

9 Hard Dyke Close
Wokingham
Berkshire
RG41 2HQ

Preliminary Roost Assessment

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1 EXECUTIVE SUMMARY

- 1.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr & Mrs Batista to undertake a Preliminary Roost Assessment (PRA) for bats at 9 Hart Dyke Close, a detached house in Wokingham, Berkshire. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey extension to replace the existing conservatory and a loft conversions of the house and detached garage (see proposed drawings in **Appendix 4**).
- 1.1.2 The connected private gardens and mature trees in the suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area, for any bat(s) roosting in the property.
- 1.1.1 Within the loft, six small-sized bat droppings, resembling those typically deposited by pipistrelle species (*Pipistrellus* spp.), were observed at the base of the southern blockwork gable. The distribution of droppings indicates a roost in the end wall with access to likely be via a visible gap situated between the external brickwork chimney and southern gable and most likely acts as an occasional day roost; the evidence is not consistent with a maternity roost. These access features as well as further gaps associated with the roof tiles, lead flashing and soffit have potential to lead to crevice roost sites. Overall, the modern house lacked features suitable for bats and is of low potential suitability for bats.
- 1.1.2 The loft conversion and extension proposals will not have a direct impact on the confirmed roost or access point with the soffits to be retained unaffected or any other features with bat roost potential. Therefore, the proposals will not lead to the loss or damage of a roost.
- 1.1.3 It is unlikely that the proposals will lead to the disturbance of bats occupying a roost,; however, a precautionary approach to specific aspects of the work under a non-licensed method statement should be adopted to avoid indirect temporary disturbance of the retained low suitability features across the southern elevation of the building as detailed in **Section 6.4**. If the precautionary measures are adhered to, the construction work is considered highly unlikely to lead to the loss of a bat roost or to the disturbance of bats, particularly disturbance that would affect the ability of bats to survive, reproduce, nurture young or hibernate. Therefore, it is considered that a European

Protected Species Mitigation Licence (EPSML) would not be required to allow the works to go ahead lawfully.

- 1.1.4** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr & Mrs Batista to undertake a Preliminary Roost Assessment (PRA) for bats at 9 Hart Dyke Close, a detached house and garage in Wokingham, Berkshire.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey extension to replace the existing conservatory and a loft conversion for the house and garage (see proposed drawings in **Appendix 4**).

2.2 Site Location and Context

2.2.1 The detached house is located on the eastern side of Hart Dyke Close in Wokingham, Berkshire (central OS Grid Reference: SU 80628 66993).

2.2.2 The property is situated on the edge of a suburban area with neighboring properties and their associated gardens along Hart Dyke Close. The rear garden directly borders a grassland paddock with parcels of broadleaved woodland and mixed priority woodland situated 80 metres to the north and 220 metres to the northeast respectively. Conifer woodland is also situated approximately 230 metres to the southwest.

2.2.3 Further surroundings are primarily suburban to the north and west, with agricultural land and Wokingham Family Golf Course to the east and south.

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
- Pre-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 27th May 2025 by John Wenman MCIEEM - registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2016-23859-CLS-CLS) - 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 and eave spaces. 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 2019).

5 SURVEY RESULTS

5.1 Desk Study

- 5.1.1** The connected private gardens and mature trees in the suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area, such as the surrounding woodland, for any bats roosting locally.
- 5.1.2** Bat mitigation licences that have been granted inside a 2-kilometre radius of the property within the last 10 years 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)
2015-11806-EPS-MIT	Common pipistrelle	05/09/2015 – 26/08/2017	Damage and destruction of a resting place	1420 N
2014-2425-EPS-MIT	Brown long-eared & common pipistrelle	22/07/2014 – 31/10/2015	Destruction of a resting place	1480 NW
2014-964-EPS-MIT	Brown long-eared	15/04/2014 – 30/09/2014	Damage and destruction of a resting place	1480 NW
2018-34805-EPS-MIT	Brown long-eared & common pipistrelle	31/05/2018 – 29/05/2023	Destruction of a resting place	1600 NE
2014-3612-EPS-MIT	Soprano pipistrelle	24/10/2014 – 22/10/2019	Destruction of a resting place	1640 S
2015-9568-EPS-MIT	Common pipistrelle	06/05/2015 – 30/04/2020	Destruction of a resting place	2000 SW
2015-9568-EPS-MIT-1	Common pipistrelle	07/10/2016 – 01/04/2020	Destruction of a resting place	2000 SW
2015-7982-EPS-MIT	Brown long-eared	14/04/2015 – 14/04/2020	Destruction of a resting place	2000 S

5.2 Building Inspection

Overview

- 5.2.1** The findings from the external and internal inspections carried out for the property are described with photographs, and annotated in a plan, as follows:

External Survey

- 5.2.2** The detached house had a pitched roof with two dormer windows on the front elevation, a detached garage on the northern elevation, and a conservatory at the rear (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from west.



Photograph 2. Rear of property viewed from east.

- 5.2.3** The pitched roof was covered by flat concrete tiles that were in place and tightly fitted across both elevations other than a single lifted tile on the front gable (**Photograph 3; Target note 1**). The ridge mortar and verge mortar was fully intact along the roof, gables and dormer windows (**Photographs 4 & 5**).



Photograph 3. Single lifted concrete tile (north elevation).



Photograph 4. Ridge mortar fully intact (rear elevation).



Photograph 5. Intact verge mortar across the gable and dormers (front elevation).

- 5.2.4** Whilst the lead flashing along the rear and southern elevations of the house, and at the base of the front dormer windows was tightly sealed to the roof, the lead flashing at the base of the southern brickwork chimney was slightly lifted (**Photographs 6 - 9; Target note 2**).



Photograph 6. Lead flashing sealed (south elevation).



Photograph 7. Lead flashing sealed (rear elevation).



Photograph 8. Lead flashing sealed along dormer window (front elevation).

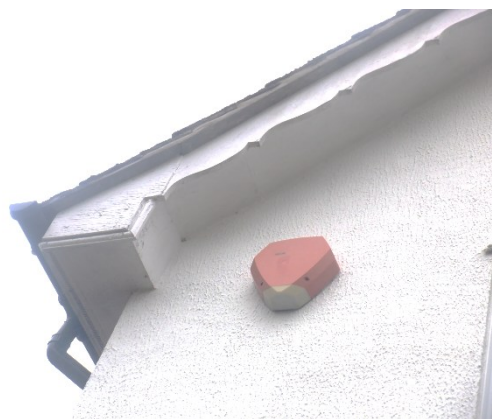


Photograph 9. Lead flashing lifted at the base of the chimney (front elevation).

- 5.2.5** The corners of the front dormer windows where they connected to the pitched roof were fully sealed (**Photograph 10**). Whilst the timber soffit was sealed along the front and rear elevations of the house as well as the gables, ornamental gaps were situated at the apex of each gable (**Photographs 11 & 12; Target note 3**). Furthermore, a gap was situated between the soffit and wall against the southern brickwork chimney (**Photograph 13; Target note 4**).



Photograph 10. Corners of front dormer windows sealed to the roof (front elevation).



Photograph 11. Soffit sealed to the rendered gable (south elevation).



Photograph 12. Ornamental gap within the soffit at the apex of each gable (north elevation).



Photograph 13. Gap between soffit and brickwork chimney (south elevation).

5.2.6 The detached garage had a hipped roof that was also covered by flat, tightly fitted concrete tiles and fully sealed hip mortar (**Photograph 14**). Furthermore, the painted timber soffit was sealed across all elevations of the garage (**Photograph 15**).



Photograph 14. Roof tiles and hip mortar fully intact and sealed across the garage.



Photograph 15. Painted timber soffit sealed to brickwork around all sides of the garage.

Internal Survey

5.2.7 The property had one roof void that covered its footprint, which was accessible via a first-floor loft hatch. The roof was of 'trussed rafter' construction with an approximate floor-to-ridge height of 2.5 metres at its highest point (**Photograph 16**).



Photograph 16. Roof of trussed rafter construction.

- 5.2.8** The roof was lined by bitumen and hessian felt that was fully intact throughout the void, other than to allow for a pipe, which was sealed by a plastic guard, to pass through (**Photograph 17**). The ridge was cobwebbed throughout the void (**Photograph 18**).



Photograph 17. Pipe sealed by a plastic guard.



Photograph 18. Cobwebbed ridge.

- 5.2.9** The floor was centrally boarded over fibreglass insulation that did not fill most eaves, allowing partial access to the timber soffit (**Photograph 19; Target note 5**).



Photograph 19. Eaves mostly open with access to the timber soffit.

- 5.2.10** The northern blockwork gable was sealed other than a vent at its apex that was partially inaccessible due to the presence of a water tank, however, no droppings were visible (**Photograph 20**). Furthermore, the front gable was also inaccessible due to size

restrictions of the void. Cobwebbed gaps were situated along the edge of the southern blockwork gable and at its apex with six small-sized droppings observed at its base (**Photographs 21 & 22; Target note 6**).



Photograph 20. Vent inaccessible at the northern blockwork gable.



Photograph 21. Gaps at the apex and along the edges of the southern blockwork gable.



Photograph 22. Small-sized bat droppings at the base of the southern blockwork gable.

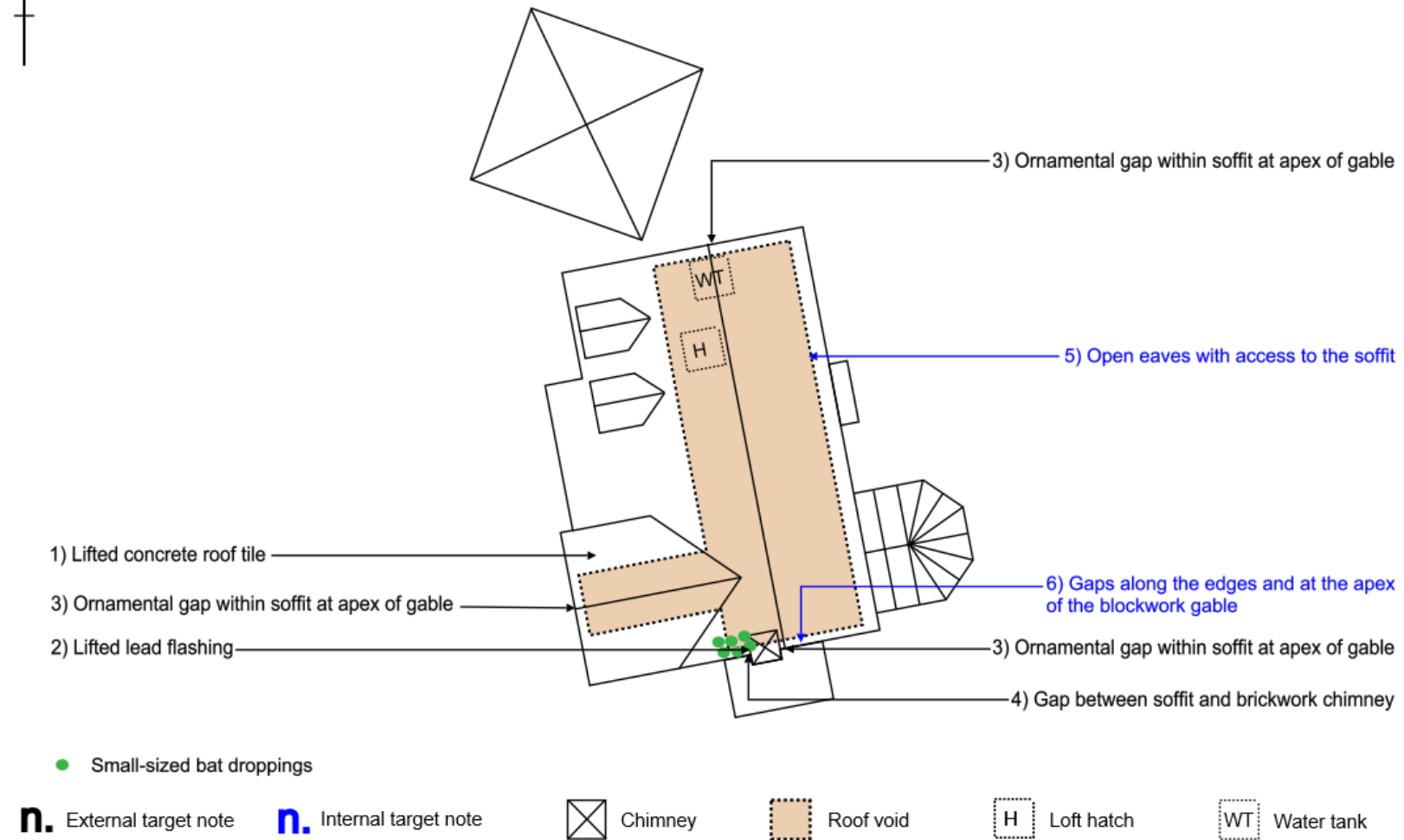
5.2.11 The garage had an open roof with trussed rafters and was lined with a fully intact bitumen felt throughout (**Photograph 23**). The eaves were sealed throughout with no daylight visible (**Photograph 24**).



Photograph 23. Open roof garage with trussed beams and fully intact bitumen felt.



Photograph 24. Eaves sealed throughout the garage.



Drawn by:	Date:	Scale:	9 Hart Dyke Close, Wokingham	
JM	June 2025	Not to scale	Preliminary Roost Assessment Plan	

Figure 1. Preliminary Roost Assessment Survey Findings

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The connected private gardens and mature trees in the suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area, such as the surrounding woodland, for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified three species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared (*Plecotus auritus*). No licenses have been granted for breeding sites within a 2km radius of the property.

6.1.2 The detached property had the following suitable/potential bat access points and roost features:

- A single lifted roof tile on the front gable (**Photograph 3; Target note 1**);
- Lifted lead flashing at the base of the southern brickwork chimney (**Photograph 9; Target note 2**);
- Ornamental holes within the soffit at the apex of each gable (**Photograph 12; Target note 3**);
- An open gap between the southern gable and brickwork chimney (**Photograph 13; Target note 4**); and
- Internal gaps along the edges and at the apex of the southern blockwork gable (**Photograph 21; Target note 6**).

6.1.3 The lifted lead flashing and gap between soffit and chimney at the southern gable directly lead inside the roof void, which was of a suitable size and condition for void dwelling bats, such as the locally recorded brown long-eared (*Plecotus auritus*). No evidence within the void indicated the presence of primarily void dwelling bat species such as brown long eared bat.

6.1.4 Where roof the lining is intact, e.g. the lifted tile to the front gable, there are potential crevice roost sites for crevice-dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). Evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation.

6.1.5 The house is considered to be of low potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.1.6 The garage lacked any features suitable for bats or evidence of bats and is therefore considered to be of negligible bat roost potential (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Potential Roost Status

6.2.1 The observation of six small-sized bat droppings, resembling those typically deposited by pipistrelle species (*Pipistrellus* spp.), at the base of the southern gable end within the roof void of the house indicates that the southern end wall has likely been used as a day roost by an individual or small number of non-breeding pipistrelle bats.

6.2.2 Furthermore, the remaining crevice roost sites that were observed are considered to be suitable for use by typically crevice-dwelling bat species such as the abundant, widespread and locally recorded soprano pipistrelle (*P. pygmaeus*) & common pipistrelle (*P. pipistrellus*) and the rarer Brandt's / whiskered bats (*Myotis brandtii* / *mystacinus*). The presence of a maternity colony is unlikely based on the evidence found and nature of the low suitability potential roost features.

6.2.3 Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are the most abundant and widespread bats in Great Britain. These species occur in almost any habitat type and are well adapted to the built environments; they are the species most regularly reported roosting in houses and churches (Mathews *et al.* 2018). Brandt's / whiskered bat (*Myotis brandtii* / *mystacinus*) are small *Myotis* species that are widespread and will roost in the same buildings as the much more abundant pipistrelle species (Mathews *et al.* 2018). Roosts supporting these species hold site to county level conservation importance subject to the roost type, i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

6.3 Assessment of Impacts and Recommendations

6.3.1 The development proposals include a single-storey extension to replace the existing conservatory and a loft conversion for the house and garage with associated alterations to the roof i.e. installation of dormers (see proposed drawings in **Appendix 4**).

6.3.2 The work to the garage is highly unlikely to have any impact on bats or their roosts and therefore can proceed with no requirement for a bat mitigation licence.

6.3.3 The loft conversion and extension to the house will not impact the roosting location at the southern gable end or any of the potential roosting features identified. The existing soffits and gap under lead flashing at the southern end will be retained unaffected and the loft conversion will not change the availability of the southern gable wall, which will remain separate and insulated away from the converted living space, for roosting bats. The evidence does not show that the void to be converted is being used by roosting bats and therefore it is unlikely that there would be any direct loss or damage of a bat roost.

6.3.4 The work to the house is unlikely to lead to the direct disturbance of bats occupying a roost. However, there is a residual risk of indirect impact, and of a change in the status of the roost before the work begins, therefore, a precautionary approach to specific aspects of the work under a non-licensed method statement should be adhered to in order to avoid indirect temporary disturbance of the low suitability features to be retained across the southern elevation of the building as detailed in **Section 6.4**, and to confirm there has been no change in the roost status. If the precautionary measures are adhered to, the construction work is considered highly unlikely to lead to the loss of a bat roost or to the disturbance of bats, particularly disturbance that would affect the ability of bats to survive, reproduce, nurture young or hibernate.

6.4 Non-Licensed Method Statement

6.4.1 In the absence of mitigation, there is a small risk of disturbance from the proposals involving the loft conversion within the house through noise, dust and vibrations. Also a risk that the roost status changes before work begins. Therefore, a non-licensed precautionary method of working will be adopted to minimise the risk of disturbance and confirm that there will be no loss or damage of bat roosts:

- An updated pre-commencement check of the void will be undertaken by a licensed ecologist to confirm the status of the features used have not changed and there are no bats within the void or utilising the gaps along the edge of the gable.
- A toolbox talk to the contractors working on site detailing the location of the bat access features along the southern elevation of the building, the locations of the confirmed roosting sites in the property as well as the legislation that protects bats and their roosts, good working practices, the measures that are required to protect bats during the work and what to do if bats are found.

6.4.2 If bat(s) are discovered during the course of the work, work will stop immediately, and a licensed ecologist will provide further advice and attend to the bat(s). The licensed

ecologist will re-assess the impact of the work and determine if a Natural England mitigation licence is required to enable the works to continue lawfully. If a licence is required, work will only recommence once a licence is in place.

7 REFERENCES

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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 2. 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 3. 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 DRAWINGS



West elevation



North elevation



SARAH GOULD

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Client

Mr & Mrs Batista

Project

9 Hart Dyke Close, Wokingham

Description

Existing elevations



SCALE BAR 1:100

A	14-03-25	Pre-application
-	03-12-24	For information
Revision	Date	Description
Status		
Pre-application		
Scale	Drawn By	Date
1:100@A3	SG	Dec 24
Job Number	Drawing Number	Revision
062	05-01	A

Contractors and consultants are not to
scale dimensions from this drawing

Contractors and consultants are not to
scale dimensions from this drawing



East elevation



South elevation

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Client
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Description
Existing elevations

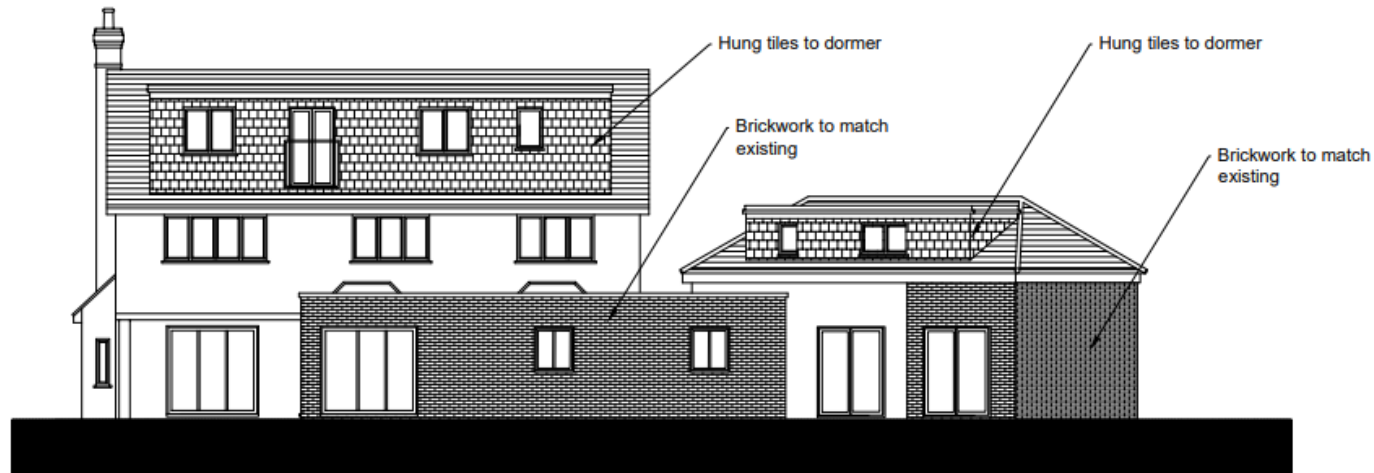
0 1 2.5 5 10
SCALE BAR 1:100

A	14-03-20	Pre-application
-	03-12-24	For Information
Revision	Date	Description
Status		
Pre-application		
Scale	Drawn By	Date
1:100@A3	SG	Dec 24
Job Number	Drawing Number	Revision
062	05-01	A

Contractors and consultants are not to
scale dimensions from this drawing



West elevation



East elevation

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Client
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Description
Proposed elevations

0 1 2.5 5 10
SCALE BAR 1:100

Revision	Date	Description
B	14-03-25	Pre-application
A	13-03-25	Revised proposals
-	09-03-25	For information
Status		
Pre-application		
Scale	Drawn By	Date
1:100@A3	SG	Mar 25
Job Number	Drawing Number	Revision
062	05-05	B