

Memo

To: Gary Miles

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 28 September 2026

Re: Planning application ref: PL/26/0723

Address: ST PETERS CHURCH, CHURCH ROAD, CAVERSHAM, READING, RG4 7AD

Description: Full planning application for repairs to roofs 1, 7 and 8

The application site comprises a Grade II listed church in Caversham, Reading. The proposals include the repairs to the roofing on the church with three of the twelve roofs proposed to be reroofed.

Effect of proposals on bats

Following a daytime bat roost survey, the church was found to be a confirmed roost, with bat droppings found in one part of the church. There were also numerous gaps under roof tiles, eaves, hanging tiles, as well as missing verge mortar which could provide suitable features for roosting bats. As such the report concluded that further survey was required.

The bat survey report (Link Ecology, July 2026) has been undertaken to the appropriate standard and includes results for two bat emergence surveys covering the areas of roofs to be replaced.

No bats were seen to emerge from these areas and the report concludes that the previously identified bat roost is outside the area to be reroofed. However, because the church does host a bat roost in a separate part of the building, there remains the potential for bats to be encountered during any works. The report therefore recommends that the works are carried out under a Precautionary Method Statement. The report also includes recommendations for measures to retain and enhance opportunities for roosting bats are provided. A condition should be set to secure these measures – wording for such a condition is given below.

Condition: Works are to be carried out in strict accordance with the precautionary measures stated in section 4.3 Recommendations, the bat roost retention and enhancement measures stated in section 4.4 and Appendix 2 of the submitted Bat Activity Survey Activity report [Link Ecology, July 2026] unless otherwise agreed in writing by the Council.

Reason: To ensure that bats, a protected species are not adversely affected by the proposals and to retain and enhance opportunities for bats on the site in accordance with EN12 and the NPPF