

Preliminary Roost Assessment

Survey site:

Rushmere Lodge, 9 Nine Mile Ride, Finchampstead, Wokingham RG40 4QB

Client:

Mr Michael Joyce

Survey date:

30/04/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as a householder application for the proposed erection of two storey side and front extension, single storey rear extensions and first floor extension with associated alterations to the oil tank, access, car parking and landscaping

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 October 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.

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 30/04/2026 by Beth Ellison-Perrett BSc (Hons), MSc, MRSB, 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: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
18.6	37.0	0	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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 77794 64852 and has an area of approximately 0.11ha. The site consists of a main dwelling, a driveway and vegetated garden. The site is enclosed with fencing on all elevations. The site is well-connected to nearby habitats as woodland is adjacent to the site. Additionally, there is a large pond to the west which could be utilised by foraging bats and other protected species.

The site is located in a suburban setting, surrounded by a mix of residential housing and woodland to the east and west, as well as arable fields to the north. The wider landscape consists of arable fields interspersed with woodland to the north and south, the village of Arborfield Green to the west, the village of Finchampstead to the south-east and the village of Crowthorne to the east. A review of historic maps indicates the landscape has been lost to significant development since the 1800's.

There is one pond located to the west of the site. Light, sand or silt-rich, but locally medium, loamy soil and subsoil. Mildly Acidic to Neutral (pH: 4.5 - 6.5).

Priority Habitats

The site is adjacent to deciduous woodland on the western boundary. There are a further five within 2km of the site. These comprise ancient & semi-natural woodland, lowland heathland, traditional orchard, wood pasture and parkland and purple moor grass and rush pastures.

Designated Sites

Statutory Designations within 2km

There are two statutory designations within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Longmoor Bog Site of Special Scientific Interest (SSSI)	370m NE

Longmoor Bog Local Nature Reserve (LNR)	425m NE
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Statutory Designations within 10km

There is one national network site (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 4: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Thames Basin Heaths Special Protection Area (SPA)	2630m SW

SSSI Risk Zone

The site falls within the impact risk zone for Longmoor Bog SSSI. The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, there is potential for all proposed developments to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

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. However, due to the site falling within the impact risk zones, and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

Natural England should be consulted for advice on the nature of the potential impacts and how these might be avoided or mitigated.

2.3 Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. This should include the following measures:

- Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' (BS 5837) (2012).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

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. There are 18 EPSLs within a 2km radius of the site, as detailed below:

Table 5: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site (EPSL records are accurate to 100m)	Impacts Allowed by Licence
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2015-7589-EPS-AD1	Common pipistrelle, soprano pipistrelle, natterer's, serotine and brown long eared bat	655m west	Destruction of a resting place
2015-18339-EPS-MIT-1	Common pipistrelle	705m east	Destruction of a resting place
EPSM2011-2952	Soprano pipistrelle and brown long eared bat	730m north	Destruction of a resting place
2016-22331-EPS-MIT	Common pipistrelle, soprano pipistrelle, natterer's and brown long eared bat	815m west	Destruction of a resting place
2016-24999-EPS-MIT	Common pipistrelle and soprano pipistrelle	935m north	Destruction of a breeding place
2015-7687-EPS-AD2	Common pipistrelle and brown long eared bat	950m north	Destruction of a resting place
2015-16599-EPS-MIT	Common pipistrelle	1050m west	Unknown
2017-31865-EPS-MIT-1	Common pipistrelle, soprano pipistrelle and natterer's	1110m west	Destruction of a resting place
2017-31454-EPS-MIT	Common pipistrelle and soprano pipistrelle	1200m north-west	Destruction of a resting place
2016-22323-EPS-MIT	Soprano pipistrelle	1260m west	Destruction of a resting place
2016-26319-EPS-MIT	Common pipistrelle, soprano pipistrelle and brown long eared bat	1405m north-west	Destruction of a resting place

2019-38952-EPS-MIT	Common pipistrelle	1520m west	Destruction of a resting place
EPSM2012-5339	Common pipistrelle, natterer's and brown long eared bat	1645m north-east	Destruction of a resting place
2015-9568-EPS-MIT	Common pipistrelle	1670m north-east	Destruction of a resting place
2014-3970-EPS-MIT	Common pipistrelle and brown long eared bat	1670m east	Damage of a resting place
EPSM2011-3236	Common pipistrelle	1760m north	Destruction of a resting place
2015-7094-EPS-MIT	Common pipistrelle and brown long eared bat	1815m east	Destruction of a resting place
2016-22556-EPS-MIT	Common pipistrelle	2km west	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. Offsite within 2km these include deciduous woodland, ancient & semi-natural woodland and traditional orchard. 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 to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; residential dwelling (B1). There was no evidence of roosting bats identified.

Buildings

B1 : Residential dwelling

B1 is a detached single-storey brick-built building with a pitched and gabled roof clad in concrete roof tiles. The roof tiles are in very good condition with no raised tiles under 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 appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are UPVC soffits and bargeboards around the building which are in good condition. There is one chimney located on the roof of the building. The brickwork on the chimney is in good condition. There is lead flashing around the base of the chimney which is flat and without gaps. The brick gable ends are in good condition with no gaps around the tops of the gable ends.

There is one loft space within the main roof void of B1. The roof structure is built from modern timber beams. The roof is lined with bitumen felt which is in good condition with no gaps or tears. 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.

The building has negligible habitat value.

*Northern and eastern elevations of B1**Western elevation of B1**Loft space within B1*

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 this location as a result of the proposed development.

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

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.

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.

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/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Suggested biodiversity enhancements

The installation of one bat box at the site will provide additional roosting habitat for bats. The bat boxes will be erected on mature trees around the site. 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 is 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 / 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

None.

Trees and vegetation

No additional surveys required.

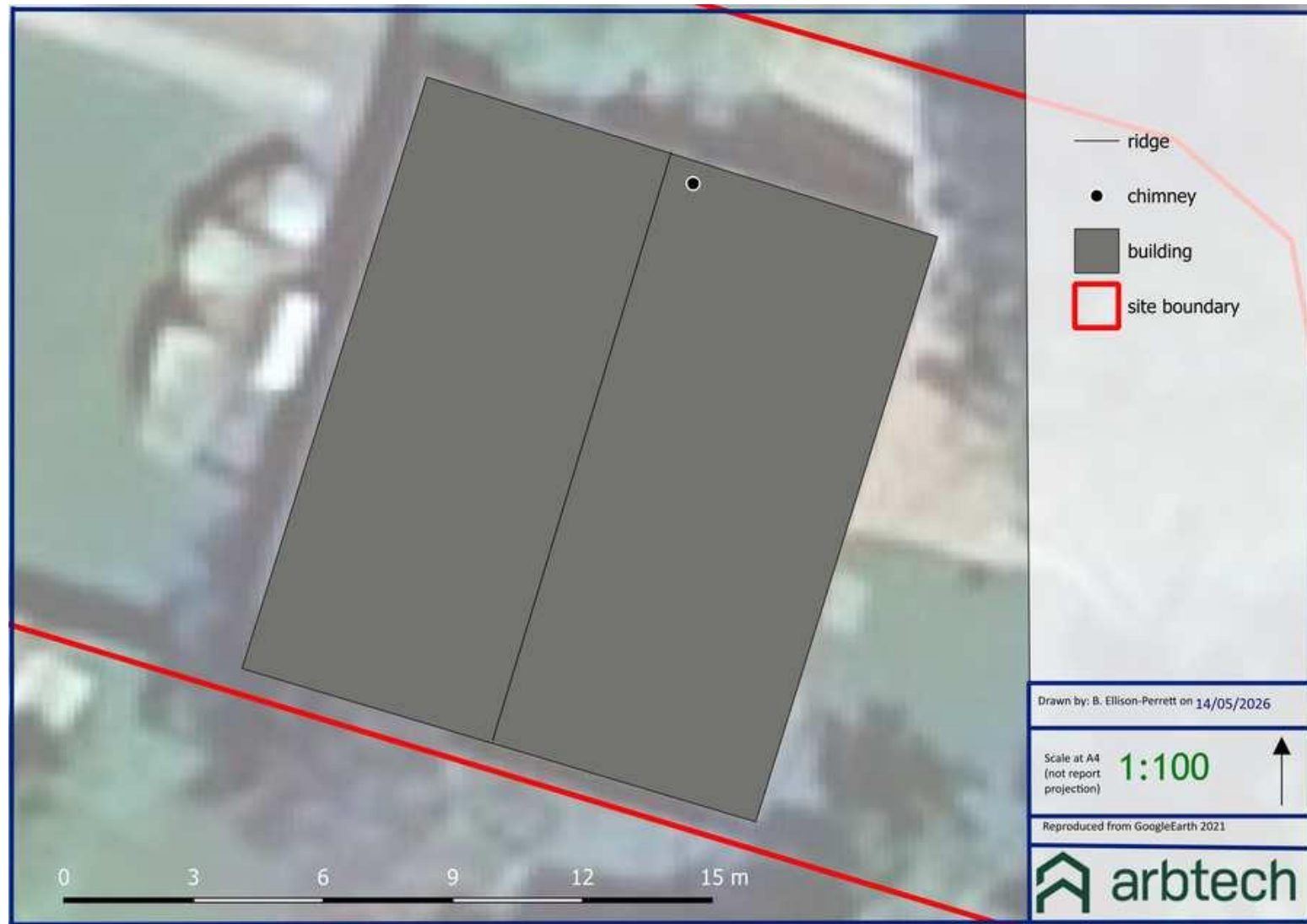
Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

None.

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	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	07/05/26
Final	1.0	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	15/05/26