

Preliminary Roost Assessment

Survey site: 66 Arbor Lane, Winnersh, Wokingham, Berkshire, RG41 5JD

Client: Andrew Coates

Survey date: 9th of July 2025

Project:

This report is prepared to inform a planning application for the complete renovation including new roof of main dwelling, including the demolition and rebuilding of the garage.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

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

The site survey was undertaken by Ben Duursma BSc (Hons) – Graduate Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
09/07/25	28	53	50	5	None
Executive summary		B1 has moderate habitat value for roosting bats. A total of two emergence surveys will be required during the optimal season (mid-May – September). B2 has low habitat value for roosting bats, a total of one emergence survey will be required during the optimal season (mid-May – September). B3 has negligible value for roosting bats, no further surveys are required. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.			
PRA Survey Factor		Detailed using desk study and site survey. 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.			
See PRA plan in Appendix 1 and location plan in Appendix 2					
Background and Site Location					
Summary of site location and surrounding habitats		Grid ref: SU 77943 71134 On site habitats: The site is comprised of a main dwelling, a garage building, a storage shed, and associated vegetated garden and hardstanding. Surrounding habitats: The site is in the town of Winnersh, with the Forest School located ~0.2km to the south-east, and Winnersh Meadows located ~0.27km to the north. The surrounding habitats are comprised of a suburban mosaic of residential dwellings and associated garden spaces. The site sits within the National Character Area of the Thames Valley, a low-lying, predominantly flat landscape shaped by the River Thames and its tributaries. The area is characterised by a mix of floodplain pastures,			

	gravel pits, and wetlands, interspersed with woodlands, historic parklands, and expanding urban centres.					
<i>EPSL and bat roost records (2km radius)</i>	Magic EPSL records 2km radius:					
	EPSL reference	Approximate distance from site	Bat species affected	Licence start date:	Licence end date:	Impacts allowed by licence
	EPSM2009-1161	~0.45km to the south-west	Common pipistrelle, brown long-eared	30/10/2009	30/09/2011	Destruction of a resting place.
	EPSM2009-899	~1.20km to the south-west	Common pipistrelle	15/04/2010	14/04/2012	Destruction of a resting place.
	2015-13607-EPS-MIT	~1.55km to the south-east	Common pipistrelle	26/08/2015	05/08/2020	Destruction of a resting place.
	2015-13607-EPS-MIT-1	~1.55km to the south-east	Common pipistrelle	01/12/2015	05/08/2020	Destruction of a resting place.
<i>Designated sites</i>	Designated sites on site: None.					
	Designated sites within a 2km radius of the site:					
	Site name	Approximate distance from site		Reason for notification		
	Lodge Wood & Sandford Mill (Site of Special Scientific Interest (SSSI))	~1.71km to the north		Designated for its ancient semi-natural woodland, which supports a rich diversity of woodland flora and fauna characteristic of the Thames Valley.		
	Lavells Lake (Local Nature Reserve (LNR))	~1.73km to the north-east		Designated for its importance as a wetland habitat supporting a variety of overwintering and		

			breeding bird species, particularly waterfowl and waders.
	Special Areas of Conservation (SAC) within a 10km radius of site (relevant to bats only): None.		
<i>Previous survey data</i>	No previous ecology surveys have been carried out to the author's knowledge.		
<i>Limitations</i>	No known limitations.		

Field survey results

B1 Summary

B1 is a detached dwelling, with a composite roof with pitched, hipped, and gabled sections. The roof is constructed with clay tiles with brick and mortar chimneys. The walls are constructed with brick and mortar, with rendering on all elevations. The windows and doors are PVC-framed. The soffits and fascias are constructed with timber. Two loft spaces are present within B1, featuring timber framing, bitumen lining, and insulation.

B1 is assessed to have **moderate** habitat value for roosting bats due to the presence of lifted roofing tiles.



B2 Summary

B2 is a detached garage building, with a pitched and gabled roof constructed with clay tiles. The walls are constructed with brick and mortar, with two garage doors present on the southern elevation. The loft space has been fully converted internally.

B2 is assessed to have **low** habitat value for roosting bats due to the presence of a handful of lifted tiles.



B3 Summary

B3 is a detached single-skinned storage shed. The roof is constructed with corrugated plastic and asbestos roofing panels. The walls are comprised of timber-board cladding.

B3 is assessed to have **negligible** habitat value for roosting bats due to the single-skinned nature of the building, leaving the internal space subject to frequent fluctuations in temperature and humidity as a result.



B1				
Feature	Materials	Condition/description	Suitability/access/evidence of bats	Photos
Walls	Brick and mortar, render, hanging clay tiles	The brickwork, mortar pointing, and rendering were in uniformly good condition. Hanging clay tiles were present on adjoining walls of dormer windows. These hanging tiles were in a weathered condition but were tightly interlocking, with no gaps or raised tiles observed.	No roosting habitat observed. No evidence of bat use found.	

Roof	Clay tiles	The clay roofing tiles were in a weathered condition. Multiple raised tiles were observed, exposing gaps underneath.	There is opportunity for crevice-dwelling bats to roost under the raised roofing tiles. No evidence of bat use found.	 
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Windows and doors	PVC-framed	The windows and doors were in uniformly good condition, fitting tightly to the adjoining walls.	No roosting habitat observed. No evidence of bat use found.	

Soffits and fascias	Timber	The soffits and fascias were in a weathered but good condition. No gaps or holes were observed.	No roosting habitat observed. No evidence of bat use found.	
Chimneys	Brick and mortar	The brickwork and mortar pointing of the chimneys was in uniformly good condition. No gaps or holes were observed.	No roosting habitat observed. No evidence of bat use found.	

				
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Internal voids	Timber frame, bitumen lining, insulation	The loft spaces were constructed with timber beams, with bitumen lining. The bitumen lining and timber beams were in good condition. No access points observed or areas of light ingress. Temperature: 29.8°C Relative humidity: 46.5%	Suboptimal for void dwelling bats due to the small size. No bat evidence or access points noted.	
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B2				
Walls	Brick and mortar	The brickwork and mortar pointing were in uniformly good condition. No holes or gaps were observed.	No roosting habitat observed. No evidence of bat use found.	

Roof	Clay tiles	Some clay roofing tiles were slightly lifted on the western elevation of the roof. The tiles on the eastern elevation of the roof were uniformly tight.	No roosting habitat observed. No evidence of bat use found.	
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Bargeboards	Timber	The bargeboards were in a weathered state but were in good condition with no cracks or holes observed.	No roosting habitat observed. No evidence of bat use found.	
Windows and doors	PVC	The windows and doors were in uniformly good condition, fitting tightly to the adjoining walls.	No roosting habitat observed. No evidence of bat use found.	

Internal void	Plaster	The internal loft space had been fully converted. No access points were observed.	Negligible habitat value for void-dwelling bats. No bat evidence or access points noted.	
B3				
Walls	Concrete panels, timber cladding	The concrete panels were tightly fitting to adjoining panels. The thin timber cladding on the western elevation was heavily weathered and damaged.	No roosting habitat observed. No evidence of bat use found.	

				
Roof	Asbestos, PVC	Corrugated asbestos panels were heavily weathered, with small gaps between overlapping sheets.	The gaps between overlapping corrugated asbestos and PVC panels do not provide habitat value for crevice-dwelling bats due to poor temperature regulation associated with asbestos and PVC panels. No evidence of bat use found.	

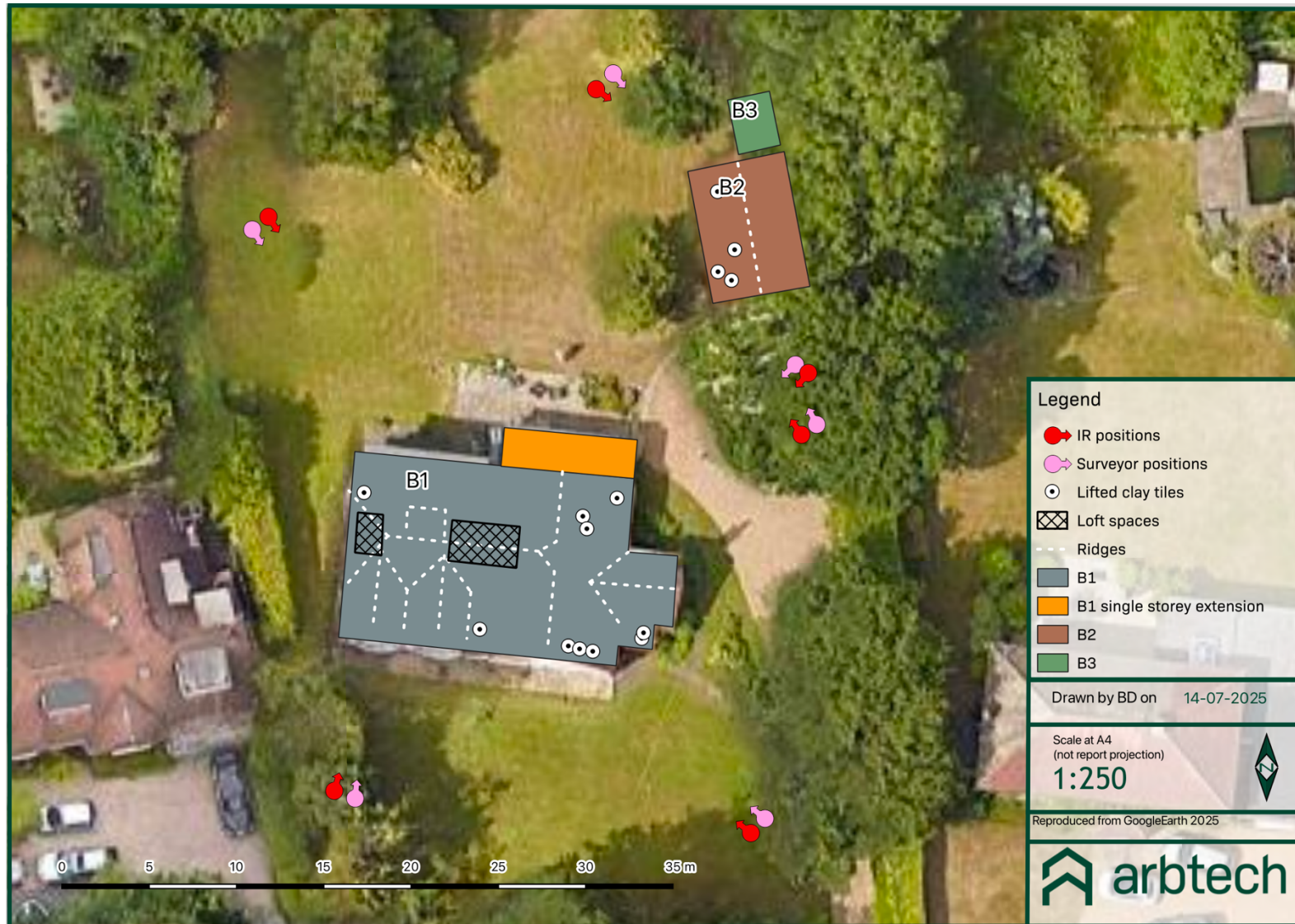
Windows	Timber-framed	The windows and doors were in uniformly good condition. Framing fitted tightly to adjoining panels.	No roosting habitat observed. No evidence of bat use found.	
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<i>Habitat value</i>	In line with Good Practice Guidelines (Collins, J. (Ed) 2023) B1 is assessed to have moderate habitat value for roosting bats due to the presence of lifted roofing tiles. B2 is assessed to have low habitat value for roosting bats due to the presence of a handful of lifted tiles. B3 is assessed to have negligible habitat value for roosting bats due to the single-skinned nature of the building, leaving the internal space subject to frequent fluctuations in temperature and humidity as a result. Lifted tiles provide suitable roosting features for crevice dwelling bats, such as common pipistrelle.
<i>Foreseen Impacts</i>	The proposed development will result in the renovation of B1 and the removal of B2 and B3. This could result in damage and destruction of any bat roosts present and could cause disturbance, death or injury to bats.
<i>Recommendations</i>	B1 Buildings - Moderate Two bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart. Four surveyors are required to provide full coverage of the building.

	If bat roosts are confirmed in the building one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. <i>B2</i> One bat emergence or re-entry survey is required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost in the building. Infra-red cameras should be used as an aid. Two surveyors are required to provide full coverage of the building. If the absence of a bat roost cannot be determined during the first visit, then further surveys will be required. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. Surveys should be a minimum of three weeks apart. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. <i>B3</i> 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.
<i>Enhancements</i>	To be confirmed upon completion of the surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	The buildings offer no opportunities for nesting birds.
<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	None.

<i>Enhancements</i>	The installation of one bird box appropriate for buildings (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard "Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022).
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Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed Plans

[Plans not available at time of writing]

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Version control			
Status	Issue	Name	Date
Draft	0.1	Ben Duursma BSc (Hons) – Graduate Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	14/07/2025
Proof	0.2	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, CL18 licence	15/07/2025
Final	1	Ben Duursma BSc (Hons) – Graduate Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	17/07/2025