

Preliminary Roost Assessment

Survey site:

Stablehouse Barn, White Hill, Remenham, Henley-on-Thames RG9 3HN

Client:

Ann Burley

Survey date:

06/07/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as the addition of solar panels on a section of the southern elevation.

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 January 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 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.

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 06/07/2026 by Beth Ellison-Perrett BSc (Hons), MSc, MRSB, 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
26.2	43.0	86	3.2	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 78002 82520 and has an area of approximately 0.86ha. The site consists of one dwelling, a detached garage, scattered trees, vegetated garden with introduced shrubs and hard standing. The site is enclosed by a brick wall to the south and post and rail fencing on the other boundaries.

The site is located at Remenham Hill, Remenham, just outside Henley-on-Thames, within a sparsely developed landscape of large detached properties, woodland, farmland and open countryside. The wider landscape consists of the town of Henley-on-Thames and the River Thames to the west and arable land interspersed with pockets of woodland to the north, east and south. A review of historic maps indicates the landscape has remained largely unchanged since the late 1800s. Medium, loamy but locally light, silt-rich, or sometimes heavy clay-rich soil and subsoil. Alkaline (pH: 7.5 - 8.5).

Priority Habitats

The site contains wood pasture and parkland. There are a further seven within 2km of the site. These comprise deciduous woodland, traditional orchard, ancient & semi-natural woodland, lowland calcareous grassland, ancient replanted woodland, coastal and floodplain grazing marsh and lowland fens.

The site is well connected to nearby habitats via field margins, open arable land, hedgerows and tree lines. Habitat classification identifies the site as wood pasture and parkland due to the presence of scattered trees within a managed grassland setting; however, the habitat is of a residential garden character rather than a traditional or extensive area of wood pasture and parkland.

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
Temple Island Meadows Site of Special Scientific Interest (SSSI)	1935m NW

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
Chilterns Beechwoods Special Area of Conservation (SAC)	5040m NE

SSSI Risk Zone

The site does fall within two impact risk zones for Temple Island Meadows 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. However, due to the proximity of the site to wood pasture and parkland, and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

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 11 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 <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
2020-48008-EPS-MIT	Common pipistrelle	440m E	Damage of a resting place
EPSM2012-5002	Common pipistrelle, soprano pipistrelle and brown long eared bat	520m E	Destruction of a resting place

EPSM2012-4294	Common pipistrelle, soprano pipistrelle and brown long eared bat	520m E	Destruction of a resting place
EPSM2011-2915	Common pipistrelle, soprano pipistrelle, brown long eared bat and whiskered	960m S	Destruction of a resting place
EPSM2011-2958	Common pipistrelle	970m S	Destruction of a resting place
EPSM2009-717	Soprano pipistrelle, Natterers and brown long eared bat	1090m S	Destruction of a resting place
2017-27806-EPS-MIT	Soprano pipistrelle and brown long eared bat	1100m SW	Destruction of a resting place
2018-34200-EPS-MIT	Soprano pipistrelle	1545m W	Destruction of a resting place
EPSM2012-4843	Soprano pipistrelle	1780m S	Destruction of a breeding place
2015-10500-EPS-MIT	Common pipistrelle	1890m S	Destruction of a resting place
EPSM2011-3463	Common pipistrelle, soprano pipistrelle and brown long eared bat	1910m NW	Destruction of a resting place

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

Foraging and commuting habitat

Habitats recorded on site are assessed to have value for commuting or foraging bats in the form of scattered trees. Offsite within 2km these include deciduous woodland, traditional orchard, ancient & semi-natural woodland and ancient replanted woodland. 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

The building is a residential dwelling with a cross-pitched, hipped, and gabled roof clad in clay tiles, alongside sections of wooden weatherboarding and flat bitumen felt roof sections. Key suitable roosting features were identified under raised wooden weatherboarding on the eastern and southern gables, gaps between soffits and the wall on the western elevation, and between the wall and barge board on the eastern elevation, all of which could accommodate crevice-dwelling bats. While the roof tiles are in relatively poor condition offering potential roosting space, the internal loft space, lined with bitumen felt and mineral wool insulation, showed no direct evidence of bat activity. No bat evidence was found, though recent rainfall may have washed away external signs. The building has moderate habitat value.



B1- northern and eastern elevations



B1- northern and western elevations



B1- southern elevation

Table 6a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick and timber	Condition/description The brickwork around the building appears in good condition with no gaps or cracks within which crevice-dwelling bats could roost. Sections of the building (all elevations) are clad in wooden weatherboarding which is in relatively good condition, with the exception of two raised sections on the eastern gable and southern gable end. Suitability/access/evidence of bats Raised external boards provide ideal roosting habitat for crevice dwelling bats. No evidence found but recent and current rain would wash this away externally.	 <i>B1 walls</i>  <i>Raised wooden cladding on eastern gable</i>

			 <i>Raised wooden cladding on southern gable</i>
Roof	Clay tiles	Condition/description B1 has a cross-pitched, hipped and gabled roof clad in clay roof tiles. The roof tiles are in relatively poor condition with many raised under which bats could roost. There are flat roof sections located on the southern elevation of the building. The flat roofs are bitumen felt lined and are in very good condition with no gaps in which bats could roost. Suitability/access/evidence of bats Space under tiles could accommodate crevice dwelling bats. No evidence found but recent and current rain would wash this away externally	 <i>B1 roof on northern elevation</i>  <i>B1 roof on southern elevation</i>

Eaves	Overhanging	Condition/description The eaves on the northern elevation were overhanging, however, they were covered with a thin wire mesh, which prevented access internally. Suitability/access/evidence of bats No suitable roosting features were recorded.	 <i>B1 eaves</i>
Barge boards	Timber	Condition/description The southern, eastern and western elevations of B1 had timber soffits and barge boards. The soffits on the southern elevation were well sealed. However, there were gaps between the soffits and wall on the western elevation. Additionally, there was a gap between the wall and barge board on the eastern elevation. Suitability/access/evidence of bats Gaps behind the soffits on the western	 <i>Gap between wall and barge board on the eastern elevation</i>

		elevation and barge boards on the eastern elevation provide potential crevice roosting opportunities for bats. No evidence found but recent and current rain would wash this away externally. Could support individual or small numbers of crevice dwelling bats.	 <i>Gap between wall and soffit on the western elevation</i>
Windows	uPVC	Condition/description The windows and doors are in good condition with no defects. Suitability/access/evidence of bats No suitable roosting features were recorded.	 <i>B1 window / doors frames and lintels</i>

Internal void 1	Bitumen felt lining. Timber rafters	Condition/description There is one loft space within the centre of B1. The remaining roof was vaulted. The roof structure is built from timber beams including the ridge beam. 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. Daylight enters the loft space through the open, but sealed with wire mesh eaves on the northern elevation. Suitability/access/evidence of bats No evidence of protected species was recorded.	 <i>B1 internal void 1</i>  <i>Remaining roof voids were vaulted</i>
-----------------	--	--	---

3.2 Foreseen Impacts

Roosting habitat [Buildings]

The proposed development includes the addition of solar panels on a section of the southern elevation. The addition of these solar panels will block access to the raised tiles on this section of roof. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.

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 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).

Four survey positions 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).

If any bat roosts are confirmed from this survey schedule, a third bat survey will be required and a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

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. 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

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

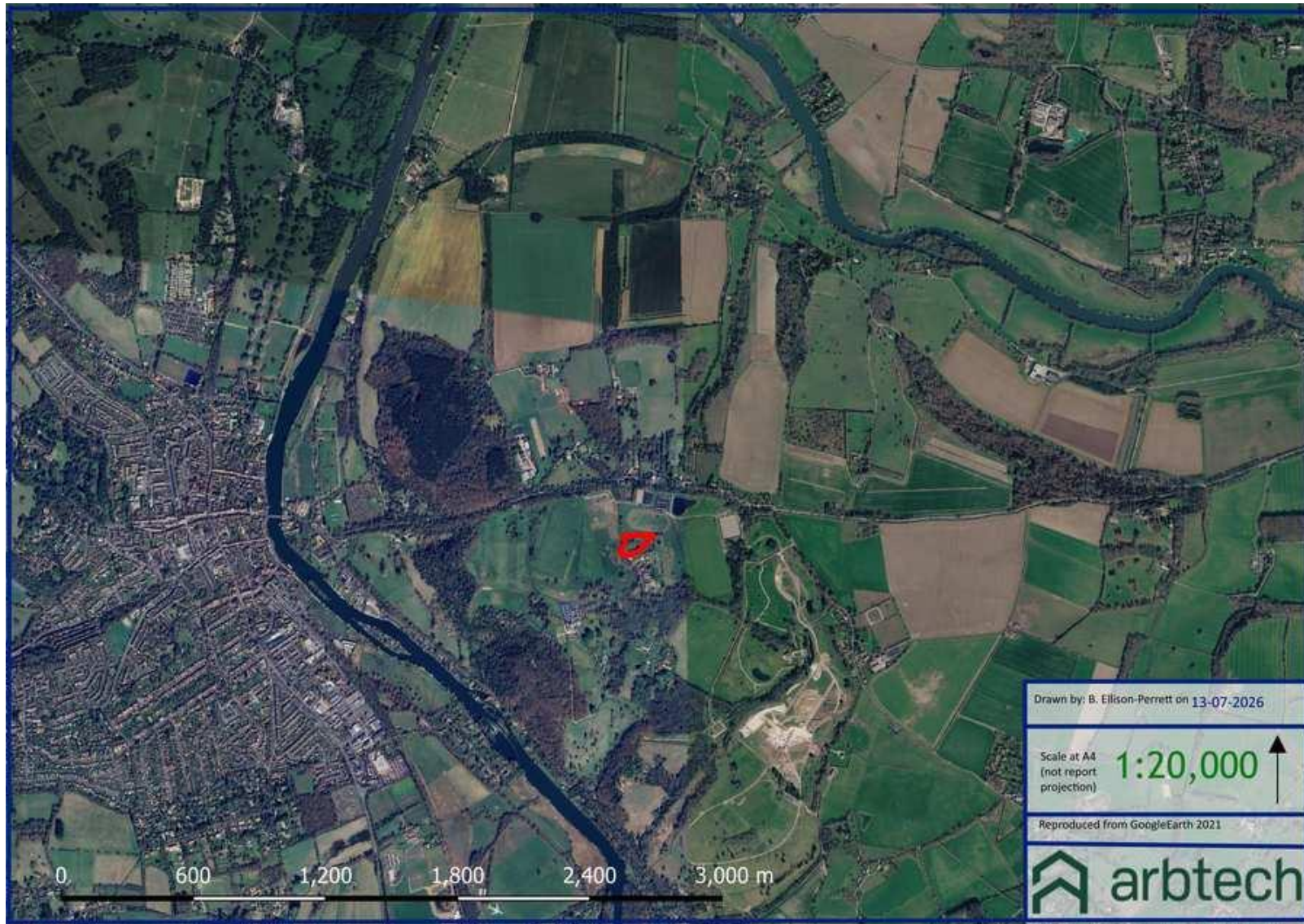
The installation of a minimum of one bird box on mature trees around the site boundaries will provide additional nesting habitat for birds e.g. Woodstone Nest Box or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

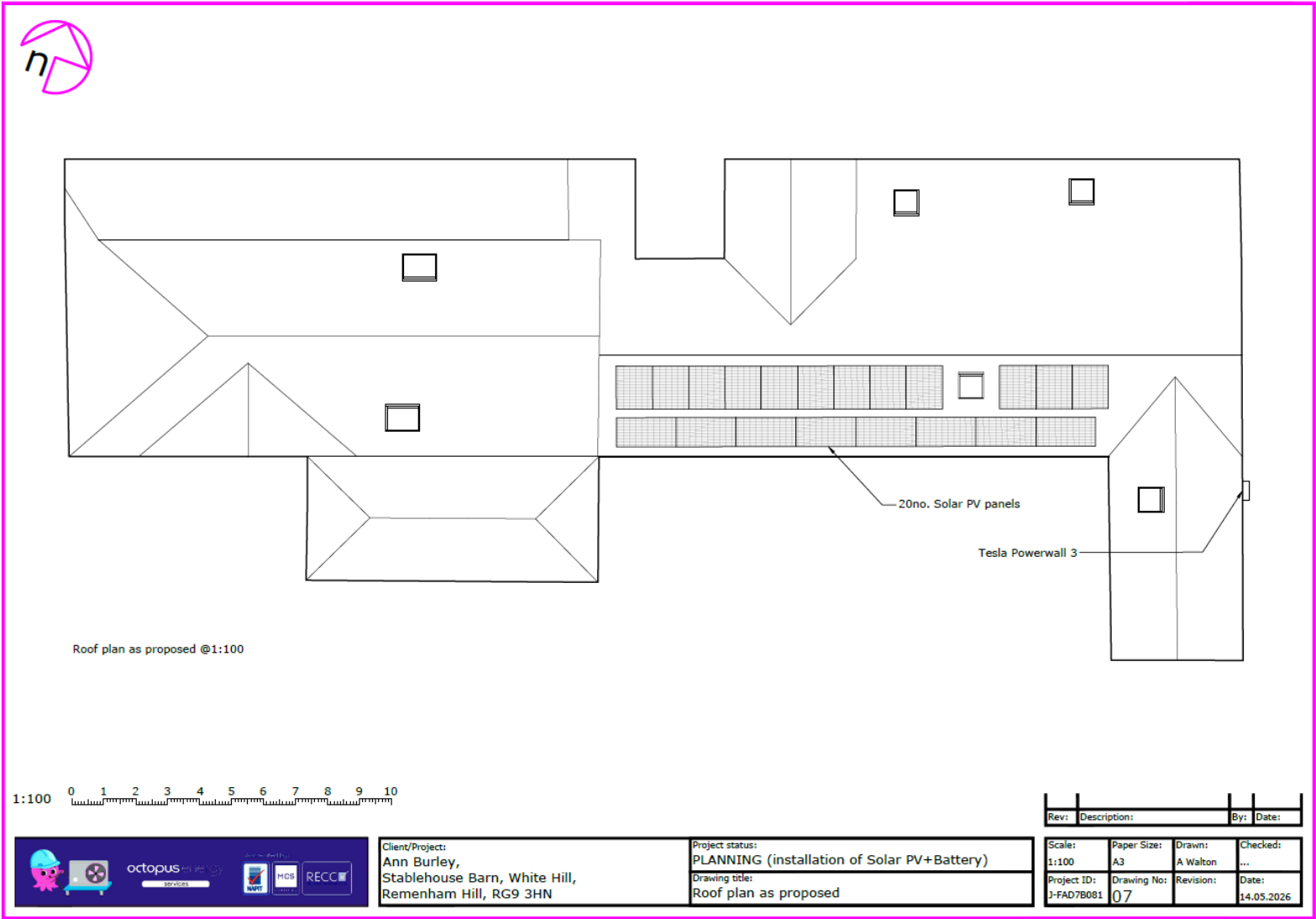
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



LIMITATION AND COPYRIGHT

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	10/07/26
Final	1.0	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	13/07/26