

Preliminary Roost Assessment

Survey site:

18 Collins Drive, Earley, Reading RG65AD

Client:

Srinivasan Kumar

Survey date:

13/07/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. loft conversion and rear 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
B1 had negligible value for birds and bats. No further surveys are required. Bat and bird boxes have been recommended.

1. INTRODUCTION

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author’s knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 13/07/2026 by James Fielding DPhil MA (hons) PGcert (Merit), Senior Ecologist an ecologist with 5 years of experience.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
26.1	45.0	0	19.3	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 74309 70639 and has an area of approximately 0.03ha. The site comprises one building (B1) with an attached single storey garage. The surrounding landscape is predominantly urban, with occasional small parks, playing fields and wooded copses within the urban landscape. The site is in close proximity to Redhatch Copse, a small wooded area 40m to the north of the site.

Priority Habitats

There are six priority habitats within 2km of the site. These comprise deciduous woodland, ancient & semi-natural woodland, wood pasture and parkland, traditional orchard, coastal and floodplain grazing marsh and ancient replanted woodland. The closest priority habitat comprises deciduous woodland, located 50m NW from the site.

Due to the site surroundings being densely urbanised, the site is not considered to be well connected to any priority, important, or otherwise more extensive, habitats in the immediate vicinity. The Redhatch Copse woods, 40m to the north, do offer a small island of habitat within the local environment and due to the relatively close proximity there is minor connectivity between the site and this feature.

Designated Sites

Statutory Designations within 2km

There are three 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
Maiden Eriegh Park Local Nature Reserve (LNR)	440m NE
Pearman's Copse Local Nature Reserve (LNR)	1350m SW

Highwood Local Nature Reserve (LNR)	1900m NE
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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)	7405m 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.

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 and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 8 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
EPSM2012-4390	Brown long-eared	~1650m north east	Destruction of a breeding place
EPSM2010-2266	Common pipistrelle, brown long-eared bat	~1320m north	Destruction of a breeding place
EPSM2012-4478	Common pipistrelle, soprano pipistrelle	~1400m north	Destruction of a resting place
2014-500-EPS-MIT	Common pipistrelle, soprano pipistrelle	~1400m north	Not stated
EPSM2010-2126	Common pipistrelle	~1900m north	Destruction of a resting place

EPSM2011-3341	Common pipistrelle, brown long-eared bat	~1250m south	Destruction of a resting place
2014-535-EPS-MIT-2	Common pipistrelle, soprano pipistrelle, brown long-eared bat	~1850m south west	Destruction of a resting place
2020-49081-EPS-NSIP1	Daubentons bat, soprano pipistrelle	~1770m south east	Damage of a breeding place

While the site is within the zone of influence of an SAC, the proposed works are not expected to result in any impacts that would require additional survey effort.

Foraging and commuting habitat

Habitats recorded on site are assessed to have only minor value for commuting or foraging bats, with the garden grassland providing a small amount of invertebrate foraging.

Offsite habitats within 2km do contain several notable habitats for bats: these include deciduous woodland, ancient & semi-natural woodland, wood pasture and parkland, traditional orchard, coastal and floodplain grazing marsh and ancient replanted woodland.

In the immediate vicinity of the site, the woods 40m to the north will offer good foraging value for bats. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; residential dwelling (B1) and an associated single-storey garage extension. No evidence of roosting bats was identified.

Buildings

B1 : Residential dwelling

The building is a new build residential dwelling located within the site. It offers no accessible voids or suitable crevice-like features that would support bat roosting. The building has negligible habitat value.



Building B1 southern elevation



Building B1 northern elevation



Building B1 side single-storey garage extension

Table 6a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	Condition/description The walls appear in good condition with no significant gaps or cracks. Suitability/access/evidence of bats No access points were noted.	 B1 walls

Roof	Clay tiles	Condition/description The roof of B1 is in good condition with no slipped or missing tiles. Suitability/access/evidence of bats No suitability or access points for bats was noted.	 <i>B1 roof</i>
Eaves	Timber board	Condition/description The eaves are in good condition. Suitability/access/evidence of bats No gaps or other access points are noted.	N/A
Barge boards	Timber	Condition/description The bargeboards on the gable end are in good condition. Suitability/access/evidence of bats No access poitns were noted.	N/A

Windows	uPVC	Condition/description The windows and door frames are in good condition. Suitability/access/evidence of bats No access points for bats were noted.	 Jul 13, 2026 13:10:10 <i>B1 window / doors frames and lintels</i>
Internal void 1	Timber rafters. Mineral wool insulation, breathable roof membrane lining.	Condition/description The internal void is in good condition, with a modern construction consisting of timber beams, breathable roof membrane lining and mineral wool insulation. Plywood boards cover the gable ends. No evidence of bats was found. A small number of rodent droppings were noted. Dimensions (approx): 8.5m x 8m Suitability/access/evidence of bats No access points or other suitable bat features were noted.	 Jul 13, 2026 13:01:02 <i>B1 internal void 1</i>

			 <i>B1 internal void 1</i>  <i>B1 internal void 1</i>
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3.2 Foreseen Impacts

Roosting habitat [Buildings]

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

Roosting habitat [Trees]

There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat

The proposed development will result in the loss of small areas of urban garden but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.

Artificial lighting

The proposed development may lead to a small increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. Given the low value of the habitats on site and lack of commuting features, this will likely be inconsequential for 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.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

Suggested biodiversity enhancements

The installation of one bat box at the site will provide additional roosting habitat for bats.

The bat boxes will be incorporated into the fabric of the dwelling or mounted on the sides. Suitable bat boxes include the Beaumaris bat box,

Habibat Bat Box, Istock 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 B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No habitat for schedule 1 birds was observed.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

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

4.2 Foreseen Impacts

Buildings / trees

No impacts are anticipated on nesting birds as a result of the proposed development.

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings / trees

None.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

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

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

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

No plans available.

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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	James Fielding DPhil MA (hons) PGcert (Merit), Senior Ecologist	14/07/26
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