



Preliminary Roost Assessment

Survey site:

4 Treforgan, Caversham, Reading, RG4 7XG

Client:

Da Vinci Builders Ltd

Survey date:

27/04/2026

Project:

This report is prepared to inform a planning application with Reading Borough Council. This proposal can be described as a first-floor extension over the existing garage

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

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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 70868 76198 and has an area of approximately 0.05ha comprising one building. It is surrounded by residential dwellings within Caversham, in the borough of Reading in Berkshire. To the north of the site is Bugs Bottom, which is managed as meadow grassland with a small mature woodland. The wider landscape comprises agricultural fields connected with hedgerows to the north, open parkland and golf courses to the west, the river Thames is located 1.4km south and further residential development to the east.					
Priority Habitats and Designated Sites					
Summary of Survey Findings <u>Priority Habitats</u> There are 7 priority habitats located within 2 km of the site, including deciduous woodland, which is adjacent to the site. These comprise deciduous woodland, lowland calcareous grassland, traditional orchard, lowland dry acid grassland, ancient & semi-natural woodland, ancient replanted woodland and wood pasture and parkland. The site is well connected to the deciduous woodland as it runs parallel to the site boundary. <u>Designated Sites</u> There is 1 statutory site within 2 km of the site. There is 1 statutory site within 10 km of the site. These are listed below: <i>Table 1a: Statutory sites within 2km of the site.</i> <table><tr><th>Designation</th><th>Distance from site</th></tr><tr><td>Clayfield Copse Local Nature Reserve</td><td>1580m NE</td></tr></table>		Designation	Distance from site	Clayfield Copse Local Nature Reserve	1580m NE
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Clayfield Copse Local Nature Reserve	1580m NE				

Table 1b: Statutory sites within 10km of the site.

Designation	Distance from site
Hartslock Wood SAC 10km	8885m 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

No recommendations.

Fauna

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist 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: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
27/04/2026	15.9	60	11	8.2	None

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. 16 EPSL 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>2018-35917-EPS-MIT</td><td>Common pipistrelle</td><td>580m north-east</td><td>Destruction of resting place</td></tr> <tr> <td>EPSM2013-6025</td><td>Brown long eared bat</td><td>1010m north-east</td><td>Destruction of resting place</td></tr> <tr> <td>2016-27061-EPS-MIT</td><td>Common pipistrelle and brown long eared bat</td><td>1090m south</td><td>Destruction of resting place</td></tr> </table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2018-35917-EPS-MIT	Common pipistrelle	580m north-east	Destruction of resting place	EPSM2013-6025	Brown long eared bat	1010m north-east	Destruction of resting place	2016-27061-EPS-MIT	Common pipistrelle and brown long eared bat	1090m south	Destruction of resting place
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2015-18560-EPS-MIT	Soprano pipistrelle and brown long eared bat	1145m west	Destruction of resting place
2014-2980-EPS-MIT	Common pipistrelle and soprano pipistrelle	1170m south-west	Destruction of resting place
2014-3600-EPS-MIT	Common pipistrelle	1185m west	Destruction of resting place
2017-29064-EPS-MIT	Soprano pipistrelle	1310m south-west	Destruction of breeding place
2014-1343-EPS-BDX	Soprano pipistrelle	1405m south	Unknown
2015-13539-EPS-MIT	Common pipistrelle	1450m south-west	Destruction of resting place
EPSM2011-3175	Common pipistrelle	1515m south-east	Unknown
EPSM2012-4078	Brown long eared bat, Daubentons, and natterers	1680m north-east	Unknown
2015-14137-EPS-MIT	Common pipistrelle and soprano pipistrelle	1705m south-west	Destruction of resting place
EPSM2012-4292	Common pipistrelle, soprano pipistrelle and brown long eared bat	1755m north	Destruction of resting place
2018-33476-EPS-MIT	Serotine	1880m south-east	Destruction of resting place
2017-28760-EPS-MIT	Common pipistrelle and brown long eared bat	1900m north	Damage of resting place
2017-32046-EPS-MIT	Soprano pipistrelle	2000m north-east	Destruction of resting place

Buildings

Building B1 Description

B1 is a two-storey, detached, brick-built dwelling. The building has a gabled roof constructed of concrete tiles, which are in relatively good condition, with a minor gap on the ridge. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are UPVC soffits and bargeboards around the building which are in good condition. There is one chimney located on the northern elevation of the building. The brickwork on the chimney is in good condition. There is lead flashing around the base of the chimney, which is raised under one section. No bat evidence was found during the survey of this building.

There are no loft spaces within B1 as the loft has been previously converted into habitable accommodation and the roof above the garage is vaulted.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have low habitat value for roosting bats due to a missing section of mortar under a ridge tile and a raised section of lead flashing around the chimney.



Southern and western elevations of B1



Eastern elevation of B1

Feature

Materials

Condition/Suitability

Photographs

	Roof	Tiles	The roof structure is gabled and constructed of concrete tiles. On the southern elevation of the front gable, a section of missing mortar under the ridge was identified, presenting a roosting feature for crevice dwelling bats. However, as the building lacks a main loft space, this feature is unlikely to be utilised by void-dwelling bat species.	 <i>Missing section of mortar under ridge on the southern elevation</i>	
	Voids		There are no loft spaces within B1 as the loft has been previously converted into habitable accommodation and the roof above the garage is vaulted. The roof within the garage is built from modern timber beams and has no ridge beam. The roof is lined with bitumen felt which is in good condition with no gaps or tears.	 <i>Roof space above the garage</i>	

Impacts

The proposed development will not affect any of the features that could be used by roosting bats which were noted on the building during the survey and therefore no impacts to bat roosts are anticipated.

Recommendations

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Foraging and Commuting Bats**Summary of Survey Findings**

The adjacent woodland could be used by local bat populations for foraging and commuting.

Impacts

The proposed development will result in the loss of a single storey extension on the building. 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.

Birds**Summary of Survey Findings**

No evidence of nesting birds was identified on the site. There are no suitable habitats on site which provide habitat for nesting birds.

Impacts

No impacts are anticipated on nesting birds as a result of the proposed development.

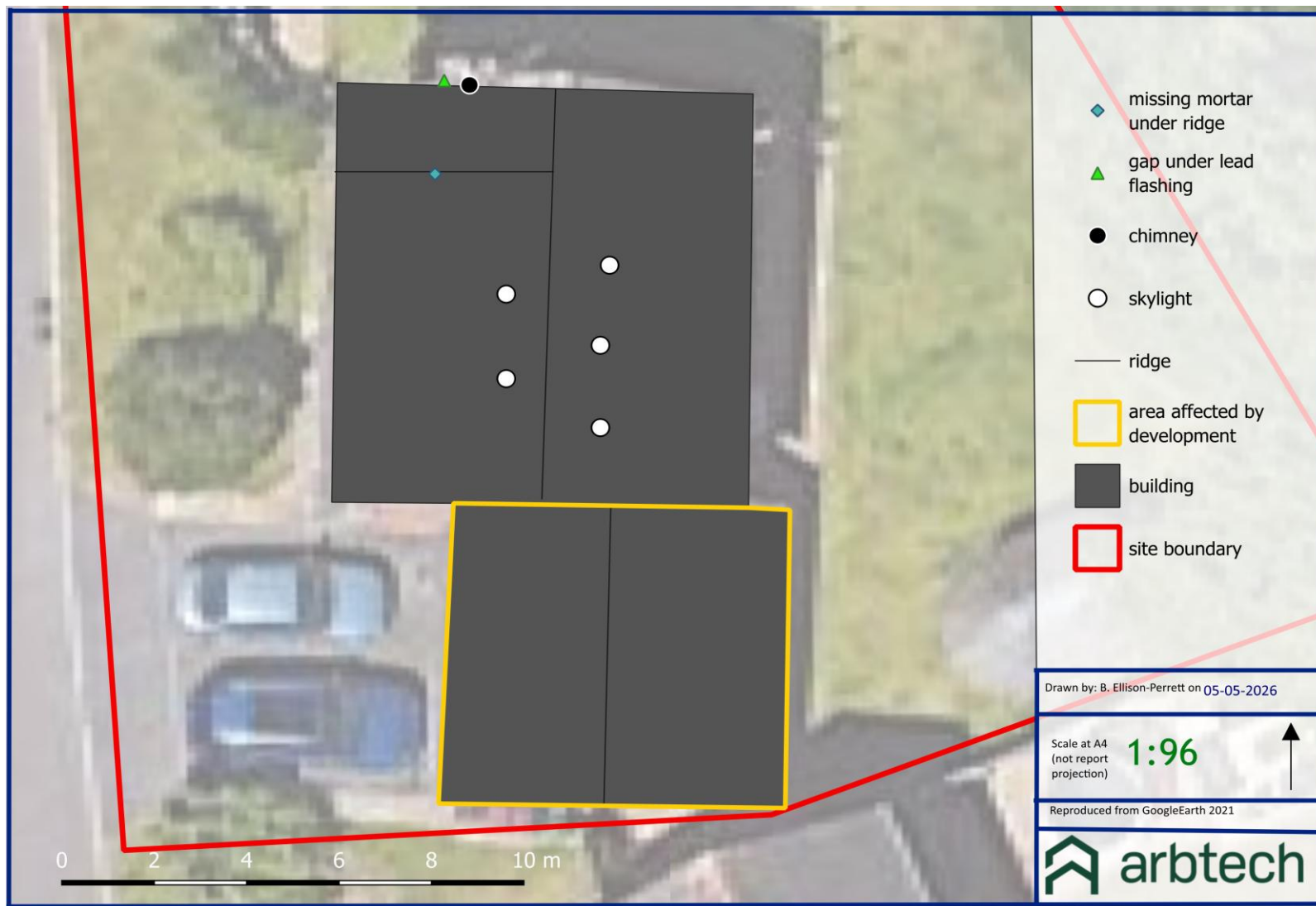
Recommendations

None.

Appendix 1: Site Location Plan



Appendix 2: PRA Plan



Appendix 3: Site Photographs



Photo 1: Southern and western elevations of B1



Photo 2: Eastern elevation of B1

Limitations and Copyright

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Version Control

Status	Issue	Name	Date
Draft	0.1	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	29/04/2026
Final	1.0	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	05/05/2026