

**44 Hatch Ride
Crowthorne
Berkshire
RG45 6LB**

Preliminary Roost Assessment

Report ref.: R2832_PRA_a

<i>Report Quality Control Information</i>	
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January 2025

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Emma Billen to undertake a Preliminary Roost Assessment (PRA) for bats at 44 Hatch Ride in Crowthorne.
- 1.1.2** The aim of the PRA is to determine the actual or potential presence of bats in the property and whether further survey and/or mitigation would be required for future proposed development activities.
- 1.1.3** The suburban area surrounding the property with gardens, linear hedgerows, scattered trees and tree lines provide continuous habitat that could be used as a flight-path connecting to high-quality foraging habitats for any bat(s) roosting in the property.
- 1.1.4** The property had no potential bat access points leading into the roof void and no bat droppings were found internally, so the presence of void-dwelling bats is considered highly unlikely. There were no bat access points identified on the main roof or garage which could provide sufficient space, shelter, protection and conditions for regular use by individual or small non-breeding groups of crevice-dwelling bats, such as the locally recorded common and soprano pipistrelle. Overall the house was deemed to be of negligible bat roost potential.
- 1.1.5** The development proposals will not impact on any bat roosts or potential roost features. The development proposals are therefore considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.
- 1.1.6** In the unlikely event that bats are encountered during the construction activities, the works must stop immediately and a licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed.
- 1.1.7** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Emma Billen to undertake a Preliminary Roost Assessment (PRA) for bats at 44 Hatch Ride in Crowthorne.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the construction of a double-storey side extension replacing the existing garage.

2.2 Site Location and Context

2.2.1 The semi-detached house is located on the northern side of Hatch Ride in Crowthorne, Berkshire (central OS grid reference: SU 83993 65268).

2.2.2 The property is bordered by neighbouring properties and their associated gardens along Hatch Ride. A 10.5 hectare parcel of mixed priority woodland is situated approximately 225 metres to the north with further parcels of mixed woodland along Hatch Ride and Oaklands Lane to the west, Nine Mile Ride to the northwest, and Old Wokingham Road to the east. A network of gardens, scattered trees and linear hedgerows provides connectivity through the nearby suburban landscape, connecting to Bucklers Forest to the southeast and Heath Lake Site of Special Scientific Interest (SSSI) to the west.

2.3 Report Objectives

2.3.1 The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for future proposed development activities.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that *‘the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.’* This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of *'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.'*
- (9)(a) – there is *'no satisfactory alternative'* to the derogation; and
- (9)(b) – *'the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'*

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Desk Study

4.1.1 A desk-based study for bats was undertaken to collate and review existing information about the site and the surrounding land. The study utilised the following open access resources:

- OS maps and Google Earth – maps and satellite imagery were used to identify potential flight-paths and foraging habitats for bats;
- DEFRA Data Services Platform and MAGIC – maps were used to locate relevant designated sites, habitats and granted European Protected Species licences; and
- existing bat survey reports – any available reports were obtained from the client or relevant planning portal.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 7th January 2025 by Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2016-27162-CLS-CLS) and Meghan Porter (a qualifying member of CIEEM), registered under Natural England Bat Survey Class Licence CL17 (Registration no. 2023-11300-CL17-BAT), in accordance with good practice guidance (Collins 2023). The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, ladder and PPE (facemask, gloves etc.). The inspection involved a systematic search of the exterior and interior of the structure during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

External Survey

4.2.2 Frequently used bat access points and/or roost sites include (but are not limited to) spaces:

- behind hanging tiles, weatherboarding, soffit boxes and barge boards;
- under lead flashing (particularly around chimneys) and roof tiles/slates; and
- in existing bat boxes.

4.2.3 It is important to note that the two most abundant and widespread bat species, common

pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), typically only require gaps measuring 15mm by 20mm to gain access to a roost inside a building.

4.2.4 The external survey involved a systematic search for evidence of bats including:

- live or dead specimens;
- droppings;
- urine marks;
- fur-oil staining; and
- squeaking noises.

4.2.5 It should be noted that bats can be present in a building while leaving no visible signs externally and wet weather has the potential to wash any evidence away. The search for evidence was focused on (but was not limited to) the ground, windowsills, windowpanes and walls (including cladding and hanging tiles); particularly in places near to potential bat access points and/or roost sites.

Internal Survey

4.2.6 The internal survey comprised a systematic search for evidence of bats on the upper floors of the building (i.e. checking the exterior from windows) and inside the roof space. Evidence of bats found during an internal inspection can include:

- live or dead specimens;
- droppings;
- urine marks;
- fur-oil staining;
- feeding remains (i.e. moth wings);
- squeaking noises;
- bat-fly (Nycteribiid) pupal cases; and
- odour.

4.2.7 It should be noted that only specimens or droppings can be relied upon in isolation to confirm the presence of a bat roost.

4.2.8 Frequently used roosting locations within the roof include (but are not limited to):

- the apex of the gable end or dividing walls;
- the top of chimney breasts;
- ridge and hip beams;
- mortise and tenon joints;
- behind purlins; and
- between tiles and roof lining.

Survey Limitations and Validity

- 4.2.9** There were no significant survey limitations because PRAs can be carried out at any time of year under any weather conditions and the building was fully accessible.
- 4.2.10** It should be noted that it is not always possible to inspect all potential roost sites during a survey, particularly for bat species which typically roost in hidden crevices. Therefore, an absence of bat evidence found during a survey does not necessarily equate to evidence of bat absence in a building.
- 4.2.11** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019b).

5 SURVEY RESULTS

5.1 Desk Study

- 5.1.1** Neighbouring gardens along Hatch Ride, hedgerows, scattered trees and tree lines provide continuous habitat that could be used as a slight path connecting the property to high-quality foraging habitats such as the parcel of mixed priority woodland to the north, Buckler's Forest to the southeast and Heath Lake SSSI to the west.
- 5.1.2** Bat mitigation licences that have been granted within the last 10 years inside a 2-kilometre radius of the property are detailed in **Table 1** below.

Table 1. Bat mitigation licences granted within a 2km radius of the property (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2016-25037-EPS-MIT	Brown long-eared bat & soprano pipistrelle	06/09/2016 – 06/09/2021	Destruction of resting place	1100 S
2014-4527-EPS-MIT	Brown long-eared bat, common pipistrelle, soprano pipistrelle, Brandt's bat & Whiskered bat	01/03/2015 – 30/03/2025	Damage & destruction of breeding site	1360 NW
2018-33541-EPS-MIT	Common pipistrelle & soprano pipistrelle	15/03/2018 – 15/03/2023	Destruction of resting place	1500 SE
2016-24162-EPS-MIT	Common pipistrelle	18/07/2016 – 18/07/2021	Destruction of resting place	1450 SW
2017-31130-EPS-MIT	Whiskered bat	06/09/2017 – 30/09/2022	Destruction of breeding site	1540 SW
2015-7775-EPS-MIT	Common pipistrelle	11/03/2015 – 31/03/2020	Destruction of resting place	1575 SW
2020-45346-EPS-MIT	Common pipistrelle & soprano pipistrelle	30/03/2020 – 25/03/2025	Damage & destruction of resting place	1685 SE

- 5.1.3** The client had no existing bat survey reports in their possession and none had been published on the Local Planning Authority's (LPA) online planning portal.

5.2 Building Inspection

Overview

- 5.2.1** The findings from the external and internal inspections carried out for the house are described with photographs, and annotated in a plan (see **Figure 1**), as follows:

External Survey

- 5.2.2** The semi-detached property of cavity wall construction had a hipped roof with a front pitched gable, that was clad with timber cladding, a single storey flat roof garage on the eastern elevation and a single-storey flat roof rear extension (**Photographs 1 & 2**).



Photograph 1. Front of house viewed from south.



Photograph 2. Rear of house viewed from north.

- 5.2.3** The roof was covered by concrete interlocking tiles that were tight across all elevations of the roof and slightly mossy in places (**Photograph 3**). The ridge and hip tiles were tight and the mortar was intact across the roof of the property (**Photograph 4**).

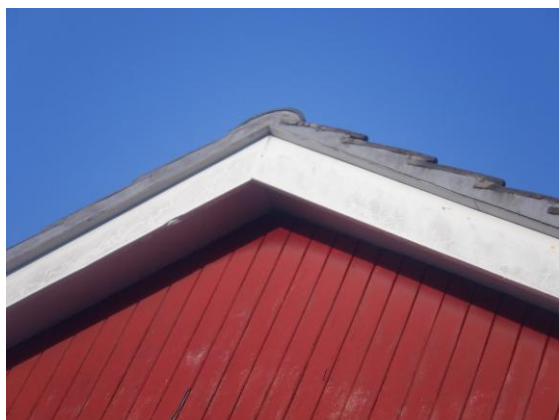


Photograph 3. Tight interlocking roof tiles (northern elevation).



Photograph 4. Ridge and hip mortar intact (eastern elevation).

- 5.2.4** The verge mortar was intact on the front gable, as was the tongue-in-groove timber cladding, which was tight to the soffit (**Photograph 5**). The uPVC soffits had intact sealant along the eaves of the main roof on the rear and side elevation (**Photograph 6**).



Photograph 5. Intact verge mortar and timber cladding on front gable (southern elevation).



Photograph 6. Intact sealant along the eaves of the main roof (eastern elevation).

- 5.2.5** The soffit on the rear elevation of the single storey extension sat on top of the wall plate

and was tight to the brickwork. There was a slight gap under the barge board on the eastern elevation of the rear extension and the side of the garage – both were closely inspected and found to be of limited extent, offering no roosting or ingress opportunities for crevice-dwelling bats (**Photographs 7 & 8; Target notes 1 & 2**).



Photograph 7. Gap of limited extent under barge board on single storey rear extension (eastern elevation).



Photograph 8. Gap of limited extent under barge board on (eastern elevation).

Internal Survey

- 5.2.6** The property had one roof void that covered its two-storey footprint and was accessible via a loft hatch on the first floor. It was of cut and pitch construction and had an approximate floor-to-ridge height of 1.5 metres. The floor was boarded centrally, with fibreglass insulation present below and celotex insulation boards present in the south-western corner and northern side of the void (**Photograph 9**). The eaves were mostly filled with fibreglass insulation or shredded insulation (**Photograph 10**).



Photograph 9. Boarding and fibreglass insulation in the centre of the void and celotex insulation (roof void).



Photograph 10. Shredded insulation in eaves (roof void).

- 5.2.7** The roof was lined with a hessian reinforced bitumen felt that was mostly intact, with a small tear present on the south-eastern side of the roof (**Photograph 11; Target note 3**).

A chimney had been removed on the rear elevation with a section of loosely overlapping breathable roofing membrane present and the underside of the roof tiles were visible (**Photograph 12; Target note 4**).



Photograph 11. Small tear in bituminous roofing felt (roof void).



Photograph 12. Loosely overlapping breathable roofing felt where chimney was removed (roof void).

5.2.8 There was a rendered chimney present on the party blockwork wall at the western side of the void, which was cobwebbed (**Photograph 13**). There was a slight gap between the timbers and the chimney, with the underside of the roof tiles visible along the edge, but the gap was cobwebbed and no daylight could be seen (**Photograph 14; Target note 5**). The southern gable had intact mortar tight to the roof line, with plastic sheeting visible in one section over the blockwork (**Photograph 15; Target note 6**).



Photograph 13. Rendered chimney on the western party wall (roof void).



Photograph 14. Slight cobwebbed gap beside chimney, with underside of roof tiles visible (roof void).

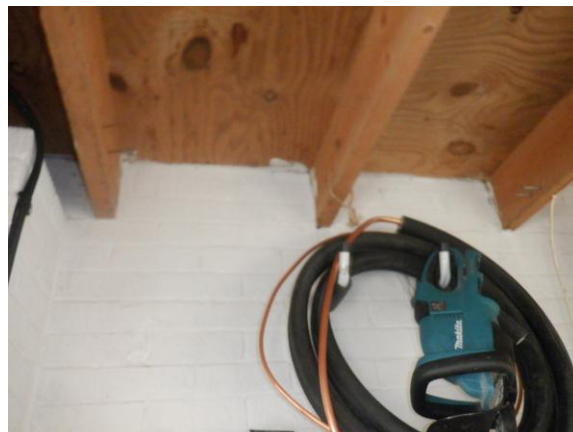


Photograph 15. Plastic sheeting visible in gap over blockwork (roof void).

- 5.2.9** Internally, the attached garage had no roof void and was open to the underside of the flat roof boarding, with a skylight present adjacent to the wall of the house (**Photograph 16**). The brickwork walls were tight to the boarding and the eaves were blocked, with no daylight visible (**Photograph 17**).



Photograph 16. Skylight in roof adjacent to the wall of the house (garage).



Photograph 17. Boarding tight to brickwork(garage).

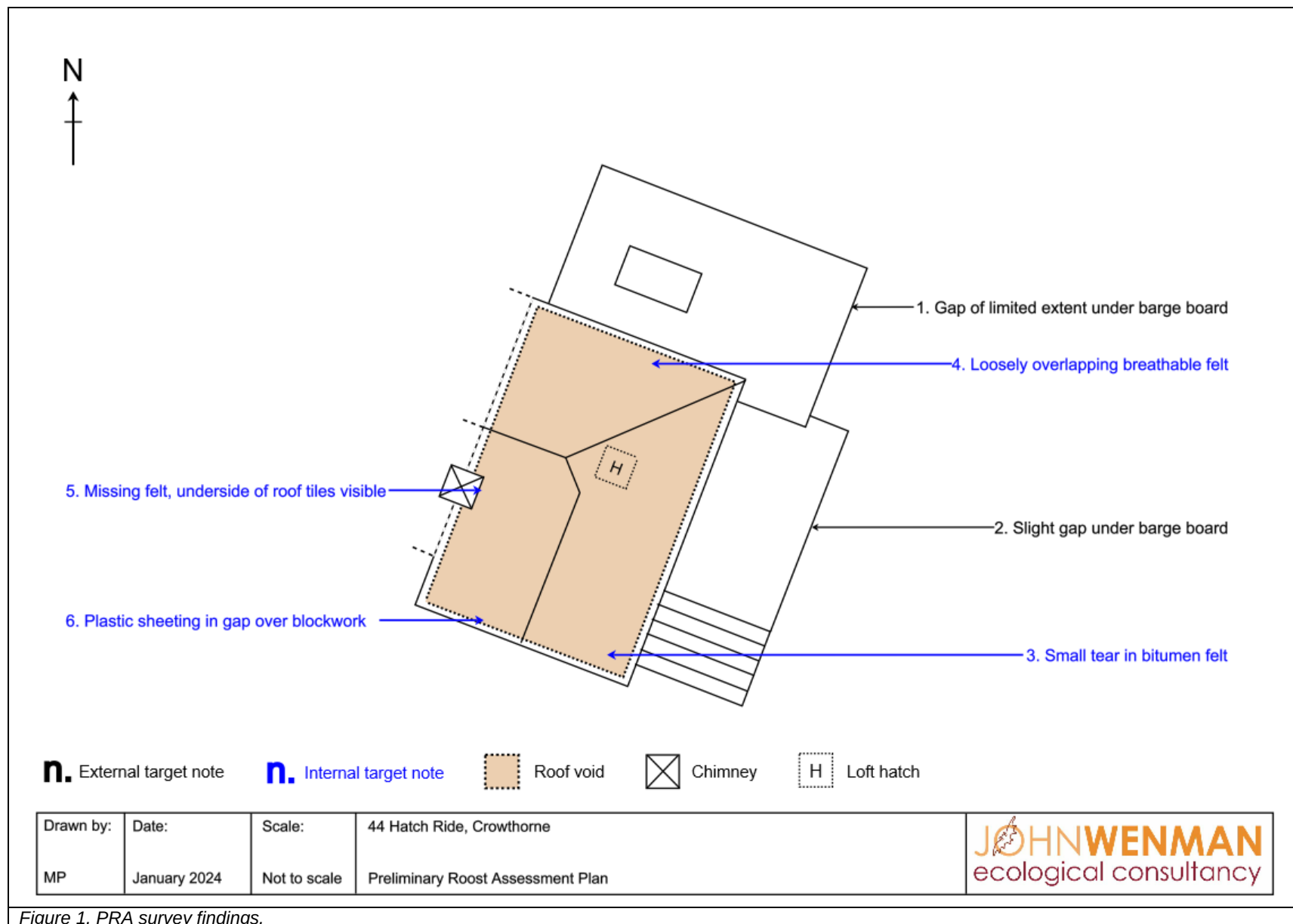


Figure 1. PRA survey findings.

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

- 6.1.1** The suburban area surrounding the property with gardens, linear hedgerows, scattered trees and tree lines provides continuous habitat that could be used as a flight-path connecting the property to high-quality foraging habitats such as the nearby parcels of mixed priority woodland to the north, Buckler's Forest to the southeast, and Heath Lake SSSI to the west. Furthermore, the search of granted bat mitigation licences identified two maternity colonies and at least five species known to be roosting within a 2km radius of the house: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*), Brandt's bat (*Myotis brandti*) and whiskered bat (*Myotis mystacinus*).
- 6.1.2** The roof void inside the property had sufficient space for the internal flight exhibited by void-dwelling bats, such as the locally recorded brown long-eared (*P. auritus*). However, in the absence of any evidence of presence or ingress opportunities observed externally and internally, it is considered highly unlikely that void-dwelling bats are present in the house.
- 6.1.3** Externally, the property lacked any evidence or features which resembled potential roost features with the sufficient space, shelter, protection, conditions and surrounding habitat to support regular use by individual or small numbers of crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*). Therefore, the house has been assigned negligible potential suitability for bats (see **Appendix 2** for potential suitability categories).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

- 7.1.1** The development proposals consist of a two storey side extension following the removal of the garage and a single storey front extension (refer to planning drawings in **Appendix 4**). The impacts of the proposals, during construction and post development, have been assessed in accordance with the mitigation hierarchy as follows:

Construction Phase

- 7.1.2** The development proposals will not have an impact on features that have evidence of roosting bats or potential to be used by roosting bats. Therefore, it is considered highly unlikely that the proposals will result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats, particularly disturbance that would affect the ability of bats to survive, reproduce, nurture young or hibernate.

Post Development

- 7.1.3** The proposed roof works do not result in the loss of any potential roost sites identified in the roof. As such, it is considered highly unlikely that the proposals will result in the permanent damage/loss of a bat roost (if present) or affect significantly the local distribution or abundance of bats.

7.2 Conclusion

- 7.2.1** The development proposals will not have any potential impacts to bats and their roosts. As such, a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.
- 7.2.2** In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

8 REFERENCES

CIEEM (2019b). *Advice Note on the Lifespan of Ecological Reports and Surveys*. CIEEM, Winchester.

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

Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3rd edition)*. JNCC, Peterborough.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 2** below are derived from the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) and provide guidance for assessing the potential suitability of buildings (and other structures) for roosting bats. These categories are applied using professional judgement and irrespective of whether the presence of a bat roost has been confirmed during a survey, as additional bat roosts could be present which have not yet been discovered.

Table 1. Categories for potential suitability of buildings (and other structures) for roosting bats.

Potential Suitability	Category Justification
None	A building (or structure) that has no features likely to be used by any roosting bats at any time of the year (i.e. a complete absence of cracks, crevices or voids that could provide suitable shelter).
Negligible	A building (or structure) that has no obvious features likely to be used by roosting bats, but in this case a small element of uncertainty remains as bats will occasionally use small and apparently unsuitable features. This category may also be used where a bat could potentially roost due to one attribute, but it is considered unlikely due to another attribute (e.g. a feature that is subject to constant illumination from artificial lighting).
Low	A building (or structure) that has one or more potential roost sites suitable for opportunistic use by individual bats at any time of the year. However, these potential roost sites for bats do not provide sufficient space, shelter, protection, conditions and/or surrounding suitable habitat to be used regularly or by large numbers (i.e. unlikely to be suitable for a maternity colony and not a classic hibernation site).
Moderate	A building (or structure) that has one or more potential roost sites suitable for regular use by individual bats, or small non-breeding groups, due to sufficient space, shelter, protection, conditions and surrounding habitat. However, these potential roost sites for bats are unlikely to support a roost of high conservation status with regards to the type of roost only (i.e. maternity colonies and classic hibernation sites).
High	A building (or structure) that has one or more potential roost sites suitable for use by large numbers of bats more regularly and for longer periods of time due to sufficient space, shelter, protection, conditions and surrounding habitat. These potential roost sites for bats are capable of supporting high conservation status roosts (i.e. maternity colonies and classic hibernation sites).

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES

The potential suitability of a building in conjunction with any evidence of bat presence is used to provide an initial assessment of likely roost type and importance. The types of roost considered are based on the following Natural England definitions:

- Day roost – a summer resting place used by individual bats, or small non-breeding groups, during the day;
- Night roost – a resting place used by individual bats on occasion, or by a whole colony regularly, during the night;
- Feeding perch – a resting place used by individual bats, or a few individuals, primarily for short periods of feeding during the night;
- Transitional roost – a place used by a few individual bats, or occasionally small groups, for a short period of time upon waking from hibernation or in the period prior to hibernation;
- Maternity roost – a place used by small to large groups of female bats to give birth and raise their young to independence;
- Hibernation roost – a place used by individual bats, or in groups, during winter where there is a constant cool temperature and high humidity; and
- Satellite roost – a place used by a few individuals to small groups of breeding female bats found in close proximity to the main nursery colony throughout the breeding season.

The importance of a bat roost is underpinned by the conservation status of the suspected species (i.e. the distribution/rarity of a species in a specific geographic location) and the type of roost (i.e. not all roosts have the same level of importance in supporting the local bat population). Further roost characterisation surveys may be required to fully determine the importance of a confirmed roost to allow for a robust impact assessment.

APPENDIX 3 – FURTHER SURVEY RATIONALE

In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites.

Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) detailed in **Table 3** below.

Table 2. Recommended further survey for establishing presence/likely absence of roosting bats in buildings (and other structures).

Potential Suitability	Further Survey
None	No further surveys are required.
Negligible	No further surveys are required.
Low	A minimum of one dusk emergence survey visit should be undertaken in the period of May to August. However, if all areas (including cracks, crevices and voids) can be thoroughly inspected and no evidence of use by bats is found, then emergence surveys may not be required. In cases where a complete inspection cannot be carried out, professional judgement and proportionality should be applied when assessing the impacts of the development proposals.
Moderate	A minimum of two dusk emergence survey visits should be undertaken in the period of May to September, with at least one of the surveys between May and August; the survey visits should be spaced at least three weeks apart.
High	A minimum of three separate dusk emergence survey visits should be undertaken in the period of May to September (inclusive), with at least two of the surveys between May and August; the survey visits should be spaced at least three weeks apart.

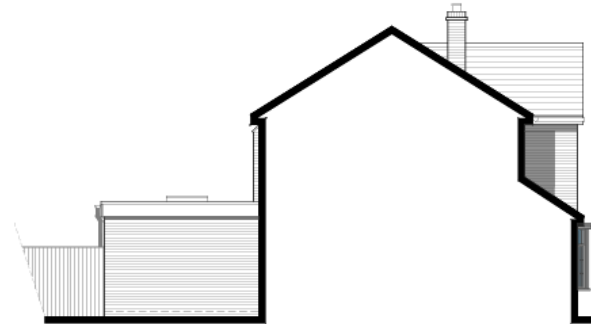
In cases where the PRA and/or further survey establishes the presence of roosting bats in a building (or structure), this will likely trigger the need for roost characterisation to collect sufficient information to inform the impact assessment and mitigation strategy. The roost characterisation comprises information collected during the PRA, emergence surveys and by other methods, such as DNA analysis of bat droppings, and ultimately aims to determine the bat species roosting; the number of bats the roosts support; the roost access points; the locations of the roosts and the types of roost present. This information is crucial when applying for planning permission and/or a European Protected Species

mitigation licence.

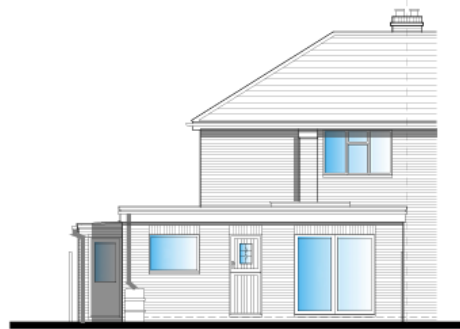
APPENDIX 4 - EXISTING AND PROPOSED ELEVATIONS



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



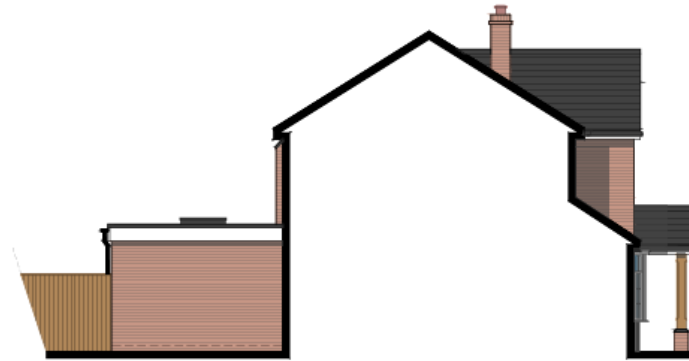
Existing Side Elevation

0 1 2 3 4 5 6 7 8 9 10 Metres
Scale Bar - 1:100

 JAYSON PA DESIGN	
Drawing Title	
Existing Elevations	
Company Address	133



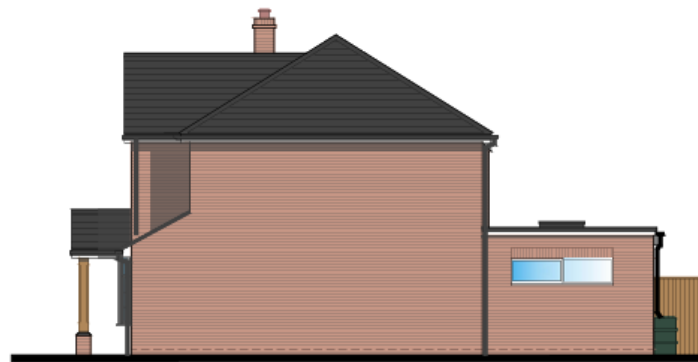
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

0 1 2 3 4 5 6 7 8 9 10 Metres
Scale Bar - 1:100

 JAYSON PARS DESIGN	
Drawing Title	
Proposed Elevations	
Company Address	135 Owlmoor M. 0785