



Preliminary Roost Assessment

Survey site:

53 Paddock Heights, Reading, Berkshire, RG10 0AR

Client:

Mrs Fatemeh Shamsi

Survey date:

11/03/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as proposed two storey side and single storey rear extension and loft conversion to bungalow.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

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 Tables 1, 3 & 4 of this report.

Key Findings
- B1 was assessed to be of negligible value for roosting bats.

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Introduction and Context

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 - 2024](#).

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution 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.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SU 79320 75708 and has an area of approximately 0.07ha comprising one building. The site is located in a suburban setting, immediately surrounded by housing development with a vegetated garden landscape. The site is enclosed by wooden fencing. To the east a large recreational ground is present followed by pockets of woodland and large agricultural fields. The west is dominated by further urban development followed by woodland and a series of lakes. Such features likely enhance the area for a variety of species including bats and birds. A review of historic maps indicates the landscape has changed significantly since the 1800s. The housing development did not exist and was likely an agricultural field. The lakes to the east did not exist and more woodland was present to the east. As well as the lakes to the west, Broadwater Brook passes the site ~450m to the southwest. Medium, loamy but locally light, silt-rich soil and subsoil. Mildly Acidic to Neutral (pH: 4.5 - 6.5).
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 4 priority habitats located within 2 km of the site. These comprise deciduous woodland, traditional orchard, coastal and floodplain grazing marsh and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~120 m NE of the site. The trees on-site and adjacent likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. <u>Designated Sites</u>

There are no statutory sites within 2 km of the site.

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.

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.

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.

Recommendations

No recommendations.

Fauna

The site survey was undertaken by Rory Sear BSc (Hons), Graduate Ecologist.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
11/03/2026	9.3	74	54	25.1	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations

This table 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.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 5 EPSL were identified, as detailed below:

Table 3a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2020-49294-EPS-MIT	Common pipistrelle (CP), Soprano pipistrelle (SP)	~550m	Destruction of resting place
EPSM2010-2250	Brown long eared (BLE)	~700m	Destruction of breeding place
2020-44644-EPS-MIT	BLE, CP	~1200m	Destruction of resting place
2019-43241-EPS-MIT	BLE, CP, SP	~1800m	Destruction of resting place
2016-25277-EPS-MIT	SP	~1900m	Destruction of breeding place

No buildings or trees were present on site with suitable roosting features for bats to utilise.

Buildings

Building B1 Description

B1 is a one-storey, semi-detached, brick-built dwelling. The main roof is hipped and constructed of tiles in good condition with an intact covering and no apparent gaps. The walls, windows, and eaves are also in perfect condition with no signs of damage. Internal voids were recorded within the building. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have negligible habitat value for roosting bats due to general good condition of the dwelling and a lack of suitable roosting features.



B1 - southeastern elevation



B1 - northwestern elevation

Feature

Materials

Condition/Suitability

Photographs

	Roof	Tiles	The roof tiles were assessed to be of good condition with none lifted or missing.	 <i>B1 – roof tiles</i>	
	Walls	Brick-built	The brickwork was assessed to be of good condition with no cracks or missing mortar.	 <i>B1 – brickwork</i>	

	Windows	PVC	The windows and doors were assessed to be of good condition as they were well sealed with no gaps.	 <i>B1 – rear door windows</i>	
	Eaves	Timber	The eaves and soffit boxes were assessed to be of good condition with no gaps or damage.	 <i>B1 – eaves</i>	

Voids	Bitumen felt	A void was recorded within B1, designated as Loft 1. This void is accessible and measures approximately 10m in length, 6m in width, and 3m in height, with an estimated area of 60m². The void is lined with bitumen felt. The recorded temperature was 14.3°C and humidity was 62.8%. No specific roosting features or bat evidence were noted within this void.	 Loft 1  Loft 1
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Impacts

No impacts on roosting bats are anticipated.

Recommendations

None.

Suggested biodiversity enhancements

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

The bat box will be incorporated into the fabric of the new dwelling. They 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.

Foraging and Commuting Bats

Summary of Survey Findings

There are trees and vegetated garden which could be used for foraging bats. There are no strongly connected linear features present that may provide cohesive commuting routes between the site and features in the urban landscape.

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Recommendations

None.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on the site. There are no suitable habitats on site which provide habitat for nesting birds.

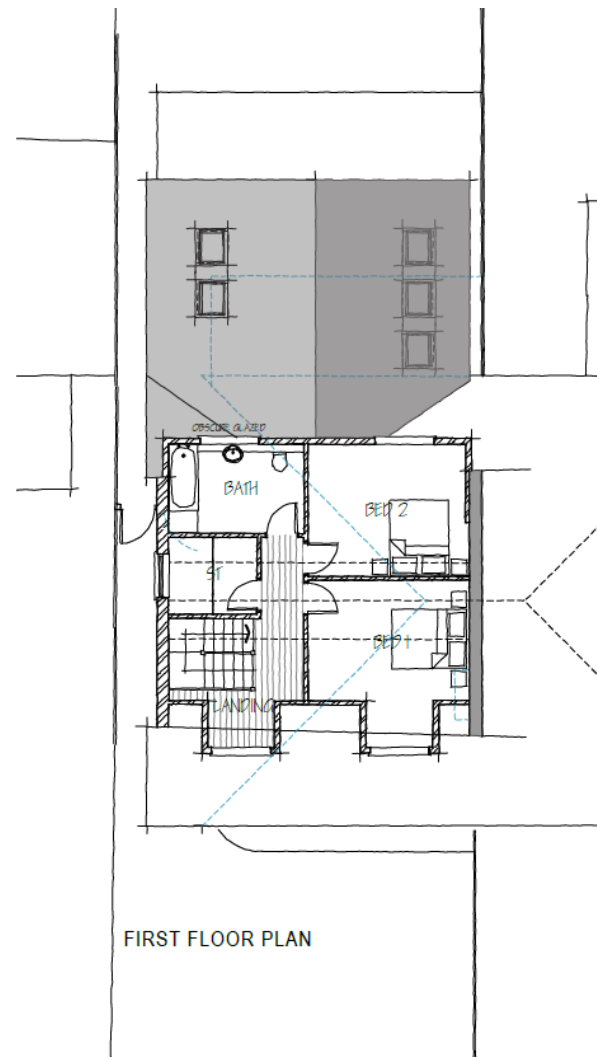
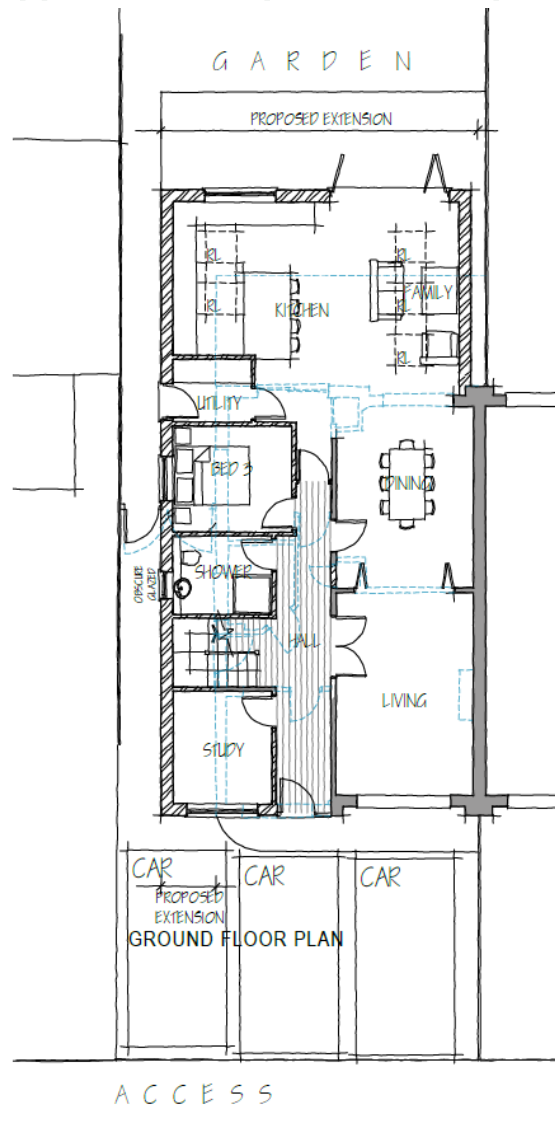
Impacts

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

Recommendations

None.

Appendix 1: Proposed Development Plan



1:100 scale Bar
This Drawing has been produced for printing onto A3 size paper.



REV	COMMENTS	DATE
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DRAWING PROPOSED FLOOR PLANS

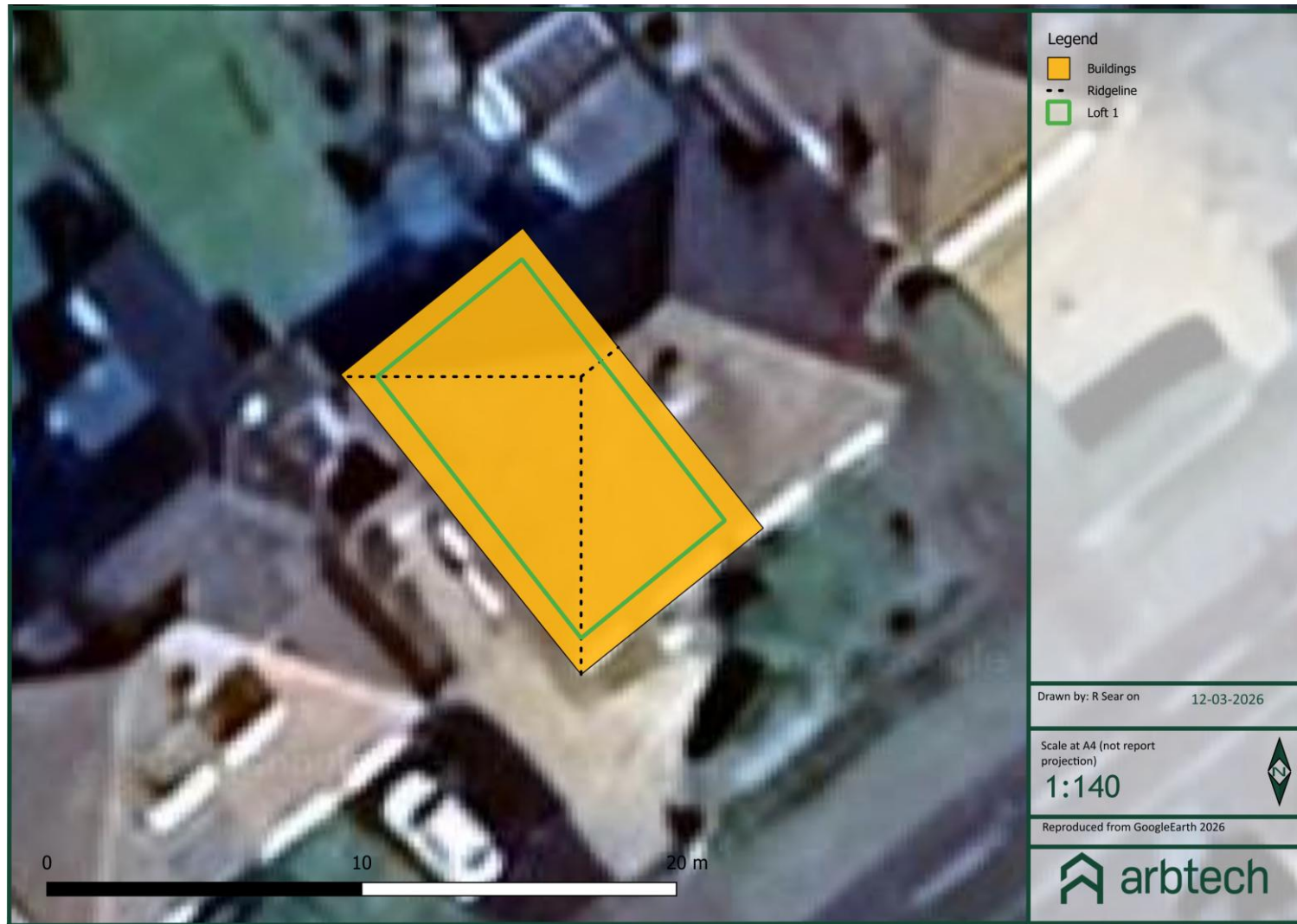
DATE Feb 26 DWG SCALE 1:100 DRAWN TB DWG No. 203/200 REV B

VERIFY ALL DIMENSIONS BEFORE SETTING OUT. COMMENCEMENT WORK OR PRODUCTION OF FABRICATION DRAWINGS REPORT ANY DISCREPANCIES TO THE SITE SUPERVISOR IMMEDIATELY.

Appendix 2: Site Location Plan



Appendix 3: PRA Plan



Appendix 4: Site Photographs



Photo 1: B1 - southeastern elevation



Photo 2: B1 - northwestern elevation

Limitations and Copyright

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Version Control

Status	Issue	Name	Date
Draft	0.1	Rory Sear BSc (Hons), Graduate Ecologist	12/03/2026
Proof	0.2	Beth Ellison-Perrett BSc (Hons) MSc MRSB, Senior Ecologist	13/03/2026
Final	1.0	Rory Sear BSc (Hons), Graduate Ecologist	13/03/2026