



Preliminary Roost Assessment

Survey site:

3 Downshire Square, Reading, RG1 6NJ

Client:

Ben Woodcock

Survey date:

25/03/2026

Project:

This report is prepared to inform a planning application with Reading Borough Council. This proposal can be described as "Single storey extension to rear, loft conversion, studio unit in rear of garden"

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.

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 Tables 1, 3 & 4 of this report.

Key Findings
- B1 and B2 were assessed to be of negligible suitability for bats.

Contents

Introduction and Context.....	3
Introduction.....	3
Methodology	3
Limitations	3
Results, Impacts and Recommendations	4
Site Location and Landscape Context.....	4
Fauna.....	6
Appendix 1: Proposed Development Plan.....	14
Appendix 2: Site Location Plan	15
Appendix 3: PRA Plan	16
Appendix 4: Site Photographs	17
Limitations and Copyright.....	18
Version Control	18

Introduction and Context

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 - 2024.](#)

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution 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.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SU 70428 72828 and has an area of approximately 0.081ha comprising two buildings. The site is located in a suburban setting, immediately surrounded by further housing development. The site is enclosed by garden fencing and hedgerow. The local landscape contains well vegetated, medium sized gardens with plentiful tree cover, which in places coalesce along garden boundaries and encapsulated green infrastructure to form linear features around the landscape. A review of historic maps indicates some areas of landscape has been lost to development since the 1800's. Light sand-rich, and medium sandy-loam soils and subsoils. Mildly Acidic to Neutral (pH: 4.5 - 6.5).
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 4 priority habitats located within 2 km of the site. These comprise deciduous woodland, coastal and floodplain grazing marsh, traditional orchard and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~215 m W of the site. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. <u>Designated Sites</u> There is 1 statutory site within 2 km of the site. This is listed below: <i>Table 1a: Statutory sites within 2km of the site.</i>

Designation	Distance from site
Lousehill Copse Local Nature Reserve	1830m W

The site does fall within the impact risk zone for SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

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.

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.

Recommendations

None required.

Fauna

The site survey was undertaken by Rory Sear BSc (Hons), Graduate Ecologist and Accredited Agent on Natural England Bat Licence – 2018 - 33540-CLS-CLS.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
25/03/2026	8.2	60	40	29.6	Light rain

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations <i>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.</i>																			
Roosting Bats																			
Summary of Survey Findings A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 7 EPSLs were identified, as detailed below: <i>Table 3a: EPSL records within 2km of the site - bats</i> <table> <tr> <th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr> <tr> <td>2017-32379-EPS-MIT</td><td>Common pipistrelle (CP)</td><td>~550m</td><td>Destruction of resting place</td></tr> <tr> <td>EPSM2010-2590</td><td>Soprano pipistrelle (SP)</td><td>~850m</td><td>Destruction of breeding roost</td></tr> <tr> <td>2019-44194-EPS-MIT</td><td>CP, SP</td><td>~1600m</td><td>Destruction of resting place</td></tr> </table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2017-32379-EPS-MIT	Common pipistrelle (CP)	~550m	Destruction of resting place	EPSM2010-2590	Soprano pipistrelle (SP)	~850m	Destruction of breeding roost	2019-44194-EPS-MIT	CP, SP	~1600m	Destruction of resting place
EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence																
2017-32379-EPS-MIT	Common pipistrelle (CP)	~550m	Destruction of resting place																
EPSM2010-2590	Soprano pipistrelle (SP)	~850m	Destruction of breeding roost																
2019-44194-EPS-MIT	CP, SP	~1600m	Destruction of resting place																

CASE_REF2016-22301-EPS-MIT	CP	~1650m	Destruction of resting place
EPSM2013-6155	CP	~1700m	Destruction of resting place
2017-28045-EPS-MIT	Daubenton's (Daub)	~1750m	None
2015-14868-EPS-MIT	Brown long eared (BLE), CP	~2000m	Destruction of resting place

No buildings or trees were present on site with suitable roosting features for bats to utilise.

Buildings

Building B1 Description

B1 is a two-storey, detached, brick-built dwelling. The main roof is hipped and constructed of tiles, recorded in good condition with an intact covering and no apparent gaps. The windows, eaves, walls and chimneys were also observed to be in good condition with no significant signs of wear. Internal voids were recorded within the building. No evidence of bats was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have negligible habitat value for roosting bats due to a lack of suitable features for roosting bats.



B1 - eastern elevation

			 25/03/2026 14:42 B1 - western elevation
Feature	Materials	Condition/Suitability	Photographs
Roof	Tiles	The roof tiles were observed to be in good condition with no lifted or missing tiles.	 25/03/2026 14:42

	Walls	Brick-built	The brickwork was observed to be in good condition with no cracks or missing mortar.		
	Windows	PVC	The windows and doors were observed to be in good condition, fully sealed with no gaps.		

	Eaves	PVC	The eaves were observed to be in good condition with no gaps or damage.		
	Voids	Timber planks	A void was recorded within B1, described as Loft 1. This void was accessible and was internally lined by timber planks. No specific roosting features or bat evidence were noted within this void.	 Loft 1	

				 25/03/2026 14:21 Loft 1	
Building B2 Description					

B2 is a single-storey, detached, timber garden shed. The main roof is gabled and lined with roofing felt, recorded in good condition with an intact covering and no apparent gaps. The windows, eaves and walls were constructed from timber and were also observed to be in good condition with no significant signs of wear. Internal voids were recorded within the building. No evidence of bats was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have negligible habitat value for roosting bats due to a lack of suitable features for roosting bats.



B2

Impacts

No impacts on roosting bats are anticipated.

Recommendations

None required.

Foraging and Commuting Bats

Summary of Survey Findings

Scattered trees could be used by local bat populations for foraging and commuting. In addition, the site is well connected to more suitable habitats in the wider landscape such as deciduous woodland.

Impacts

The proposed development will not result in the loss of any trees. Further, given the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on or within B1, however the trees/hedgerow provide suitable shelter and could be used by common nesting birds. The site is located near an area of woodland to the west, which is likely to host a wide assemblage of bird species, and may, on occasion use the site.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

No trees or hedgerow will be removed during construction. However, construction works could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

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, depending on species present, until the young have fledged.

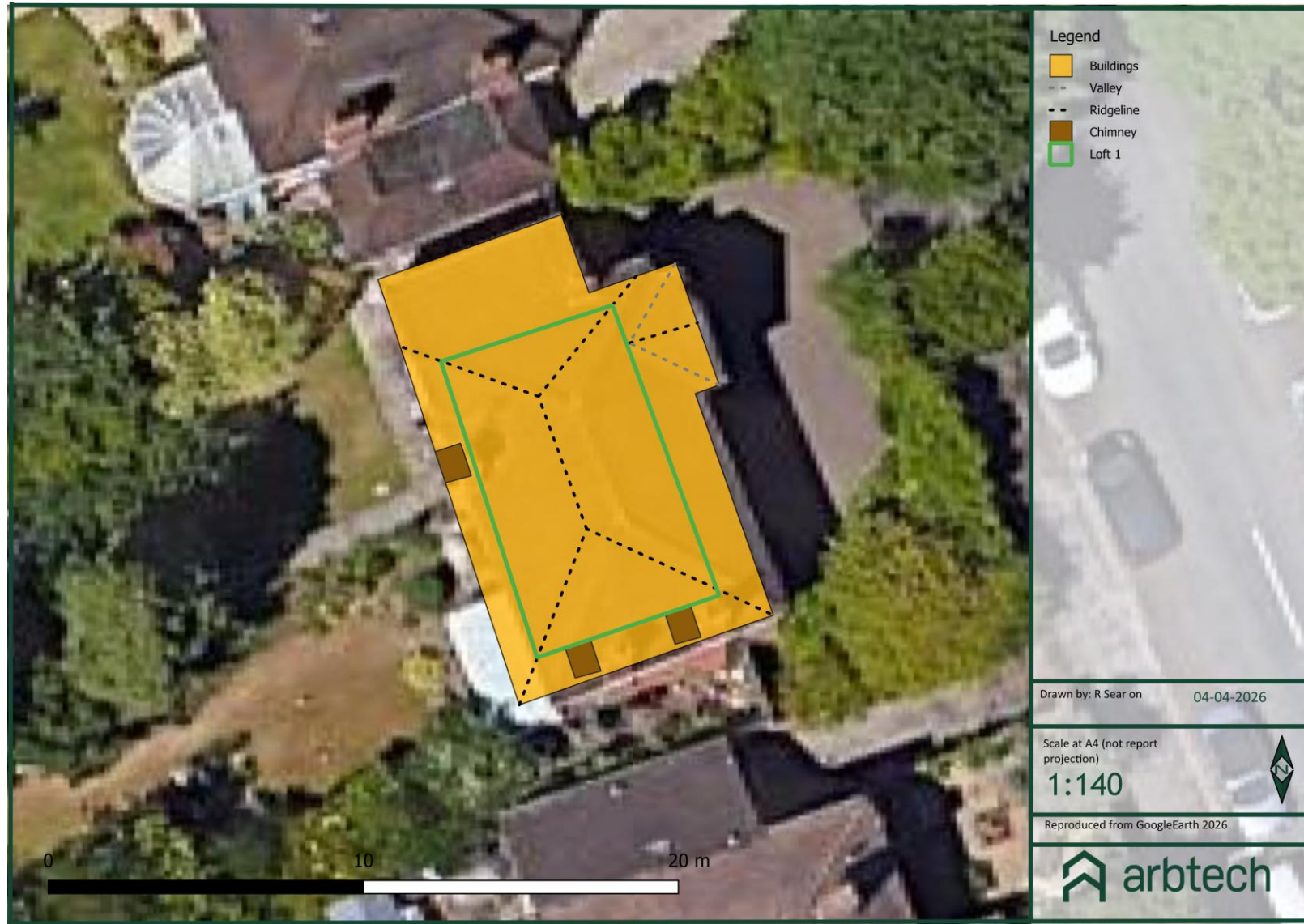
Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: PRA Plan



Appendix 4: Site Photographs



Photo 1: B1 - eastern elevation



Photo 2: B1 - western elevation

Limitations 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	v0.1	Rory Sear BSc (Hons), Graduate Ecologist	04/04/2026
Proof	v0.2	Beth Ellison-Perrett BSc (Hons) MSc MRSB, Senior Ecologist	09/04/2026
Final	v1.0	Rory Sear BSc (Hons), Graduate Ecologist	09/04/2026