

Preliminary Roost Assessment

Survey site:

4, Babbington Road, Reading, RG2 8HQ

Client:

Peter Sinha

Survey date:

17/06/2026

Project:

This report is prepared to inform a planning application with Reading Borough Council. The proposed works are described as “the addition of two dormer windows, a Velux window, a vaulted hipped rain canopy porch and associated works”.

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 December 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
A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹.

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 17/06/2026 by Rory Sear BSc (Hons), Graduate Ecologist and Accredited Agent on Natural England Bat Licence – 2025-86119-CL18-BAT.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
21.9	69.0	50	4.8	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 72640 68802 and has an area of approximately 0.12ha. The site comprises two buildings (B1 & B2) and scattered trees. The site is well connected to nearby habitats such as the woodland directly adjacent to the east. The woodland extends beyond the site and in turn connects the site to an extensive hedgerow network. The site is enclosed by hedgerow and garden fencing.

The site is situated in the southern suburbs of Reading. A woodland is directly adjacent to the east. The remaining surrounding areas consist of private residential garden and housing development. The wider landscape consists mostly of suburban area to the north with areas of agricultural field to the south. Pockets of woodland are scattered regularly throughout the areas to the south and east of the site. A review of historic maps indicates the landscape has been lost to significant development since the 1800's.

The local soilscape consists of medium, loamy but locally light, silt-rich, or sometimes heavy clay-rich soil and subsoil. Mildly Acidic to Neutral (pH: 4.5 - 6.5).

Priority Habitats

The site contains deciduous woodland. There are a further five within 2km of the site. These comprise traditional orchard, ancient & semi-natural woodland, wood pasture and parkland, coastal and floodplain grazing marsh and lowland fens.

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
Pearman's Copse Local Nature Reserve (LNR)	745m NE

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. 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. Ten EPSLs are present within a 2km radius of the site.

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
EPSM2009-1119	Common pipistrelle (CP)	~600m NW	Destruction of a resting place
2016-20322-EPS-MIT	CP and Soprano pipistrelle (SP)	~600m SE	Destruction of a resting place
2015-15933-EPS-BDX	CP	~700m SE	Destruction of a breeding place
2015-15972-EPS-MIT	CP, brown long eared (BLE)	~900m SW	Destruction of a resting place
EPSM2009-1123	CP, BLE	~1000m SW	Destruction of a resting place
EPSM2013-6069	CP, SP, BLE	~1400m E	Destruction of a resting place
2017-31574-EPS-MIT	BLE	~1700m S	Destruction of a resting place
2018-36705-EPS-MIT-1	BLE, CP	~1700m S	Destruction of a resting place
EPSM2012-5103	SP, BLE	~1900m SW	Destruction of a resting place
EPSM2011-3341	CP, BLE	~1900m E	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, traditional orchard, ancient & semi-natural woodland, wood pasture and parkland, coastal and floodplain grazing marsh and lowland fens. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings and trees to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of two buildings on site; residential dwelling (B1) and outbuilding (B2). Only B1 was surveyed as B2 will not be impacted by the development. There was no evidence of roosting bats identified.

Buildings**B1 : Residential dwelling**

The building is a residential dwelling. Its construction is modern and appears well-sealed, with no obvious cracks, crevices, or accessible voids that would typically offer suitable roosting opportunities for bats. Therefore, the building has negligible habitat value.



Building B1

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

Feature	Materials/Details	Condition / description / suitability	Photograph
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Walls	Brick	Condition/description The brickwork was observed to be in good condition with no damage. Suitability/access/evidence of bats No suitable habitat for bats.	 <i>B1 walls</i>
Roof	Clay tiles	Condition/description The roof tiles were observed to be in good condition with four missing some mortar beneath them. Upon inspecting these four tiles no gaps deeper than one inch were observed beneath them. Suitability/access/evidence of bats No suitable habitat was observed for bats.	 <i>B1 roof</i>  <i>B1 roof - tiles with some missing mortar</i>

Barge boards	uPVC	Condition/description Good condition with no signs of damage. Suitability/access/evidence of bats No suitable habitat for bats.	 <i>B1 barge boards / fascia boards</i>
Windows	uPVC	Condition/description Good condition with no damage or gaps. Suitability/access/evidence of bats No suitable habitat for bats.	 <i>B1 window / doors frames</i>
Internal void 1	Partially lined with bitumen felt	Condition/description Loft 1 was observed to be in good condition. No light spill or damage to the roof was observed. Some areas of bitumen felt had come away from the roof. Dimensions (approx.): 15m long, 4m wide, and 2m high Temp: 25.4°C // Humidity: 57.3% Suitability/access/evidence of bats	 <i>B1 internal void 1</i>

		Loft 1 provides suitable roosting habitat for void dwelling species assuming they could access it.	 <i>B1 internal void 1</i>
Internal void 2	Timber rafters. Bitumen felt lining.	Condition/description Loft 2 was observed to be in good condition with no light spill or damage to the roof seen. Dimensions (approx.): 5m long, 4m wide, 1.5, high Temp: 25.3°C // Humidity: 58.2% Suitability/access/evidence of bats The loft space would provide suitable habitat for roosting void dwelling bats assuming there were access.	 <i>B1 internal void 2</i>

Trees

T1 : Common Ash

T1 is a common ash located in the rear garden. The tree has a DBH of 65cm.
No roosting features were identified for this tree.



Scattered trees; T1

3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in these locations as a result of the proposed development.

Roosting habitat [Trees]

T1 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. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

Artificial lighting

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

3.3 Recommendations

Roosting habitat [Buildings]

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.

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

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

The bat box will be attached to a mature tree. 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.

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. B1 was 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 both nesting and foraging opportunities.

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.

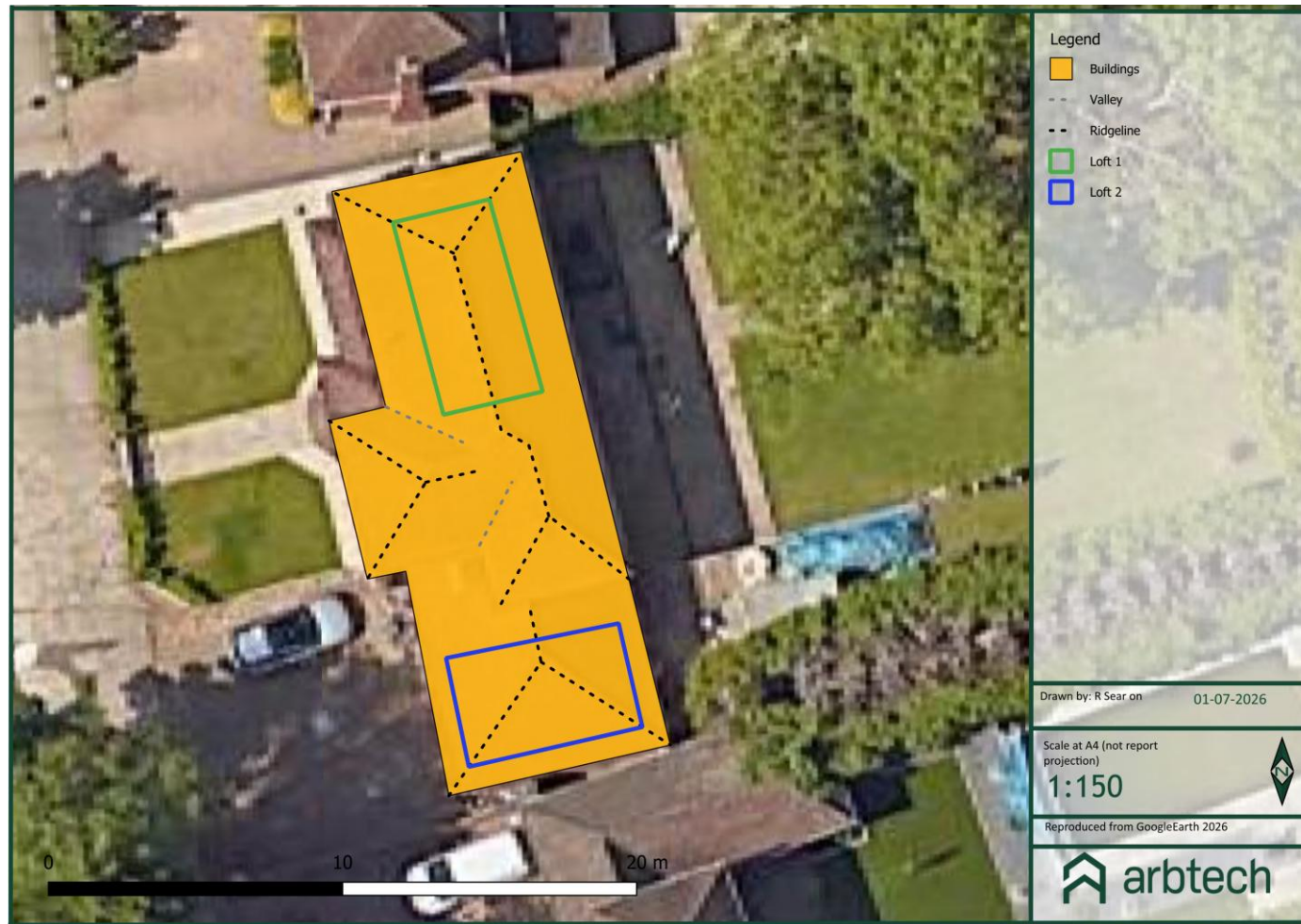
Suggested biodiversity enhancements

The installation of one bird box on mature trees around the site boundaries / on retained buildings, integrated bird boxes favourable where possible, 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

Status	Issue	Name	Date
Draft	0.1	Rory Sear BSc (Hons), Graduate Ecologist	17/06/26
Review	0.2	Dr James Fielding DPhil MA (Hons), Senior Ecologist	06/07/26
Final	1.0	Rory Sear BSc (Hons), Graduate Ecologist	07/07/26