

Preliminary Roost Assessment

Survey site:

The Coach House, Chapel Green, Wokingham RG40 3EP

Client:

Heather Paxton

Survey date:

22/05/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. Householder application for the proposed erection of a single storey side extension with porch canopy roof.

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 November 2027, 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
▪ One Bat Emergence and Re-Entry survey will be required for B1. 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.

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.

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 22/05/2026 by Ben Duursma BSc (Hons), Consultant Ecologist, accredited agent under CL2 Bat Licence (licence number available upon request).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
14.3	73.0	5	4	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 81276 67500 and has an area of approximately 0.06ha. The site lies to the south of the town of Wokingham, with the village of Wixenford ~500m to the south-east, and the railway line that serves Wokingham Station ~300m to the west. The site is characterised by a vegetated garden habitat with two buildings present with associated individual trees. The wider landscape is characterised by agricultural land within the suburban fringe of Wokingham.

The site is considered to be moderately well-connected to nearby habitats which are linked to the site through treelines and fields in the local landscape.

Priority Habitats

There are three priority habitats within 2km of the site. These comprise deciduous woodland, ancient & semi-natural woodland and traditional orchard. The closest priority habitat comprises deciduous woodland, located 165m E from the site.

Designated Sites

Statutory Designations within 2km

There is one statutory designation within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Holt Copse & Joel Park Local Nature Reserve (LNR)	1780m N

SSSI Risk Zone

The site does fall within the impact risk zone for Heath Lake 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 6 EPSLs within a 2km radius of the site, as detailed below:

Table 4: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
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2018-34805-EPS-MIT	Brown long-eared, common pipistrelle	~750m NE	Destruction of a resting place
2015-11806-EPS-MIT	Common pipistrelle	~1.15km NW	Destruction of a resting place
2016-22176-EPS-MIT	Brown long-eared	~1.99km NW	Destruction of a resting place
EPSM2009-1496	Noctule	~1.94km NW	Destruction of a breeding place
2014-2425-EPS-MIT	Brown long-eared, common pipistrelle	~1.93km NW	Destruction of a resting place
2014-964-EPS-MIT	Brown long-eared	~1.93km NW	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of scattered trees, and offsite within 2km including deciduous woodland, ancient & semi-natural woodland and traditional orchard. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. The individual trees on site are a mixture of mature and semi-mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.

Roosting habitat

Buildings and trees to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There are a total of two buildings on site; residential dwelling (B1) and shed (B2). All buildings were surveyed as they will be impacted by the proposed development. There was no evidence of roosting bats identified.

Buildings

B1 : Residential dwelling

The building is a residential dwelling constructed with brick walls in good condition. The roof comprises clay tiles, with the eastern elevation featuring mostly tight-fitting tiles and a small number of raised areas, while the western elevation has older, more raised reclaimed tiles. Raised tiles on the eastern roof elevation present suitable roosting habitat for crevice-dwelling bats, though no bat evidence was observed. Other components, including the eaves, window frames, and door frames, were in good condition and did not present suitable roosting features or access points. Only the eastern elevation of B1 will be affected by the proposed works, a classification of **low** has been given for suitability for roosting bats.



Building B1

Table 5a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	Condition/description The walls were in a uniformly good condition. No gaps or cracks were observed. Suitability/access/evidence of bats No suitable roosting features were recorded across the walls of B1. No evidence of bats observed.	 <i>B1 walls</i>
Roof	Clay tiles	Condition/description The clay tiles on the roof of B1 were in a mixed condition. The eastern roof elevation comprises tiles which are mostly tight-fitting with a small number of raised tiles. The western elevation of the roof of B1 featured older tiles which presented more raised tile areas, owing to the reclaimed nature of the tiles used. Only the eastern elevation of B1 will be affected by the proposed works. Suitability/access/evidence of bats Raised tiles present suitable roosting	 <i>B1 roof</i>

		habitat for crevice-dwelling bats. No evidence of bats observed.	 <i>B1 roof</i>  <i>B1 roof</i>
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Eaves	Overhanging	Condition/description The eaves were overhanging over the walls of B1. The eaves were in a good condition, featuring no gaps, cracks, or points of access. Suitability/access/evidence of bats No suitable roosting features observed. No evidence of bats observed.	 <i>B1 eaves</i>
Windows	Timber and metal	Condition/description The windows and doors were in a uniformly good condition, fitting tightly to adjoining frames and brickwork. Suitability/access/evidence of bats No suitable roosting features recorded. No evidence of bats observed.	 <i>B1 window / doors frames and lintels</i>

Loft space	N/A	The loft space of B1 has been fully converted, presenting no suitability for roosting bats.	 <i>B1 internal space</i>
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B2 : Shed

The building is a timber shed located in the north corner of the site. Its construction, being a simple, well-sealed structure with no discernible voids or crevices, offers no suitable roosting opportunities for bats. Furthermore, the single-skinned nature of this building exposes the internal structure to unstable fluctuations in temperature and humidity. The building has **negligible** habitat value.



Building B2

Trees

T1 : Common Ash

T1 is a common ash located at SU 81284 67508. The tree has a DBH of 75cm.

No roosting features were identified for this tree.



Scattered trees; T1

T2 : Horse Chestnut

T2 is a horse chestnut located at SU 81283 67497. The tree has a DBH of 18.8cm.

No roosting features were identified for this tree.

T3 : Common lime

T3 is a common lime located at SU 81282 67492. The tree has a DBH of 18.8cm.

No roosting features were identified for this tree.

T4 : Common Hazel



Scattered trees; T3

T4 is a common hazel located at SU 81280 67483. The tree has a DBH of 18.8cm.

No roosting features were identified for this tree.



Scattered trees; T4

T5 : Apple

T5 is an apple tree located at SU 81280 67478. The tree has a DBH of 18.8cm.

No roosting features were identified for this tree.

3.2 Foreseen Impacts

Roosting habitat [Buildings]

The proposed development will result in the extension of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.

Roosting habitat [Trees]

T1, T2, T3, T4 and T5 will be retained and therefore no impacts to roosting bats are anticipated.

Foraging and commuting habitat

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

Artificial lighting

The proposed development is expected to lead to only a marginal increase in artificial lighting at the site, owing to the small nature of the proposed extension.

3.3 Recommendations

Roosting habitat [Buildings]

One bat emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity.

Two survey positions are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located.

If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. Further emergence surveys may be necessary in order to characterise any roosts present. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

An EPSL application to Natural England will be required. The EPSL application requires that all 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.

Roosting habitat [Trees]

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.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

Suggested biodiversity enhancements

Enhancements are dependent on the outcome of further surveys.

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 and B2. B1 and B2 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No bird nests were identified within the vegetation on-site, however scattered trees offers nesting opportunities and nest-building resources for birds.

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

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

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 mature trees adjacent to the eastern site boundary will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees) 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.

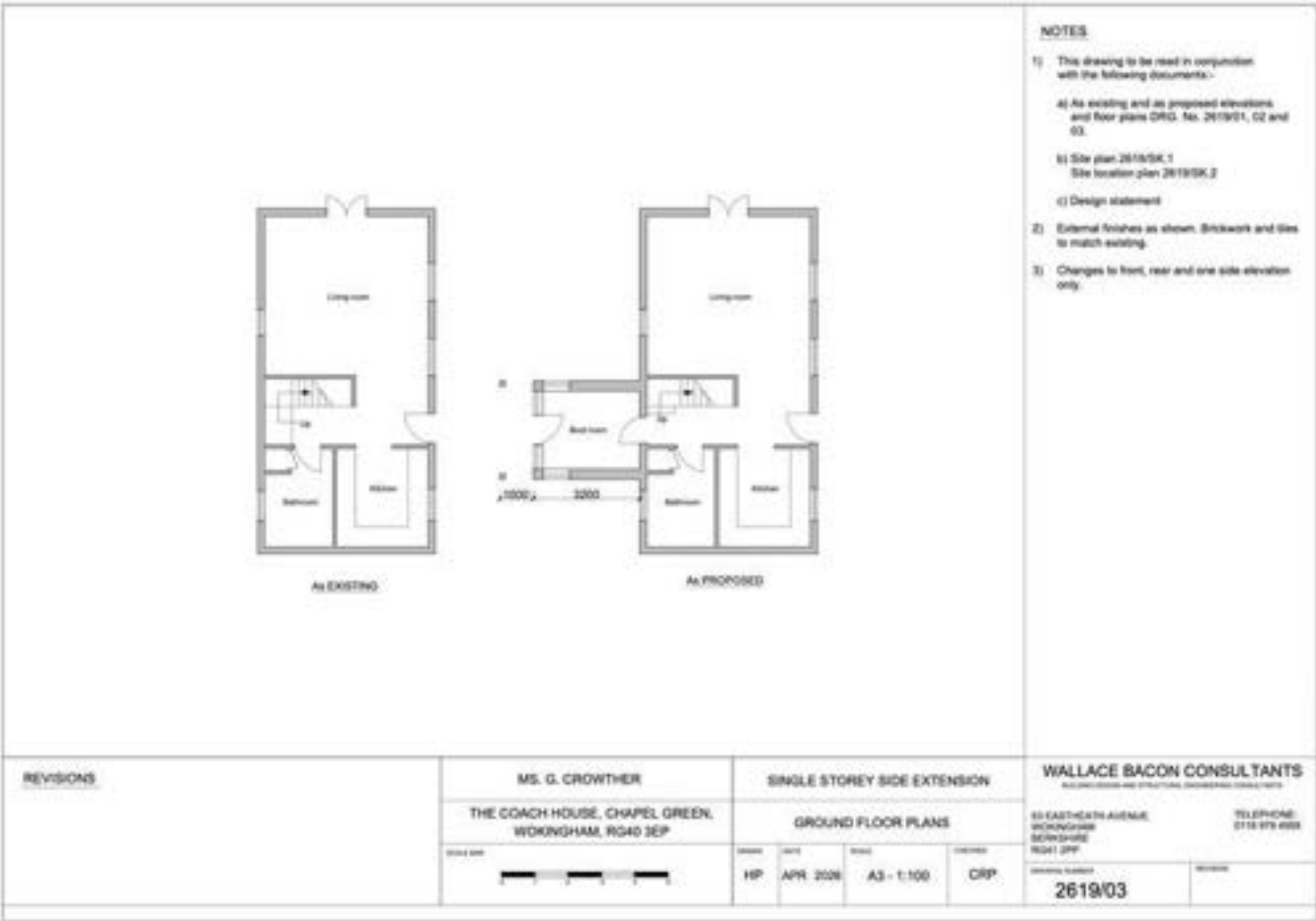
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



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VERSION CONTROL

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Draft	0.1	Ben Duursma BSc (Hons), Consultant Ecologist	27/05/26
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