

Preliminary Roost Assessment

Survey site:

22 Woodward Close, Winnersh, Wokingham, Berkshire RG41 5NW

Client:

Tristan Mathews

Survey date:

22/05/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. The works will include a conversion of the loft and garage space.

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 November 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
No further surveys are recommended. Enhancements have been recommended in their respective sections.

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 22/05/2026 by Ben Duursma BSc (Hons), Consultant Ecologist, accredited agent under CL2 Bat Licence (licence number available upon request).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
24.1	60.0	99	23.0	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 78454 70517 and has an area of approximately 0.045ha. The site sits within the town of Winnersh, with the larger town of Reading located ~7.5km to the north-west. The site is located within a suburban residential area, with the train line that serves Winnersh Station located adjacent to the north-eastern site boundary. The wider landscape is characterised predominantly by residential development. Agricultural land is present further away from the site to the east and south.

The site is poorly connected to priority habitats within 2km of the site, owing to the residential nature of the site within a residential cul-de-sac.

Priority Habitats

There are seven priority habitats within 2km of the site. These comprise open mosaic habitats on previously developed land, deciduous woodland, traditional orchard, ancient & semi-natural woodland, wood pasture and parkland, coastal and floodplain grazing marsh and lowland fens. The closest priority habitat comprises open mosaic habitats on previously developed land, located 265m SE from the site.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

SSSI Risk Zone

The site does fall within the impact risk zone for Lodge Wood & Sandford Mill 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 5 EPSLs within a 2km radius of the site, as detailed below:

Table 3: 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
2016-24486-EPS-MIT	Common pipistrelle	~1.70km SE	Destruction of a resting place
2015-13607-EPS-MIT	Common pipistrelle	~730m SE	Destruction of a resting place

2015-13607-EPS-MIT-1	Common pipistrelle	~730m SE	Destruction of a resting place
EPSM2009-1161	Common pipistrelle, brown long-eared	~750m NW	Destruction of a resting place
EPSM2009-899	Common pipistrelle	~1.05km SW	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 suboptimal and limited foraging and commuting opportunities for bats. Offsite within 2km habitats include open mosaic habitats on previously developed land, deciduous woodland, traditional orchard, ancient & semi-natural woodland, wood pasture and parkland, coastal and floodplain grazing marsh and lowland fens. 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 are a total of two buildings onsite; residential dwelling (B1) and shed (B2). The loft space of B1 will be impacted by the proposed works. No evidence of roosting bats was identified.

Buildings

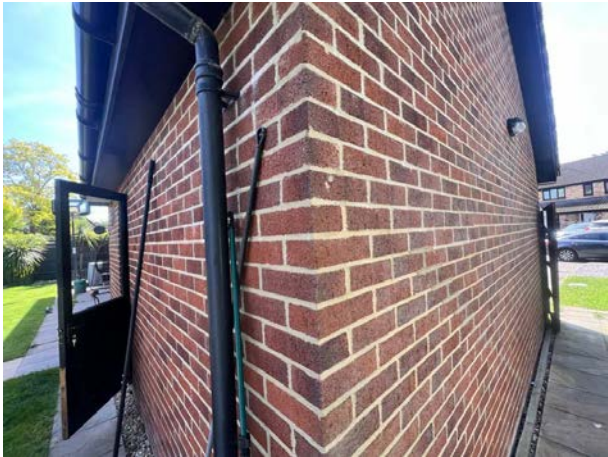
B1 : Residential dwelling

The building is a residential dwelling constructed with brick walls and a clay tile roof. The walls and roof were observed to be in uniformly good condition with no gaps, cracks, or damaged tiles, and the timber eaves and window frames also fitted tightly. No suitable roosting features or areas of access for bats were identified across any of the external components. The internal loft space, lined with a bitumen membrane, was also in good condition with no observed light ingress or potential access points. No bat evidence was found. The building has **negligible** habitat value.



Building B1

Table 4a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	Condition/description The walls of B1 were in a uniformly good condition, no gaps or cracks were observed. Suitability/access/evidence of bats No suitable roosting features were recorded.	 <i>B1 walls</i>
Roof	Clay tiles	Condition/description The roof was in a uniformly tight-fitting condition. No raised, missing, or damaged tiles were observed. Suitability/access/evidence of bats No suitable roosting features were recorded.	 <i>B1 roof</i>

Eaves	Timber board	Condition/description The eaves were in a uniformly good condition, fitting tightly to the adjoining brickwork. Suitability/access/evidence of bats No suitable roosting features were recorded.	 <i>B1 eaves</i>
Windows	Timber	Condition/description The windows and doors were in a uniformly good condition, fitting tightly to adjoining frames and brickwork. Suitability/access/evidence of bats No suitable roosting features were recorded.	 <i>B1 window / doors frames and lintels</i>

Internal void 1	The internal loft space is constructed with timber beams and joists, with a bitumen membrane lining.	Condition/description The internal loft space was in a uniformly good condition. No access points or areas of light ingress were observed. Dimensions (approx): 10m long, 6m wide. Temp: 27°C // Humidity: 64% Suitability/access/evidence of bats No suitable roosting features or areas of suitable access were recorded.	 <i>B1 internal void 1</i>
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B2 : Shed

B2 is a timber-framed building, with timber clad exterior walls, timber-framed windows and doors, and bitumen felt roof. No suitable roosting features or evidence of bats was recorded. B2 has **negligible** habitat value for roosting bats.



Building B2

3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and B2 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

There are no trees on site, 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]

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.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

Suggested biodiversity enhancements

The installation of one bat box at the site will provide additional roosting habitat for bats.

The bat boxes will be attached to the existing main dwelling (B1). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar

alternative brand.

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 and B2. B1 and B2 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

The ornamental hedgerow present in the rear garden likely provides suitable nesting opportunities for a common assemblage of garden birds, no works are proposed on this hedgerow. 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

The installation of a minimum of one bird box on B1 will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), or a similar alternative brand.

Swift and sparrow boxes should be positioned at the eaves of a building.

APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN

No plans available.

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VERSION CONTROL

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Draft	0.1	Ben Duursma BSc (Hons), Consultant Ecologist	25/05/26
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