



# 43 Rances Lane, Wokingham, RG40 2LG

## Preliminary Roost Assessment (PRA)

Date: 23/01/26

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## Non-Technical Summary

Site name and location	43 Rances Lane, Wokingham, RG40 2LG SU 82328 68326
Scope of works	<p>PRA bat survey undertaken on 21st January 2026</p> <p>This report is valid for no more than 1 year from the date on the front cover.</p>
Assessment and survey methods	The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	<p>The purpose of this survey is to inform a planning application for:</p> <ul style="list-style-type: none"> <li>• To create a double storey extension above the existing single storey extension.</li> </ul>
Summary of Surveys and evaluation	<ul style="list-style-type: none"> <li>• The building materials are on the hole tight, the tiles and verges have no gaps or holes that would allow ingress.</li> <li>• The soffits and eaves are tight with no obvious gaps or holes that would allow ingress into the building.</li> <li>• The building has a single large roof void had good access through out, the single storey extension has no roof void, there are no physical signs within the roof void.</li> <li>• This building has <b>negligible potential</b> to be a bat roost at this time.</li> </ul>
Recommendations	<ul style="list-style-type: none"> <li>• It is recommended that <b>no further surveys</b> are required at this time. This may change over time if the works are not carried in a timely manner and or if the condition of the building changes.</li> <li>• In the highly unlikely event of bat been discovered during the proposed <b>works then all works must be stop</b>, and a suitable qualified ecologist should be contacted for further advice.</li> <li>• The addition of a light scheme so not to illuminate any fence or structure that could be used for bat commuting, also the new bat box should not be illuminated.</li> <li>• The addition of <b>1 x Verona Build-In Woodstone Bat Box</b> to be added to the rear elevation new wall.</li> </ul>

## 1. Introduction

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- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works to their property.
- 1.2 43 Rances Lane, Wokingham, RG40 2LG, the national grid reference number is SU 82328 68326.
- 1.3 This property is situated in the Berkshire Town of Wokingham. The property has limited connectivity to the surrounding habitats as the area is urbanised.
- 1.4 There are no designated sites within 1km of the site, these site will not be affected by the proposed works.
- 1.5 There are no priority habitats on site and none of the surrounding priority habitats will be affected by this proposed work to the building.
- 1.6 A search of data from the local Bat Group has shown that there are records of both pipistrelle species (*Pipistrellus pipistrellus*, *Pipistrellus pygmaeus*), Long eared bats (*Plecotus auritus*), Serotine (*Eptesicus serotinus*) and Myotis species in the area, there have been one (1) granted bat mitigation licences within 1km of the site. This was for Common Pipistrelles and Brown Long eared bats. There are records of Great Crested Newt records within 1km of the site.
- 1.7 There are 18 species of bat in the UK, seven of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019. (See appendix).
- 1.8 The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).



## Location



Produced on Land App, Jan 23, 2026.  
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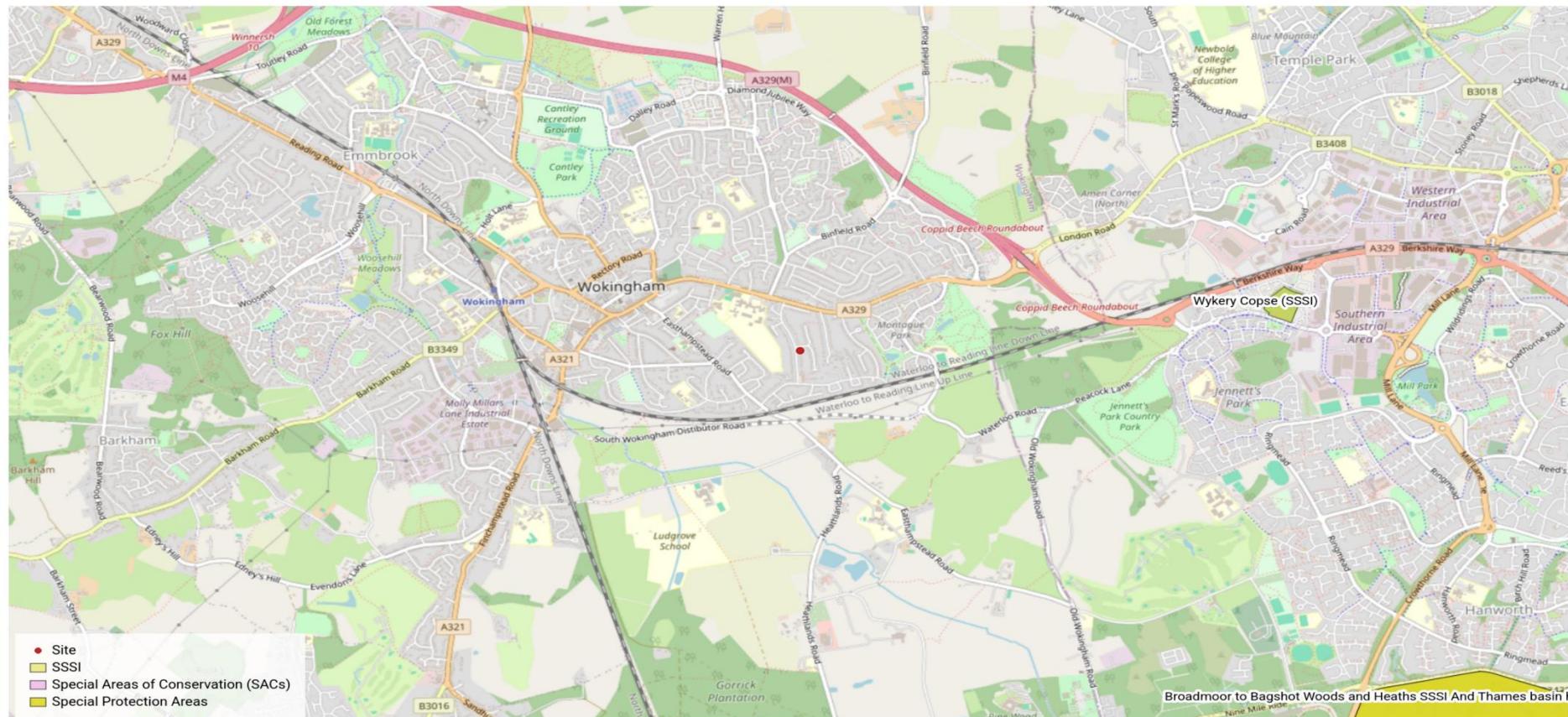
500 m  
Scale 1:18153 (at A4)  
N

**Map 1:** Site Location (LandApp 2026)





## Designated Sites



Produced on Land App, Jan 23, 2026.  
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1000 m  
Scale 1:31403 (at A4)

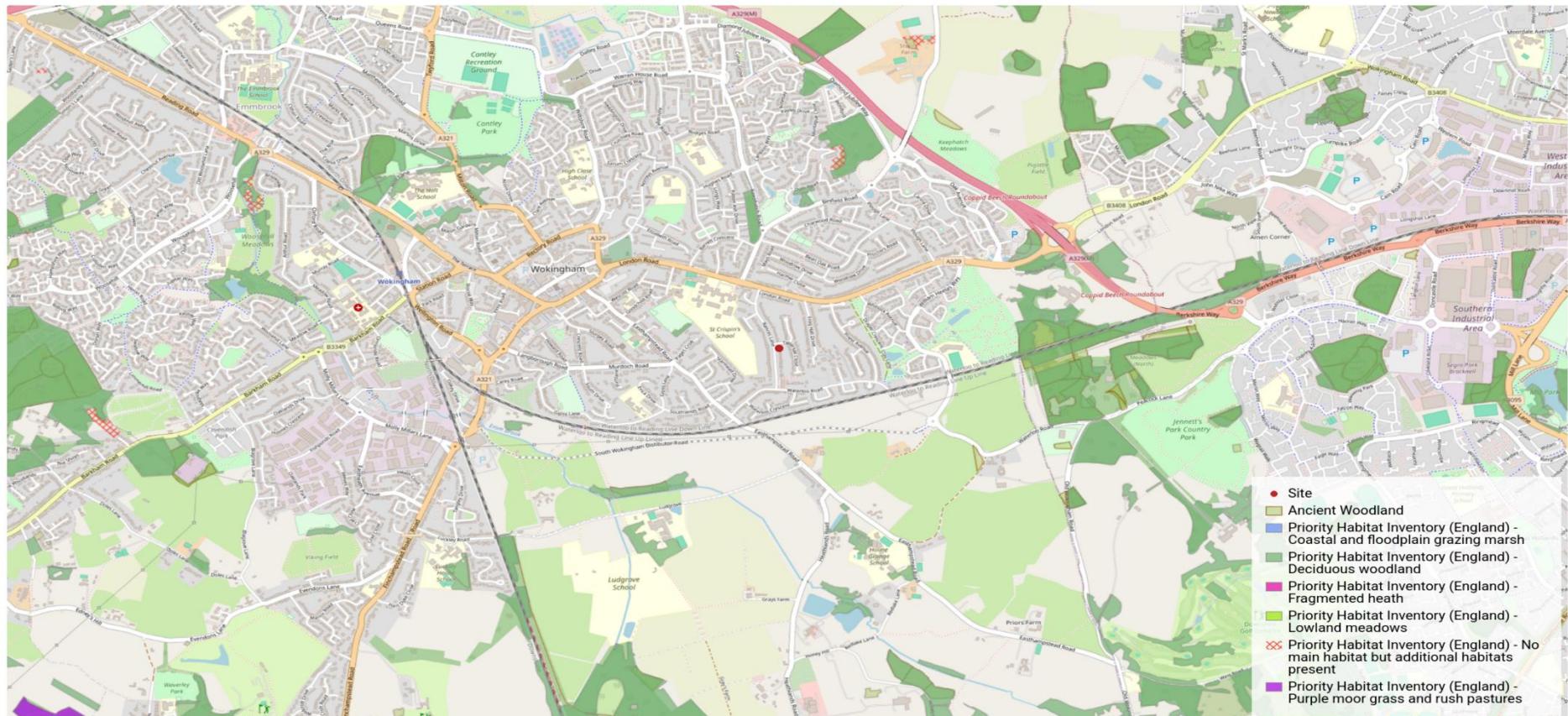


**Map 2:** Designated sites (LandApp 2026)





## Priority Habitats



Produced on Land App, Jan 23, 2026.  
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500 m  
Scale 1:25353 (at A4)  
N

**Map 3: Priority Habitats (LandApp 2026)**



Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	<p>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>i.e.</i> unlikely to be suitable for maternity or hibernation).</p>	<p>Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat.</p> <p>Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland) or a patch of scrub.</p>
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure 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 habitat.	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.</p> <p>The site is close to and connected to known roosts.</p>

**Table 1:** Bat roost suitability (Adapted from Collins 2016)

## 2. Field survey

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External inspection: (see pictures in appendix)

- 2.1 An external inspection of '43 Rances Lane' was undertaken on the 21st January 2026 by experienced ecologist and bat surveyor Robert West (NE license number 2025-84565-CL18-BAT). This inspection was undertaken to identify any potential ingress/egress points within the roof and the body of the structure and any other potential for bat activity.
- 2.2 The building is brick-built structure with rear single storey extensions and conservatory.
- 2.3 The roof is covered with small machine-made tiles, there are no loose, lifted or missing tiles that would allow ingress into the building. The ridge is intact with no obvious gaps or holes that would allow ingress into the building.
- 2.4 The tile verges are tight with no missing pugging that would allow ingress into the building
- 2.5 The eaves on the house are constructed from UPVC and fibre board, they are tight with no gaps that would allow ingress by bats or any other animal. The soffit has a grilled vent that runs around the entire house.
- 2.6 The chimney is in good order with no missing pointing, and the lead flashing is intact with no obvious gaps or holes that would allow ingress.
- 2.7 The existing single storey rear extension is brick built and has the same tiles as the main roof these are tight with no obvious gaps or holes that would allow ingress into the building.
- 2.8 The conservatory is UPVC with glass windows and roof material, this feature has no obvious areas where bats could roost.
- 2.9 All the windows and doors frames are tight fitting with no obvious holes or gaps that would allow ingress into the fabric of the building.

## Internal inspection (see pictures in appendix)

- 2.10 The building has a single roof void that covers the whole of the building, the single storey rear extension has no roof void as the area below is vaulted.
- 2.11 The roof void has good access and was boarded throughout.
- 2.12 The floor of the roof void has insulation which goes into the eaves, the roof has also been partially insulated between the rafters.
- 2.13 The roof tiles are backed with a bitumen F1 type of felt, what can be seen of it it is in good order with no gaps or holes that may allow ingress into the building.
- 2.14 The roof void was clean with a few cobwebs; there were no physical signs of bats with the roof. There were also no signs of wasps, birds and rodents within the roof.



### 3. Survey conclusion

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- 3.1 The preliminary survey carried out on 21st January 2026 by Vesper Conservation & Ecology Limited showed that '43 Rances Lane' has **negligible potential** as a bat roost at this time.
- 3.2 There are records of bats in the area there has been one (1) granted bat mitigation licences within 1km of the site. This was for Common Pipistrelles and Brown Long eared bats.
- 3.3 There are no designated sites within 1km of the site, these site will not be affected by the proposed works.
- 3.4 The proposed works will not affect any of the priority habitats within the local area, there are no priority habitats on site that would be affected by the proposed works.
- 3.5 In the highly unlikely event that bats are discovered during the proposed works then all works must stop, and a suitable qualified ecologist should be contacted for further advice.
- 3.6 No parts of the garden and or bushes and trees will be lost during the proposed works.
- 3.7 The nature of the site, there are no water features on site and the habitats on site are unsuitable for Amphibians and reptiles as such no further surveys for these species would be necessary.
- 3.8 It is recommended that there are **no further surveys** required at this time, this, however, can change if the work is not undertaken in a timely manner and or if the building condition changes.
- 3.9 A lighting plan should be incorporated into the application to take advice from the BCT guidance Note 8/23 which can be found at  
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>
- 3.10 The lighting plan should show areas of light spill and should reduce/minimise any lighting of habitat or roosting features including the mature tree just off site.
- 3.11 The addition of **1 x Verona Build-In Woodstone Bat Box** on to the existing rear walls of the building. These will enhance the roosting and nesting potential onsite and for the wider countryside.





Award Design  
43 Rances Lane  
Wokingham  
RG40 2LG

ADS079 Proposed first floor rear extension.  
Planning Application



Verona Build-In Woodstone  
Bat Box

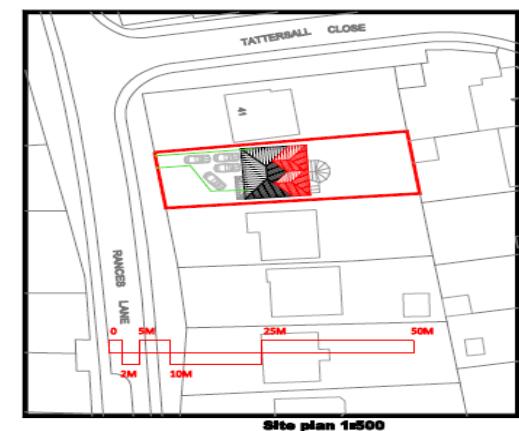
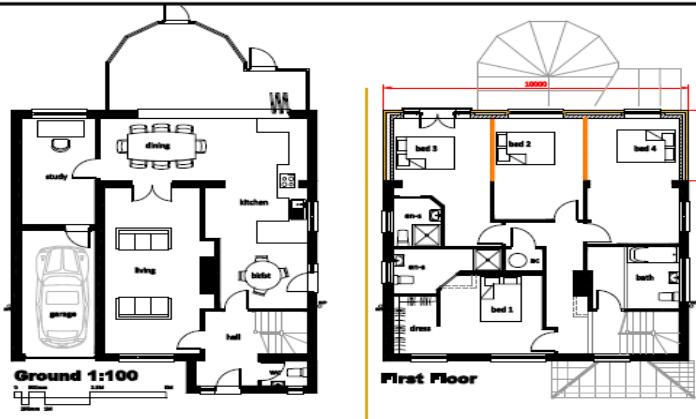


Figure 1: Biodiversity enhancements



## Appendices

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### Bats and the law

Natural England offers further detailed advice which can be applied to planning applications that affect protected species.

### Bats

There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019 (as amended).

It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, deliberately or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts); or
- Possess, sell or transport a bat, or anything derived from it.

For more information please read:

Natural England. 2016. Standing Advice for Protected Species. Available from: <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

### Birds

48 species of bird on the UK BAP exist in England. These species, plus the Hen Harrier, are also listed as Species of Principal Importance in England under S41 of the NERC Act 2006. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Schedule 1 of the Wildlife and Countryside Act 1981 affords extra protection for a number of species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependant young, constitutes an offence.



## Reptiles

All four of the widespread British species of reptile, including the Common Lizard *Lacerta vivipara*, Slow-Worm *Anguis fragilis*, Grass Snake *Natrix natrix* and Adder *Vipera berus*, are also UK BAP priority species and Species of Conservation Concern in England. They are protected under Schedule 5 (Sections 9.1, 9.5a, 9.5b) of the Wildlife & Countryside Act 1981 (as amended) from intentional killing, injury and trade. The habitat of the four widespread reptiles is not legally protected; however the replacement of habitat lost through development may be required through the planning system. Mitigation for these species is not subject to licensing by Natural England but should nonetheless be planned to minimise disturbance.





**Picture 1:** The rear elevation showing the single storey extensions and the conservatory



**Picture 2:** Showing the front elevation



**Picture 3:** Showing the roof



**Picture 4:** Showing soffit on the single storey extension



**Picture 5:** Showing the soffit on the main house



**Picture 6:** Showing the internal structure of the roof void



**Picture 7:** Showing the internal structure of the roof with the insulation between the rafters.

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Survey and report by Robert West Ba (Hons), PGDip, MCIEEM

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