

Preliminary Roost Assessment

Survey site:

2 Grovelands Road, Spencers Wood, Reading, RG7 1DP

Client:

Mr Shazad Khan

Survey date:

2nd December 2024

Project:

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

The demolition of the dwelling and construction of a new dwelling

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

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
02/12/2024	9	80	60	14	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 72036 66686 and has an area of approximately 0.07ha comprising two buildings- the main dwelling (B1) and a garage (B2) with its associated driveway, and surrounding garden. It is surrounded by residential dwellings within the village of Spencer’s Wood with arable fields and the river Loddon to the south, pockets of woodland and the A33 to the west, the town of Reading to the north and arable fields interspersed with woodland to the east. 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. A Preliminary Roost Assessment has been previously undertaken on this site by Derek Finnie Associates (June 2021). The survey concluded that there was no evidence of bats, current or historic bat occupancy. Limitations			

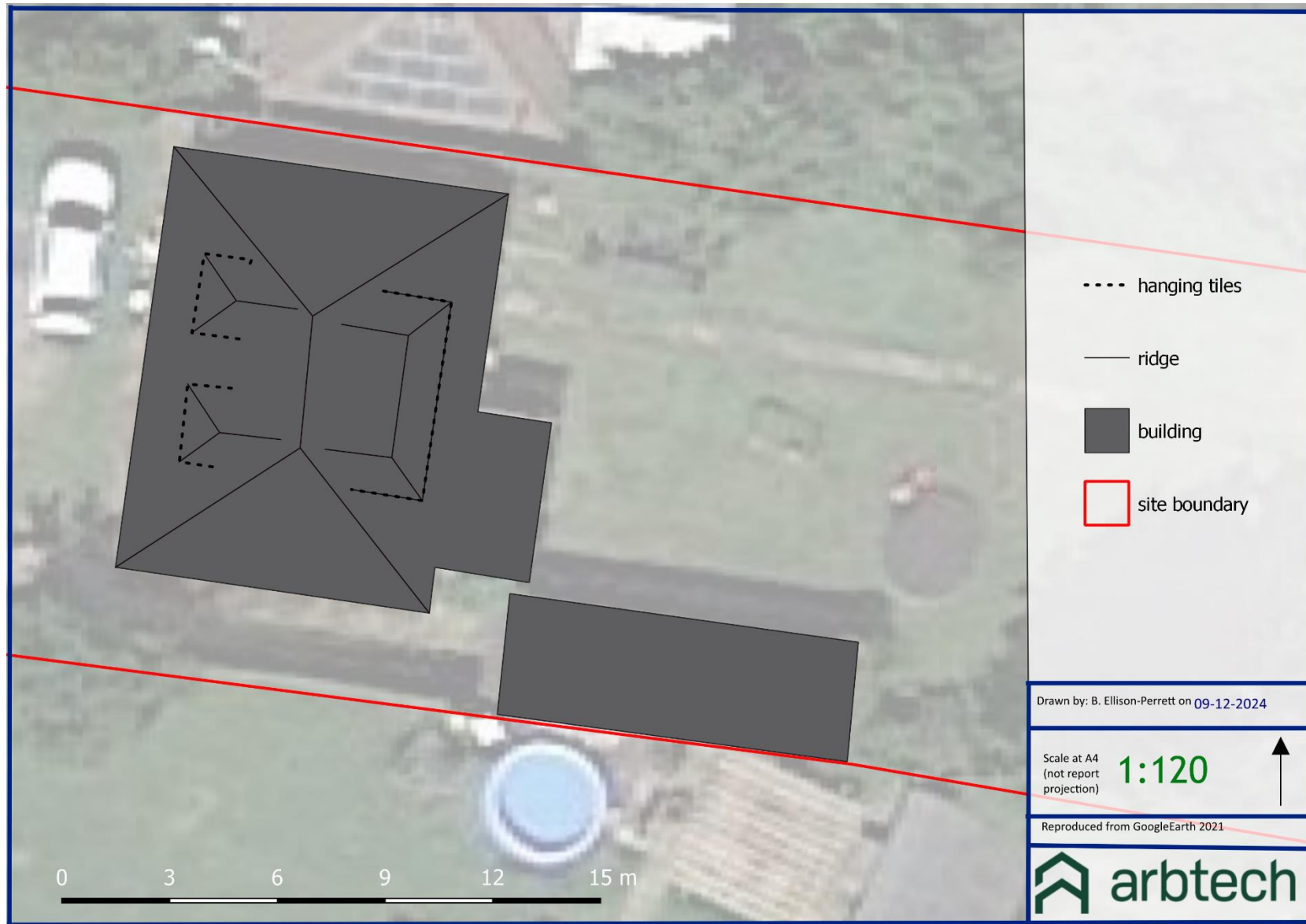
	A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant 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 Two statutory designated sites with bat qualifying interests were identified within 2km of the site. <u>Stanford End Mill And River Loddon Site of Special Scientific Interest (SSSI)</u> – located 1390m south Clear and relatively fast flowing water. Loddon pondweed was not visible, but this can be attributed to the early time of year that the site check was undertaken. The typical bankside vegetation included a 2-3 metre bankside margin of managed rough grassland with semi-mature trees predominately ‘cricket bat willow’ planted at even intervals and an adjacent mown stretch with the same width. There were several recently planted trees with guards and stakes. The riverbank vegetation was dominated by dead plant material from the previous season’s growth predominately nettles, cleavers and sparse bramble and occasional Hemlock Water-dropwort and Reed Canary-grass along the water edge. A few moss-covered tree stumps were also recorded along the riverbank. <u>Swallowfield Meadow Local Nature Reserve (LNR)</u> – located 2km south The meadows are quite small at 0.7ha but contain a wide variety of habitats including native hedgerows, a small copse, ditches and seasonal ponds as well as the meadows themselves. The meadow is now rich in plant and wildlife such as oxeye daisies, field scabius, silver birch, field maple and hazel. As the site incorporates four balancing ponds and ditches to prevent flooding, they have attracted water voles, which are an endangered species Non-statutory designated sites
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	The presence of non-statutory designated sites within 2km cannot be established without biological records data from Thames Valley Environmental Records Centre. 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 11 EPSL licences within 2km of the site, with the closest located 175m east involving the damage and destruction of a resting place for 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 pitched and hipped roof clad in concrete roof tiles. The roof tiles are in good condition with no raised tiles under which bats could roost. There is a flat roof section located on the eastern elevation of the building. The flat roof is lined with plastic sheeting and is in 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 rendered and appears in excellent condition with no gaps or cracks in which crevice-dwelling bats could roost. There are timber soffits around the building which are in good condition. There are dormer window extensions on the eastern and western elevations of the building. The dormers are clad in concrete hanging tiles which are in good condition with no gaps that are suitable for roosting bats. B1 Interior There is no loft space internally as the area is already liveable accommodation. B2 Exterior

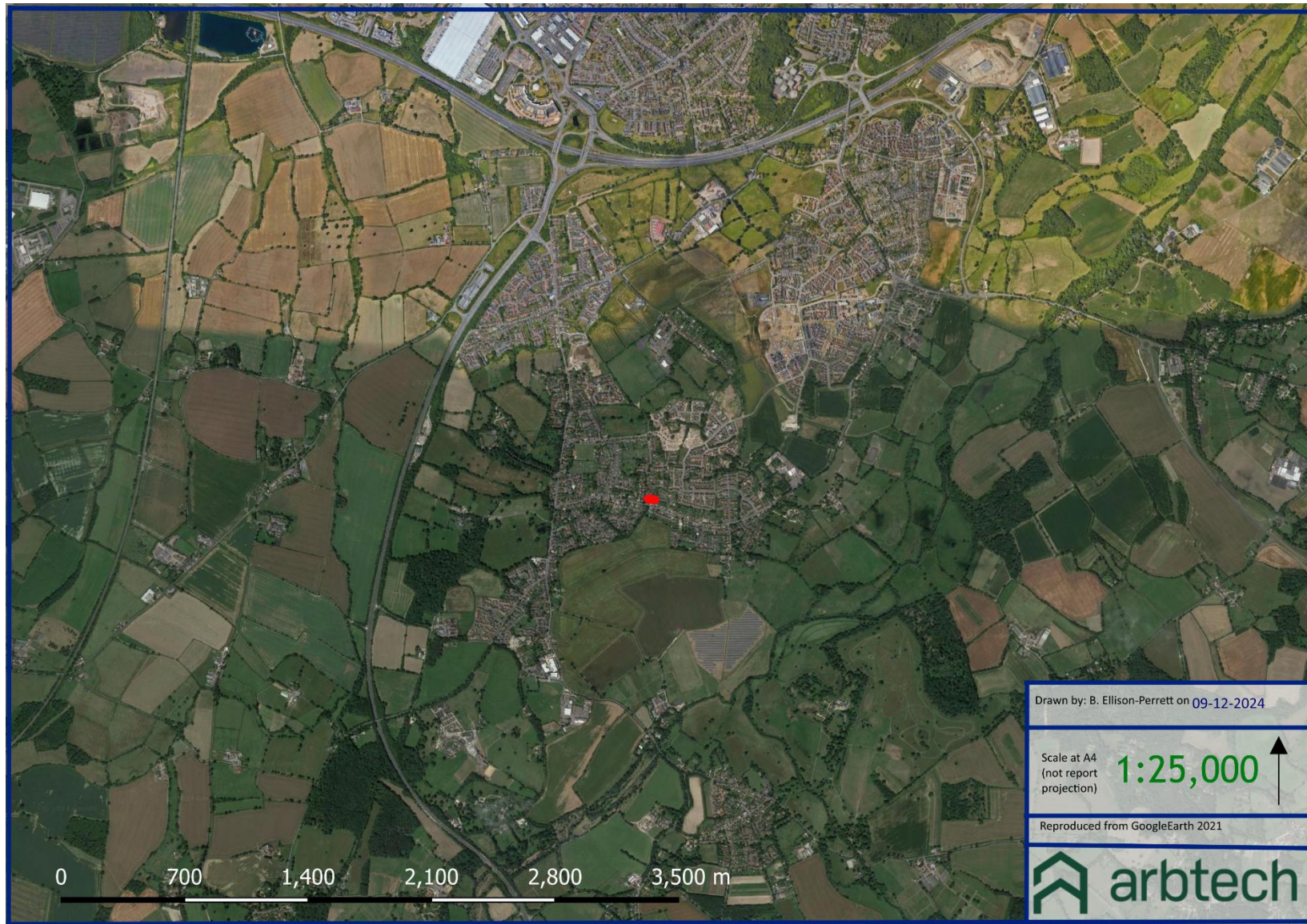
	B2 is a detached single-storey block-built building with a flat roof clad in corrugated asbestos sheeting which is in good condition. The doors and windows are wooden framed and appear in excellent condition with no suitable bat roosting sites. The brickwork around the building is rendered and appears in excellent condition with no gaps or cracks in which crevice-dwelling bats could roost. The building has single skinned walls and roof which will cause temperature fluctuations and adverse weather to affect the building. B2 Interior There is no loft space within B2 as the roof is flat. Internally, the building lacks suitable roosting features for void dwelling bats due to high levels of light ingress through the doors and windows. 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 are pockets of woodland to the east and west.
<i>Foreseen Impacts</i>	Roosting habitat B1 and B2 have negligible habitat value for roosting bats due to a lack of suitable roosting features. Bats are very unlikely to be roosting within these buildings 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 No further surveys. 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.

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan

Not available at the time of writing this report

Appendix 4: Photos



Photo 1: the southern and western elevations of B1.



Photo 2: the northern elevation of B1.

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Photo 3: the eastern elevation of B1.



Photo 4: the northern and eastern elevations of B2.



Photo 5: shows internally within B2.

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