

Preliminary Bat Roost Assessment

Units 10-12, Rose Kiln Lane,
Reading, RG2 0JJ
(Grid Reference SU 71121 71967)



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1 Summary

This Preliminary Bat Roost Assessment (PRA) was carried out at the request of Vantage Building Consultancy Ltd in order to determine the potential for roosting bats at Units 10-12, Rose Kiln Lane, Reading, RG2 0JJ (Grid Reference SU 71121 71967) in connection with proposals to develop the property.

As no evidence of roosting bat was recorded, a license to disturb a European Protected Species (EPS) will not be required from Natural England.

As Units 10-12 were assessed as having negligible potential for roosting bats, in line with current guidance, no further surveys are recommended.

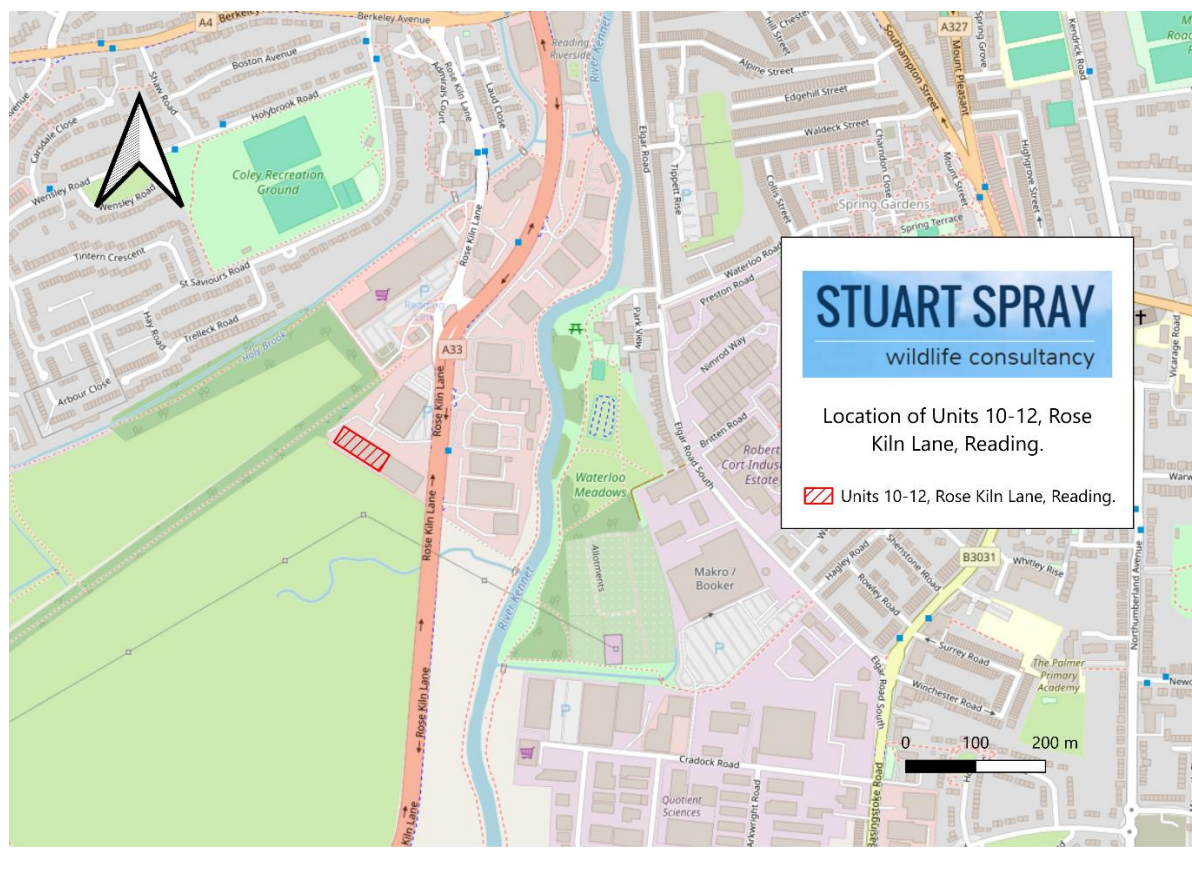
This assessment is valid until April 2028

2 Background

2.1 Aims

This Preliminary Bat Roost Assessment (PRA) was carried out at the request of Vantage Building Consultancy Ltd in order to determine the potential for roosting bats at Units 10-12, Rose Kiln Lane, Reading, RG2 0JJ (Grid Reference SU 71121 71967) in connection with proposals to develop the property (See Figures One and Two).

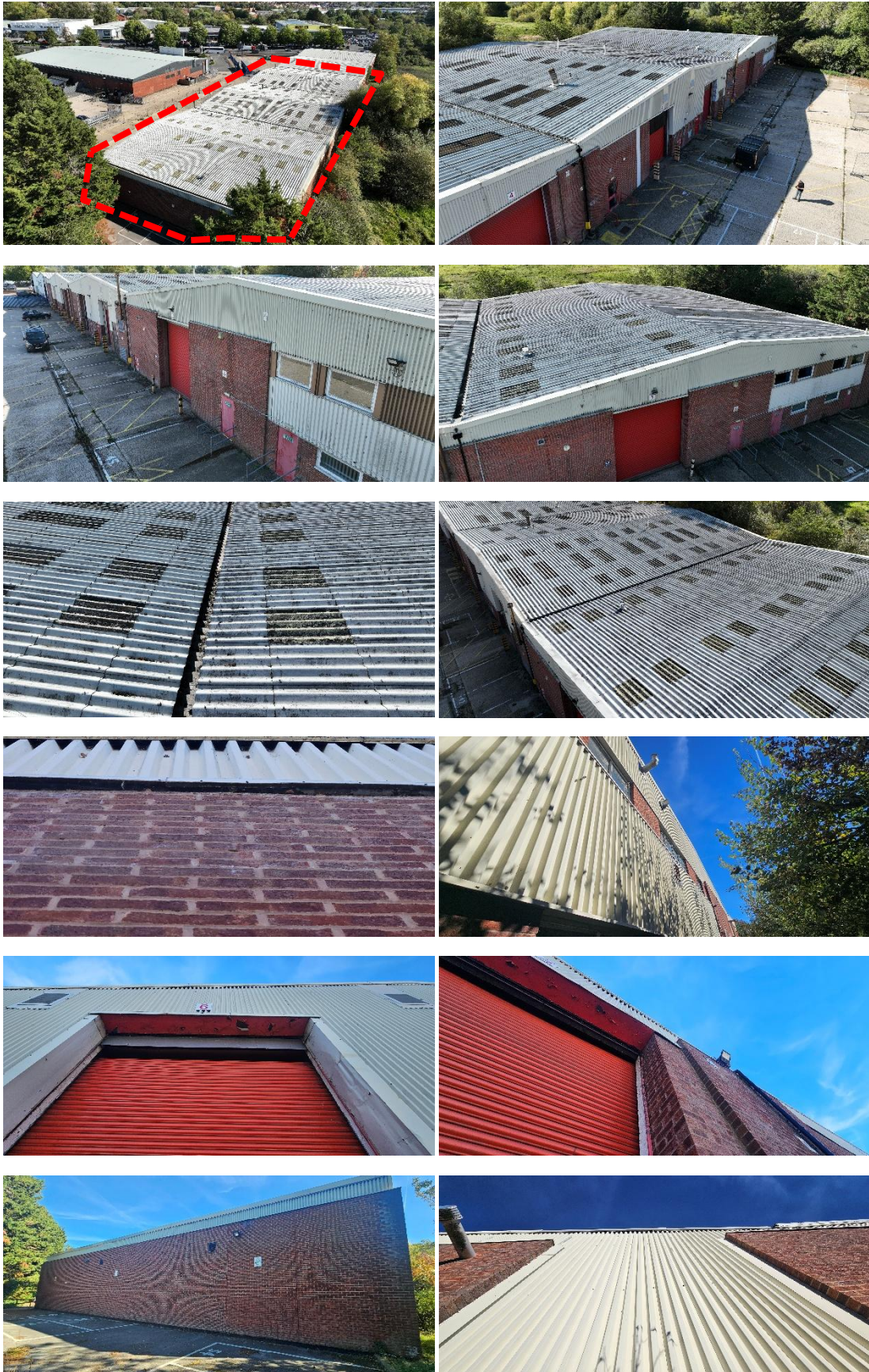
Figure One: Location of Units 10-12, Rose Kiln Lane, Reading, RG20JJ.



2.2 Relevant legislation

All 18 species of bat that occur in the UK have suffered population declines over the past 100 years. Due to these declines all bats and their roosts are protected by law under the 1981 Wildlife and Countryside Act (as amended) and Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Figure Two: Images of outside Units 10-12, Rose Kiln Lane, Reading, RG20JJ.

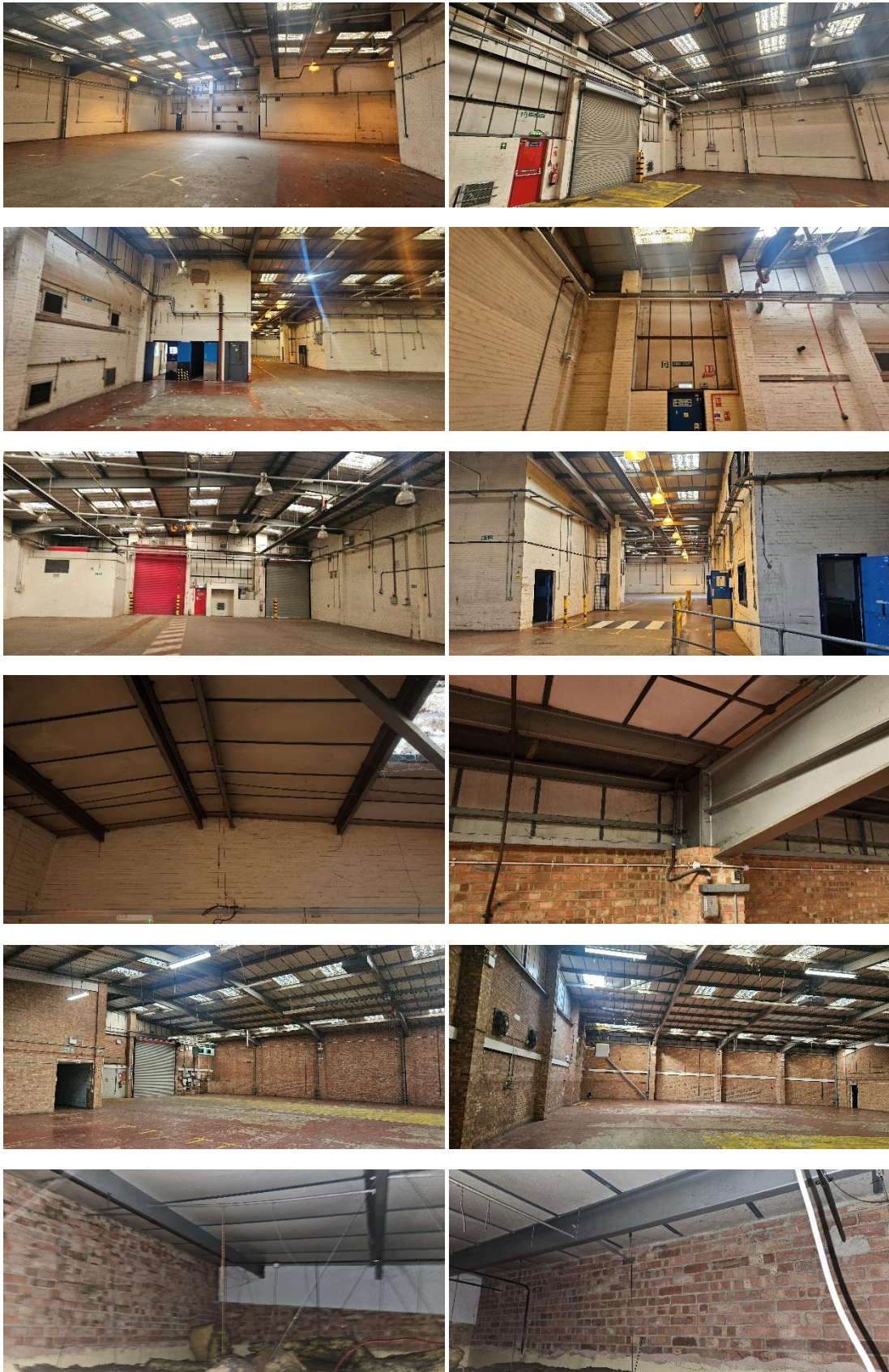


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Figure Three: Images of inside the warehouse of Units 10-12, Rose Kiln Lane, Reading, RG20JJ.

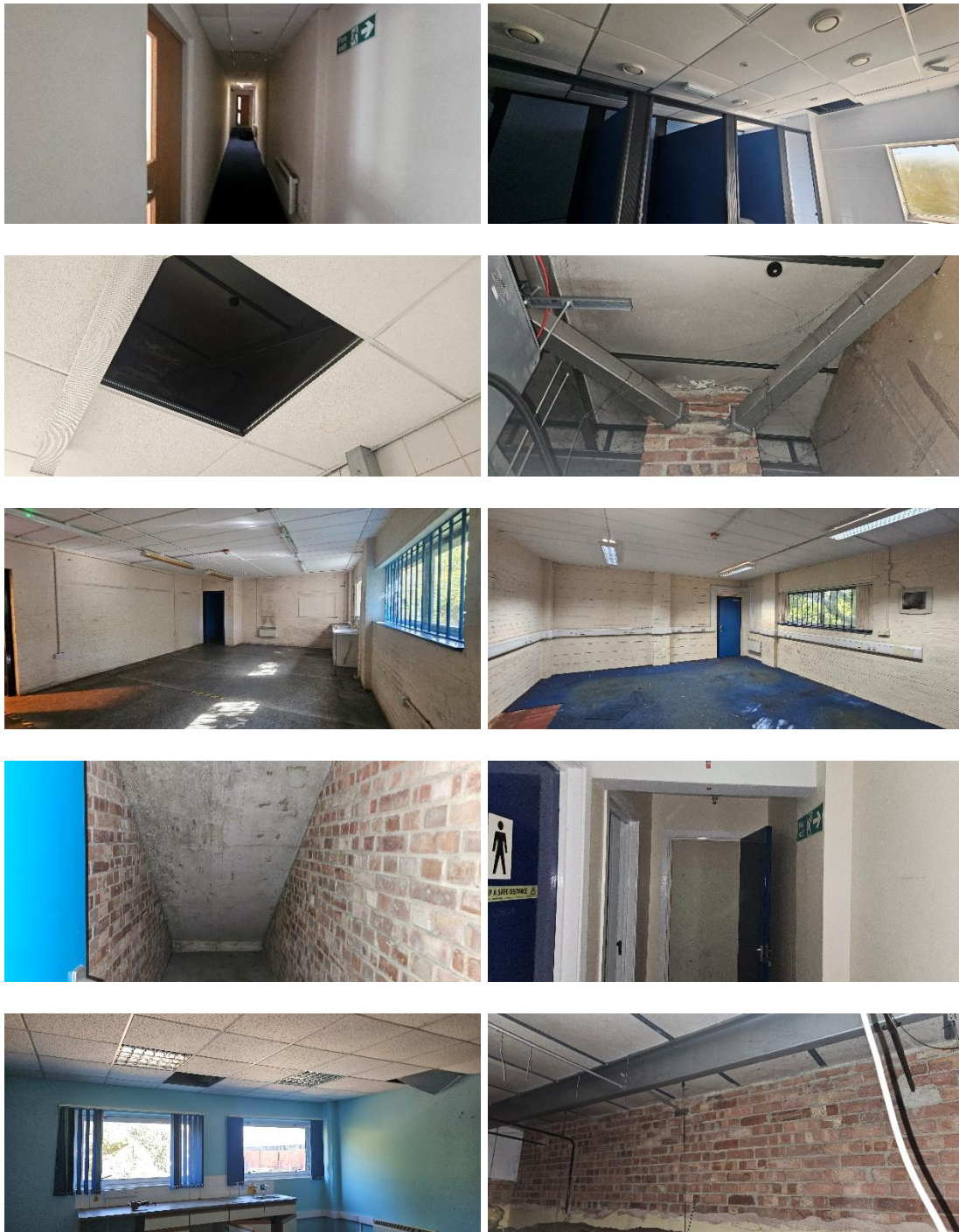


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Figure Four: Images of inside the offices of Units 10-12, Rose Kiln Lane, Reading, RG20JJ.



Under Section 9 of the W&CA it is illegal to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place of shelter or protection;

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- Intentionally or recklessly obstruct access to any structure or place used by a bat for shelter or protection; or
- Sell, offer or expose for sale, or have in their possession or transports for the purpose of sale, any live or dead bat or any part of, or anything derived from a bat (or be responsible for adverts suggesting the intention to do this).

Under Regulation 43 of the England and Wales Habitats Regulations it is an offence to

- Deliberately capture, injure or kill a bat;
- Deliberately disturb bats (which includes any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or in the case of animals of a hibernating or migratory species, to hibernate or migrate or to affect significantly the local distribution or abundance of the species to which they belong);
- Damage or destroy a breeding site or resting place of a bat; or
- Possess, control, transport, sell or exchange, or offer for sale or exchange, any live or dead bat or part of a bat or anything derived from a bat or any part of a bat

2.3 Bats in Berkshire

Of the 18 species of bat found in the UK, 12 have been recorded in Berkshire including brown long-eared, soprano pipistrelle, common pipistrelle, Nathusius' pipistrelle, Daubenton's, Natterer's, whiskered, Brandt's, Bechstein's, noctule, serotine and barbastelle bats.

2.4 Site Description

The PRA was conducted at Units 10-12, Rose Kiln Lane, Reading, RG20JJ (See Figures One to Four).

The property comprised a terrace of three interconnected industrial and warehouse units totalling approximately 2550m². Units 10 and 11 were combined with warehouse access into Unit 12.

The building is of steel portal-frame construction with a pitched, steel-clad roof and an approximate eaves height of 6.1 metres.

Six ground-level loading doors were located on the northern elevation. The property included offices that were on two levels with suspended ceilings.

The property was attached to warehouse Unit 9 on its eastern elevation. Hardstanding was present to the north and west, while a small pond, trees, scrub and semi-improved grassland were located to the south, behind the building (See Figure Five).

There are a number of residential gardens, mature broadleaf trees, watercourses, areas of rough grassland and pasture within 2km of the property. Fobney Island

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Wetland Nature Reserve and Kennet Island Wildlife Conservation Area are located 1.1km southwest and 0.8km south of the survey site respectively.

All of these habitats represent good potential foraging areas for bats. The mature broadleaf trees and nearby buildings may also provide alternative roost sites for a variety of bat species.

Figure Five: Images of habitat on the southern side of the building.



3 Survey Method

All survey methodology follows best practice outlined in the *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition* published by the Chartered Institute of Ecology and Environmental Management in 2016 and the *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)* published by the Bat Conservation Trust in 2023.

3.1 Preliminary Roost Inspection (PRA) Stage One: Visual Inspection

The building was inspected inside and out during daylight hours on October 05 2026.

The inspection was conducted by licensed bat ecologist Stuart Spray Natural England Level 2 Bat Survey License CL18), with the aid of strong torchlight, mirrors, an endoscope and a drone, looking for evidence of, and potential for roosting bats including live bats, remains of dead bats and droppings. Special attention was paid to any cracks or crevices.

3.2 Preliminary Roost Inspection (PRA) Stage Two: Assessment of bat roosting potential

The building was assessed for potential to be used by summer roosting bats and allocated to one of the following categories:

- **Confirmed:** Confirmed signs of bat presence/occupation and/or presence of a live bat;
- **High Potential:** Features present with high potential to support roosting bats. These include structures with suitable crevices and points of access to the interior through degraded/ missing mortar/ brickwork with proximity to good foraging habitat such as woodland and/or water;
- **Moderate Potential:** Features present that are able to support small numbers of roosting bats such as males in the summer;
- **Low Potential:** Limited roosting potential. Structures in good condition with no access into structure visible and few features of bat interest; and
- **Negligible:** Roosting bats very unlikely to be present. Includes structures constructed from unsuitable materials e.g. prefabricated steel with no entrance opportunities.

In addition, the building was assessed for its potential for hibernating bats and allocated to one of the following categories:

- **High Potential:** Undisturbed sites with constant temperature between 0°C and 5°C and high humidity with features present which are suitable to support several hibernating bats including cellars, many/large void in wall cavities and deep cracks/crevices which the bats to disappear into the brickwork;

- **Moderate Potential:** Undisturbed sites with constant temperature between 0°C and 5°C and high humidity with features present which are suitable to support one or two hibernating bats such as small voids in wall cavities;
- **Low Potential:** Sites that are regularly disturbed or are likely to have fluctuating temperatures such as shallow cracks/crevices in the brickwork, gaps behind fascia and weatherboarding and gaps above wall-heads.
- **Negligible:** Roosting bats very unlikely to be present at any time of the year. Includes structures constructed from unsuitable materials e.g. prefabricated steel with no entrance opportunities.

4 Results

No evidence of roosting bat was recorded during the PRA.

Warehouses can provide potential roosting opportunities for bats where suitable gaps, crevices or concealed spaces are present within the fabric of the building.

Typical features include gaps beneath roof sheets, ridge tiles and eaves, openings around fascia boards and roof junctions, cavities within external cladding, cracks in brickwork and mortar joints, and gaps around windows and doors. Internally, potential roosting features may include gaps between roof coverings and supporting structures, spaces within roof voids, crevices around structural beams, cavities within walls, and gaps at the junctions between walls and ceilings.

However, due to the construction of the property, no such gaps, crevices or concealed spaces suitable for roosting bats were identified. This included the external elevations, roofline, internal warehouse areas and office accommodation.

5 Interpretation of the results

5.1 Summer roosts

During the summer months female bats gather together to form nursery roosts where they give birth to their young. Nursery roosts require voids large enough to accommodate several bats. Male bats do not usually associate with the females at this time of the year, choosing instead to roost on their own or with one or two other male bats, often using several different roosts during the course of a summer. Some bats also use temporary places to rest and/or feed during the course of a night time.

No features with potential for roosting bat were recorded during the PRA.

As a result, roosting bats are very unlikely to be present during the summer months, and Units 10-12 were assessed as having negligible potential for roosting bats in the future

5.2 Winter roosts

During the winter months bats hibernate at undisturbed sites, often with a constant temperature of between 0°C and 5°C and high humidity. Species of bats that are known to hibernate in buildings include common pipistrelle, soprano pipistrelle and brown long-eared bats.

However, Units 10-12 were assessed as having negligible potential for hibernating bats due to the lack of suitable roosting sites with constant temperature and humidity.

6 Recommendations

As no evidence of roosting bat was recorded, a license to disturb a European Protected Species (EPS) will not be required from Natural England.

As Units 10-12 were assessed as having negligible potential for roosting bats, in line with current guidance, no further surveys are recommended.

This assessment is valid until April 2028

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