

Preliminary Roost Assessment

Survey site:

1, St Helier Close, Wokingham, Berkshire, RG412HA

Client:

Mr and Mrs Lindsay

Survey date:

24/08/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. The proposal can be described as: 'A loft conversion.'

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 February 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
- Two 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 for birds have been recommended and are 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 24/08/2026 by Harriet Pryer BA (Hons), MA, accredited on a Level 2 Natural England Bat Licence (number available on request), Graduate Ecologist.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19.7	60.0	90	24.1	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.

No plans were available at the time of writing. This report will need to be updated once plans are made available.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 80543 67197 and has an area of approximately 0.09ha.

The site comprises one dwelling (B1), associated outbuildings (B2 and B3) and a vegetated garden with scattered trees. It is situated within the market town and civil parish of Wokingham, in Berkshire. There are scattered trees and a hedgerow within the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have a predominantly residential character, with several small woodland copses and arable swathes in close proximity to the site. Water bodies can be found nearby, including several unnamed ponds, the closest of which can be found ~670m to the east. Such features likely enhance the area for a variety of species, including bats.

Priority Habitats

There are four priority habitats within 2km of the site. These comprise deciduous woodland, traditional orchard, ancient & semi-natural woodland and purple moor grass and rush pastures. The closest priority habitat comprises deciduous woodland, located 200m NW of the site.

The site is well connected to nearby habitats via the hedgerows and tree lines located along the southern boundary, which extend to the nearest parcel of priority woodland to the south and west.

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
Holt Copse & Joel Park Local Nature Reserve (LNR)	1890m N

SSSI Risk Zone

The site does fall within the impact risk zone for Longmoor Bog 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 roost sites in close proximity to the licensed site. There are 7 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
2014-2425-EPS-MIT	Brown long-eared bat (<i>Plecotus auritus</i>), Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	~1.2km west	Destruction of a resting place
2015-11806-EPS-MIT	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	~1.2km north	Destruction of a resting place
2018-34805-EPS-MIT	Brown long-eared bat (<i>Plecotus auritus</i>), Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	~1.4km northeast	Destruction of a resting place
EPSM2009-561	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Brown long-eared bat (<i>Plecotus auritus</i>)	~1.7km south	Destruction of a resting place
EPSM2012-5339	Natterer's bat (<i>Myotis nattereri</i>), Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Brown long-eared bat (<i>Plecotus auritus</i>)	~1.8km south	Destruction of a resting place
2014-3612-EPS-MIT	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)	~1.9km south	Destruction of a resting place
EPSM2013-6081 EPSM2013-6081C	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	~2km south	Destruction of a resting place

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

Foraging and commuting habitat

The vegetated garden, scattered trees and hedgerow onsite offer good value for foraging and commuting bats. Habitats offsite that offer value to bats within 2km include deciduous woodland, traditional orchard, ancient & semi-natural woodland and purple moor grass and rush pastures. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows to the south of the site are mature and extend beyond the site, adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.

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 three buildings on site; a residential dwelling (B1), a garage (B2) and a shed (B3). B1 will be subject to a loft conversion. B2 and B3 may be indirectly impacted via noise pollution given their location within 10m of the development.

Buildings

B1 : Residential dwelling

B1 is a residential dwelling with a hipped roof clad in tiles. The building features timber windows and door frames, which were found to be tightly fitted and in good condition, offering no roosting potential. During the survey, multiple lifted roof tiles, particularly on the northern elevation, and several large gaps on the southern elevation were seen to offer roosting opportunities for crevice-dwelling bats. Internally, the void featured timber beams, bitumen felt lining and mineral wool insulation. While no evidence of bats was found during the internal inspection, areas of ripped felt lining could offer suitable roosting crevices along with direct access into the void itself. B1 was assessed to have **moderate** habitat value. B1 will be subject to a loft conversion.

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

Feature	Materials/Details	Condition / description / suitability	Photograph
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Walls	Brick	Condition/description All walls were seen to be in good condition, with no cracks, gaps or crevices within the brickwork or areas of missing mortar. Suitability/access/evidence of bats None.	 <i>B1 walls, northern elevation</i>
Roof	Tiles	Condition/description During the survey, multiple raised roof tiles were noted, particularly on the northern elevation. Tiles on the southern elevation were assessed to be in good condition with limited areas of lifting, though seven clear gaps were noted toward the east. Suitability/access/evidence of bats Crevice dwelling species of bats are known to use gaps under roof tiles to roost; where multiple raised roof tiles are present opportunities for larger roosts can be formed.	 <i>B1 roof, southern elevation, flush roof tiles</i>

			 <i>B1 multiple gaps under rooftiles, southern elevation</i>  <i>B1 multiple gaps under rooftiles, northern elevation</i>
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Windows	Timber	Condition/description The timber windows and doors were seen to be tightly-fitted and in good condition, with no areas of peeling paint or splitting wood within which bats could roost. Suitability/access/evidence of bats None.	 <i>B1 window / doors frames and lintels</i>
Internal void 1	Timber rafters. Mineral wool insulation. Plywood panels. Bitumen felt lining	Condition/description The timber beams were seen to be in good condition, with no splitting of wood present which could provide roosting opportunities for bats. In some places, particularly on the northern elevation, areas of bitumen felt lining had ripped and peeled away to reveal the clay tiles. Suitability/access/evidence of bats While no points of light ingress were noted, and no evidence of bats or rodents was found internally, access into the void was deemed possible via the roof tiles and bitumen lining, which featured multiple rips and tears. Areas	 <i>B1 loft void, facing east</i>

		where bitumen felt lining has torn could offer suitable crevices within which bats could roost.	 <i>B1 loft void, ripped lining, northern elevation</i>
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B2 : Garage

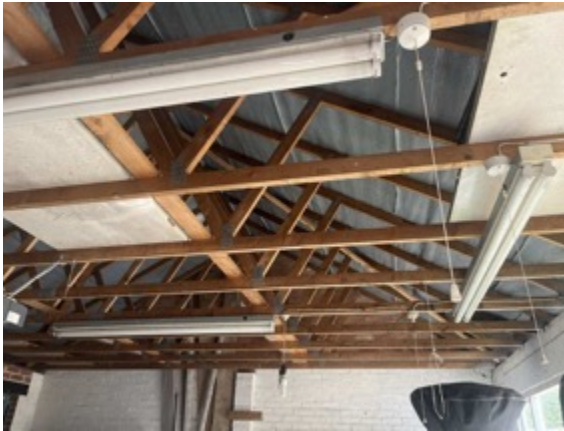
B2 is a garage located immediately to the south of B1. The building is brick built and features large windows to the south and two large metal garage doors to the north. The pitched roof is clad with interlocking tiles which are flush and do not feature any suitable gaps or crevices under which bats could roost. The building was deemed to be well-sealed with no points of access internally. B2 was assessed to have negligible suitability for bats owing to a lack of suitable features.



Building B2, southern elevation



Building B2, northern elevation



Building B2, internal void

B3 : Shed

B3 is a pitched roofed timber shed located to the east of the site. This building lacks traditional features that would typically provide suitable roosting opportunities for bats and is likely to be subject to temperature fluctuations due to the nature of the construction materials, creating an unstable thermal environment that does not support bats roosting. No suitable gaps were observed during the survey. Therefore, assessed as having negligible value for roosting bats. B3 will be retained.



Building B3, southern elevation

3.2 Foreseen Impacts

Roosting habitat [Buildings]

The proposed development will result in the loft conversion of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.

Roosting habitat [Trees]

No trees will be removed in line with development plans, and 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]

Two bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

These survey visits 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).

Two survey positions (+ one spare IR if needed) 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).

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

No evidence of nesting birds was identified on or within B1, B2 and B3.

B1 was deemed to provide suitable habitat value for nesting birds such as house sparrows and starlings, which often nest under lifted tiles.

B2 and B3 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No habitat for schedule 1 birds was observed.

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

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

Trees and vegetation

No suitable habitats for nesting birds will be removed during construction; however, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present in surrounding vegetation.

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 a minimum of one bird box 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), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

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

No plans available.

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VERSION CONTROL

Status	Issue	Name	Date
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