

Date: 11/08/2025

Report and version number: 6358-A Report V1.1

David Jones and Jade Spence

davidchristopherjones@outlook.com

jade.tong@outlook.com

Dear David and Jade,

Re: Bat Preliminary Roost Assessment for Householder Application

Site address: 248 Kidmore Road, Reading, RG4 7NE

Summary

Aim of the report	Identify bat roosting suitability of the building. Assess the impact of the proposals on bats. Recommend next steps to inform the planning application.
Project description	The proposed development is to build a two-story side extension to a semi-detached house and replace a rear bay window.
Planning consent type	Householder planning consent
Local planning authority	Reading Borough Council
Survey information	The survey was undertaken by competent ecologists on 30/07/2025. No residual limitations were recorded during the assessment and as such all data can be relied upon for the EcIA.
Summary results	The building was assessed as being of moderate summer roosting suitability and low winter roosting suitability. Potential roosting features included: • Lifted lead flashing • Hanging tiles • Slipped roof tiles • Gap in soffit box • Hole in brickwork • Accessible internal loft void No signs of bat activity were recorded during the PRA.
Recommendations	Bats: The recommended bat surveys would need to be undertaken to finalise the ecological impact assessment of the development on bats and to support any planning application submission. B1 was found to have moderate suitability for summer roosting bats, hence the following further surveys are required to determine presence or likely absence of bats: • Presence/likely absence survey for a moderate suitability building between May to September; at least two survey visits The building was found to have low suitability for hibernation roosting, hence:

	The works should be timed to avoid the hibernation period (i.e. to avoid October – March inclusive). Where this is not possible, a hibernation survey is required to take place during the hibernation season (November – February). Breeding birds: The works should avoid the breeding bird season (typically March to August inclusive). Should any works occur during the breeding bird season a breeding bird check will need to be undertaken and to comply with legislation, and any impacts on breeding birds avoided.
Enhancement opportunities	At this stage, and with the information available, the following biodiversity enhancement features are recommended to enhance the site for protected species: - One integrated swift nest brick on the extended portion of the building - One integrated bat brick on the extended portion of the building. However, this will be reviewed after completion of the recommended further bat survey work to ensure the proposed measures meet the no net loss to biodiversity requirement under the National Planning Policy Framework.

Methods and results are presented in Appendix 1. The legislative protection afforded to bats are presented in Appendix 2.

Kind regards,

Author: Leah Lenthall BSc (Hons) - Seasonal Ecologist

Approver: Louise Ryan BSc MBiolSci ACIEEM - Principal Ecologist

Report validity (CIEEM, 2019)

In most cases, this report will be valid for 12 months.

Where habitat management has not been altered and new features have not formed, it is possible the report remains valid for between 12 and 18 months, however it is advised an updated site visit is undertaken to confirm this.

Where more than 18 months have elapsed an ecologist should review the information to confirm whether the information in this report can be relied upon.

Reports more than three years old are unlikely to remain valid.

Appendix 1: Desk study methods and results

Methods

1.1.1 The desk study comprised:

- A review of waterbodies and watercourses within 250 m of the survey area using aerial imagery and publicly available information.
- DEFRA mapping (DEFRA, 2025) specifically looking at:
 - Statutory designated sites within 2 km of the survey area
 - Parcels of Habitats of Principal Importance and Ecological Consideration within 2 km of the survey area
 - Protected species licences (bats specific) that have been issued within 2 km of the survey area

Limitations

1.1.2 No residual limitations were recorded during the assessment and as such all data can be relied upon for the desk study.

Results

Designated sites

1.1.3 One statutory designated site was recorded within 2 km of the survey area. This includes:

- Clayfield Copse Local Nature Reserve, 1880 m to the north-east

1.1.4 In addition, although outside the 2 km search radius from the survey area, the development falls within the Impact Risk Zone (IRZ) of the following designated sites:

- Harspden Woods Site of Special Scientific Interest (SSSI)
- Sulham and Tidmarsh Wood and Meadows SSSI
- Bear, Oveys and Great Bottom Woods SSSI

1.1.5 The list of operations listed by Natural England that have potential to impact on the special features of the above SSSI's does not include household developments, and therefore this project does not require any consultation with Natural England. In addition, the development proposals are unlikely to impact the statutory sites, including the SSSI and LNR, because of the distance of each site from the development, the presence of physical barriers between the protected sites and the proposed development, including main roads and residential areas and overall, the relatively small size of proposals

Habitats of Ecological Consideration

- Lowland calcareous grassland was recorded within 2 km of the survey area, with the closest parcel being recorded 630 m north of the survey area.
- Deciduous woodland was recorded within 2 km of the survey area, with the closest parcel being recorded 145 m east of the survey area.
- Ancient woodland was recorded within 2 km of the survey area, with the closest parcel being recorded 1000 m northeast of the survey area.
- Traditional orchard was recorded within 2 km of the survey area, with the closest parcel being recorded 880 m southwest of the survey area.

- Wood pasture and parkland was recorded within 2 km of the survey area, with the closest parcel being recorded 1670 m from the survey area.
- Although not an HPI, good quality semi-improved grassland was recorded within 2 km of the survey area, with the closest parcel being recorded 310 m east of the survey area.

1.1.6 The development proposals are unlikely to impact the HPIs within 2km of survey area. This is because the size of the proposals is relatively small and limited to the boundary of the survey area and mainly hardstanding habitats/the building, there are physical barriers between the sites of principle importance and the proposed development, including main roads and residential areas.

Waterbodies

1.1.7 There are no waterbodies or watercourses within 250 m of the survey area. The closest is located 890 m from the survey area.

Protected species licences

1.1.8 The table below show the protected species licences within 2 km of the survey area and for which suitable habitat occurs in the survey area.

Table 1: Protected species licences within 2 km of the survey area

Species group	Species	Distance and direction	Description of licence	Date of licence	Licence number
Bat	Common pipistrelle and brown long-eared	1575 m north	Allows for damage to a resting place	09/05/2017 – 09/05/2022	2017-28760-EPS-MIT
	Common pipistrelle, soprano pipistrelle and brown long-eared	1475 m north	Allows for destruction of a resting place	18/04/2012 – 31/10/2014	EPSM2012-4292
	Common pipistrelle	770 m northeast	Allows for destruction of a resting place	27/06/2018 – 30/11/2018	2018-35917-EPS-MIT
	Brown long-eared	1220 m northeast	Allows for destruction of a resting place	26/07/2013 – 31/12/2013	EPSM2013-6025
	Brown long-eared, Daubenton's and Natterer's	1900 m northeast	Unknown	05/10/2012 – 30/01/2014	EPSM2012-4078
	Common pipistrelle	1900 m southeast	Unknown	10/07/2011 – 31/08/2012	EPSM2011-3175
	Soprano pipistrelle	1720 m southeast	Unknown	01/10/2014 – 30/10/2014	2014-1343-EPS-BDX



Species group	Species	Distance and direction	Description of licence	Date of licence	Licence number
	Common pipistrelle, brown long-eared	1320 m south	Allows for destruction of a resting place	03/01/2017 – 03/01/2017	2016-27061-EPS-MIT
	Common pipistrelle, soprano pipistrelle	1060 m south	Allows for destruction of a resting place	12/09/2014 – 01/10/2015	2014-2980-EPS-MIT
	Soprano pipistrelle	1160 m southwest	Allows for affects to a breeding site and destruction to a breeding site	01/09/2017 – 01/09/2017	2017-29064-EPS-MIT
	Common pipistrelle	1340 m south	Allows for destruction of a resting place	02/09/2015 – 01/09/2016	2015-13539-EPS-MIT
	Common pipistrelle, soprano pipistrelle	1500 m southwest	Allows or destruction of a resting place	16/09/2015 – 15/09/2020	2015-14137-EPS-MIT
	Common pipistrelle	900 m southwest	Allows for damage to a resting place and destruction of a resting place	29/09/2014 – 01/10/2019	2014-3600-EPS-MIT
	Soprano pipistrelle, brown long-eared	800 m west	Allows for destruction of a resting place	25/01/2016 – 31/01/2021	2015-18560-EPS-MIT

Appendix 2: Preliminary Roost Assessment methods and results

Habitat assessment

- 1.1.9 A daytime walkover survey was undertaken to identify the habitats present within the survey area and surrounding areas that could be used by roosting, foraging and commuting bats. During the survey, the presence of habitat types was recorded along with whether bats could use these. Particular attention was paid to the presence of tree lines, hedgerows, scattered trees, woodland, diverse grassland and waterbodies and their connectivity to the wider landscape and other habitats that could be used by bats.
- 1.1.10 The daytime walkover survey *included identifying any trees, buildings, built up structures that will be impacted by the proposed development.*
- 1.1.11 The information was used to determine the habitats and buildings/trees/built structures and underground sites suitability for roosting, foraging and commuting.
- 1.1.12 Survey dates and weather conditions are detailed in Table 1.

Preliminary roost assessment

- 1.1.13 Within the survey area, one building that will be impacted by the development proposed was recorded, the main house (B1). A systematic external search was undertaken of the building to locate potential roosting features and their access points, the location of which was recorded. These can include, but are not limited to:
- Raised, missing and broken roof, hanging or ridge tiles
 - Gaps in soffits/fascias
 - Gaps between wooden cladding boards
 - Missing mortar and cracks in brickwork
 - Gable apex
 - Raised lead flashing.
- 1.1.14 Signs of bat activity were searched for and their location recorded, where identified.
- 1.1.15 Where safe access was provided, an internal inspection was undertaken of B1, including one loft space, to systematically search for potential roosting features and their access points. Suitable roosting features include, but are not limited to:
- Cracks and crevices in timbers, between mortise and tenon joints
 - Along the ridge beam
 - Internal gaps in brick/blockwork
 - Cavity walls
 - Wall tops
 - Behind purlins
- 1.1.16 Signs of bat activity were searched for and their location recorded, where identified.
- 1.1.17 Where potential roosting features were identified internally and externally, their location and type were recorded, mapped and photographed and where possible, the following information was collected:
- Type
 - Size
 - Perching points

- Roosting surfaces
- Aspect
- Orientation
- Temperature
- Humidity
- Lighting

1.1.18 The information collected during the external and internal inspections was used to assign a roosting suitability.

1.1.19 Survey dates and weather conditions are presented in the table below.

Table 2: Bat preliminary roost assessment survey dates and weather conditions

Date of survey	Surveyors	Temp °C	Cloud (%)	Rain	Wind ¹
30/07/2025	Jackie Lake BSc (Hons) – Assistant Ecologist and Leah Lenthall BSc (Hons) - Seasonal Ecologist	18	90	No rain	1 – Light air

Assigning roosting, foraging and/or commuting suitability

1.1.20 The aim of the assessment was to determine suitability of the survey area for bats, and to advise on the appropriate next steps to inform the Ecological Impact Assessment. Habitat suitability was defined in line with the tables below for buildings/built structure/underground sites or trees (Collins ed, 2023).

1.1.21 Suitability is assessed irrespective of whether bats are confirmed as present, as it is based on suitability of potential roosting features for various bat roosts. Where a roost is confirmed, this is recorded as a separately.

Table 3: Habitat suitability roosting in structures, foraging and commuting bats

Suitability	Roosting suitability in buildings/built structure/underground sites ²	Foraging and commuting habitat suitability
None	No habitat features present that could be used by bats at any time of the year.	No suitable habitat present.
Negligible	No obvious features present suitable for use by roosting bats, however a small amount of uncertainty remains.	No obvious habitat, but some uncertainty present
Low	A structure with one or more potential roost sites that could be used by a small number of bats opportunistically for summer and winter roosts. However, features do not provide enough space, shelter, protection or environmental conditions to be used on a regular basis or by larger number of bats (i.e. unlikely to be a maternity or large hibernation roost).	Habitat that could be used by small numbers of bats as flight-paths, such as gappy hedgerow or unvegetated streams, generally not well connected to the landscape. Also, where there is a small, isolated tree or isolated habitat patch that could be used by a small number of foraging bats.

¹ Beaufort scale

² Adapted from (Collins ed, 2023).

Suitability	Roosting suitability in buildings/built structure/underground sites ²	Foraging and commuting habitat suitability
Moderate	A structure or tree that supports one or more potential roost sites that could be used by bats due to their size and conditions, but unlikely to support a roost of high conservation status with respect to roost type and irrespective of species conservation status.	Continuous habitat connected to the wider landscape. Likely to be used regularly for foraging and commuting. E.g. River valleys, streams, hedgerows, lines of trees, woodland edge and larger areas of grassland/scrub
High	A structure or tree which supports 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, condition and / or surrounding habitat. These structures have the potential to support high conservation status roosts (e.g. maternity or classic cool/stable hibernation site)	Continuous, high quality habitat present. Well-connected. Likely to be regularly used by commuting and foraging bats. E.g. broadleaved woodland, tree-lined watercourses, grazed parkland. Close to and connected to known roosts.

Limitations

Habitat assessment

1.1.22 Daytime walkover surveys can be undertaken at any time of year. The survey was undertaken in optimal conditions and the results can be relied upon to inform the impact assessment.

Preliminary roost assessment

1.1.23 Preliminary roost assessments can be undertaken at any time of year.

1.1.24 During the survey, no limitations were recorded.

1.1.25 Where evidence of bats is recorded during a preliminary roost assessment not supported by further presence/likely absence surveys, it is possible to confirm the presence of a roost. However, in these instances, a roost characterisation survey is required to inform the impact assessment and bat mitigation licence.

1.1.26 Where no evidence is recorded, this does not mean bats are absent. If potential roosting features are recorded, further surveys are required to determine presence or likely absence of bats. Recommendations for further survey must be followed to confirm presence or likely absence prior to a planning application being submitted.

Results

Habitat assessment

1.1.27 Habitats recorded in the survey area and their suitability for bats are presented in the table below.

Table 4: Habitats in the survey area suitable for use by bats

Habitat	Suitable Use for Bats
Hedgerows	Foraging/commuting
Vegetated garden	Foraging
Building	Roosting

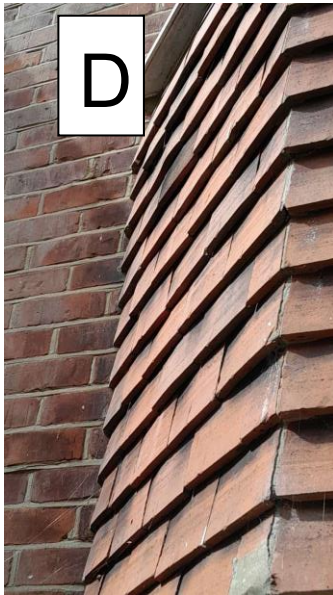
1.1.28 Habitats in the survey area were assessed as being of low for foraging and commuting bats as the habitat on site was deemed suitable to support a small number of bats as flight paths. The site is part of a residential area, but deciduous and ancient woodland in the wider landscape provides suitability for bats.

Preliminary roost assessment

1.1.29 The results of the preliminary roost assessment of B1 are presented below.

Table 5: B1 preliminary roost assessment results

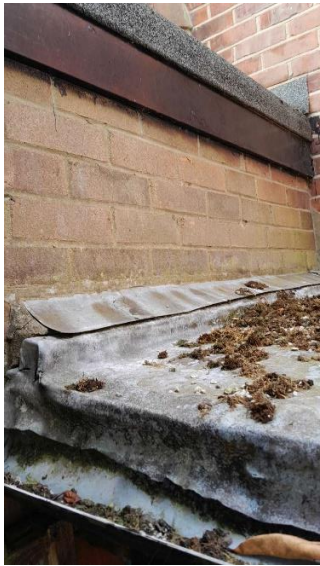
Description	B1 is a semi-detached, two storey house. With a simple pitched roof. The building is built of brick with hanging tiles in areas. The roof is constructed with machine-made, clay roof and ridge tiles. A wooden soffit box was present at the eaves on the northwest elevation of the house. northwest sides. A wooden barge board was present on the southwest elevation. There are also areas of lead flashing around the windows A wall cavity was deemed likely due to the positioning of the bricks. One loft void was present.	
Photographs	Southwest aspect of the house: 	Northeast aspect of the house: 

Potential roosting features				
Feature type	Number of features	Description	Photographs	
1 – Hanging Tiles	2	Several of the hanging tiles on the southwest (A and C) and northeast (B and D) elevations of the building have lifted, providing access into a suitable roosting place for bats, likely crevice dwelling species of bat. The exposure to environmental conditions and the spatial restriction does mean that these crevices are unlikely to be suitable for hibernation roosts.	 	
			 	

2 – Lifted lead flashing	2	The lead flashing on both the southwest (A) aspect and northeast (B) aspect of the house had lifted slightly on the corners of the windows. These features could provide suitable habitat for crevice dwelling bat and could potentially provide access into any wall cavity that may be present, if there are gaps in the brickwork beneath.		
--------------------------	---	--	--	---

3 - Gap in soffit box	1	A hole in the wooden soffit box on the southwest elevation could provide a suitable space for roosting bats and could also provide access into the internal loft space.		
4 – Slipped tiles on roof	7	The northwest edge of the roof featured several slipped tiles. These slipped tiles were slightly lifted, providing suitable crevices for roosting bats between the roof tile and any roofing membrane beneath and/or access into the loft space where there are gaps in the membrane beneath		

5 – Hole in brickwork	1	There is a small hole in the brickwork on the northeast elevation of the house. This may, if present, provide access into a cavity wall suitable for roosting bats. I	
-----------------------	---	--	---

6 - Shed	1	Adjoining the northeast side of the main house (B1) is a small shed. The shed is approximately 2m high x 1m wide x 1m long. The shed is built from brick, with a wooden door and felted roof. The shed featured lifted lead flashing (Photo C), which could support individual bats of a crevice dwelling species. The roofing felt was also raised along the roof edge (Photo B), which may provide internal access space beneath and between the brickwork or access into to the shed, which could be used for singleton roosting bats. The type of features identified are not likely to support a high number of bats during the summer. The shed being adjacent to a house that is in use and therefore experiences a level of central heating in the winter, means that it is likely to experience unstable conditions which are not suitable for a high number of hibernating bats. Therefore, assessed as low suitability for hibernating bats.	A 	B 	C 
----------	---	--	--	--	---



7 – Loft	1	One loft void was present in the building. The loft was approximately 1.5m high at the highest point x 9m long x 3m wide. The roof is lined with plasterboard and there is a wooden frame. The loft had fibre glass insulation on the floor (Photo B). On the roof, it was recorded where boards had fallen in areas and that there was fibre glass insulation present between the boarding and the roof tiles. The roof lining and insulation had fallen onto the floor in areas, leaving the underside	A 	B 
----------	---	--	---	--

	of the tiles exposed and therefore access for bats into the void, where tiles were lifted externally (Photo D). Where the boards were no longer attached to the roof, wooden beams and rafters were left exposed, which could be used by bats for perching or roosting (Photo D). A small gap was present between the boards and the wall in the loft which may allow access to the beams above that could be used for roosting. The loft void appeared to be accessible for bats at multiple points, with daylight visible from the eaves. The presence of bird nesting material also indicates that the loft is accessible by bats and birds (Photo F). As the house is occupied it is likely to experience some level of heating during the winter, resulting in unstable conditions for hibernating bats. Therefore, the loft was assessed as having low winter roosting suitability.	C 	D 
		E 	F 



Structure summer roost suitability	Moderate	Justification	B1 had multiple roost features including the following: • Lifted lead flashing • Hanging tiles • Slipped tiles • Gaps in soffit box • Hole in brickwork • Accessible internal loft void These potential roosting features could be used by multiple bats for summer roosting. However, these features do not provide enough shelter, protection or environmental conditions to be used on a regular basis or by a large number of bats (i.e. unlikely to be a maternity roost). No evidence, such as droppings, were found during the PRA to indicate the space was currently being used by bats. In addition, the building is located in an urban environment and has low suitable bat foraging and commuting habitats.	Further summer presence/likely absence survey required	Yes - at least two presence/likely absence surveys between May to September required to determine the presence of roosting bats.
Structure winter roost suitability	Low	Justification	The house is accessible through multiple features. However, the features do not provide a stable temperature which reduces the suitability for hibernating bats and high conservation status bat roosts.	Further winter presence/likely absence survey required	No – however works should be timed outside of hibernation season (October – March) to avoid potential impacts to hibernating bats.

Appendix 3: Legislation and planning policy

Legislative protection

All bat species are protected under the Conservation of Habitats and Species Regulations 2017 (as amended), as detailed above. Bats are further protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence to:

- Deliberately or recklessly damage or destroy any structure or place which bat(s) use for shelter or protection.
- Disturb bat(s) while occupying a structure or place which it uses for shelter or protection.
- Obstruct access to any structure or place which they use for shelter or protection.

Greater horseshoe, lesser horseshoe, Bechstein's bat and barbastelle bats are Annex II species for which Special Areas of Conservation have been designated.

Furthermore, seven bat species are SPIs, covered under Section 41 of the NERC Act 2006. These include barbastelle, Bechstein's bat, noctule, soprano pipistrelle, brown long-eared bat, lesser horseshoe and greater horseshoe.

National Planning Policy Framework (2024)

Details the Government's planning policies for England and how these should be applied, particularly to contribute to the Government's commitment to halt the decline of biodiversity. When assessing planning applications, LPAs should have regard to conserving and enhancing biodiversity by applying a number of principals, including:

- Avoiding impacts to biodiversity through appropriate site selection.
- Mitigating residual impacts.
- Encouraging the preservation and enhancement of biodiversity.
- Preventing the development of protected sites, such as SSSIs.
- Refusing permission where habitats that cannot be recreated, such as ancient woodland, would be lost.
- Encouraging good design that limits light pollution.

Relevant paragraphs in the are detailed below (Ministry of Housing, Communities and Local Government, 2024).

Paragraph number	Detail
187	Planning policies and decisions should contribute to and enhance the natural and local environment by: (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph number	Detail
	(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate
190	“When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: (a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; (b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and (c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”
193	“When determining planning applications, local planning authorities should apply the following principles: (a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; (b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; (c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons 67 and a suitable compensation strategy exists; and (d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”
194	“The following should be given the same protection as habitats sites: (a) potential Special Protection Areas and possible Special Areas of Conservation; (b) listed or proposed Ramsar sites 68 ; and (c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”
195	“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”