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Report by - KJF ConsultancyLtd

Title - Preliminary Roost Assessment (PRA) on dwelling and garage at Oakland Farm, New Mill Rd, Eversley, Hook RG27 0RB

Reason for the report - To advise the client's Architect of the findings and recommendations

Proposed development - Extend the dwelling at the rear and replace the roof

Local Planning Authority (LPA) - Wokingham Borough Council

LPA reference - Not known at the time of this report

Architect - Tony Holt Design

Client - Duncan Walley

Author - Karl Forkasiewicz MCIOB, CEnv, AIEMA, CL18 (Bat Survey Licence Level 2)



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## Quality Assurance

Report title	PRA - Dwelling and garage at Oakland Farm, New Mill Rd, Eversley, Hook RG27 0RB
Version	Version 1
Report ref	PRA.V1.D.G.OF.NMR.E.H
Date produced	03/08/2025
Report checked by	Jan Forkasiewicz BA (Hons)
Report validation	This report is only valid until the Bat Roost Characterisation Survey recommended within this report has been carried out

## Distribution List

Architect	✓
Client	✓

Previous Reports (not applicable)

## Summary

An explanation of the terms within this report in bold is attached at appendix 1. It is proposed to extend the rear of the dwelling at Oakland Farm, New Mill Rd, Eversley, Hook RG27 0RB, and replace the roof. A PRA has been carried out on the dwelling and a garage, in accordance with the Bat Conservation Trust good practice guidelines 2023. Although no external evidence of bat activity was found, and a bat was not discovered, bat droppings were found in the roof space of the dwelling, at the base of both gable end walls; no feeding remains were found. DNA analysis of the droppings confirmed they are from the Soprano pipistrelle (*Pipistrellus pygmaeus*); a common species that is found widespread throughout the UK. Finding bat droppings means the dwelling contains two Soprano pipistrelle bat roosts; bats and their roosts are protected - bat roosts are protected even if bats are not present.

Given the bat roosts, before planning permission can be granted, a further bat survey needs to be carried out. In accordance with the guidelines and Government Circular 06/2005, a Bat Roost Characterisation Survey needs to be carried out on the dwelling, consisting of three emergence surveys that must be recorded with Night Vision Aids. Two of the surveys need to be carried out during the optimal survey period (May to August). No further surveys need to be carried out on the garage.

This report is only valid until the Bat Roost Characterisation Survey recommended within this report has been carried out.

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- Appendix 3. Relevant photographs.
- Appendix 4. Information on bats and the law.

## 1. Findings and conclusion

- 1.1 An explanation of the terms in bold is attached at appendix 1. It is proposed to extend the rear of the dwelling at Oakland Farm, New Mill Rd, Eversley, Hook RG27 0RB, and replace the roof. KJF ConsultancyLtd was instructed to provide a bat survey report as supporting information for the proposed development. The LPA is Wokingham Borough Council; the LPA reference is not known at the time of this report. A **PRA** was carried out, in accordance with the **BCT guidelines** by Karl Forkasiewicz, who has been licenced to carry out bat surveys and disturb/handle bats since 2016 (Bat Survey Class Licence CL18). His findings are below.
- 1.1.1 I inspected the dwelling and a garage 18/07/2025, for **evidence of bat activity**/bats, and **Potential Roost Sites (PRS) for bats**; I also assessed any **foraging habitats for bats** on site and within Google Earth. Although no external evidence of bat activity was found, and a bat was not discovered, bat droppings were found in the roof space of the dwelling, at the base of both gable end walls; no feeding remains were found. Approx. 250 individual droppings were at the base of the southeast gable end wall; approx. 150 were to the left, and approx. 100 were to the right of the centre of the wall. Approx. 30 individual droppings were on the insulation, between 1m and 2m out from the northeast gable end wall, and approx. 100 were near the base of the wall, to the right. A few individual droppings were also on both walls. DNA analysis of the droppings confirmed they are from the Soprano pipistrelle (*Pipistrellus pygmaeus* <https://www.bats.org.uk/about-bats/what-are-bats/uk-bats/soprano-pipistrelle>), a common species found widespread throughout the UK. Finding bat droppings means the dwelling contains two Soprano pipistrelle **bat roosts**; bats and their roosts are protected - bat roosts are protected even if bats are not present. The DNA analysis result is attached at appendix 2; relevant photographs are attached at appendix 3.
- 1.1.2 Given the bat roosts, before planning permission can be granted, a further bat survey needs to be carried out. In accordance with the guidelines, and **Government Circular 06/2005**, a **Bat Roost Characterisation Survey** consisting of three **emergence surveys** needs to be carried out on the dwelling. Two of the emergence surveys need to be carried out during the optimal survey period (May to August) and all the surveys must be spaced  $\geq 3$ -weeks apart, during optimal conditions (10°C, dry and not during high winds), and recorded using **Night Vison Aids (NVAs)**. The surveys will enable the roosts to be characterised by knowing how many bats use the roosts, what type of roosts they are, and the importance of the roosts. The surveys will provide a degree of certainty and may also ascertain if another bat roost is present that was not detected during the PRA. No further surveys need to be carried out on the garage. My credentials are given at 2; the PRA methodology is given at 3. A discussion regarding further surveys, and when they are/are not required is given at 4; any limitations on the PRA are given at 5; my recommendations are given at 6. When providing bat survey reports, if a bat roost is discovered, it is good practice to provide information on bats and the law (it is good practice to provide this even if a bat roost is not discovered); this information is attached at appendix 4.
- 1.1.3 This report is only valid until the Bat Roost Characterisation Survey recommended within this report has been carried out.

## 2. Author's credentials

### 2.1 Professional affiliations

- Professional Member of The Chartered Institute of Building (MCIoB);
- Chartered Environmentalist (CEnv);
- Professional Member of The Institute of Environmental Management and Assessment (AIEEMA);
- Licenced to disturb and handle Bats (Bat Survey Class Licence CL18);
- Member of the Bat Conservation Trust; and
- Member of Team Bat.

### 2.2 Relevant experience

- I have 9 years' experience as a Local Authority Woodland Conservation Officer.
- During the 9 years,' I carried out numerous bat surveys on trees and within woodlands and produced Woodland Management Plans that contained recommendations regarding bats.
- I have 13 years' experience as an Ecological Consultant.
- During my time as a Consultant, I have inspected many buildings for evidence of bat activity/bats, and carried out many PRAs, **presence/absence surveys**, emergence surveys, Bat Roost Characterisation Surveys, and dusk to dawn surveys.
- I have produced many reports regarding bats and proposed developments.  
As a Member of the BCT and Team Bat (run by Richard Crompton who is highly respected within the UK bat sector and was awarded a place in the BCT Hall of Fame in 2022), I can be kept up to date with new research and development regarding bats and bat surveys.

### 3. PRA methodology on buildings (not trees)

3.1 All UK species of bats and bat roosts (even if bats are not present) are protected. PRAs consist of detailed inspections of buildings that include an external and internal inspection, as detailed below.

#### External inspection looking for:-

➤ PRS, potential emergence points, external evidence of bat activity and roosting bats.

#### Internal inspection looking for:-

➤ Roosting bats/internal evidence of bat activity. When inspecting roof spaces/voids, stored items are moved to inspect boarding/insulation; if insulation has been placed on top of older insulation, some of the insulation is lifted to inspect the older insulation.

3.1.1 PRAs are carried out in accordance with the BCT guidelines and from ground level, with the use of a torch and binoculars; an endoscope may also be used. PRS on roofs are not inspected as this is beyond the scope of a PRA.

### 4. Discussion regarding further surveys

4.1 A building can contain bat roosts for void dwelling and crevice dwelling species of bats. Void dwelling species roost in roof spaces/roof voids and open roofs and hang from roof timbers and roost in the corners where timbers meet. Where present, evidence from a void dwelling species is usually found and bats are usually seen if present when inspecting buildings. However, evidence from a crevice dwelling species can be missed when inspecting buildings as these bats roost behind/under PRS that can be in places hard to reach/at height e.g:-

- Behind barge boards;
- Behind fascia and soffits boards;
- Behind a Potential Roost Feature that is at the apex of gable end walls (i.e. behind a dry verge end cap);
- Behind timber cladding above first floor level;
- In gaps left by missing mortar;
- In cavities within dilapidated/old brickwork;
- In wall cavities;
- Under lead flashing at the base of chimneys;
- Under hanging tiles;
- Under ridge/roof tiles.

- 4.1.1 In contrast to void dwelling species, if crevice dwelling species are present when inspecting buildings, they are not usually seen, unless the PRS/where they are roosting can be inspected from ground level.
- 4.1.2 Where no evidence of bat activity is found or a bat and no/negligible PRS are noted, no further surveys need to be carried out, even if foraging habitats for bats are on site/on adjacent land close by, and bats will regularly forage close to the PRS. This is because the building would be unsuitable for bats. However, where a PRA does not give confidence in the absence of a bat roost, due to there being PRS and foraging habitats, in accordance with the BCT guidelines; presence/absence surveys (emergence surveys) need to be carried out. The number of surveys depends on the likelihood (low, moderate or high) of a bat roost being present, which depends on two key factors: 1) the number of PRS and 2) if there are foraging habitats for bats, meaning bats will forage close to the PRS. A low likelihood is where there are a few PRS and limited foraging habitats, a medium likelihood is where there are several PRS and there are foraging habitats, a high likelihood is where there are many PRS and significant foraging habitats. The aforementioned equate to one, two or three emergence surveys being required (respectively). Of course, there will be circumstances where the number of emergence surveys will vary e.g. there may be many PRS but no foraging habitats for bats; only one survey may be required where this was the case.
- 4.1.3 Where there is a confirmed bat roost (bat droppings are found and/or a bat(s) is discovered), a Bat Roost Characterisation Survey must be carried out that consist of three emergence surveys. However, there may be circumstances where only two emergence surveys are required if this can be justified.
- 4.1.4 This report has been produced to advise the client's Architect of the findings and recommendations and is only valid until the Bat Roost Characterisation Survey recommended within the report has been carried out.

## 5. Limitations

- 5.1 The Local Environmental Records Centre (LERC) were not contacted to find out if they hold a record of a bat roost on the dwelling/garage; however, I have recommended this is done.
- 5.2 Where present, PRS on roofs are not generally inspected as this is beyond the scope of a PRA. It is acknowledged that not every PRS is visible from the ground; however, the entire roofs of the dwelling and the garage were visible.
- 5.3 The differing activities of bats at different times of the year are also acknowledged.

## 6. Recommendations

1. The LERC should be contacted to find out if they hold a record of a bat roost on the property. This can be done by asking the LERC (Thames Valley Environmental Records Centre) to carry out a data search via this link <https://www.cognitofirms.com/Tverc/DataRequestForm> and KJF ConsultancyLtd should be advised of their response.
2. In accordance with the guidelines, and Government Circular 06/2005, a Bat Roost Characterisation Survey consisting of three emergence surveys should be carried out on the dwelling. Two of the emergence surveys need to be carried out during the optimal survey period (May to August) and all the surveys must be spaced  $\geq 3$ -weeks apart, during optimal conditions and recorded using NVAs.
3. Following the surveys a Bat Survey Report should be produced giving the findings and conclusion of the surveys, with any recommendations.
4. If planning permission is granted and an **offence** regarding bats will be committed, to implement the planning permission, a **Bat Mitigation Licence** will need to be obtained from **Natural England**. The licence can only be applied for once planning permission has been granted.

## References

A Field Guide to British Bats by Frank Greenaway and A. M. Hutson (Bruce Coleman Books, Middlesex - 1990).

A Review of the Population and Conservation Status of British Mammals. Natural England, Peterborough. 2018

(<https://publications.naturalengland.org.uk/publication/5636785878597632>).

Bat Conservation Trust ([www.bats.org.uk](http://www.bats.org.uk)).

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

(<https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>).

Google Earth.

Government Circular 06/2005.

Natural England Standing Advice regarding Bats (<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>).

The Conservation of Habitats and Species Regulations. 2017 (as amended).

(<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>).

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

(<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>).

The Wildlife and Countryside Act 1981 (as amended).

University of Bristol, School of Biological Sciences ([www.bio.bris.ac.uk](http://www.bio.bris.ac.uk)).

**Bat Mitigation Licence** - A Bat Mitigation Licence is required if work will have an impact on bats that would otherwise be illegal; such licences are granted by Natural England.

**Bat roost** - A breeding and/or resting place for bats; bat roosts are a protected habitat even if bats are not present/roosting.

**Bat Roost Characterisation Survey** - These surveys are carried out when a bat roost is discovered and consist of three emergence surveys with NVAs that enable a bat roost to be characterised and give the Conservation Significance of the roost and enable an opinion to be given on any adverse impacts on the Favourable Conservation Status of the species concerned.

**BCT guidelines** - Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

**Emergence surveys** - These surveys are carried out  $\geq 15$ min before sunset and last for  $\geq 1.5$ hrs after sunset and are carried out using NVAs to record any bats emerging from a building. Emergence surveys also act as presence/absence surveys and may detect another bat roost not discovered during a PRA e.g. a bat roost under a roof tile or hanging tile.

**Evidence of bat activity** - Bat droppings, feeding remains, oil-fur staining. Bats eat a variety of prey such as (in alphabetical order): ants; beetles; bees; butterflies; caddisflies; caterpillars; crickets; flies; grasshoppers; moths; lacewings; mayflies; small invertebrates ('bugs'); and spiders. Feeding remains can be found in bat roosts, where bats have roosted to eat prey e.g. butterflies and moths and parts of prey.

**Foraging habitats for bats** - Bats forage for insects above fields/grassland/lawns, hedges/hedgerows, trees/woodlands and water.

**Government Circular 06/2005** - Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system.

**Night Vision Aids (NVAs)** - During Bat Roost Characterisation Surveys/emergence surveys, KJF Consultancy<sup>Ltd</sup> use infrared cameras with separate infrared lights (illuminators).

**Offence** - Taking, Injuring, killing a bat and damaging/destroying a roost, obstructing access to a roost, and disturbing bats.

**Potential Roost Sites (PRS) for bats** - These are anywhere bats could roost e.g. gaps under tiles.

**PRA** - Regarding buildings/structures, a PRA is a detailed external and internal inspection to look for: PRS; potential entry points; and evidence of bat activity/bats. The aim of a PRA is to determine the actual or potential presence of bats and the need for further survey effort and/or mitigation. In many situations it is not possible to inspect all PRS where bats may be present and therefore an absence of bat evidence does not equate to evidence of bat absence.



29 July 25

Re: Identification Results for Karl J Forkasiewicz, KJF Consultancy Ltd

Job number 21757, received 22 July 2025

Sample labelled: Sample A - roof space of Oaklands Farm, New Mill Road, Eversley, Hook RG27 0RB. 18/07/2025.

PCR amplification successful. DNA sequence:

ATGACAACATTCGAAAGTCCCATCCCCTAATCAAATTATTAACAGCTCATTTCATTGA  
CCTACCAGCTCCATCAAACATCTCAGCATGAGGAATTTTGGATCCCTATAGGCATCT

Phylogenetic analysis identification: *Pipistrellus pygmaeus*

Confirmed by maximum likelihood, maximum parsimony, bootstrap 100%.

Best regards,

Professor Robin Allaby

The results and conclusions in this report are based on an investigation of mtDNA sequence analysis. The results obtained have been reported with accuracy. The interpretation represents the most probable conclusion for the DNA sequence obtained rather than the sample provided given current levels of species data. It should be borne in mind that different circumstances might produce different results. Therefore, care must be taken with interpretation of the results especially if they are used as the basis for commercial recommendations.

**Professor Robin Allaby**

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29 July 25

Re: Identification Results for Karl J Forkasiewicz, KJF Consultancy Ltd

Job number 21758, received 22 July 2025

Sample labelled: Sample B - roof space of Oaklands Farm, New Mill Road, Eversley, Hook RG27 0RB. 18/07/2025.

PCR amplification successful. DNA sequence:

GATGCCTAATAGGGATCCAAAATTCCATCATGCTGAGATGTTTGATGGAGCTGGTAG  
GTCAATGAATGAGCTGTTAATAATTTGATTAGGGGATGGGACTTTCGAATGTTTGTC  
AT

Phylogenetic analysis identification: *Pipistrellus pygmaeus*

Confirmed by maximum likelihood, maximum parsimony, bootstrap 100%.

Best regards,

Professor Robin Allaby

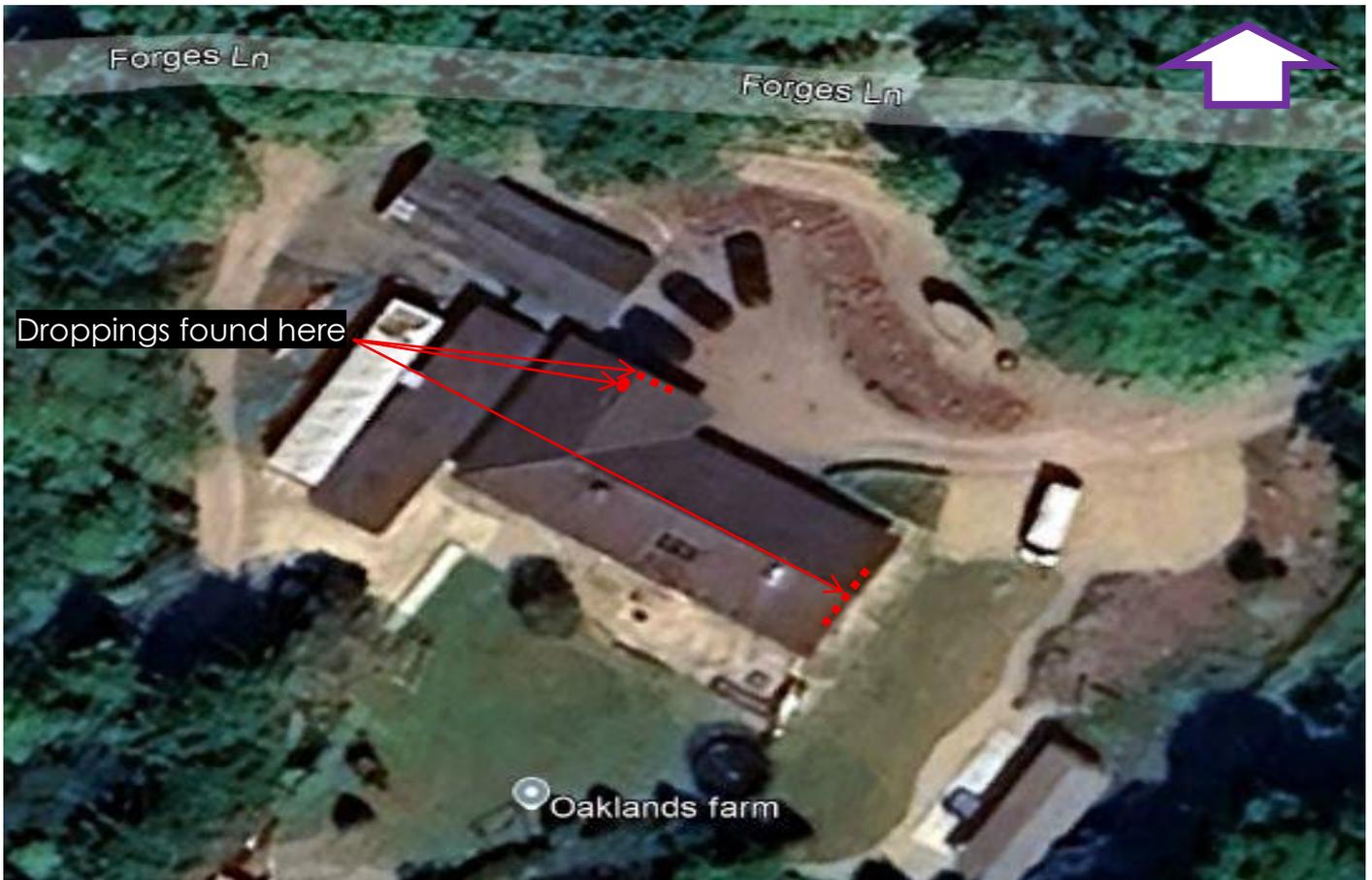
The results and conclusions in this report are based on an investigation of mtDNA sequence analysis. The results obtained have been reported with accuracy. The interpretation represents the most probable conclusion for the DNA sequence obtained rather than the sample provided given current levels of species data. It should be borne in mind that different circumstances might produce different results. Therefore, care must be taken with interpretation of the results especially if they are used as the basis for commercial recommendations.

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Appendix 3. Relevant photographs.

The dwelling; detached with southeast/northeast gable ends, a pitched roof with concrete ridge tiles/concrete interlocking roof tiles/two chimneys with lead flash seating/solar panels at the rear/timber facias and flush timber cladding on the gable ends. The roof space has a bituminous membrane.



Aerial photograph courtesy of Google.



The dwelling.



Rear of the dwelling.



Southeast gable end.



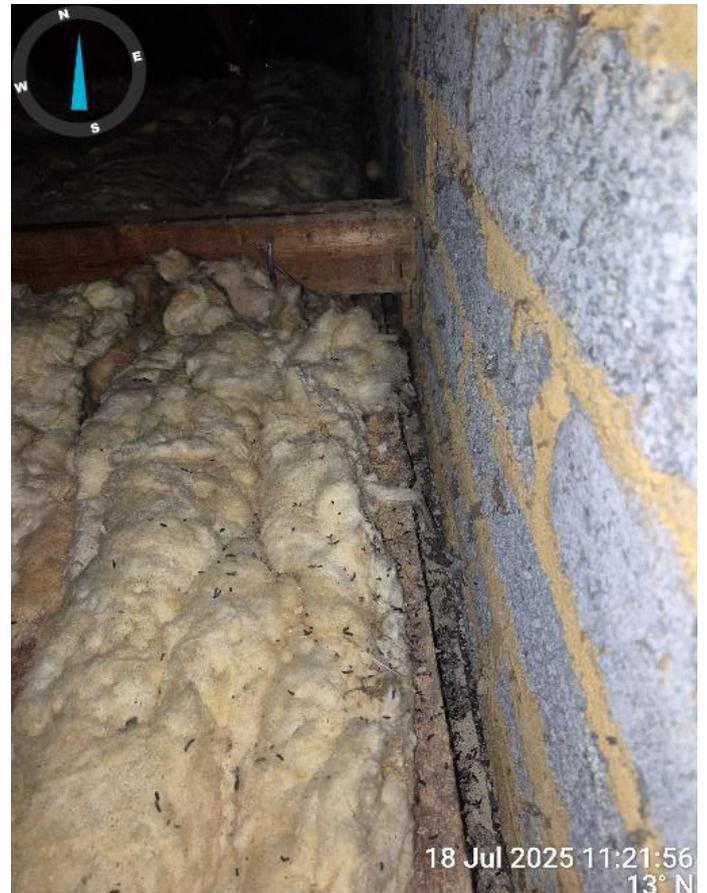
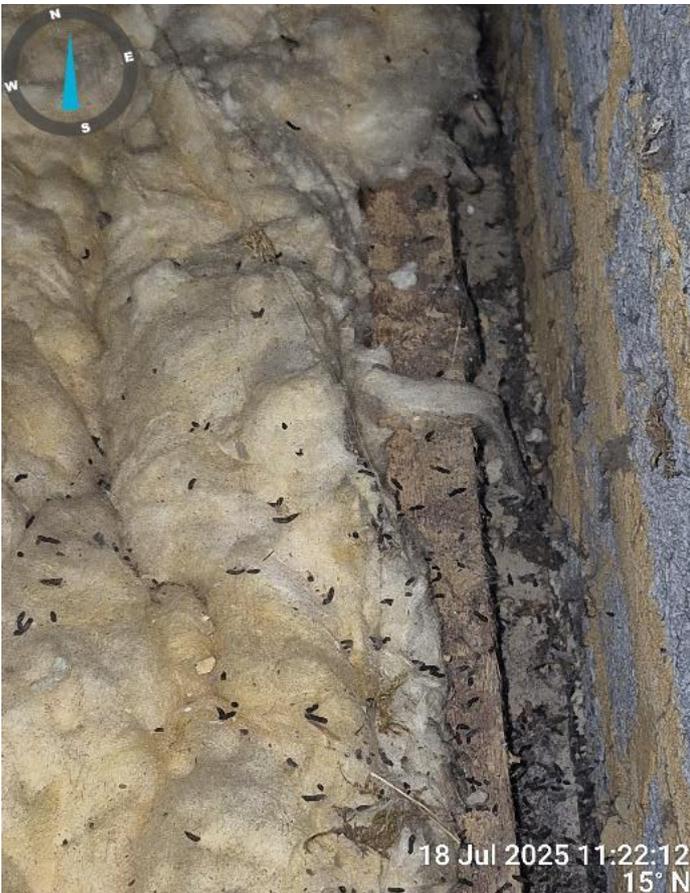
Right hand side of southeast gable end - potential emergence points; holes below roof tiles due to missing mortar.



Northeast gable end.



Right hand side of northeast gable end - potential emergence point; hole below roof tile due to missing mortar.



Left of southeast gable end wall.

Right of southeast gable end wall.

Approx. 250 individual droppings at the base of the southeast gable end wall; approx. 150 were to the left, and approx. 100 were to the right of the centre of the wall.



Approx. 30 individual droppings were on the insulation (circled), between 1 and 2m out from the northeast gable end wall.



Approx. 100 droppings near the base of the northeast gable end wall, to the right. A few individual droppings were also on both gable end walls.

Garage; detached double garage with a pitched felt open roof and flush timber cladding above the doors- a timber dilapidated store is at the rear of the garage. No PRS are on the garage/timber store.



## Appendix 4. Information on bats and the law.

All UK species of bats and their roosts (even if bats are not present) are protected by UK and international law; bats and their roosts are afforded protection under The Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

It is offence to:-

1. Deliberately take, injure or kill a wild bat.
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
3. Damage or destroy a place used by bats for breeding or resting (roosts), even if bats are not occupying the roost at the time.
4. Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
5. Intentionally or recklessly obstruct access to a bat roost.