

Preliminary Roost Assessment

Survey site:

59 Evendons Lane, Wokingham, RG41 4AD

Client:

Chris Sherman

Survey date:

17th March 2025

Project:

This report is prepared to inform a planning application with the Wokingham Borough Council. The proposal is described as:

A loft conversion, re-roof and a one and a half rear storey extension

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 Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Senior Ecologist (2023-11066-CL17-BAT and 2024-11998-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
17/03/2025	8	64	100	11	None
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. 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, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study		Site description The site is located at National Grid Reference SU 80287 67056 and has an area of approximately 0.09ha comprising one building with its associated driveway, and surrounding garden. It is surrounded by residential dwellings with the town of Wokingham to the north, open grassland also to the north and arable fields interspersed with woodland to the east and south. The wider landscape comprises agricultural fields connected with hedgerows to each other and the adjacent residential properties, a large woodland plantation to the south-east, the town of Bracknell to the north-east and the town of Reading to the north-west. 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. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins, 2023). To the author’s knowledge, no previous ecology reports have been produced for this site. Limitations			

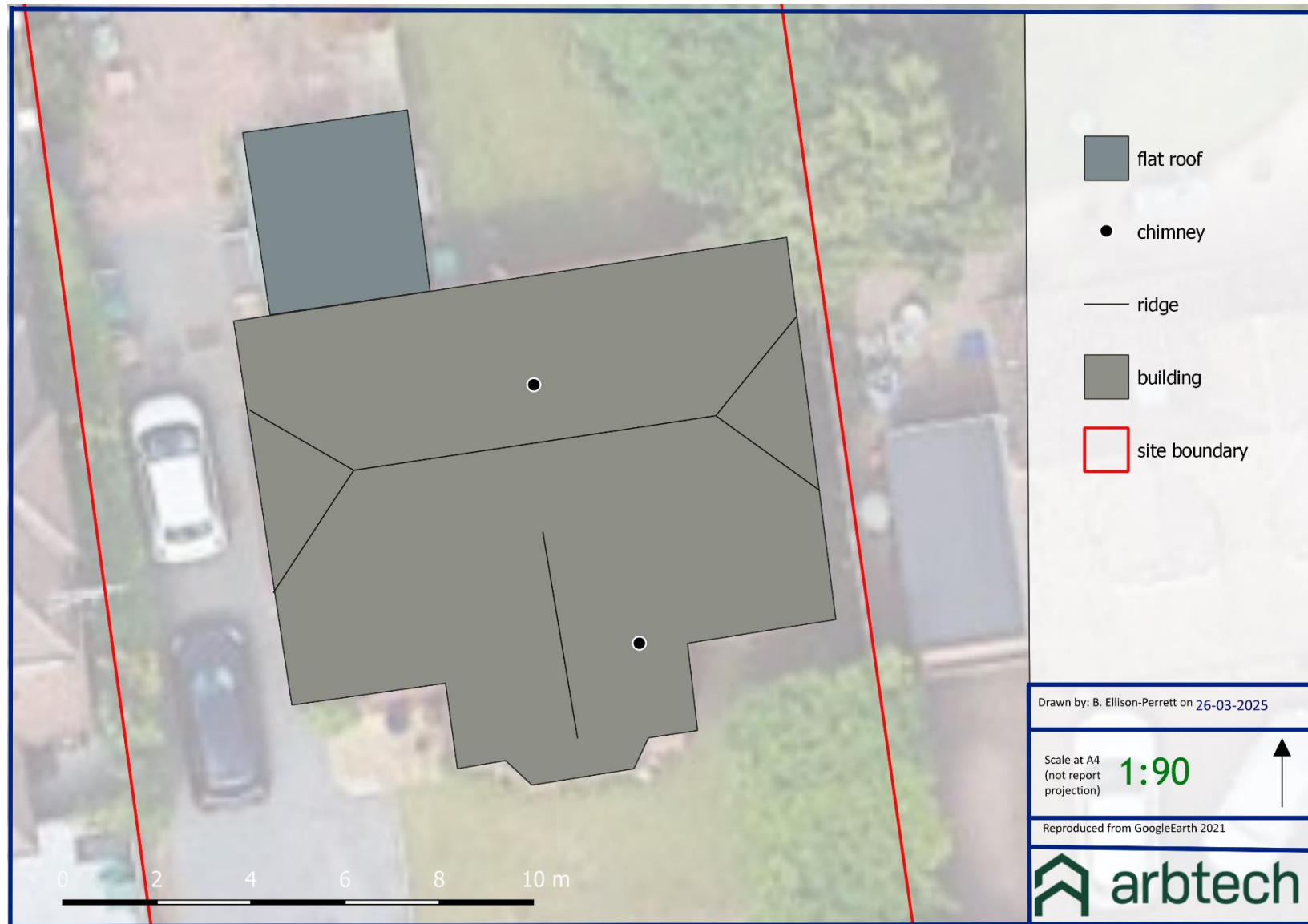
	A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation. Designated Sites There are no statutory designated sites within 2km of the site. Non-statutory designated sites The presence of non-statutory designated sites within 2km cannot be established without biological records data from Berks and South Bucks Bat Group. EPSL data 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 no EPSLs within 1km of the site, but there are 11 EPSLs between 1 and 2km of the site. The closest is located 1150m north-west involving the destruction of a resting place for common pipistrelle and brown long eared bats.
Field survey results	
<i>Summary of Survey Findings</i>	B1 Exterior B1 is a detached single-storey brick-built building with a cross-pitched and jerkinhead roof clad in clay roof tiles. The roof tiles are in relatively good condition with no raised tiles under which bats could roost. However, along the western edge of the southern elevation, the tiles are beginning to move (due to movement of the building), although, no gaps have been created, if the building moved further, the tiles could also move and eventually create a suitable roosting feature. However, at the time of the survey,

	there were no gaps suitable for bats to roost within. There are flat roof sections located on the northern elevation of the building. The flat roofs are bitumen felt lined and are in very good condition with no gaps in which bats could roost. The doors and windows are UPVC and appear in excellent condition with no suitable bat roosting sites. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are timber soffits around the building which are generally in good condition. There are two chimneys located on the roof of the building. The brickwork on the chimneys is in good condition. There is lead flashing around the bases of the chimney which is flat and without gaps. B1 Interior There is one loft space within the main roof void of B1. The roof structure is built from modern timber beams including the ridge beam. The roof is lined with bitumen felt which is in very good condition with no gaps or tears. The floor of the loft space is lined with mineral wool insulation and there are timber boards in places. There are cobwebs around the ridge beam and roof to floor cobwebs which could indicate a lack of internal flying activity from void dwelling bats, such as brown long-eared bats. No daylight enters the loft space which indicates that it is well sealed. Foraging and commuting habitat The site and its surrounding area provide suitable habitat for bats to forage, roost and commute due to the mix of open gardens and corridors of trees and hedges connecting the habitat areas. Additionally, there is a plantation woodland located 1.3km to the south-east of the site which could be utilised by foraging and commuting bats.
<i>Foreseen Impacts</i>	Roosting habitat Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

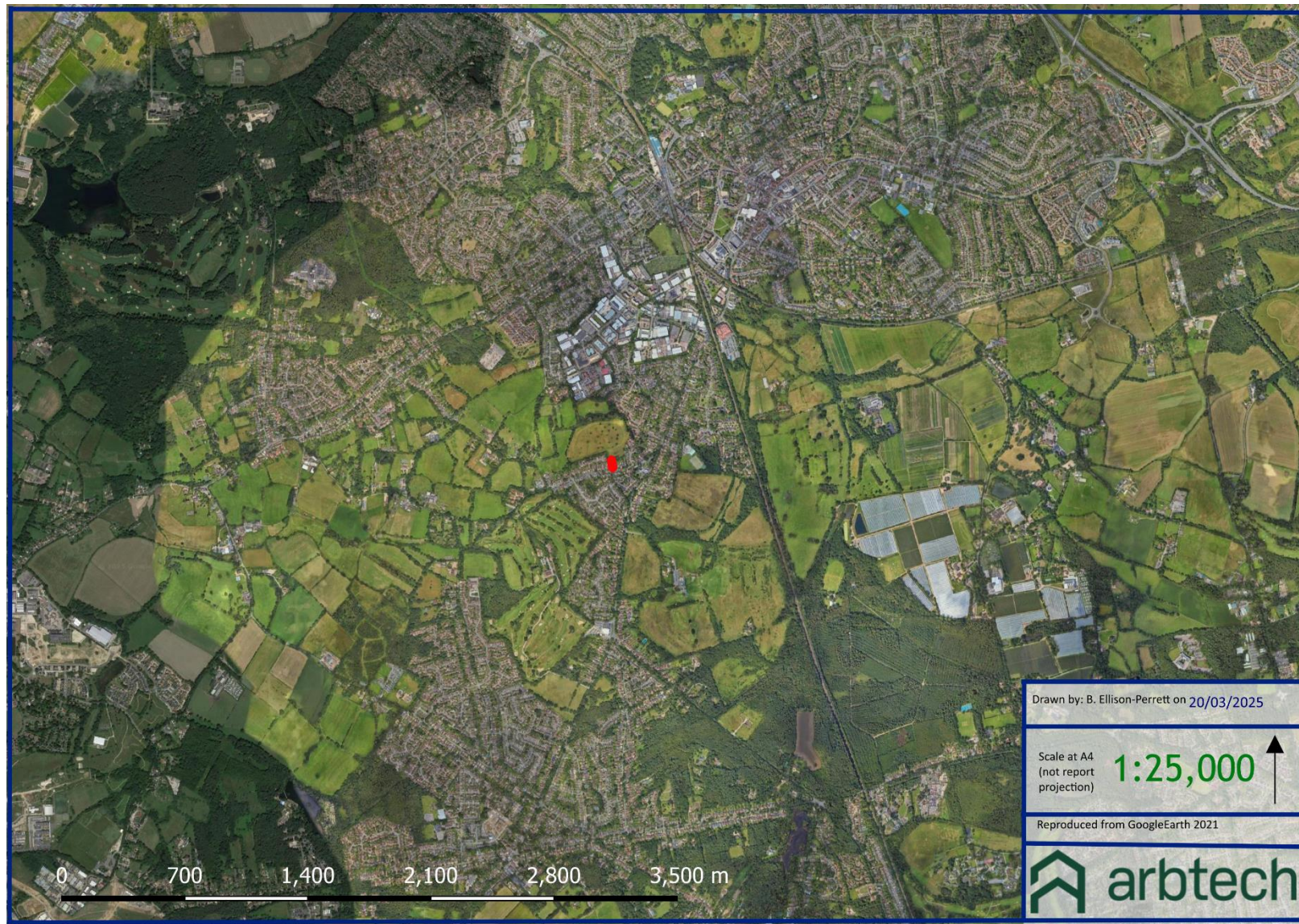
<i>Recommendations</i>	Roosting habitat In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Nesting Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified within the buildings during the survey. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Suggested biodiversity enhancements

	The installation of one bird box at the site will provide additional nesting habitat for birds. The bird box will be installed on a retained tree. General purpose bird boxes should be positioned 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Species-specific bird boxes should be installed in line with manufacturers specifications.
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Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Photo 1: the southern elevation of B1



Photo 2: the eastern elevation of B1



Photo 3: the northern elevation of B1



Photo 4: the western elevation of B1



Photo 5: the loft space within B1

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