, along with comprehensive internal refurbishment works including updated plumbing, plastering, and general modernisation. In addition, the existing timber outbuilding (B2) located within the rear garden is scheduled for demolition. 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 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.

8 References

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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.

Antony Aslam

A Aslam



Prepared by: Antony Aslam MSci QCIEEM
Checked by: Gwennan Butler BSc MSc
Surveyor: Antony Aslam

Appendix 1: Site Location and Assessment Boundary

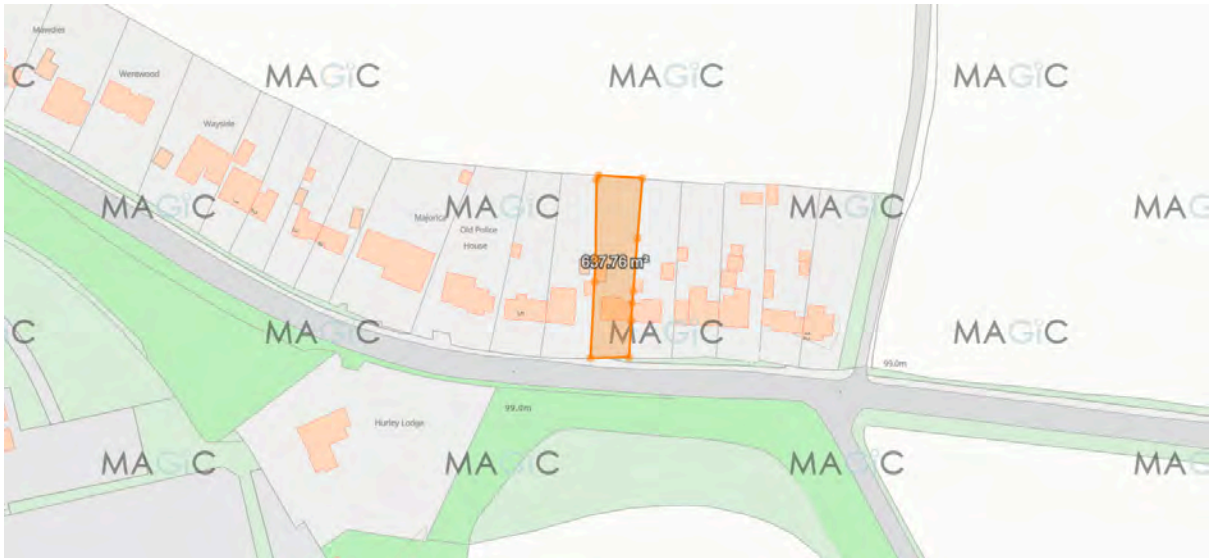


Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

Detail	Photograph
<i>Gaps beneath soffits and between brickwork on front elevation of B1</i>	
<i>Missing and lifted tiles on front elevation roof of B1</i>	
<i>Gaps under soffits on side elevation of B1</i>	

Lifted tiles on roof of rear elevation of B1



Lifted tiles on roof of extension on rear elevation of B1



TN2 - Potential bat box under soffit on rear elevation of B1



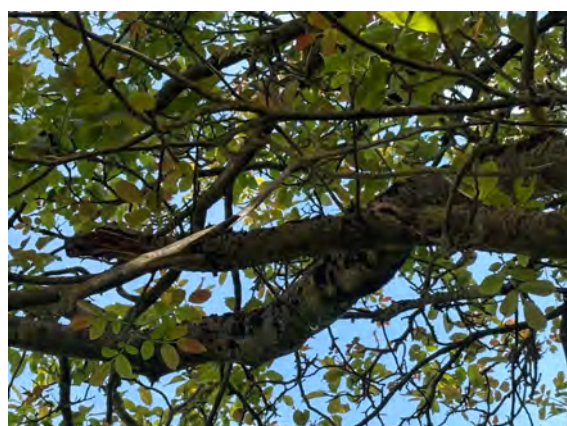
T4- Walnut tree



PRFs of T4



PRFs of T4



TN3 - potential beehive cover on Norway Spruce (T5)



Target Notes:

TN1 – Building B1 exhibits a number of potential roosting features (PRFs) for bats across its south, west and north elevations. These include slipped and missing roof tiles that create small cavities which may be exploited by crevice-dwelling bat species such as common pipistrelle (*Pipistrellus pipistrellus*). Gaps beneath soffits and fascias, particularly on the upper storey, were also noted and represent further opportunities for bat ingress. These features provide the kind of sheltered microhabitat bats require, with varied exposure depending on aspect—south and west elevations offer greater solar gain, which may be preferable for thermoregulation in maternity colonies during summer months, whereas the north side offers cooler roosting options.

TN2 – A mounted structure resembling a potential bat box was recorded beneath the soffit on the north elevation of Building B1. While it could not be confirmed from ground level whether the item is an actual bat box, its dimensions and placement correspond closely to those typically used for artificial roost enhancement. If verified, its presence could indicate previous or ongoing mitigation efforts or incidental provision of roosting opportunities. Regardless, the feature contributes to the building's suitability for supporting bats, particularly when considered in the context of other nearby PRFs.

TN3 – In the northeastern corner of the rear garden, fixed to a Norway spruce tree (*Picea abies*; referred to on site as T5), a housing structure was observed that may function as a protective cover for a beehive. The item is mounted at height and is securely attached to the trunk of the tree. While not a PRF in itself, its presence within a vegetated and sheltered section of the garden contributes to the wider ecological value of the site. It may also incidentally increase insect biomass locally, thereby enhancing nocturnal foraging conditions for bats in the immediate vicinity.

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.