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Preliminary Roost Assessment

Survey site:

43 Church Road, Reading, Berkshire, RG4 7AG

Client:

Honesty Sumner

Survey date:

4th September 2025

Project:

This report is prepared to inform a planning application with the Reading Borough Council. The proposal is described as:
re-roofing the whole dwelling and re-tiling of the hanging tiles

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Senior Ecologist (2023-11066-CL17-BAT and 2024-11998-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
04/09/2025	19	62	20	14	None
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table 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.			
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study		Site description The site is located at National Grid Reference SU 70979 74887 and has an area of approximately 0.0986ha comprising one building with its associated driveway, and surrounding garden. It is surrounded by residential properties with hedgerows and tree lined boundaries and small parcels of woodland. ~115m to the south of the site is the River Thames and to the south and west of the river are areas of grassland with scattered trees. The wider landscape comprises residential and commercial areas within the town of Reading to the south and the suburb of Caversham to the north. Additionally, within the wider landscape are pockets of woodland to the north and large lakes to the south-east. 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. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins 2023). To the author’s knowledge, no previous ecology reports have been produced for this site. Limitations 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.

These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation.

Designated Sites

No statutory designated site with bat qualifying interests were identified within 2km of the site.

Non-statutory designated sites

The presence of non-statutory designated sites within 2km cannot be established without biological records data from Thames Valley Environmental Records Centre.

EPSL data

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 14 EPSL licences within 2km of the site as detailed below:

EPSL reference	Bat species affected	Impacts allowed by licence
2016-27061-EPS-MIT	Brown long-eared bat and common pipistrelle	Destruction of a resting place
2014-1343-EPS-BDX	Soprano pipistrelle	Unknown
EPSM2011-3175	Common pipistrelle	Unknown
2014-2980-EPS-MIT	Common pipistrelle and soprano pipistrelle	Destruction of a resting place
2015-13539-EPS-MIT	Common pipistrelle	Destruction of a resting place
2015-14137-EPS-MIT	Common pipistrelle and soprano pipistrelle	Destruction of a resting place

	2015-18560-EPS-MIT	Brown long-eared bat and soprano pipistrelle	Destruction of a resting place
	2019-44194-EPS-MIT	Common pipistrelle and soprano pipistrelle	Destruction of a resting place
	2020-44895-EPS-MIT 2020-44895-EPS-MIT-1	Brown long-eared bat, common pipistrelle, daubentons and soprano pipistrelle	Destruction of a resting place
	2017-29064-EPS-MIT	Soprano pipistrelle	Destruction of a breeding site
	2018-33476-EPS-MIT	Serotine	Destruction of a resting place
	2018-38007-EPS-MIT	Brown long-eared bat and common pipistrelle	Damage of a resting place
	2018-35917-EPS-MIT	Common pipistrelle	Destruction of a resting place
	2014-3600-EPS-MIT	Common pipistrelle	Damage/ destruction of resting place
	Of these 14 EPSL licences, only three are located within 1km of the site: 1) Destruction of a resting place for Brown long-eared bat and common pipistrelle, located 275m north-west (2016-27061-EPS-MIT) 2) Unknown impacts for soprano pipistrelle, located 400m east (2014-1343-EPS-BDX) 3) Unknown impacts for common pipistrelle, located 900m east (EPSM2011-3175)		
Field survey results			
Summary of Survey Findings	B1 Exterior B1 is a semi-detached two-storey brick-built building with a cross-pitched and gabled roof clad in clay roof tiles. The roof tiles are in relatively poor condition with many raised tiles under which bats could roost. Additionally, there is one missing tile on the south-western elevation of B1. There are flat roof sections located on the north-eastern 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. The doors and windows are wooden framed 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 two chimneys located on the roof of the building. The brickwork on the chimneys is in good		

	condition. There is lead flashing around the bases of the chimney which is flat and without gaps. The four gable ends to the north-east of B1 and the flat roofed section are clad in hanging tiles. The hanging tiles are in poor condition with many raised under which crevice dwelling bats could roost. There are dormer window extensions on the south-western elevation of the building which are well sealed with no gaps that are suitable for roosting bats. B1 Interior There are two loft spaces within B1 which are separated by a vaulted ceiling. Loft space 1 is located to the north of B1 and loft space 2 is located to the south, in the southern-most pitch. The roof structure of both lofts are built from timber beams including the ridge beam. The roof is unlined in both lofts and the backs of the roof tiles can be seen internally. Within loft space 1, the backs of the hanging tiles are clad in bitumen, whereas, within loft space 2, the hanging tiles are unlined. The floor of the loft space is lined with mineral wool insulation. 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 both the loft spaces as the roof tiles are unlined. There was no evidence, including droppings, fur or urine stains or bats themselves, observed within either loft space. Foraging and commuting habitat The site itself has scattered trees and hedgerows within the garden which could be utilised by foraging and commuting bats. The area is extremely built up, however, many of the gardens appear to have treelines and hedgerows which has created a network of suitable foraging and commuting routes. Additionally, the river Thames is located 115m south of the site, which could be used by foraging and commuting bats.
<i>Foreseen Impacts</i>	Roosting habitat B1 has moderate habitat value for roosting bats due to raised and missing roof tiles and raised hanging tiles. There was no evidence of bat activity located internally or externally on the survey building. This indicates a likely absence of void dwelling bats such as brown long eared bats but cannot be used to indicate a likely absence of crevice dwelling bats. This is because bats such as pipistrelles usually roost between tiles and felt and on wall tops, where any external

	evidence would be quickly weathered away, and all internal evidence is trapped within these crevices. The proposed development will only affect the whole roof and hanging tiles to the rear of B1. This could result in destruction of any bat roosts present and could cause disturbance, death or injury to bats. 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.
<i>Recommendations</i>	Roosting habitat Two bat emergence and re-entry surveys are required during the active bat season (May – September) to confirm presence or likely absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive. Surveys should be a minimum of three weeks apart. Four surveyors are required to provide coverage of B1. Surveys are likely to be required before planning permission can be granted. If bat roosts are confirmed in the building one additional survey will be required to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. 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/our-work/buildings-planning-and-development/lighting-2

Nesting Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified within the buildings during the survey. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Suggested biodiversity enhancements The installation of one bird box at the site will provide additional nesting habitat for birds. The bird box will be installed on a retained tree. General purpose bird boxes should be positioned 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Species-specific bird boxes should be installed in line with manufacturers specifications.

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan

Not available at the time of writing this report.

Appendix 4: Photos



Photo 1: the south-eastern and south-western elevations of B1



Photo 2: the south-western and north-western elevations of B1



Photo 3: the north-eastern and north-western elevations of B1



Photo 4: a close-up of the roof on the south-eastern elevation of B1



Photo 5: a close-up of the roof tiles on the south-eastern elevation and hanging tiles on the north-eastern elevation of B1



Photo 6: loft space 1, located to the north of B1



Photo 7: loft space 2, located to the south of B1. It also shows the backs of the southern most hanging tiles on the rear of B1



Photo 8: vaulted ceiling within the middle pitch to the rear of B1

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