

Preliminary Roost Assessment

Survey site:

Highfields, Routh Lane, Tilehurst, Reading, RG30 4JY

Client:

Simon Richardson and Emma Nolan-Richardson

Survey date:

13th January 2026

Project:

This report is prepared to inform a planning application with the Reading Borough Council. The proposed development is described as:
Double storey side extension over garage and single-storey rear extension across the full width of the house.

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 Jamie-Lee Anderson BSc (Hons), Senior Ecologist, (Class 2 Natural England Bat Licence Number: 2025-85309-CL18-BAT).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
13/01/2026	9.6	96	100	11	Light consistent
Executive summary		The building has moderate habitat value, two bat emergence or re-entry surveys are required. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.			
PRA Survey Factor		Detailed using desk study and site survey. 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 location and surrounding habitats		Grid ref: SU 67420 72887. On site habitats: residential dwelling and vegetated garden. Surrounding habitats: The site is located within a suburban area of Reading, characterised by a mix of residential development, local infrastructure and areas of open space. The surrounding land use is predominantly residential, with schools and housing present within the immediate vicinity. A golf course lies to the south-west of the site, providing a notable area of managed greenspace, while parks and other public greenspaces are present to the east. The site is situated to the north of the A4, a major transport corridor, which influences the local landscape character and connectivity. Collectively, the surrounding mosaic of built development and green infrastructure contributes to a moderately urbanised setting with pockets of semi-natural habitat.			
EPSL and bat roost records (2km radius)		Magic EPSL records 2km radius:			

	EPSL reference	Distance from site (~)	Bat species affected	Licence start date:	Licence end date:	Impacts allowed by licence
	EPSM2011-3499	110m northwest	Common pipistrelle, soprano pipistrelle and brown long-eared bat	14/10/2011	01/09/2013	Destruction of a resting place.
	EPSM2010-2341	110m northwest	Common pipistrelle and brown long-eared bat	04/10/2010	31/08/2012	Impact on a breeding site, destruction of a breeding site, and destruction of a resting place.
	EPSM2011-3384	730m northeast	Common pipistrelle	07/09/2011	01/09/2013	Destruction of a resting place.
	2020-49490-EPS-MIT	1530m southeast	Soprano pipistrelle	01/11/2020	30/11/2025	Destruction of a resting place.
	2019-41955-EPS-MIT	1890m west	Common pipistrelle	02/09/2019	27/08/2024	Destruction of a resting place.
	2020-50627-EPS-MIT	1890m west	Common pipistrelle	01/03/2021	28/02/2026	Destruction of a resting place.
<i>Designated sites</i>	Designated sites on site:					

	None.		
	Designated sites within a 2km radius of the site:		
	Site name	Approximate distance from site	Reason for notification
	Blundells Copse Local Nature Reserve (LNR)	520m north	Ancient woodland with a stream. There are large alder trees, cherry, willow and coppiced willow, alder and hazel with oak and ash standards. There is opposite leaved golden saxifrage, marsh marigold, yellow archangel and fools water cress along the stream. Animals include bats, hedgehogs, muntjac deer, field mice and frogs.
	Lousehill Copse LNR	665m northeast	Semi-ancient woodland surrounded by housing. Mature oak and hazel woodland with some coppice. There are many bluebells and other spring flowers, streams, relics of old ponds and boggy areas. The site is on sand and gravel. There is an open meadow with gorse and broom in the northern section with sandy soil which children use as a digging area.
	Round Copse LNR	1045m northeast	Adjacent to and joining McIlroy Park, Round Copse is a dense woodland with a variety of birdlife, with the chance for the patient observer of seeing all three species of Woodpecker, as well as Nuthatch, Treecreeper, Thrushes and Blackbirds.
	McIlroy Park LNR	1345m northeast	An extensive natural park with good views over the River Thames. It is mostly grassland with heather and broom. The semi-ancient woodland, mostly around the edges of the site, has bluebells, wood

			anemones and butcher's broom. The site has a sunken ancient track "Gypsy Lane" lined with beech trees. Romany Lane bounds the eastern side. There are old chalk pits in the west woodland area from the old clay extraction industry. A possible Saxon mound is at the entrance from Weald Way.
	North Wessex Downs National Landscape	1990m west	Chalk downs, ancient woodlands, chalk streams.
	Special Areas of Conservation (SAC) within a 10km radius of site (relevant to bats only): None.		
<i>Previous survey data</i>	No previous ecology surveys have been carried out to the author's knowledge.		
<i>Limitations</i>	No known limitations.		

Field survey results

Summary

B1 is a detached dwelling with a pitched and gabled roof clad in clay tiles. B1a (yellow) is the main residential building, and B1b (red), is the garage.

There are dormer windows on the front and rear of B1a.

Both B1a and B1b will be affected by the proposed development. B1 is assessed as **moderate** for bat roosting suitability.



Figure 1: B1 – Northwest elevation.

B1a

Feature	Materials	Condition/description	Suitability/access/evidence of bats
Walls	Brick, rendered and painted 	Good condition, no visible gaps or cracks.	There are no opportunities for crevice dwelling bats to roost in the brickwork. No evidence of bat use found.

Roof	Clay 	Clay tiles are mostly flush and in good condition. There are a few examples of broken tiles (<10). Mortar all intact along verges.	Small gaps under ridge and roof tiles on the roof could present some limited and low value roosting opportunities for individual bats, please refer to Appendix 4 for additional photos.
Eaves	Timber soffit boxes 	Tight fitting	N/A
Internal voids	One loft space 	Roof is lined internally with bitumen. The floor of the loft is not boarded and is lined with mineral wool insulation. The loft was recorded at 16.4°C and 75.9% relative humidity at the time of survey.	No bat evidence or access points noted.
B1b			
Feature	Materials	Condition/description	Suitability/access/evidence of bats

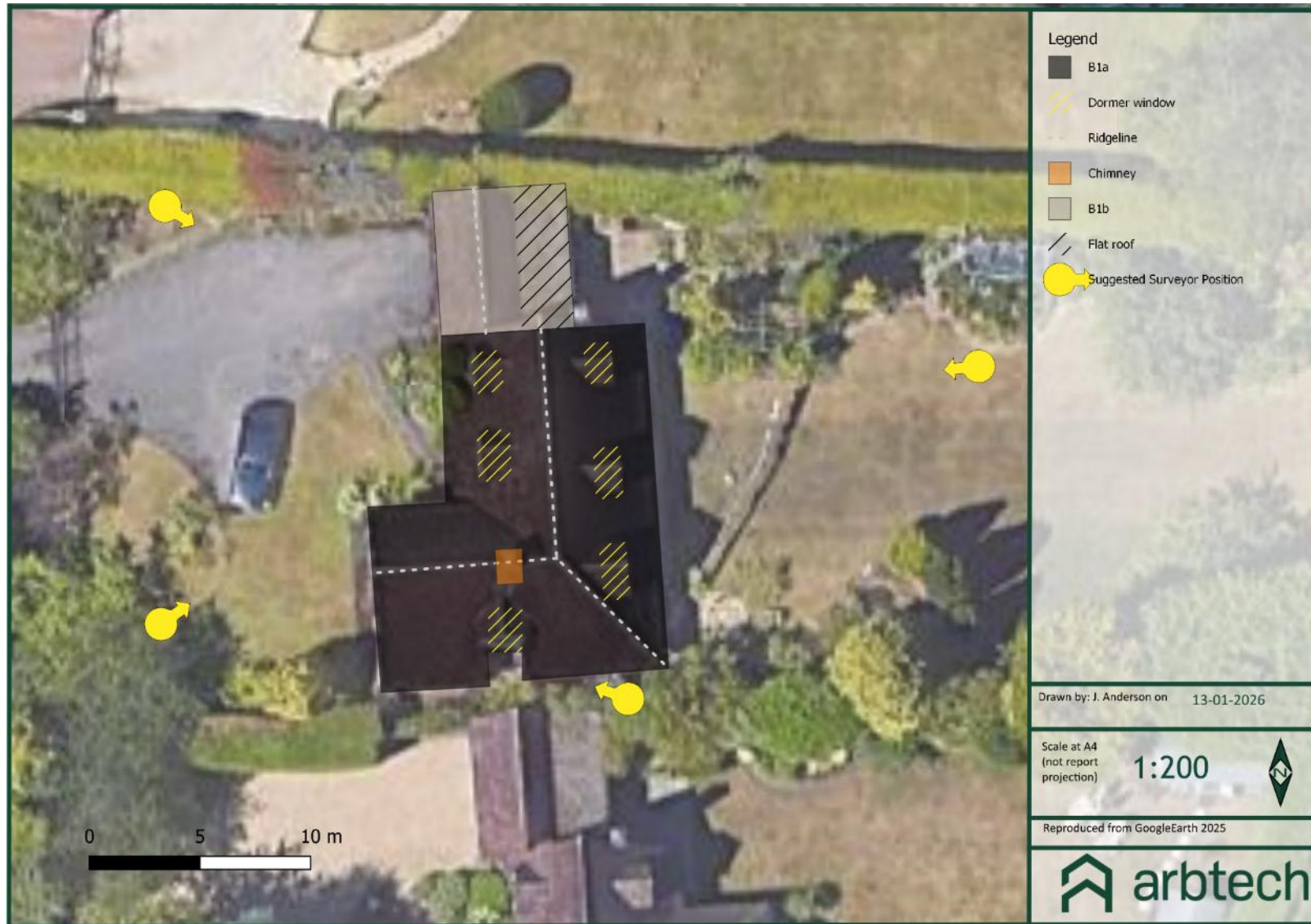
Walls	Brick and mortar  A photograph showing a red brick wall and a dark brown garage door. The roof is made of red tiles. A timestamp 'Jan 13, 2026 10:20:44 am' is visible at the bottom right of the photo.	Good condition.	There are no opportunities for crevice dwelling bats to roost in the brickwork. No evidence of bat use found.
Roof	Clay  A photograph showing a close-up of dark brown clay roof tiles. A timestamp 'Jan 13, 2026 10:20:54 am' is visible at the bottom right of the photo.	Clay tiles are mostly flush and in good condition. There are a few examples of broken tiles (<5). Mortar all intact along verges.	Small gaps under ridge and roof tiles on the roof could present some limited and low value roosting opportunities for individual bats, please refer to Appendix 4 for additional photos.
Eaves	Timber soffit boxes  A photograph showing a close-up of a wooden soffit box. A timestamp 'Jan 13, 2026 10:24:58 am' is visible at the bottom right of the photo.	Tight fitting	N/A

Internal voids	One loft space 	Roof is lined internally with bitumen. The floor of the loft is boarded. The loft was recorded at 14.8°C and 70.3% relative humidity at the time of survey.	No bat evidence or access points noted. Heavily dust laden cobwebs were present at the apex of the roof, indicating a lack of activity within the void.
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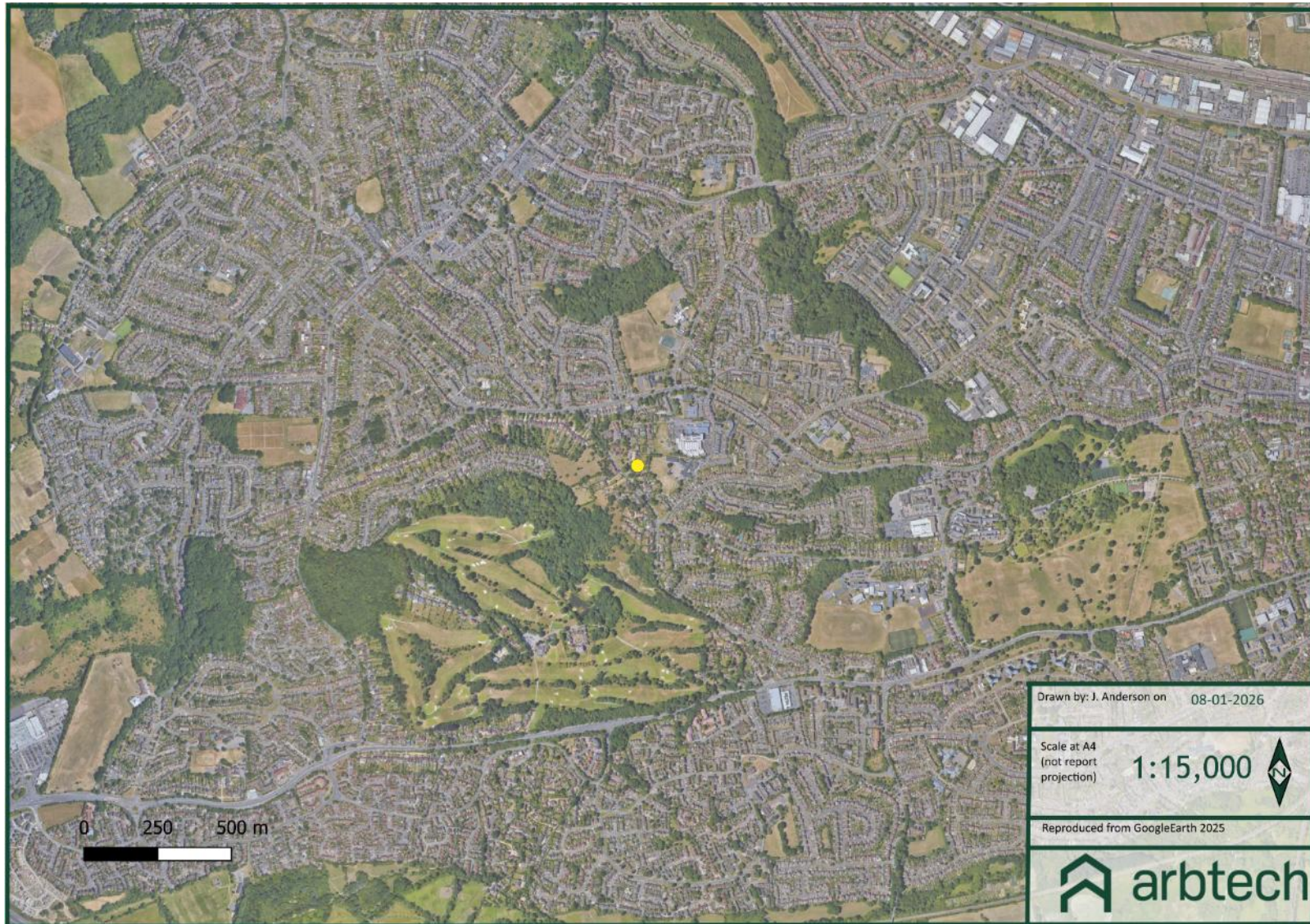
<i>Habitat value</i>	In line with Good Practice Guidelines (Collins, J. (Ed) 2023) B1 is assessed to have ' moderate ' habitat value for roosting bats due to the presence of suitable roost features and the location of the site. Missing and broken tiles provide suitable roosting features for crevice dwelling bats, such as common pipistrelle.
<i>Foreseen Impacts</i>	The proposed development will result in the renovation and extension to this building. This could result in damage or destruction of any bat roosts present and could cause disturbance, death or injury to bats.
<i>Recommendations</i>	No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. Two bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal 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. Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart. Four surveyors are required to provide full coverage of the building.

	If bat roosts are confirmed in the building one additional survey may be required to characterise the roost and 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.
<i>Enhancements</i>	To be confirmed upon completion of the surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	The building offers no opportunities for nesting birds.
<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	None.
<i>Enhancements</i>	The installation of two integrated swift bricks (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard "Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022). Swift bricks should be integrated into the fabric of the building during construction. Boxes should be positioned close together (0.6-1.0m between bricks) as swifts prefer to nest gregariously. The boxes should be placed at least 5m above ground level under the eaves of a building, on a north or east elevation, where they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the bricks require an open aspect with no trees or large shrubs potentially obstructing the birds' flight path up to 5m from the brick. Swift bricks are a "universal nest brick" for small bird species, including red-listed species such as common swift, house sparrow, house martin, and starling.

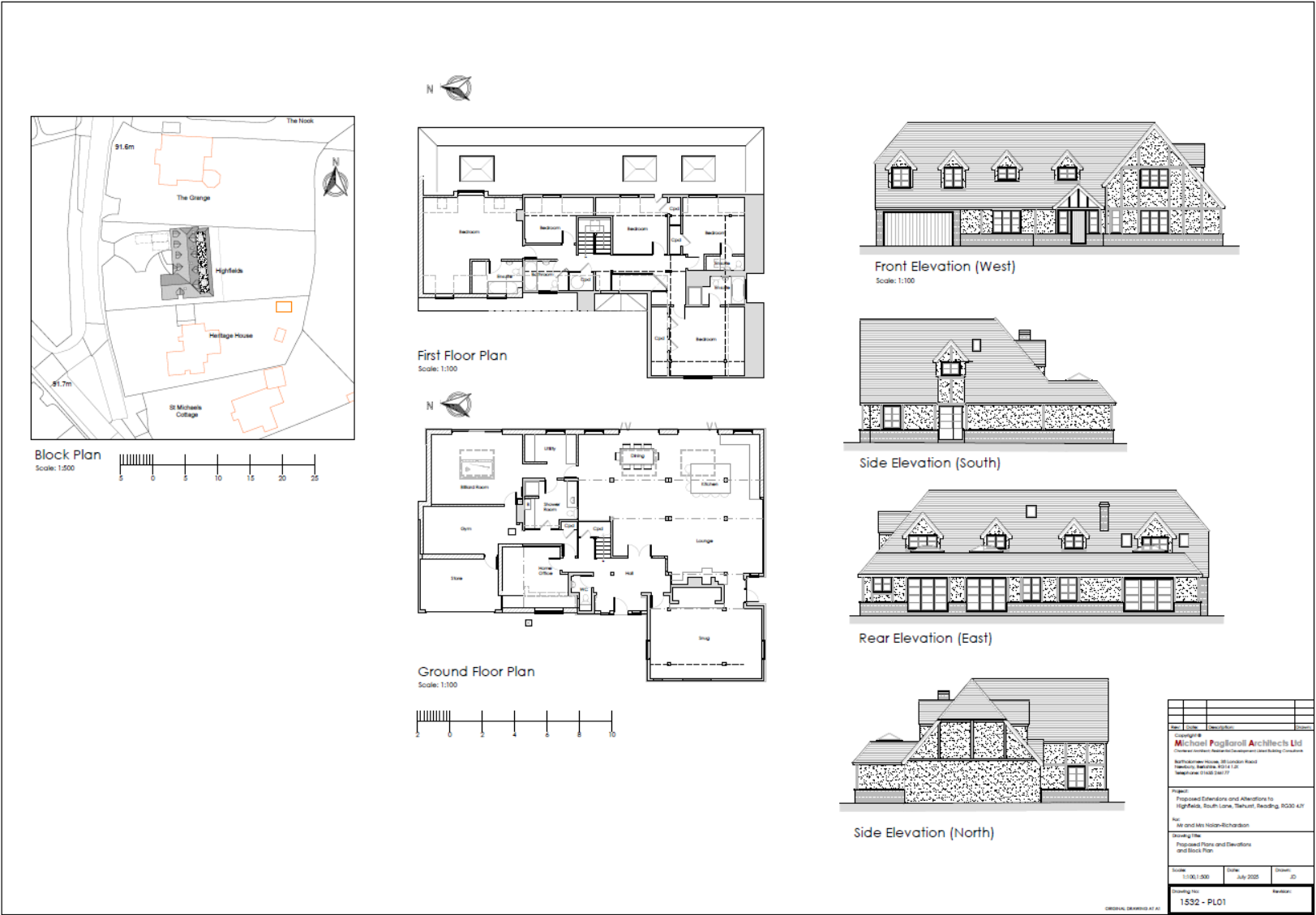
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed Plans



Appendix 4: Photos



Figure 2: B1a – West elevation

There are two dormer windows on the western elevation of B1a.



Figure 3: B1a – West elevation

There are raised tiles in areas which could accommodate roosting crevice dwelling bats, such as pipistrelles.



Figure 4: B1a – Lead flashing
There are areas of raised lead flashing along the base of the chimney, as well as at the base of the dormer windows. Bats are known to utilise lead flashing for roosting.



Figure 5: B1b – West elevation



Figure 6: B1b – East elevation
Areas of broken/raised tiles suitable for roosting bats.

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Version control			
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Draft	0.1	Jamie-Lee Anderson, BSc (Hons), Senior Ecologist	13/01/2026
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