

Preliminary Roost Assessment

Survey site:

Lambwood Hill Farm, Lambwood Hill, Grazeley, Wokingham RG71JN

Client:

SAW & CE Dance

Survey date:

24/07/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. The proposal can be described as: "A storey above an existing single storey building making complete building two storey."

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
- One Bat Emergence and Re-Entry surveys 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. - Precautionary working methods have been recommended for birds which have been fully detailed within the fauna section of this report.

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 24/07/2026 by Amaranta Chavez MSci (Hons), Graduate Ecologist (Accredited Agent under Natural England Bat Licence Number: 2025-83880-CL18-BAT).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
25.6	48.0	100	3.2	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, local bat records may be required following the results of further surveys and would be necessary to support any subsequent licence application to Natural England should bats be found to be using the building.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 69519 66415 and has an area of approximately 1.3ha. The site comprises a residential building two barns and four sheds, with associated parking spaces, driveways and garden area. It is adjacent to two industrial warehouses. The site is situated within the rural area of Grazeley, and is entirely surrounded by tree and scrub lined fields, with some industrial, commercial and residential buildings interspersed throughout.

Priority Habitats

There are six priority habitats within 2km of the site. These comprise traditional orchard, deciduous woodland, purple moor grass and rush pastures, wood pasture and parkland, ancient replanted woodland and ancient & semi-natural woodland. The closest priority habitat comprises traditional orchard, located 170m SW from the site.

The site is well-connected to nearby priority habitats via tree and scrub lined fields.

Designated Sites

Statutory Designations within 2km

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

Statutory Designations within 10km

There is one national network site (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 3: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Thames Basin Heaths Special Protection Area (SPA)	5860m SE

SSSI Risk Zone

The site does fall within the impact risk zone for Stanford End Mill And River Loddon 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 (Thames Valley Environmental Records Centre).

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 2 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
2016-25203-EPS-MIT	Brown long-eared , common pipistrelle	~600m northeast	Destruction of a resting place, damage of a breeding place
2018-35272-EPS-MIT	Common pipistrelle	~700m southwest	Destruction of a resting place

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site assessed to provide foraging and commuting value include the adjacent residential garden. Offsite within 2km, suitable foraging and commuting habitats include tree and scrub lined fields, traditional orchard, deciduous woodland, purple moor grass and rush pastures, wood pasture and parkland, ancient replanted woodland and ancient & semi-natural woodland. These habitats likely provide valuable 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 are a total of seven buildings on site; residential dwelling (B1), two barns (B2 & B3) and four sheds (B4-B7). All buildings were surveyed as they will be impacted by the proposed development. Evidence of roosting bats was identified in B1.

Buildings

B1 : Residential dwelling

The building is a residential dwelling with a gabled roof which. It is a single storey at the northern end and two-storey at the southern end. There is a single storey conservatory extension at the western elevation. The main roof is clad in interlocking concrete tiles, which have a small number of of lifted tiles and lead flashing which provide suitable access for crevice-dwelling bats. The hole in the chimney flue in loft void 1 provides suitable access for void dwelling bats. No bats or evidence of bats was found in either loft space. B1 has low value for roosting bats.



Building B1 - eastern elevation



Building B1 - western elevation

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

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	Condition/description The brick walls in good condition and are well sealed with no visible cracks or gaps. Suitability/access/evidence of bats The walls do not provide suitable roosting opportunities or access for crevice dwelling bats.	
Roof	Interlocking concrete tiles	Condition/description Most of the tiles appear to be well sealed however there are a small number of lifted tiles and areas of lifted lead flashing, particularly associated with the the base of the chimney and vent pipes, and edge tiles. Suitability/access/evidence of bats The lifted tiles on both the eastern and western elevations of the single storey and two-storey elevations provide suitable access for crevice dwelling bats to utilise the space between the tiles and roof lining.	 <i>B1 roof – lifted tiles</i>

			
Eaves	uPVC soffits	Condition/description The uPVC soffits appear to be in good condition and are well sealed accross all elevations. Suitability/access/evidence of bats The soffits no not provide suitable roosting opportunities or access for crevice dwelling bats.	

B1 roof – flashing gap

Windows	uPVC	Condition/description The uPVC framed windows are well sealed and in good condition. Suitability/access/evidence of bats The window and door frames do not provide suitable access or roosting opportunities for crevice dwelling bats.	 <i>B1 window / doors frames and lintels</i>
Internal void 1	The first loft space inspected was of the single storey, northern end of B1. The loft space has timber rafter and is lined with bitumen felt. There are timber joists which are largely covered by mineral wool throughout floor area.	Condition/description/suitability and access The loft space is a disused, rarely visited loft space. No light ingress was noted in this loft space. Dimensions (approx): ~7m long, ~4m wide and ~1.5m peak height. Suitability/access/evidence of bats There is a large hole at the base of the chimney that provides suitable access for void dwelling bats. No bats or evidence of bats was found within this loft space.	 <i>B1 internal void 1</i>

			 <i>B1 internal void 1 - base of chimney</i>
Internal void 2	The second loft void inspected was of the two-storey, southern end of B1. The loft space is similar to that of loft space 1 but larger. There are timber joists and rafters, with mineral wool insulation covering most of the floor.	Condition/description The loft space is a disused, rarely visited loft space. Small areas of light ingress were visible at the eaves. Dimensions (approx): ~8m long, ~6m wide and ~2m peak height. Suitability/access/evidence of bats The gaps at the eaves are likely too small for void-dwelling bats to use as access points. No bats or evidence of bats was found in this loft space.	 <i>B1 internal void 2</i>

B2 : Barn

The building is a barn with timber weatherboard walls and a gabled roof clad in slate tiles. Lifted timber slats on the walls present suitable roosting opportunities for crevice-dwelling bats, and the open nature of the barn provides access points for both crevice and void dwelling species. While the numerous lifted and missing

tiles offers suitable gaps, the significant light ingress and lack of a roof lining limit its suitability for daytime roosting. The internal void consists of timber rafters with no lining. The building has low habitat value.

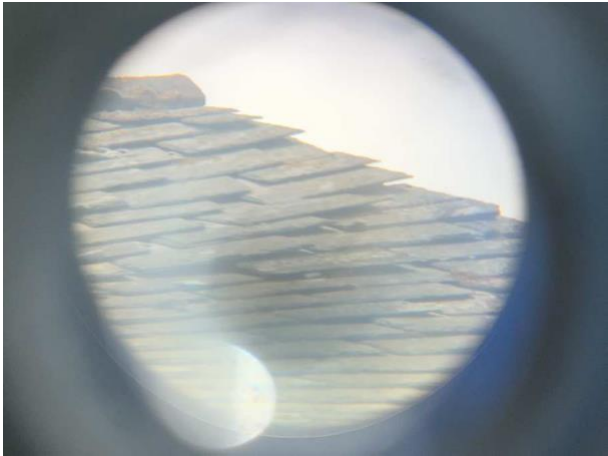


Building B2



Building B2

Table 5b: The roosting features associated with building B2.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Timber	Condition/description The timber weatherboarding is in poor condition and many slats are lifted. Suitability/access/evidence of bats The lifted timber slats provide suitable roosting opportunities for crevice-dwelling bats.	 B2 walls
Roof	Slate	Condition/description The roof appears to be in poor condition as it is now misshapen. There are a high number of lifted and missing tiles across both elevations of the gabled roof. Suitability/access/evidence of bats Although the roof is in poor condition with tile gaps, there is no roof lining under the tiles and there is significant light ingress in the barn, owing to the lack of doors. Therefore, the roof	 B2 roof

		provides minimal suitability for crevice dwelling bats to roost in during the day.	 <i>B2 roof</i>
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B3 : Barn

The building is a barn with timber weatherboard walls and a metal sheet roof. While the walls are generally well-sealed, an open window presents a potential access point for crevice and void dwelling bats into the internal space. The internal void, lined with timber sarking and rafters, offers suitable roosting opportunities, though significant light ingress through the open window reduces its suitability as a day roost. No bat evidence was observed during the survey. The building has low habitat value.

*Building B3***Table 5c:** The roosting features associated with building B3.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Timber	Condition/description The walls appear to be well sealed and in good condition with no obvious gaps. Suitability/access/evidence of bats The walls do not provide suitable roosting opportunities for bats, however, the window does not seal shut and was observed as being left open during the survey. Although the timber weatherboarding does not provide suitable roosting opportunities for crevice dwelling bats, the window may provide suitable access to crevice and void dwelling bats to utilise spaces within the barn.	 <i>B3 walls</i>
Roof	Metal sheeting	Condition/description The roof appears to be in good condition with no obvious damage. Suitability/access/evidence of bats The roof does not appear to provide suitable access for bats. Additionally, due to the thermal properties and texture of the metal (the temperature fluctuates drastically and smooth surface offers no grip), the roof is unsuitable for roosting bats.	 <i>B3 roof</i>

Internal void 1	The roof is lined with timber sarking and there are timber rafters.	Condition/description The internal void appeared to be in good condition with no obvious cracks or holes in the internal walls or roof. Suitability/access/evidence of bats The barn window provides suitable access for crevice and void dwelling bats to access the internal space within the barn. The timber rafters provide suitable roosting opportunities for roosting bats however, the open window introduces significant light ingress which lowers the suitability for a day roost. No bats or evidence of bats was found internally.	 <i>B3 internal void 1</i>
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B4 : Shed

The building is a brick built shed with a corrugated metal roof. It offers no suitable crevices, voids, or suitable roosting features, and it is well-sealed with no obvious entry points. The building has negligible habitat value.

*Building B4***B5 : Shed**

The building is a brick built shed with a corrugated metal roof. It has no voids or crevices, and offers no suitable roosting opportunities for bats. The building has negligible habitat value.



Building B5

B6 : Shed

B6 is a brick-built, small shed with a flat corrugated metal roof and is deemed as having negligible value for roosting bats due to a lack of suitable roosting features.



Building B6

B7 : Shed

B7 is a brick-built shed with a gabled, corrugated metal roof. B7 is deemed as having negligible habitat for roosting bats due to a lack of suitable bat features.



Building B7

3.2 Foreseen Impacts

Roosting habitat [Buildings]

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

The proposed development will not affect any of the features that could be used by roosting bats which were noted on B2 or B3 during the survey therefore no direct impacts to bat roosts are anticipated. However, the proposed development could result in disturbance to any bats present in these buildings at the time of the works due to noise, vibration or lighting.

Roosting habitat [Trees]

There are no mature trees with suitable roosting features site, therefore no impacts are foreseen.

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

No new lighting will be installed as a result of the proposed development.

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.

This survey and any additional visits required should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart.

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

One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA).

Three 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.

Lighting mitigation may be required based on the outcome of the night bat survey(s).

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. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

Roosting habitat [Trees]

None.

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

Evidence of nesting birds was identified within B1, B2 and B3.

B1: Nesting material (dry grass) was visible at the eaves of loft void 2 is indicative of house sparrows or starlings.

B2: Roughly six (suspected) barn owl pellets were found on the floor along with a dead mouse. The pellets are grey in appearance indicating they are ~2 years old.

B3: Active barn swallow nest cups are present inside of B3, along the timber rafters. High levels of barn swallow activity were observed during the site visit.



Barn swallow nest cups inside B3

B4 and B5 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable features.

Trees and vegetation

The trees and vegetation on site do not provide suitable nesting opportunities for Schedule 1 birds. A red kite was seen circling the site for a few minutes. The site appears to support rodents, which are suitable prey for both barn owls and red kites, on occasion.

The surrounding fields and farmland likely provide more suitable habitat for Schedule 1 species.

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

Roughly six (suspected) barn owl pellets were found on the floor of B2 along with a dead mouse and a large bone. They are grey in appearance indicating they are ~2 years old. No barn owls were seen at the time of the survey.



Barn owl pellet



Barn owl pellets



Bone and mouse on floor of barn

4.2 Foreseen Impacts

Buildings / trees

The proposed development could result in the destruction and disturbance and subsequent abandonment of active bird nests.

Trees and vegetation

The proposed development could result in the disturbance and subsequent abandonment of active bird nests.

Barn Owls

The proposed development could result in the disturbance and subsequent abandonment of a barn owl nest.

4.3 Recommendations

Buildings

Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation and building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work (up to 48 hours before). All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained nests (within B3) 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 or an ecologist has confirmed the nesting attempt has concluded.

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

Barn owls are a Schedule 1 and 9 species. Under the Wildlife and Countryside Act 1981, it is an offence to intentionally or recklessly disturb nesting barn owls, or to damage, destroy, or obstruct access to their active nests. Owing to the nature of the proposed development and the low potential for impacts to barn owl, further surveys are considered to be disproportionate. It is anticipated that any risk to barn owl can be reduced to an acceptably low level through the implementation of precautionary working methods:

- As owls can nest at any time of year, a pre-commencement check for nesting birds will be conducted (within 48 hours of the start of works).
- Use of a Heras style buffer around the barn to prevent encroachment of heavy machinery near the barn which would disturb nesting barn owls if present.

Suggested biodiversity enhancements

The installation of a minimum of one bird box integrated into the eaves of the build will provide additional nesting habitat for birds

-Orlando Swift Box

-Vivara Pro WoodStone House Sparrow Nest Box

-Manthorpe Swift Brick

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	Amaranta Chavez MSci (Hons), Graduate Ecologist	29/07/2026
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