

Preliminary Roost Assessment

Survey site:

59-61 Southampton Street, Reading RG1 2QP

Client:

Imran Hussain

Survey date:

04/06/2026

Project:

This report is prepared to inform a planning application with Reading Borough Council. This proposal can be described as the extension and conversion to provide 8 x C3 residential units (Application number: PL/26/0029).

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until December 2027, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

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 the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
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 Lighting¹.

1. 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.

A Preliminary Roost Assessment was completed by Grass Roots Ecology on 25th June 2019. Results showed the building is judged to present limited opportunities for roosting opportunities and the likelihood of encountering roosting bats is considered to be low. As such, no further survey work is considered to be required.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 04/06/2026 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: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
16.4	67.0	98	14.5	Light rain

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology 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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 71680 72870 and has an area of approximately 0.01ha. The site is enclosed by buildings on either side, brick walls to the rear and a main road to the front. Due to the site surroundings being densely urbanised, the site is not considered to be well connected to any priority, important, or otherwise more extensive, habitats in the immediate vicinity.

The site is located in an urban setting, surrounded by commercial and residential development within the town of Reading. The river Kennet is located 270m north-west of the site. The wider landscape consists of further urban development in all directions, with the M4 motorway to the south, arable fields and large lakes to the west and arable fields further north and east. Light sand-rich, and medium sandy-loam soils and subsoils. Mildly Acidic to Neutral (pH: 4.5 - 6.5).

Priority Habitats

There are four priority habitats within 2km of the site. These comprise deciduous woodland, coastal and floodplain grazing marsh, wood pasture and parkland and open mosaic habitats on previously developed land. The closest priority habitat comprises deciduous woodland, located 405m W from the site.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

Statutory Designations within 10km

No national network sites (SAC, SPA, Ramsar) are located within 10km.

SSSI Risk Zone

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

Non-Designated Sites

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.

2.2 Foreseen 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.

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section 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.

3.1 Summary of Survey Findings

EPSL data and local records

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 7 EPSLs within a 2km radius of the site, as detailed below:

Table 3: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site (EPSL records are accurate to 100m)	Impacts Allowed by Licence
2016-22301-EPS-MIT	Common pipistrelle	425m east	Destruction of a resting place
2019-44194-EPS-MIT	Common pipistrelle and soprano pipistrelle	610m north-east	Destruction of a resting place
2017-32379-EPS-MIT	Common pipistrelle	775m west	Destruction of a resting place
EPSM2013-6155	Common pipistrelle	870m north	Destruction of a resting place
2017-28045-EPS-MIT	Daubentons	1025m north	Unknown
2014-3941-EPS-MIT	Common pipistrelle and soprano pipistrelle	1160m east	Destruction of a resting place
EPSM2010-2126	Common pipistrelle	1800m east	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to have no significant value for commuting or foraging bats. Offsite within 2km these include deciduous woodland and wood pasture and parkland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; commercial and residential (B1). There was no evidence of roosting bats identified.

Buildings

B1

The building is a part three-storey, part two-storey brick-built structure with a pitched tile roof, currently used for commercial and residential purposes. There are flat roof sections located on the main roof 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 UPVC and wooden framed and appear in good 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 is a superficial gap in the northern gable, which is due to a section of slipped mortar, however, the gap does not lead internally or onto the wall tops as there is still mortar within the gap. The building has negligible habitat value.



South-eastern and south-western elevations



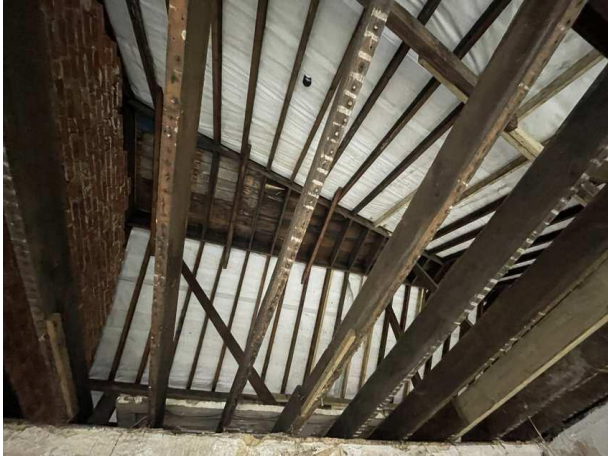
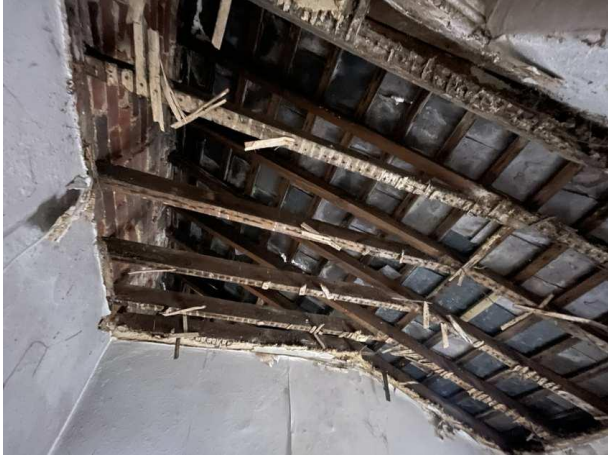
north-eastern and north-western elevations

Table 4a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
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Walls	Brick	Condition/description The walls are in good condition with no defects. Suitability/access/evidence of bats No suitable roosting features were recorded.	 B1 walls
Roof	Slate	Condition/description The roof tiles are in good condition with no raised tiles under which bats could roost. Suitability/access/evidence of bats No suitable roosting features were recorded	 B1 roof

Eaves	UPVC board	Condition/description The eaves are in good condition with no defects. Suitability/access/evidence of bats No suitable roosting features were recorded.	 B1 eaves
Barge boards	uPVC	Condition/description The barge boards / fascia boards are in good condition with no defects. Although, on the northern two-storey rear extension, there are no barge boards. The gable has a section of missing mortar, however, this is superficial and does not lead internally or onto the wall tops of the gable as there is still mortar within these gaps. Suitability/access/evidence of bats No suitable roosting features were recorded.	 B1 barge boards / fascia boards
Windows	Timber and UPVC	Condition/description Tight-fitting uPVC frames with no gaps or crevices. Suitability/access/evidence of bats No suitable roosting features were recorded.	N/A

Internal void 1	Timber rafters. Bitumen felt lining, PVC lining, Spray foam insulation	Condition/description There is one loft space within the main roof void of B1. The roof structure is built from modern timber beams including the ridge beam. The roof is lined with breathable roofing membrane which is in good condition with no gaps or tears. There is no floor to the loft space as it has previously been removed. Additionally, the two-storey rear extensions have no loft voids and the roof is unlined so the backs of the tiles can be observed internally. Suitability/access/evidence of bats No access points or evidence of roosting bats was observed within the loft space	 <i>B1 internal void 1</i>  <i>unlined roof within the two-storey extensions</i>
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3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

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.

3.3 Recommendations

Roosting habitat [Buildings]

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.

Roosting habitat [Trees]

None.

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/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Suggested biodiversity enhancements

The installation of one bat box at the site will provide additional roosting habitat for bats.

The bat box will be incorporated into the fabric of the new extension. Suitable bat boxes include e.g. Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

4. FAUNA: BIRDS

This section 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.

4.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No habitat for schedule 1 birds was observed.

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

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

4.2 Foreseen Impacts

Buildings / trees

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

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings / trees

None.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a minimum of one bird box on retained buildings will provide additional nesting habitat for birds e.g. Woodstone Nest Box or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

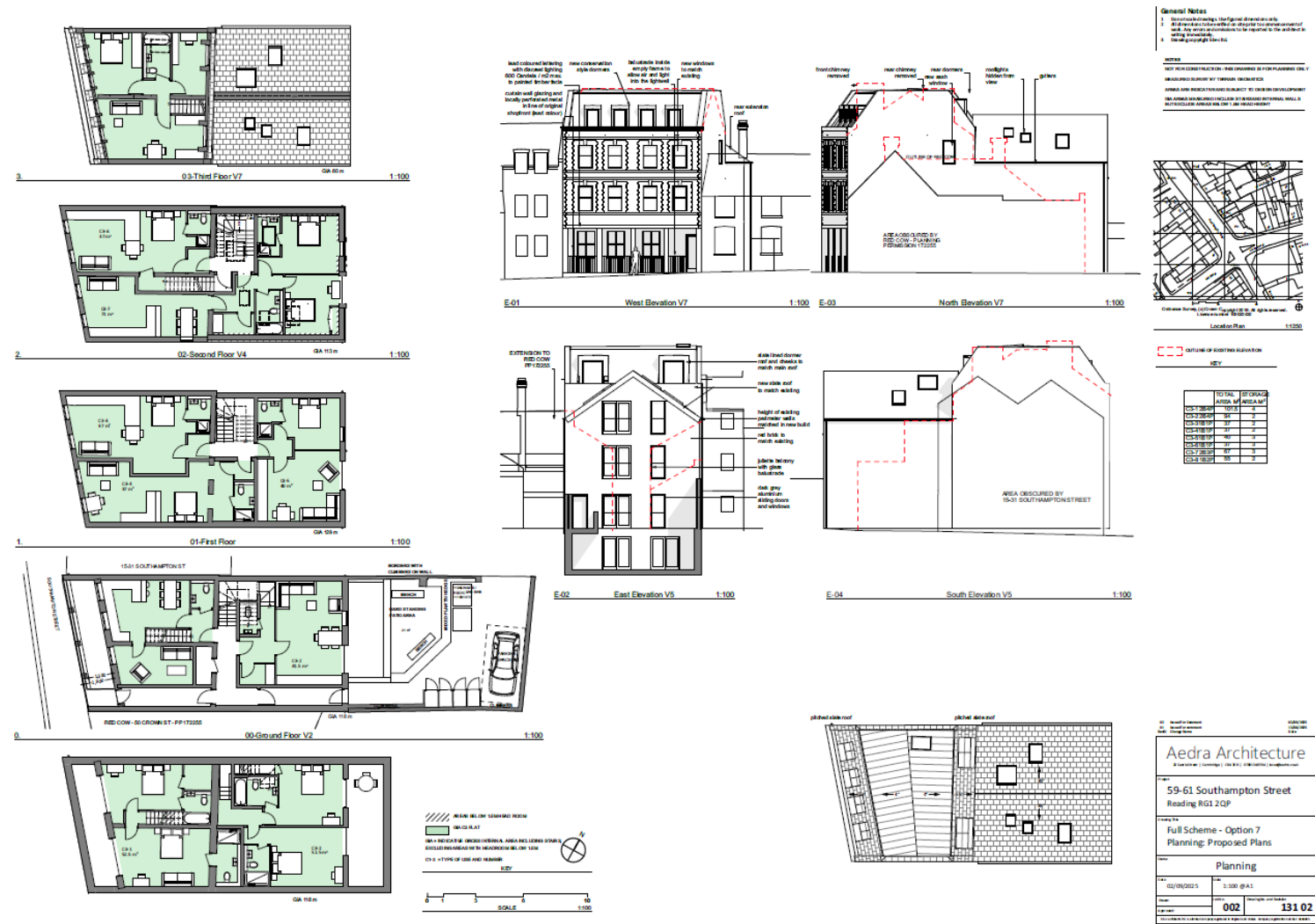
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	08/06/26
Final	1.0	Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist	11/06/26