



Preliminary Roost Assessment

Survey site:

147 Old Woosehill Lane, Wokingham, Berkshire, RG41 3HR

Client:

James Collis

Survey date:

02/03/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as a rear single story extension which involves removing a small lean-to roof with a flat roof

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

Contents

Introduction and Context.....	2
Introduction.....	2
Methodology	2
Limitations	2
Results, Impacts and Recommendations.....	3
Site Location and Landscape Context.....	3
Fauna	5
Appendix 1: Existing Elevation Plans	11
Appendix 2: Site Location Plan	12
Appendix 3: PRA Plan	13
Appendix 3: Site Photographs	14
Limitations and Copyright.....	15
Version Control	15

Introduction and Context

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 - 2024](#).

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

No proposed development plans were available at the time of writing this report. This report should be updated once the plans are available.

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.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SU 79655 69214 and has an area of approximately 0.062ha comprising one building. The site is located in an urban setting, immediately surrounded by residential dwellings and their associated gardens. There is a large pond to the west of the site and Emm Brook to the east. The site is enclosed by fencing to the north, east and south. The main road is located to the west. The wider landscape is comprised of urban development with the town of Bracknell to the east and the town of Reading to the north-west. There are pockets of arable fields to the north-east and woodland, with a large pond to the west. Emm Brook is located 135m east of the site and according to MAGIC.gov there is one pond, Windmill pond, within 500m of the site, located 65m west. 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 and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 4 priority habitats located within 2 km of the site. These comprise deciduous woodland, traditional orchard, ancient & semi-natural woodland and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~135 m E of the site. The site is separated from the deciduous woodland by residential dwellings. <u>Designated Sites</u> There is 1 statutory site within 2 km of the site. This is listed below:

Table 1a: Statutory sites within 2km of the site.

Designation	Distance from site
Holt Copse & Joel Park Local Nature Reserve	675m E

This development site is within the 5km to 7km zone of influence (Zoi) for recreational pressure impacts to Thames Basin Heaths Special Protection Area (SPA). Although, the site is within the Zoi for recreational pressure impacts to one or more European Sites (habitats sites), the plans do not increase the number of dwellings and therefore, recreational pressure on these European Sites will not increase.

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.

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.

Recommendations

No recommendations.

Fauna

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons), MSc, MRSB, a senior ecologist with five years of experience, and holder of Natural England survey licences for bats [2025-86142-CL17-BAT] and great crested newt [2025-83625-SCI-CL08].

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
02/03/2026	12.3	73	75	22	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations <i>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.</i>			
Roosting Bats			
Summary of Survey Findings A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 8 EPSL were identified, as detailed below: <i>Table 3a: EPSL records within 2km of the site - bats</i>			
EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2016-22176-EPS-MIT	brown long eared bats	430m east	destruction of a resting place
EPSM2009-1496	noctule	935m east	destruction of a breeding site and resting place

2015-13607-EPS-MIT	common pipistrelle	1050m north-west	destruction of a resting place
2016-24486-EPS-MIT	common pipistrelle	1070m north-east	destruction of a resting place
2015-11806-EPS-MIT	common pipistrelle	1210 south-east	destruction of a resting place
2014-2425-EPS-MIT	common pipistrelle and brown long eared bats	1390m south	destruction of a resting place
2020-48489-EPS-MIT	common pipistrelle, soprano pipistrelle and brown long eared bats	1735m east	destruction of a resting place
2017-31502-EPS-MIT	common pipistrelle	1920m south-west	destruction of a resting place

Buildings

Building B1 Description

B1 is a detached two-storey brick-built building with a cross-pitched and gabled roof clad in clay roof tiles. The roof tiles are in relatively good condition with a few raised tiles under which bats could roost. There are flat roof sections located on the western 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 is partially rendered and appears in excellent condition with no gaps or cracks in which crevice-dwelling bats could roost. The remaining brickwork



The northern and western elevations of B1

around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are timber soffits and bargeboards around the building which are in good condition. There are four 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.

Internal voids were recorded within the building. No bat evidence was found during the survey.

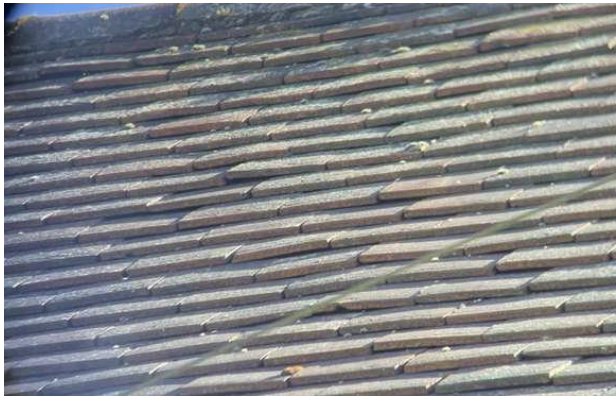
In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have low habitat value for roosting bats due to raised roof tiles on the northern and western elevations.



The southern elevation of B1



The eastern elevation of B1

	Feature	Materials	Condition/Suitability	Photographs	
	Roof	Clay tiles	The roof is of gabled construction with clay tiles. Some defects were noted, including local gaps or damage. On the northern elevation of B1, there are three raised roof tiles which could be utilised by crevice dwelling bats. On the western elevation, there are two raised tiles.	 <i>raised roof tiles on the western elevation</i>	
	Voids	None	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 unlined and the backs of the roof tiles can be seen internally. 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.	 <i>loft space within B1</i>	

Impacts

The proposed development will include the demolition of a small rear single-storey extension which is in very good condition with no roosting features. The features on the main roof of the building that could be used by roosting bats will not be affected by the proposed plans. Therefore, no impacts to bat roosts are anticipated.

Recommendations

Due to the limited possibility for disturbance impacts to bats during the proposed works, the following precautionary working methods will be required:

- There must be no use of scaffolding that touches or obstructs the eaves or roof of the building.
- No external artificial lighting will be used.
- Any use of power tools and high levels of noise and vibration will be carried out at least 10m from the development building and the main house where possible.
- There will be no radios or music played on the scaffolding or around the roof structures to keep disturbance to a minimum. Best practice measures will be employed to reduce noise and vibration to an absolute minimum.
- In the unlikely event that a bat is found, work will stop and the ecologist will advise on how to proceed.

Foraging and Commuting Bats

Summary of Survey Findings

There are no habitats on site which could be used for foraging bats. There is a large pond to the west of the site and Emm Brook to the east which could be utilised by foraging bats. Additionally, there is deciduous woodland which is located 135m east of the site which could be utilised by roosting and commuting bats.

Impacts

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

Recommendations

None.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on the site. There are no suitable habitats on site which provide habitat for nesting birds.

Impacts

No impacts are anticipated on nesting birds as a result of the proposed development.

Recommendations

None.

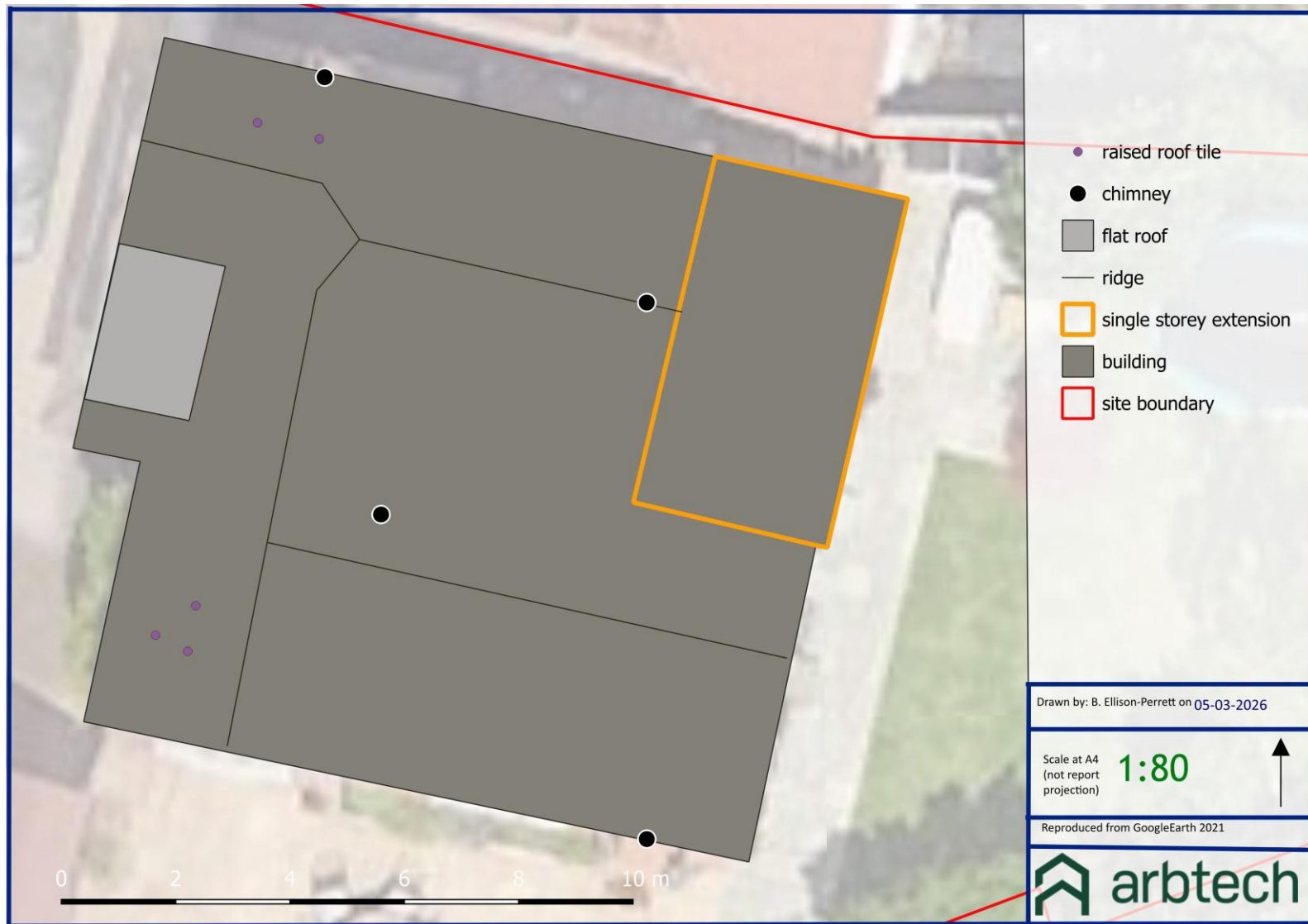
Appendix 1: Existing Elevation Plans



Appendix 2: Site Location Plan



Appendix 3: PRA Plan



Appendix 3: Site Photographs



Photo 1: The northern and western elevations of B1



Photo 2: The southern elevation of B1



Photo 3: The eastern elevation of B1



Photo 4: Single storey extension which will be affected by the development

Limitations and Copyright

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Â© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version Control

Status	Issue	Name	Date
Draft	0.1	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	04/03/2026
Final	1.0	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	05/03/2026