

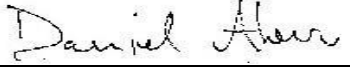
Summerfield, Reading

Preliminary Roost Assessment



19th May 2026

Document control

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Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
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Executive summary			
Purpose of report	- To evaluate the Site for the bat suitability based on the desk study and field survey. - To confirm the presence of bats or signs of bats within the Site boundary. - To assess the Site for bat roost potential, present reasoning for assessment and provide requirements for the Site.		
Context of report	The site was comprised of a two-storey house with a single-storey extension to the rear, there was a patio separating the building from the rear garden. There was also a gravel driveway attached to a paved pathway which separated the front garden from the building. The proposed development and alterations to the site are as follows: First floor extension and pool to the rear garden of the house.		
Methodology	- The Site was assessed in line with the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (fourth edition) (Collins; 2023). - A desk study was carried out, identifying bat EPSL's within 2km of the Site and SAC's within 7.5km of the Site. - Recommendations for general mitigation, enhancement and further surveys were made.		
Ecological constraints	Building reference	Potential	Further surveys
	1	CONFIRMED	Three bat emergence surveys
Discussion	Three bat emergence surveys are required, these should take place between the 1st May and 31st August. This is due to several PRF being found and droppings from a brown long-eared bat. Brown long-eared droppings were found during the site visit and confirmed by Surescreen Scientifics. See appendix 3. Mitigation and habitat enhancement recommendations will be provided based on the results of the bat emergence surveys.		

1. Introduction

1.1. Background

1.1.1. In April 2026, Wessex Ecology Ltd was commissioned by Janardan Sofat to undertake a preliminary roost assessment of Summerfield, located in North Reading.

1.1.2. The purpose of this report was to:

- Assess the buildings within the survey area for bat roosting potential
- Present the reasons for the assessment based on best practice guidelines
- Provide requirements for the Site, including further surveys to ensure the proposed works are carried out in accordance with current legislation.

1.2. Site Description

1.2.1. Summerfield and its grounds, hereafter referred to as 'the Site', measured approximately 0.1ha and was situated on River Road, which ran to the south of the Site (approximate OS grid reference: SU 69697 75382), see Figures 1 & 2 below.

1.2.2. The Site was comprised of a two-storey house with a single-storey extension to the rear, there was a patio separating the building from the rear garden. There was also a gravel driveway attached to a paved pathway which separated the front garden from the building.

1.2.3. At the time of writing, the proposed developments and alterations to the Site were as follows:

- First floor extension and pool to the rear garden of the house.

1.2.4. All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Figure 1. Site location with red line boundary

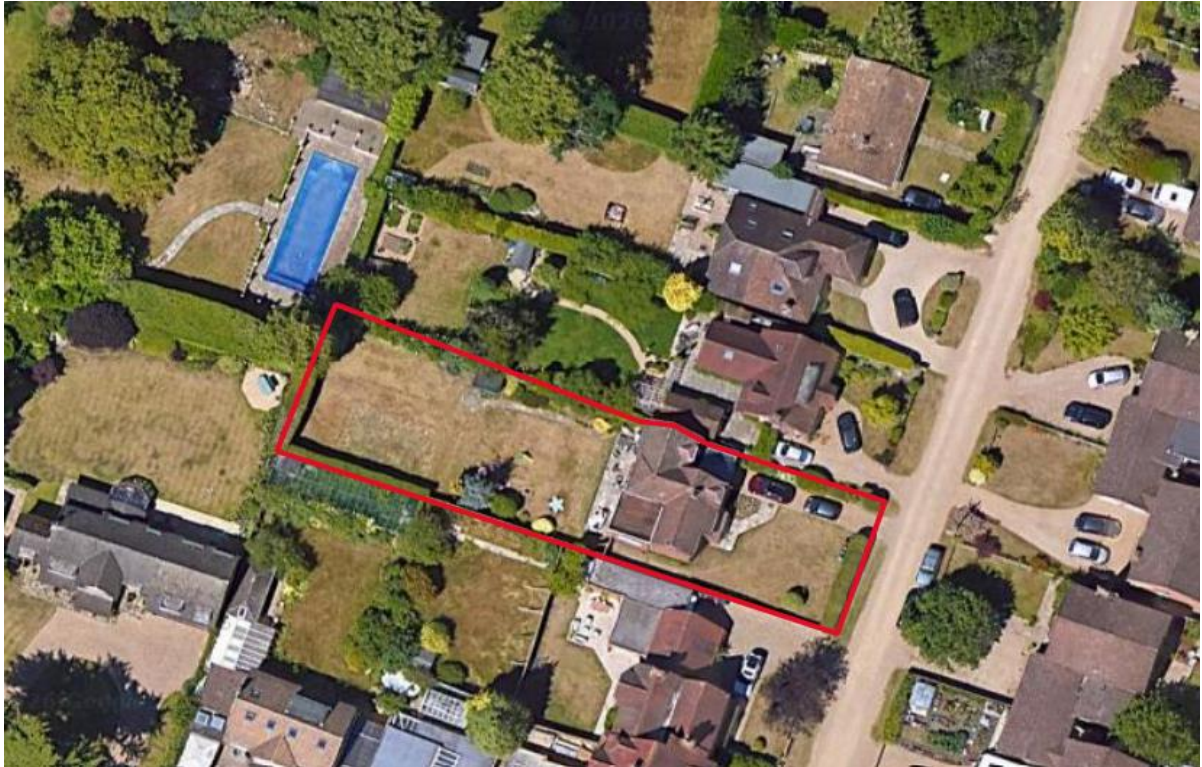


Figure 2. Landscape surrounding site of proposed development



2. Personnel

2.1. Desk study, report writing and field survey

- 2.1.1. Aaron Jones is an ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques. He is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.
- 2.1.2. Maddie Jenkinson is an assistant ecologist who assists on preliminary roost assessments, supports bat emergence surveys and an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

3. Planning and Legislation

3.1. Planning policies

- 3.1.1. This report is prepared with reference to the National Planning Policy Framework 2024.

3.2. Legislation

- 3.2.1. The following legislation informed the survey approach and considerations. Further details regarding specific legislation relevant to this project can be found in Appendix 3.
- European Habitats Directive
 - Natural Environment and Rural Communities Act 2006
 - The Conservation of Habitat and Species Regulations 2017 (as amended)
 - The Wildlife and Countryside Act 1981 (as amended)
 - Wild mammals (protection) Act 1996

4. Methodology

4.1. Desk study

- 4.1.1. The following publicly accessible websites were searched for relevant ecological information:
- <http://planningguidance.planningportal.gov.uk/>
 - <http://jncc.defra.gov.uk/page-1376> - summary of nature conservation legislation
 - www.ukbap.org.uk (archived 2012)
 - www.gridreferencefinder.com and www.google.com for aerial photography

- The Multi Agency Geographic Information for the Countryside-
<https://magic.defra.gov.uk/magicmap.aspx>

4.1.2. The following data was collected from the MAGIC website:

- Records of bat European Protected Species Licences (EPSL's) within 2km of the Site boundary
- Special Areas of Conservation within 7.5km of the Site boundary

4.2. Field survey

4.2.1. An internal and external bat inspection was undertaken on the 29th April 2026 by Aaron Jones and Maddie Jenkinson (Accredited Agents under Natural England licence: 2025-86241-CL18-BAT). The inspection followed methods described in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (fourth edition) (Collins; 2023).

4.3. External inspection

4.3.1. The exterior walls and roof of the building were viewed from ground level and features that provide potential bat access points or roosting places were noted and referred to as potential roost features (PRF). Features that were looked for include but not limited to:

- cracks/holes in mortar;
- gaps between ridge tiles and ridge and roof tiles;
- gaps in soffit boxes;
- gaps under wooden cladding; and
- gaps around the eaves.

4.3.2. Areas where bat droppings may accumulate, such as on the ground, ledges, windowsills and walls, were also inspected.

4.3.3. Any features that may potentially be used by bats were identified and any evidence of bat activity, as listed above, were noted.

4.4. Internal inspection

4.4.1. The internal inspection comprised a thorough search of the roof void within the building for evidence indicative of past or current use by roosting bats. Direct evidence of bat presence may include:

- live bats or bat corpses;
- droppings;
- bat sounds;
- scratch marks;
- urine stains; and

- clean, cob-web free gaps around potential entrance points.

4.4.2. Potential access points and roosting sites were also noted.

4.4.3. In any roof voids, a systematic search for evidence of bat presence was undertaken, concentrating on roof beams, ceiling joists and exposed surfaces. Any evidence was recorded.

4.5. Bat Roost Assessment

4.5.1. The findings of the internal and external surveys inform an assessment of the structure, classifying the bat roost potential it has. The different classifications are set out in Table 1 below.

Table 1: Bat roost assessment classifications

Classification	Description
NONE	No habitat features on site likely to be used by any roosting bats at any time of year (ie a complete absence of crevices/suitable shelter at all ground/underground levels).
NEGLIGIBLE	No habitat features on site likely to be used by any roosting bats; however, a small elements of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
LOW	A structure with one or more potential roost sites which could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter or protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats, (ie unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).
MODERATE	A structure with one or more potential roost sites which could be used by bats due to their size, shelter, protection, conditions and suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation space- space the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
HIGH	A structure with 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, conditions and suitable surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
CONFIRMED	Evidence of bats roosting in the building or structure is recorded, bats, their droppings or feeding remains.

4.6. Equipment

4.6.1. The following equipment was available to use during the survey:

- Close-focusing binoculars
- Torch
- Camera

4.7. Limitations

- 4.7.1. The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.
- 4.7.2. The internal and external inspection survey provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.
- 4.7.3. The details within this report will remain valid for a period of 12 months from the date of issue.
- 4.7.4. There were no limitations for this survey.

5. Results

5.1. Desk study

- 5.1.1. The MAGIC data search confirmed that there were no Special Area of Conservation (SAC) relevant to Annex II bat species recorded within 7.5km of the Site boundary.
- 5.1.2. The MAGIC data search confirmed that there were eight bat European Protected Species Licences (EPSL's) within 2km of the Site boundary. The details of which are in Table 2 below.
- 5.1.3. It is not believed the proposed development will have a significant impact on the status of the known local roosts.

Table 2. Bat EPSL records within 2km of the Site boundary

EPSL Reference	Species named	Distance & direction from the Site
2017-29064-EPS-MIT	common pipistrelle	100m east
2014-3600-EPS-MIT	common pipistrelle	200m north
2015-13539-EPS-MIT	common pipistrelle	220m southeast
2015-14137-EPS-MIT	common pipistrelle, soprano pipistrelle	310m southwest
2014-2980-EPS-MIT	common pipistrelle, soprano pipistrelle	320m east
2015-18560-EPS-MIT	brown long-eared, soprano pipistrelle	330m north
2016-27061-EPS-MIT	brown long-eared, common pipistrelle	1100m east
2014-1343-EPS-BDX	soprano pipistrelle	1800m southeast

5.2. Building inspection

5.2.1. The results of the internal and external bat inspection are presented in Table 3 below.

Table 3. Building inspection results

Building	External description	Internal description
Building 1 – Summerfield	The building was a two-storey detached house with a single storey extension to the rear which had a flat roof.	A single void was accessible within the roof. It was in good condition with one PRF recorded.
	The main roof was pitched, dual aspect clad with slates, there were also incorporated gable ends with soffits and fascia that appeared to be made of uPVC.	The underside of the roof was visible, this was constructed from type 1F felt.
	The balcony of the first storey was constructed of timber and had valley flashing around it.	
	No PRF were found around the balcony, windows or the summerhouse.	
	Several PRF were recorded in the roof structure where pointing was missing at the edge of tiles.	
	The walls were constructed from rendered block and brick. No PRFs were recorded.	
	Small number of brown long-eared droppings were found.	

5.3. Preliminary roost assessment

5.3.1. The bat results of the bat roost assessment with potential, reasons and requirements for each building are set out in Table 4 below.

Table 4. Bat roost assessment

Building	Bat Roost Potential	Reason	Requirements
Building 1 – Summerfield	LOW	Low number of PRFs recorded in the roof cladding	Three emergence surveys should take place between 1 st May and 31 st August to

		Small number of brown long-eared droppings were found.	confirm the presence or absence of bats.
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6. Requirements

6.1. Further surveys

6.1.1. Building 1 requires three bat emergence surveys.

6.1.2. This survey should take place between 1st May and 31st August during the recommended bat survey season.

6.2. Recommendations

6.2.1. Mitigation and habitat enhancement recommendations will be provided based on the results of the bat emergence survey.

6.3. Samples

6.3.1. Samples were collected during the survey and sent off to Surescreen Scientifics, it was confirmed that brown long-eared (BLE) droppings were found. See appendix 3.

7. References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) The Bat Conservation Trust, London.

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

Mitchell-Jones, A. J. (ed.) (2004) Bat Workers' Manual (3rd edn). JNCC.

8. Appendices

Appendix 1 – Site photographs

Photo 1 – Entrance to site, view of Summerfield.



Photo 2 – View of internal void within Summerfield.



Photo 3 – Example of obvious PRF next to the chimney of Summerfield.



Photo 4 – View to the rear of Summerfield from the garden.



Photo 5 – Two outer brick buildings to the north of Summerfield.



Photo 6 – view of shed to the rear of Summerfield.



Photo 1 – Entrance to site, view of Summerfield.



Photo 2 – View of southern aspect of Summerfield.



Photo 3 – closer view of summer house and balcony of Summerfield.



Photo 4 – Another view of balcony of Summerfield.



Photo 5 – view of balcony where elevation extension is proposed of Summerfield.

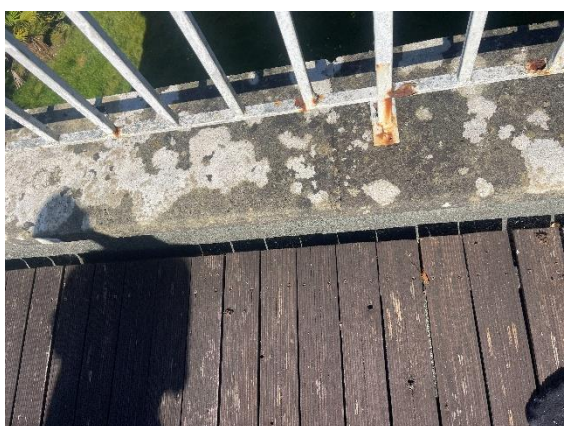


Photo 6 – view inside of outer brick buildings to the front of Summerfield



Appendix 2 – Relevant legislation

Bats

All bats in the UK are protected by law. They are protected under the Wildlife & Countryside Act 1981 (as amended) and European law under The Conservation of Habitats and Species Regulations 2017.

This means it is an offence to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat
- Damage or destroy a breeding site or resting place of a bat
- Possess or control a bat
- Transport a bat
- Sell or exchange a bat
- Offer for sale or exchange any bat, alive or dead, or any part of a bat.
- Intentionally or recklessly disturb a bat occupying a structure or place used for shelter or protection,
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by bats.

Disturbance of animals includes disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

Subject to receiving planning approval, it may be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

If a licence is required, no building works on the building must take place until an EPSL has been issued.

Relevant link:

[Bats and the law - Advice - Bat Conservation Trust](#)

Appendix 3 – Sample results

Folio No: 1224-2026
Purchase Order: 6060
Contact: Wessex Ecology
Issue Date: 14.05.2026
Received Date: 05.05.2026



Biological Sample Analysis

Summary

Most biological materials (tissue, feces, hair, blood, etc.) contain small amounts of DNA from the organism of which it originated. Using molecular methods such as PCR (polymerase chain reaction) and DNA sequencing, SureScreen Scientifics are able to analyze an unknown sample to determine which species the sample originates from our methods are optimized for the detection of species including bats (over 92% of bat species worldwide can be identified including all 18 UK bat species), mammals; bees, wasps & hornets; birds; fish; plants (from roots, leaves, stem and even dried wood) and many more species.

Results

Lab ID	Site Name	OS Reference	Sample Type	Species Name	Match(%)
B26 0304	6060 1 Summerfield	SU696753	Bat Dropping	Brown long-eared bat (Plecotus auritus)	100
Genetic Sequence TATCGGAGGCTTCGGGACTGGTTAGTGCCACTGATAATTGGAGGCCCTGACATAGCTTTTCCCGAATAAATAACA TAACTTCTGACTGCTTCCCCCATCTTTTCTACTACTTTTAGCCTCGTCTGCAGTAGAGGCTGGGGCAGGAACCGG TTGAACAATCTATCTCTTTAGCGGGAAACCTTG					
B26 0305	6060 2 Summerfield	SU696753	Bat Dropping	Brown long-eared bat (Plecotus auritus)	100
Genetic Sequence TATCGGAGGCTTCGGGACTGGTTAGTGCCACTGATAATTGGAGGCCCTGACATAGCTTTTCCCGAATAAATAACA TAACTTCTGACTGCTTCCCCCATCTTTTCTACTACTTTTAGCCTCGTCTGCAGTAGAGGCTGGGGCAGGAACCGG TTGAACAATCTATCTCTTTAGCGGGAAACCTTG					

Matters affecting result: none
Reported by: Jennifer Higginbottom

Approved by: Chelsea Warner