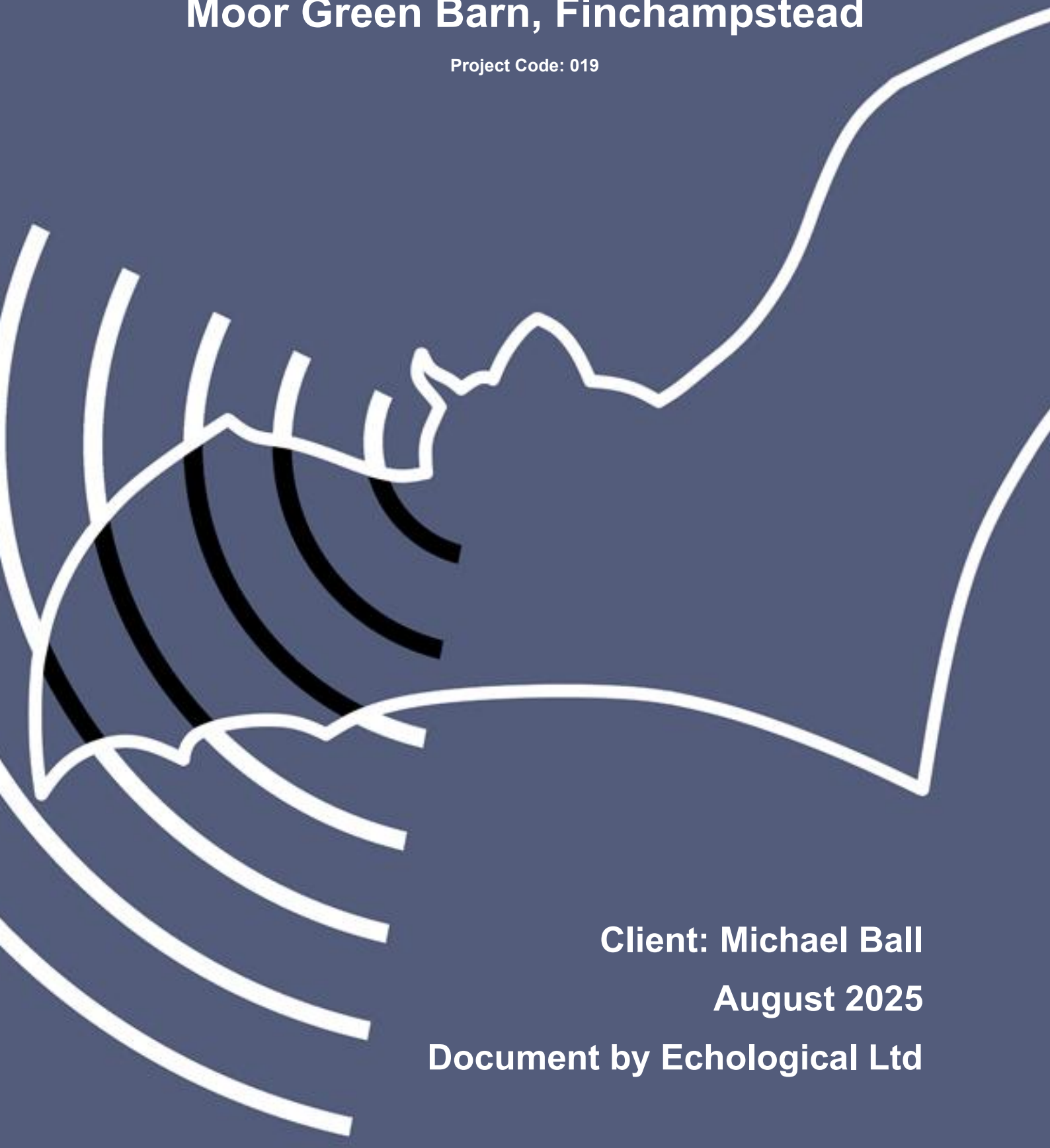
Bat Roost Assessment
Moor Green Barn, Finchampstead

Project Code: 019



Client: Michael Ball

August 2025

Document by Echological Ltd

Issue and Revision Record

Revision	Date	Written	Description
V1	23.08.2025	DB	First Issue

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Executive Summary

Contents	Summary
Site Location	The site is located at Moor Green Barn at Lower Sandhurst Road, Finchampstead.
Proposal	The proposed works are to demolish the bungalow and build a new house in the same vicinity.
Scope of Survey	The aim of this report is to: • Assess potential for roosting bats on site. • Results of further surveys. • Provide suitable mitigation. • Provide enhancement.
Results and Evaluation	The building was deemed to have low roosting suitability following the Preliminary Roost Assessment. A nocturnal survey (dusk emergence) was carried in line for a building of low potential. No bats were recorded emerging or re-entering. It is considered that the building is likely absent of roosting bats.
Recommendations	Installation of bat (and bird) boxes following construction of the new build to offering bat roosting potential to enhance the site for biodiversity. All demolition contractors to read and sign a toolbox talk to confirm their understanding of the protection of bats and what to do if a bat is encountered.

1. Introduction

1.1 Background

Echological Ltd (Echological) was commissioned by Michael Ball Perkins to undertake a bat roost assessment at Moor Green Barn, Finchampstead, hereafter referred to as “the site”.

This report has been prepared by Principal Ecologist Dave Byett MSc BSc (Hons) MCIEEM and the conditions pertinent to it are included within Appendix A.

1.2 Site Description

The site is located on Lower Sandhurst Road, Finchampstead and is centred at British Grid Reference SU 80678 62745. The site includes a small one bed bungalow, that is used primarily as a home office, which also has a basement attached to the structure. At the rear of the bungalow is a lean to wooden shed that is used to store lawn mower and other garden accessories. The rest of the site is effectively split into two section, the top being more used as amenity grassland (regularly mown grassland), with the southern section being cut less and offering more biodiversity. The property backs on to Moor Green Lakes, which is a series of lakes, which are connected with Long River further south. There are a few other residential properties in the immediate surrounding, with a large woodland (Finchampstead Ridges) to the north. The woodland and lakes offer good bat foraging habitat. See for Figure 1 site boundary.

1.3 Development Proposals

The proposed works are to demolish the existing bungalow and build a new house, to which current designs have not been finalised, but would be in the same vicinity.

1.4 Purpose of Report

The purpose of this report is to:

- Present the results of a PRA.
- Review historic reports relating to the site.
- Present the relevant legislation and policy in relation to bats.
- Describe the methods used to carry out the desk and field-based assessments for bats.
- Provide information on any approved European Protected Species Licences (EPSLs) issued for bats within 2km of the site.
- Assess the suitability of structure on site for roosting bats.
- Present the results of dusk emergence survey.
- Determine impacts on bats are likely to arise from the proposals and any further requirements.

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

1.4.1 Validity

The details of this report will remain valid for a period of 18 months from the date of the survey (until January 2027), after which the validity of this assessment should be reviewed to determine whether further updates are necessary (Chartered Institute of Ecology and Environmental Management, 2019). The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

1.5 Legislation

Environmental surveys are required to meet Local and National Environment and Planning Policy with regards to biodiversity and development (Appendix B).

2. Methodology

2.1 Historic Surveys

There are no historic reports relevant to the site to review.

2.2 Desk Study

Desk study comprises of two search elements:

- Ten kilometres search for Special Areas of Conservation (SACs) designated for bats.
- Two kilometres search for Sites of Special Scientific Interest (SSSIs) designated for bats.
- MAGIC[1] was used to identify European Protected Species Licence (EPSL) development licenses granted in the last 5 years for bats within two kilometre of the scheme to gain a better understanding if there are any species protected under the Wildlife and Countryside Act present within the area. This search was undertaken on 29/05/25.

Further information on relevant species / environmental legislation and planning policy can be found in Appendix B.

2.3 Field Surveys

Bat assessment was undertaken by Dave Byett, Natural England Class 3 and 4 license holder on the 21/06/2025, under clear weather conditions (no rain, slight wind and clear sky).

2.3.1 Preliminary Roost Assessment

Any suitable structure on site had a Preliminary Roosting Assessment (PRA) from the ground for suitability to support breeding, resting and hibernating bats using survey methods based on the BCT *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023), hereafter referred to as the 'BCT Guidelines'.

The roost assessment was completed to assess the likelihood of bats using the structures within the site for summer roosting and winter hibernation. Any droppings found would be collected and sent off for eDNA testing to confirm species if required.

External Inspection

Each structure was systematically inspected during daylight, with any potential roosting features (PRF) suitable for bats being noted such as weatherboarding, hanging tiles, soffit boxes, gaps in brickwork, cracks, crevices, lifted lead flashing, slipped or broken tiles and missing mortar below ridge tiles. PRFs located at height were viewed from the ground using binoculars and a high-powered torch. Any potential bat access points were inspected for signs of bat presence such as:

- Bat droppings on the ground outside, on the floor inside or stuck to walls.
- Other evidence of bats such as feeding remains.
- Suitable entry and exit points around cladding, eaves, flashing, under tiles or gaps in mortar.
- Live bats, bat corpses or skeletons.
- Oily marks (from fur) or localised clean spots around possible access points and roost areas.

[1] https://magic.defra.gov.uk/

Internal Inspection

The internal area of the structure was accessed for a detailed assessment. The bat roost assessment was undertaken with survey methodology based on current BCT Guidelines. The assessment noted bat presence or evidence of their presence/roosting location as well as noting the condition of feature below and the possible access points:

- Sarking (wooden/felt/other).
- Insulation.
- Roof construction (modern truss, king post, queen post.)
- Ridge beam and the floor below.
- Any areas of missing mortar on chimney breasts or gable walls.
- Any gaps in beams/mortice joints/roof timbers/where beams meet.

Many of the UK bat species are crevice dwellers and as such areas between the sarking felt/timber and tiles cannot be fully inspected without likely damaging or destroying a potential roost location, as well as injuring or killing bats.

Categorisation

The outcome of this PRA survey was to categorise structures in accordance with the BCT Guidelines given in Table 1 below.

Table 1 Categories of Bat Roost Suitability for Structures (BCT Guidelines).

Suitability	Typical Roosting Features
None	No habitat features on site are likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition (for example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation - the categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by large numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g., maternity, or classic cool/stable hibernation site. Structures that have been identified from external/internal assessments are assessed to requirements of a high potential structure, unless otherwise noted.

Hibernation

Structures were also assessed for hibernation suitability using the categories in the BCT Guidelines. 'Classical sites' for hibernation would include underground sites such as cellars and caves, that allow stable weather conditions of temperature and humidity (cool and damp) throughout the winter period. Most structures come under the 'non-classical site' category but should also be considered for hibernation, especially for void dwelling bats such as brown long-eared bats *Plecotus auritus*, which may linger in derelict buildings where conditions may remain stable without heating of the building in winter. In addition, *Pipistrellus* species are crevice-dwelling bats which may also benefit from small gaps within a cavity wall under the same circumstances and are known to use large concrete structures such as tower blocks for hibernation which would be considered a non-classical site. Table 2 below outlines the rationale taken when assessing hibernation suitability and the requirement for further surveys.

Table 2: Categories of Bat Roost Suitability in Classical Sites (BCT Guidelines)

Are there suitable hibernation features	Typical Roost Features
No / Very limited	Treat as low. No further surveys required.
Yes – Classical site	Treat as high. Further surveys required between November and March inclusive.
Yes – Non-classical site	Treat as moderate. Further surveys may be required. Need to consider what can be surveyed.

2.3.2 Nocturnal Surveys

A single dusk emergence surveys were undertaken in 2025. The dusk emergence survey commenced 15 minutes before sunset and continued for 2hrs after sunset in line with BCT Guidelines. Survey details are shown in Table 3 below.

Table 3: Surveyors, date and weather conditions for bat emergence surveys. Wind speed uses Beaufort scale. Cloud cover uses oktas scale.

Date of survey	Sunset	Start (S)	Finish (F)	Temperature (in °C) S/F	Rain S/F	Wind speed S/F	Cloud cover S/F
29.07.2025	20:55	20:40	22:25	18/15	0/0	1/1	8/8
Surveyor name(s)	• Dave Byett Principal Ecologist						

During the surveys, Night Vision Aids (NVAs), in the form of Infra-Red (IR) cameras with IR torches and thermal cameras were positioned to view the PRFs identified during the PRA, for any bats emerging or re-entering the structure, inline with the BCT Guidelines. The IR cameras used were Nightfox Whisker and the thermal was Pixfra Arc A613, which were paired with a bat detector (Echometer Touch 2) to record bat calls. The cameras were set to record the duration of the survey, with the same timings as stated in Table 3. Survey locations and type of camera are shown in Appendix F. Incidental bat activity was also recorded (e.g., roosting at neighbouring properties).

Footage analysis by Motion Meerkat (Weinstein, 2015) was used to identify motion events which were subsequently analysed manually. The following settings were used: Background variation 3; organism speed 3; minimum object size 0.01% (parameters were tested against known activity before analysis).

The subsequent images were reviewed and cross referenced with time of the movement to the sound files obtained by the bat detector set alongside the camera to identify any bats recorded. Bat calls were analysed by Principal Ecologist Dave Byett using Kaleidoscope.

Bat surveys were completed during the period when bats are active, within the optimum survey season and within suitable weather conditions (above 10℃, dry and with calm winds).

2.4 Limitations

It was possible to survey all extents of the exterior from ground level and internal elements of the building, though not possible to inspect all features noted for potential due to height (health and safety concern) and potential to damage the structure or possible roosts (such as climbing on roof tiles).

To determine presence or likely absence of protected species requires multiple visits at suitable times of the year. This assessment focuses on assessing the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with reference to those given protection under UK or European wildlife legislation. This report can, therefore, be considered a comprehensive assessment of the ecological interest of the site.

3. Results

3.1 Desktop Assessment

3.1.1 Designated Sites

No designated bat SACs or SSSI for bats within 10km and 2km respectively.

3.1.2 European Protected Species Licence

Following licences were noted:

- 2020-48238-EPS-MIT - Northeast, 1,290m. Issued 28/07/2020, ends 30/07/2026. Species, brown long-eared and common pipistrelle. Licenced for damage and destroying resting place.
- 2020-45340-EPS-MIT- North, 1,770m. Issued 25/03/2020, ends 30/09/2025. Species, brown long-eared. Licenced for destroying resting place.
- 2019-44291-EPS-MIT- North, 1,370m. Issued 17/03/2020, ends 31/12/2020. Species, common pipistrelle and soprano pipistrelle. Licenced for damaging resting place.

There were a number of older licences issued in the surrounding area, which based upon the three found above would indicate there are a number of widespread common species roosting in the surrounding landscape.

3.2 Field Survey

3.2.1 Preliminary Roost Assessment

A total of one structure (see Appendix C for overall building photos) was assessed for bat roosting potential. See Figure 2 for location of PRFs/features identified within the garage and Appendix D for photos and details of PRFs recorded:

- Bungalow - Is a small wooden cladded bungalow, with a basement. There is no roof void present as the insulation lines the pitched roof, so no roof void present. PRFa and b offer some suitability, but is limited due to the nature of the features, PRFa exposed to light from inside the bungalow and smooth plastic landing for feature b reduce potential, but maintain potential but low level at best. PRFc and e lead into the lean to shed, which offers suitability within, but no evidence was noted, which as there are sections covered in dust and cobwebs would have collected droppings from bats flying around, if they were present. The two main features of suitability are PRF-d and f, which both have good access into the features, though PRFd the access into is not simple and straight in, reducing the potential from moderate to low. The structure is not considered suitable for hibernation. No droppings or evidence of presence was found during the survey.

3.2.2 Nocturnal Surveys

No roosts were observed during the dusk emergence survey on 29th July 2025. There was recorded activity of soprano pipistrelle *Pipistrellus pygmaeus* common pipistrelle *Pipistrellus pipistrellus* and noctule *Nyctalus noctule* foraging and commuting past in the surrounding landscape.

See Appendix E for view of the NVA at the darkest point (end of survey).

4. Recommendations

The bungalow is considered to have low roosting potential based upon PRFs observed during the survey, to which all features could not be fully inspected due to the nature of them.

4.1 Bats

No bats were recorded emerging from the structure during the dusk emergence survey and therefore roosting bats likely absent. Therefore, it is recommended, that demolition works be carried out without likely impacts to bats. As the structure is not considered a hibernation roost, works can be carried out any time of year.

It is recommended that a toolbox talk (TBT) be given to the demolition contractors to read and agree to terms. This TBT will include what bats are, their legal status, protection afforded, how to undertake the works, what to do if one is found and contact details of a suitably qualified ecologist. Should an incidental bat be found, works must stop immediately, and a suitably qualified ecologist will contact Natural England to determine a suitable means to progress, which will require a European Protects Species Mitigation Licence. Once that is in place works can progress. All works carried out during the active period (April-October), should not be carried over into dusk and should cease 30min before. Should it be required to extend into this time period, lighting should be minimised and directional, to prevent light spill into the wooded areas of high foraging suitability.

4.2 Enhancements

Under the National Planning Policy Framework[2] (NPPF) a development must provide enhancement for biodiversity. To support this, it is recommended that a bird box (Vivara Pro WoodStone Swift Nest Box) and bat box (Schwegler 2FN) be installed within the extended ownership.

5. Conclusion

On completion of all the actions within the report, the proposed development will meet legal requirements set out under ecological legislation and national / Local planning policy and will be able to meet planning consent requirements.

[2] https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf

6. References

Chartered Institute of Ecology and Environmental Management. (2019). *Advice not of the lifespan of ecological reports & surveys.*

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

7. Figures

Figure 1 – Site Location

Figure 2 – Potential Roosting Features

Legend

Site Boundary

Notes

Echological Ltd

Client

Michael Ball

Site

Moor Green Barn, Finchampstead

Title

Preliminary Roost Assessment

Site Location

Rev	Date	Drawn	Description
A	15/07/2025	DB	For Issue

Drawing number (Project Number - Map Number - Revision)

018-01-A

0 85 170 340 Meters

Scale: 1:5,000

Legend

Boundary

Site Boundary

a PRF No.

PRF Location

Survey Location

Notes

Echological Ltd

Client

Michael Ball

Site

Moor Green Barn, Finchampstead

Title

Bat Roost Assessment

Potential Roosting Feature Locations and survey locations

Rev	Date	Drawn	Description
A	18/07/2025	DB	For Issue

Drawing number (Project Number - Map Number - Revision)

018-02-A

0 4.25 8.5 17 Meters

Scale: 1:250

8. Appendices

Appendix A Conditions

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The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

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Appendix B Legislation

Habitats Directive

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, or the 'Habitats Directive', is a European Union directive adopted in 1992 in response to the Bern Convention. Its aims are to protect approximately 220 habitats and 1,000 species listed in its several Annexes.

In the UK, the Habitats Directive is transposed into national law via the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales, and via the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland.

Conservation of Habitats and Species Regulations 2017 (as amended)

Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I or II of the Habitats Directive respectively) to the European Commission. These sites, if ratified by Ministers, are then designated as Special Protection Areas (SPAs) within six years. Public bodies must also help preserve, maintain and re-establish habitats for wild birds.

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details: https://www.legislation.gov.uk/uksi/2018/1307/note/made

The 2019 amendments related to the EU exit. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change.– see here for full details: https://www.legislation.gov.uk/ukdsi/2019/9780111176573

The Regulations make it an offence to deliberately capture, kill, disturb or trade in the animals listed in Schedule 2, or pick, uproot, destroy, or trade in the plants listed in Schedule 5.

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times. The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird.

Or to intentionally do the following to a wild bird listed in Schedule 1:

- disturbs any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird.

In addition, the Act makes it an offence (subject to exceptions) to:

- intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;
- interfere with places used for shelter or protection, or intentionally disturbing animals occupying such places; and
- The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Finally, the Act also makes it an offence (subject to exceptions) to: intentionally pick, uproot or destroy any wild plant listed in Schedule 8, or any seed or spore attached to any such wild

plant; unless an authorised person, intentionally uproot any wild plant not included in Schedule 8; or sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant. Following all amendments to the Act, Schedule 5 'Animals which are Protected' contains a total of 154 species of animal, including several mammals, reptiles, amphibians, fish and invertebrates. Schedule 8 'Plants which are Protected' of the Act, contains 185 species, including higher plants, bryophytes and fungi and lichens. A comprehensive and up-to-date list of these species can be obtained from the JNCC website. Part 14 of the Act makes unlawful to plant or otherwise cause to grow in the wild any plant which is listed in Part II of Schedule 9. It is recommended that plant material of these species is disposed of as bio-hazardous waste, and these plants should not be used in planting schemes.
Natural Environment and Rural Communities Act 2006
Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.
The Environment Act 2021
The Environment Act sets statutory targets biodiversity including a target to reverse the decline in species abundance by 2030. As well as confirming that public authorities have a duty to conserve and enhance biodiversity, and making provision for biodiversity gain to be a condition of planning permission in England.
Local Policy
Biodiversity Strategy Action Plan for Basingstoke and Deane, 2023 to 2029.[3]

[3] https://basp.basingstoke.gov.uk/content/page/85444/Biodiversity%20Strategy%20for%20Basingstoke%20and%20Deane%20Action%20Plan.pdf

Appendix C Site Photos

Photo Number	Description	Photo
1	Western aspect of the bungalow.	
2	Southern aspect of the bungalow, showing front door.	
3	Lean to shed, to the rear of the property, north facing.	

4	Lean to shed, to the rear of the property, south facing.	
5	Internal view of lean too shed, where no droppings could be found on any available surface.	

Appendix D Preliminary Roost Assessment PRFs

PRF Number	Description	Photo
a	Space behind both large wooden windows covers on eastern aspect, with a gap between the window and the covers, which can be accessed around the gaps.	
b	Height, 2.2m, east facing, gap between the roof tiles and the fascia, leading to likely roosting opportunity, though the landing area is smooth plastic making the feature hard for bats to access.	
c	Height 1.8m, west facing, gap between wooden panels at the eves of the shed, allowing access into the lean to shed. The area surrounding is slightly cluttered, reducing suitability slightly.	

d	Height 2m, south facing, gap between where the two pitches over lap, where you have clear access into a suitable feature, which also has suitable landing for bats to crawl up. The only thing limiting this feature is that is tuck up and the gap doesn't have a free drop, reducing the likelihood of use by bats. No droppings around both aspects of the pitch.	
e	Height, 2m, west facing, gap in the eves of the lean to shed, allowing suitable access into the internal aspect of the shed.	 
f	Gap under ridge tile at western gable end.	

Appendix E Dusk Emergence Photos

Survey Position	View from camera at darkest point
1	
2	
3