

**19 Arborfield Rd,
Shinfield,
Reading,
RG2 9DY**

**Preliminary Roost assessment
(Phase 1 Daytime Bat Survey)**

March 2026

Dr.Jonty Denton (Chartered Ecologist) FRES FLS MCIEEM CECol

(Bat license: 2025-82187-CL17-BAT)



Prepared by

Dr. Jonty Denton *Bsc (Hons) D(Phil) FRES, FLS, MCIEEM, CEcol*

(Chartered Ecologist)

31 Thorn Lane, Four Marks, Hampshire, GU34 5BX

Phone: (01420) 565647 mobile: 07385752793

SUMMARY

This report constitutes a site survey carried out on the 27th March 2026 and further assessment of the potential impacts arising from the proposed re-development of 19 Arborfield Rd, Shinfield, Reading RG2 9DY (NGR:SU736678).

There was no sign of any activity in the loft spaces, and the slate roof is in good order with no openings. Therefore, the property has negligible potential for roosting bats, and a phase 2 emergence survey is not recommended.

INTRODUCTION

Site Proposals

Re development 19 Arborfield Rd, Shinfield, Reading RG2 9DY (NGR: (NGR:SU736678).

Site Setting and Description

The property is situated south of Arborfield Rd in Shinfield at the edge of the village. It is flanked by open pasture to the north and and arable field to the east (See figure 1). There are six small woodlands included on the priority habitats inventory within 1000m but none within 300m(See figure 2). The area provides foraging and commuting habitats for common bat species.



Figure 1. Site location. *Courtesy of Googlemaps*

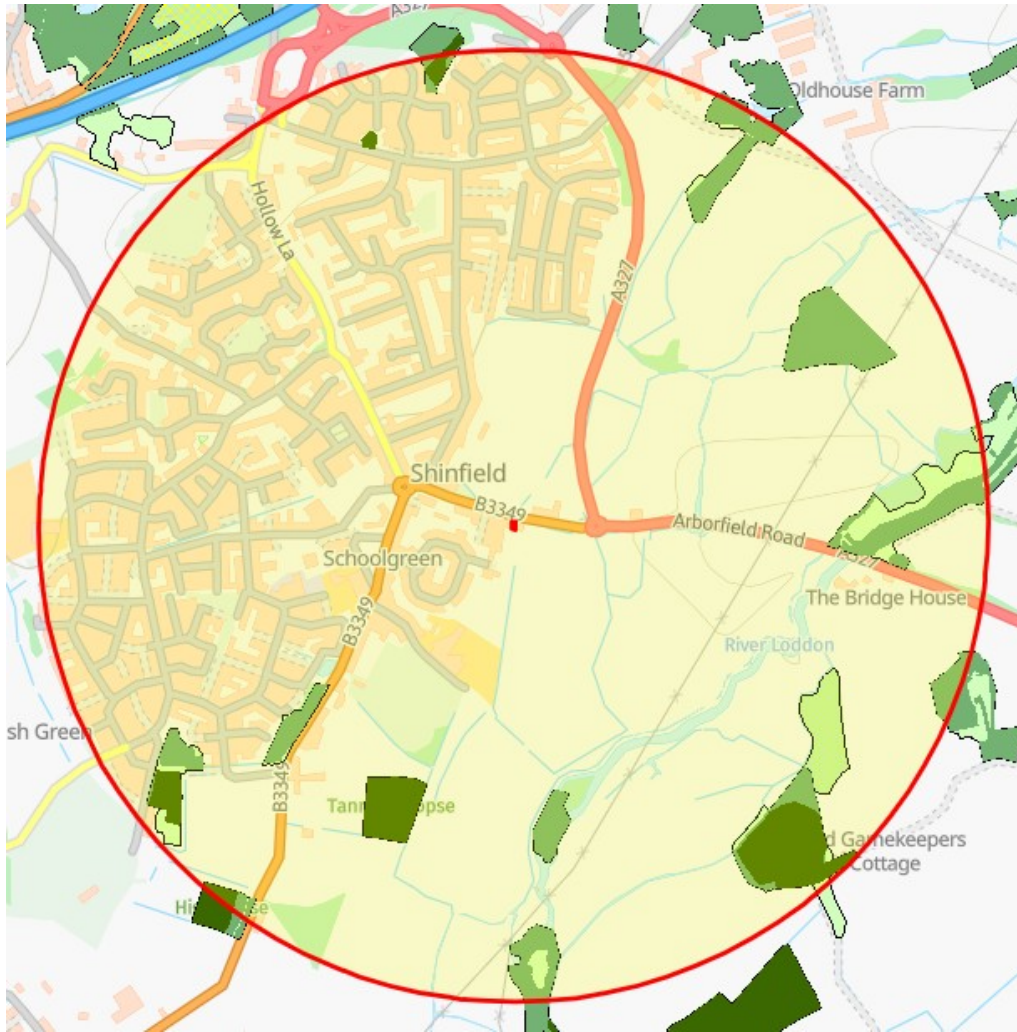


Figure 2. Priority habitats map. *Courtesy of Magicmaps. Dark green = deciduous woodland*

METHODS

Datasearch

According to the DEFRA MAGICmap no protected species licences have been issued for properties within 1km.

Phase 1 Bat Survey Methods

The Phase 1 bat survey was carried out on 27th March 2026 and comprised of a walkover of the site to record evidence of any protected bat species.

Details of the survey methods are given below;-

The building was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes in roof tiles, fascias and soffits and

to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building was assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2023) *Bat surveys for professional ecologists: Good practice guidelines* 4th edition).

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence /absence of any bat species and hence the importance of a population at the site, therefore the assessment of value should be considered a provisional.

Where possible, a provisional assessment of potential will be made although this may well require Phase 2 surveys to confirm status.

High Potential- High potential buildings are those that have features highly suitable for use by roosting bats, including gaps around soffits, hanging tiles, extensive roof spaces etc. High potential buildings are often, but not always, buildings of more historic construction. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Medium Potential- Medium potential buildings have a moderate number of features that may be utilised by bats for roosting, these may include loose fascias, roof spaces etc. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

Low Potential- Low potential buildings are those that provide limited bat roosting potential although some features that may be utilised by bats may be present. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are extremely unlikely to support roosting bats due to the absence of suitable features. Further Phase 2 surveys are unlikely to be required for buildings with negligible potential.

RESULTS

Phase 1 Bat Survey Results

According to Magicmaps no EPS licenses have been issued for properties within 1km of the building.

Building Assessments

The property is a semi-detached, two- storey house dating to the early 20th Century. It has a roof faced with slates which are in good order with no gaps into the undertile spaces (see figure 3-5).

The loft is lined with felting which is in good order with no external light visible from within. The floor is boarded out and used for storage: There were no signs of any bat activity within (see figure 6).



Figure 3. Southern and eastern elevations looking northwest



Figure 4. Northern and eastern elevations looking southwest



Figure 5. Side porch looking south



Figure 6. Loft looking west

Trees

There are no mature trees within 25m of the property.

EVALUATION, IMPACTS AND RECOMMENDATIONS

There was no sign of any activity in the loft spaces, and the slate roof is in good order with no openings. Therefore, the property has negligible potential for roosting bats, and a phase 2 emergence survey is not recommended.

REFERENCES

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.

INTERNET RESOURCES

Google Maps: www.maps.google.co.uk

Magic Interactive Map: www.magic.gov.uk