



ROAVR | GROUP

Project: 25_PRA_05_02
Site: 16 Newalls Rise, Wargrave, Reading, RG10 8AY
Client: Michaela Huxford



[Supplementary Document - Survey Methodology PRA.](#)

[Supplementary Document - Potential Roosting Features.](#)

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Project Number:	25_PRA_05_02
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	16 Newalls Rise, Wargrave, Reading, RG10 8AY

Role:	Name:	Date:
Instructing Party	Silviu Pasargiu	N/A
Customer	Michaela Huxford	N/A
Surveyor	Max Shaw	16/05/25
Consultant	Gwennan Butler	07/05/25

Revision History		
Date:	Version number:	Summary of changes:
22/05/25	1.0	First Review (Internal)
23/05/25	1.0	First Issue

Summary:

ROAVR Group were appointed by Silviu Pasargiu to undertake a preliminary roost assessment survey and report at 16 Newalls Rise, Wargrave, Reading, RG10 8AY.

The proposed development comprises the construction of a first-floor extension to the front, rear, and side elevations of the existing detached residential dwelling. The works will involve modifications to the roofline and alterations to the external envelope to accommodate the expanded internal living space..

Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 7th May 2025, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.

A site survey was carried out by Max Shaw on the 16th May 2025 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Max Shaw has continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

The site comprises a single detached residential property (Building B1) located at 16 Newalls Rise, Wargrave, Reading. The main building is of traditional brick construction with a pitched, tiled roof and uPVC plastic soffits and fascia. Two flat-roofed, single-storey brick extensions are present at the northern gable end, extending into the rear garden. A detached, flat-roofed single-storey brick-built garage (Building B2) is situated to the west of the main dwelling. The surrounding area is predominantly residential, with similar properties and associated gardens, providing some ecological connectivity to the wider landscape, including woodland pockets and open fields located to the north beyond Blake's Road.

The site supports two primary habitat types. Habitat 1 comprises areas of developed land with sealed surfaces, including the residential buildings (B1 and B2), driveway, pedestrian access on the eastern boundary, and patio areas to the rear. Habitat 2 refers to a vegetated garden at the rear of the property, consisting of modified grassland, scattered ornamental shrubs, and several small, young trees of limited ecological value. These garden features provide low-quality, but continuous suburban green space, which may be used by foraging bats and other urban-adapted wildlife.

An internal and external examination discovered no potential roosting features. No known evidence of bats was seen within the void space. The building was assessed as being negligible for roosting bats.

Surrounded by residential properties with attached private gardens as well as woodland and farmland to the north, there is the moderate potential for foraging

bats to sporadically and opportunistically utilise the property through the adjacent linking gardens. Ten EPSM licences have been granted within 2km of the site for Common pipistrelle (*Pipistrellus pipistrellus*), Soprano pipistrelle (*Pipistrellus pygmaeus*) and Brown long-eared (*Plecotus auritus*) bats.

No further survey effort is required as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months in line with the guidance published by CIEEM and the Bat Conservation Trust.

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and NBN Atlas.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey at 16 Newalls Rise Wargrave, Reading, RG10 8AY.
- 1.2 The survey was comprised of a desktop study, which was undertaken before the site visit and a site survey, which was carried out by Max Shaw on the 16th May 2025.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 354.50 sqm and is centred on grid reference 'SU 7924 7897'.
- 1.7 The site comprises a single detached residential property (Building B1) located at 16 Newalls Rise, Wargrave, Reading. The main building is of traditional brick construction with a pitched, tiled roof and uPVC plastic soffits and fascia. Two flat-roofed, single-storey brick extensions are present at the northern gable end, extending into the rear garden. A detached, flat-roofed single-storey brick-built garage (Building B2) is situated to the west of the main dwelling. The surrounding area is predominantly residential, with similar properties and associated gardens, providing some ecological connectivity to the wider landscape, including woodland pockets and open fields located to the north beyond Blake's Road.

The site supports two primary habitat types. Habitat 1 comprises areas of developed land with sealed surfaces, including the residential buildings (B1 and B2), driveway, pedestrian access on the eastern boundary, and patio areas to the rear. Habitat 2 refers to a vegetated garden at the rear of the property, consisting of modified grassland, scattered ornamental shrubs, and several small, young trees of limited ecological value. These garden features provide low-quality, but continuous suburban green space, which may be used by foraging bats and other urban-adapted wildlife.

DEVELOPMENT PROPOSALS

- 1.8 The proposed development comprises the construction of a first-floor extension to the front, rear, and side elevations of the existing detached residential dwelling. The works will involve modifications to the roofline and alterations to the external envelope to accommodate the expanded internal living space.

POLICY AND LEGISLATION

- 1.9 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.
- 1.10 Non-licensed bat workers are permitted to carry out preliminary roost assessments providing that they do not enter a known roost site or use invasive survey techniques such as endoscopes or artificial light. Survey constraints are discussed later in this report.

SCOPE OF WORKS

- 1.11 The aims of this assessment were to:
- Assess the presence/potential for roosting bats within the existing building;
 - Identify potential access/egress points for bat species;
 - Assess potential habitat usage for foraging/commuting bats on-site;
 - Determine whether further Bat Surveys may be necessary;
 - Provide recommendations for suitable mitigation and ecological enhancement (if required).



Taken from Google Maps (2025)



Taken from DEFRA MAGIC (2025)

Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZOI) was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

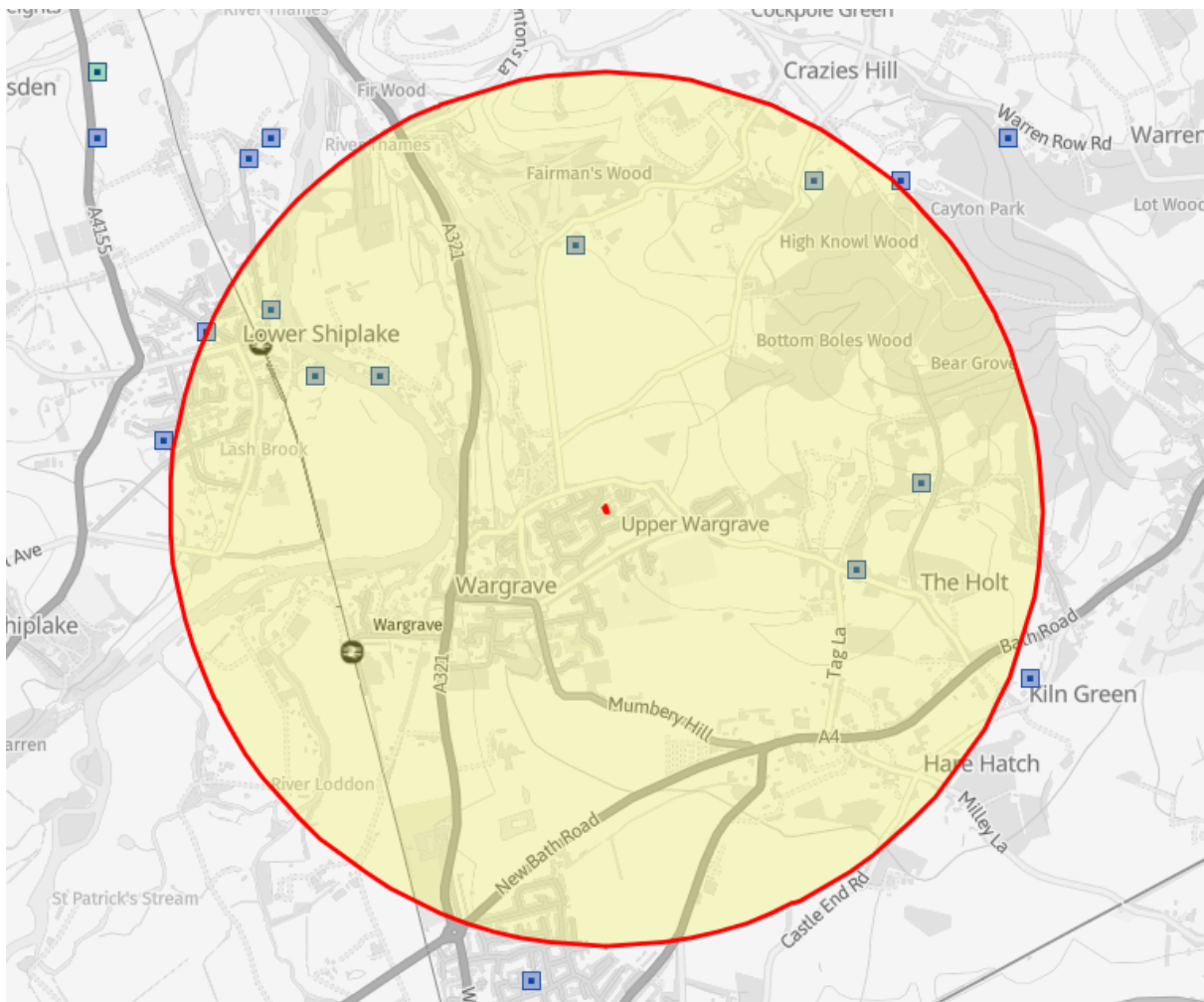


Figure 2 - EPSL licences granted within 2km ZOI.

<i>Licence number</i>	<i>Date of Issue</i>	<i>Species listed on licence</i>
2018-35667-EPS-MIT	1st September 2018 - 1.2km E of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
2018-35667-EPS-MIT-1	1st January 2019 - 1.2km E of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)
EPSM2013-6116	2nd September 2013 - 1.7km NE of the site.	Brown long-eared bat (<i>Plecotus auritus</i>)
2015-7300-EPS-MIT	7th April 2015 - 1.2km N of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Brown long-eared bat (<i>Plecotus auritus</i>)
2015-7300-EPS-MIT-1	9th June 2015 - 1.2km N of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Brown long-eared bat (<i>Plecotus auritus</i>)
2015-7300-EPS-MIT-2	19th November 2015 - 1.2km N of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Brown long-eared bat (<i>Plecotus auritus</i>)
EPSM2012-4004	15th March 2012 - 1.2km NW of the site.	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)
2015-7819-EPS-MIT	24th April 2015 - 1.4km NW of the site.	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)
2015-7768-EPS-MIT-1	19th February 2016 - 1.8km NW of the site.	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)
2015-7768-EPS-MIT	27th April 2015 - 1.8km NW of the site.	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)

Table 2.3.1 - Details of granted EPSM licences (DEFRA MAGIC, 2023).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) assessment, was undertaken by Max Shaw on the 16th May 2025. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.
- 2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).
- 2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

- 2.7 The potential for roosting bats within building B1 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats. Site is close to and connected to known roosts.

Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.7.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lighting strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.7.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.9 The site surveyor does not currently hold a bat licence. However, this is not seen as a major limitation as no licensable activities were thought to be needed to fully evaluate the building.
- 2.10 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 Several bat species have been recorded within 2km of the site including common pipistrelle (*Pipistrellus pipistrellus*); soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). In order to obtain this information, a record search was undertaken on the 7th May 2025.
- 3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.
- 3.4 All bat species are also a Local Biodiversity Action Plan priority species. The Wokingham Borough Local Development Framework - Adopted Core Strategy provides advice on the design of development proposals and reference should be made to policies 'CP7 Biodiversity'.

<https://www.wokingham.gov.uk/planning-policy/adopted-development-plan>

SITE DESIGNATIONS

- 3.5 There are no designated sites within the 2km of the proposed development. This site falls within an SSSI Impact Risk Zone.

LOCAL HABITAT

- 3.6 The site contains limited but connected foraging habitat for bats, primarily associated with the rear garden area. This includes a strip of modified grassland typical of suburban lawns, interspersed with ornamental shrubs and small garden trees. Species present are likely to include commonly planted taxa such as cherry laurel (*Prunus laurocerasus*), buddleia (*Buddleja davidii*), and various species of conifer (e.g., *Chamaecyparis* spp.). These features offer low-lying structure and some flowering resources which may attract invertebrates, forming a potential albeit low-quality food source for

bats.

Beyond the immediate garden, the site is connected to neighbouring residential gardens which act as a linear green corridor. These gardens cumulatively enhance foraging potential, particularly for generalist and edge-adapted species such as the common pipistrelle (*Pipistrellus pipistrellus*). The habitat connectivity extends northwards over Blake's Road to small pockets of broadleaf woodland and open farmland, which offer more favourable conditions for insect abundance and bat foraging activity, particularly for species such as soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*), which are known to utilise edge habitats and open areas for hunting.

HISTORICAL SPECIES RECORDS

- 3.7 Records for bats are present within 2km of the site, including records for common pipistrelle (*Pipistrellus pipistrellus*); soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). These records were obtained through a search of NBN Atlas on the 7th May 2025.

4 Site Survey

- 4.1 The site survey was undertaken by Max Shaw on the 16th May 2025. Weather conditions during the survey were recorded as 14°C with overcast skies and no precipitation.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator. The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains and feeding remains.

Building B1:

The eastern elevation of Building B1 comprises a combination of brickwork and uPVC-panelled surfaces, with sealed plastic soffits and fascia boards along the eaves. The brickwork appears in good condition with no visible cracks or crevices, and the roofline connection is tight and well-maintained, offering negligible potential for bat access. Windows and door fittings are modern and well-sealed, further reducing the likelihood of roosting opportunities on this elevation.

The western elevation includes a single-storey, flat-roofed brick-built garage adjoined to the main structure. The garage roof appears to be felted and in good condition, with no lifted flashing or gaps evident around the wall plate. The interface between the garage and the main building is flush and well-sealed, and the fascia boards are intact, offering no clear bat access points or suitable roost features.

The northern elevation, facing into the rear garden, includes two flat-roofed single-storey extensions. These are constructed of brick with shallow parapets and uPVC cladding beneath rooflines. The extensions exhibit no lifted flashing, lifted tiles, or soffit gaps discernible from external inspection. Vegetation in the immediate vicinity of this elevation is limited to well-managed garden features, offering minimal enhancement for roosting potential. The lack of features such as raised tiles, crevices, or traditional timber bargeboards limits opportunity for roosting bats on this elevation.

The southern elevation, forming the principal façade, consists of wooden cladding above brickwork and a pitched, tiled roof. The roof tiles are concrete and in good overall condition with no significant gaps or missing tiles noted. The soffits and fascia boards remain sealed, with no signs of warping, decay, or water ingress potential that might otherwise support access by crevice-dwelling bat species. Despite the presence of cladding, gaps between materials were not evident and the elevation lacks features of significant roosting suitability.

The roof of B1 is a dual-pitched structure with concrete tiles in good condition. The ridge and hip lines are tightly sealed and there is no evidence of missing or lifted tiles, lead flashing defects, or integrated features such as lifted verge tiles or gaps at gable ends. The overall integrity of the roof covering suggests low potential for internal or external bat access. Flat roofs on the extensions lack decorative bargeboards and have sealed fascia lines, offering negligible ecological interest in the context of bat roosting.N/A

The interior of Building B1 comprises habitable residential spaces arranged over two storeys. The upper floor includes plasterboard-lined ceilings and enclosed loft voids, with no visible access to roof timbers or void spaces during the survey. Ceilings appear well-sealed with no gaps or visible signs of ingress, and no evidence of staining, animal presence, or droppings was observed throughout the inspected rooms. Lighting levels are consistent with domestic occupation, and the rooms are in regular use, further reducing suitability for roosting bats.

Where any accessible ceilings and wall junctions were visible, there were no discernible signs of bat activity such as droppings, staining, or chittering. The internal finishes are modern in construction with no observable voids or crevices suitable for roosting within the living areas. Overall, based on visible elements of the interior, there are no features offering bat roosting suitability, and no direct or indirect evidence of current or historical bat presence was recorded during the inspection.

FORAGING & CONNECTIVITY

The site contains limited but connected foraging habitat for bats, primarily associated with the rear garden area. This includes a strip of modified grassland typical of suburban lawns, interspersed with ornamental shrubs and small garden trees. Species present are likely to include commonly planted taxa such as cherry laurel (*Prunus laurocerasus*), buddleia (*Buddleja davidii*), and various species of conifer (e.g., *Chamaecyparis* spp.). These features offer low-lying structure and some flowering resources which may attract invertebrates, forming a potential albeit low-quality food source for bats.

Beyond the immediate garden, the site is connected to neighbouring residential gardens which act as a linear green corridor. These gardens cumulatively enhance foraging potential, particularly for generalist and edge-adapted species such as the common pipistrelle (*Pipistrellus pipistrellus*). The habitat connectivity extends

northwards over Blake's Road to small pockets of broadleaf woodland and open farmland, which offer more favourable conditions for insect abundance and bat foraging activity, particularly for species such as soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*), which are known to utilise edge habitats and open areas for hunting..

Although the building is somewhat isolated in a residential street, the surrounding landscape does provide foraging and commuting habitats including vegetated residential gardens.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites such (as as those found to the north of the site). Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Although urban areas are generally less suitable due to light pollution and habitat fragmentation, many bat species have adapted to urban life. Parks, gardens, and green corridors can provide important foraging sites and commuting routes.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

5 Evaluation and Assessment

- 5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 No known evidence of bats was observed during the internal inspection of 16 Newalls Rise Wargrave, Reading, RG10 8AY. The external inspection also found no potential roosting features.
- 5.3 Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having negligible suitability for roosting bats.
- 5.4 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Negligible.	No features typically associated with use by roosting bats were identified, such as missing tiles, lifted ridge lines, crevices at soffit or fascia level, or accessible loft voids. The internal spaces are regularly occupied, modern, and well-sealed, with no evidence such as droppings, staining, or feeding remains recorded. Fascia and soffit boards are intact and materials are modern (uPVC), with no deterioration that might permit access by crevice-dwelling species.	None anticipated.	None required.
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Moderate.	The property is set within a network of linear vegetated gardens, offering some foraging opportunity and ecological connectivity. While the onsite garden habitats are of low structural and botanical diversity, the site lies within dispersal range of higher	Localised disturbance during construction is unlikely to significantly reduce the availability of foraging resources. Loss of vegetated garden area is minimal and unlikely to sever habitat connectivity, but temporary disturbance (e.g., noise, lighting) may	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity.

		value features, including pockets of woodland and open agricultural fields to the north, which may support higher invertebrate abundance and are accessible via residential corridors. These habitats may be used by generalist and edge-foraging species such as common pipistrelle (<i>Pipistrellus pipistrellus</i>), soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), and noctule (<i>Nyctalus noctula</i>).	reduce usage during works. .	The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
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All activity surveys should be carried out inline with the guidance outlined by the Bat Conservation Trust in Chapter 7 of Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (4th Edition) The Bat Conservation Trust, London

7 Conclusions

- 7.1 The property at 16 Newalls Rise Wargrave, Reading, RG10 8AY is to be redeveloped with the construction of a first-floor extension to the front, rear, and side elevations of the existing detached residential dwelling. The works will involve modifications to the roofline and alterations to the external envelope to accommodate the expanded internal living space.. These alterations will require works to the roof of the building and possible disturbance / destruction of PRFs.
- 7.2 A local record search using NBN Atlas and DEFRA Magic prior to the site visit highlighted that a number of bat species are present within the local landscape.
- 7.3 There are no features at the property capable of supporting bat species known to be present in the local area.
- 7.4 As such no further survey effort is required and the works may proceed as scheduled.

8 References

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Appendix 1: Site Location and Assessment Boundary



Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

Detail	Photograph
<i>Plate 1 - Front (southern) elevation of B1.</i>	
<i>Plate 2 - Roof of B1. Tiles were tightly fitted, with no gaps or missing tiles.</i>	
<i>Plate 3 - Rear garden located in the north of the site.</i>	

Plate 4 - Void space within B1. No evidence of bats was observed.



What Are PRFs & What Does It Mean For My Project?

Potential Roosting Features (PRFs) are specific structures or characteristics in buildings, trees, or other parts of the environment that might provide suitable places for bats to roost, or set up home.

These can include things like gaps under roof tiles, holes in walls, hollows in trees, and other sheltered, undisturbed spaces that bats might find attractive.

A **Preliminary Bat Roost Assessment** is a survey conducted by an ecologist to check a property or area for these Potential Roosting Features. The goal is to identify whether there's a likelihood of bats being present, which could impact development plans because bats and their roosts are legally protected.

Now, what does this mean for a client, typically someone planning a development or construction project?

If the assessment finds **no PRFs**, or if the features found are assessed as offering **negligible potential** for bats, the customer can usually proceed with their plans without further steps to mitigate bat impact.

However, if the assessment **finds PRFs** that could potentially house bats, the next step would typically be **a more detailed** bat survey, **carried out at dusk or dawn** when bats are most active.

If bats are indeed found, **this doesn't mean the project can't proceed**, but there might be some requirements to meet first. Usually this involves drawing up mitigation measures which are implemented **after planning** is determined.