18 Emblen Crescent
Arborfield
Reading
RG2 9PA

Preliminary Roost Assessment

Report ref.: R3180_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy LLP was instructed by was instructed by Khalid Awan on behalf of the homeowner to undertake a Preliminary Roost Assessment (PRA) for bats at 18 Emblen Crescent in Arborfield, Berkshire. The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for a part two-storey, part single-storey rear extension and two-storey side extension (see proposed plans in **Appendix 1**).

1.1.2 No evidence of roosting bats was found externally or internally during the building inspection. The absence of bat droppings inside the roof void indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are highly unlikely to be present.

1.1.3 Externally, the property had a few potential roost sites which were considered to provide conditions suitable for use by small crevice-dwelling bat species, such as the locally recorded common pipistrelle and soprano pipistrelle. These potential roost sites were confined to gaps under lifted and damaged roof tiles, and a gap between the timber soffit and brickwork on the rear elevation of the house. The property is considered to be of moderate suitability for bats (see **Appendix 2** for potential suitability categories).

1.1.4 The development proposals will impact the potential roost sites and do not have the scope to be altered to avoid potential adverse effects on bats. Therefore, further survey is recommended to determine the presence or likely absence of a bat roost in the detached property. The recommended survey approach and indicative mitigation proposals are detailed in **Section 7** below.

1.1.5 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 was instructed by Khalid Awan on behalf of the homeowner to undertake a Preliminary Roost Assessment (PRA) for bats at 18 Emblen Crescent in Arborfield, Berkshire.

2.1.2 The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for a part two-storey, part single-storey rear extension and two-storey side extension (see proposed plans in **Appendix 1**).

2.2 Site Location and Context

2.2.1 The property is a semi-detached house located to the south of Emblen Crescent in Arborfield, Berkshire (central OS grid reference: SU 76444 66874).

2.2.2 The property is in suburban setting surrounded by similar neighbouring properties and their respective gardens to the north, east and west, and a field lined with hedgerows to the south. In the wider area, a recreational ground with scattered trees is located approximately 60 metres to the north-west and Arborfield Park is located approximately 415 metres to the north-west. Several parcels of ancient and semi-natural woodland are located within the wider surroundings with the closest parcel being Hazeltons Copse, situated approximately 495 metres north-east of the property. There are several ponds and lakes within the wider area of the property, the closest being situated approximately 1230 metres to the south-east and Bear Wood Lake approximately 1620 metres to the north-west of the house. Longmoor Bog, a Local Nature Reserve (LNR) and Site of Special Scientific Interest (SSSI), is situated approximately 1935 metres to the south-east of the house.

2.2.3 Overall, the nearby habitats provide suitable commuting and high quality foraging opportunities for bats adapted to roosting in suburban environments.

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)I – 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;
- MAGIC – examined to locate 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 16th March 2026 by Jake Morgan - registered under Natural England bat survey Class Licence CL17 (Registration no. 2025-85343-CL17-BAT) and Lauren Hayward – Qualifying members of CIEEM a. 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 adjacent fields bordered by hedgerows within the leafy suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat also connecting to additional high-quality foraging habitats in the nearby countryside including woodlands and lakes to the northeast and southeast respectively for any bats roosting locally.

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)
2016-26319-EPS-MIT-2	Common Pipistrelle Soprano Pipistrelle Brown long-eared	26/02/2019 to 31/12/2021	Destruction of resting place	~960 SE
2018-38593-EPS-MIT	Common Pipistrelle Soprano Pipistrelle	02/01/2019 to 31/12/2023	Destruction of resting place	~1090 SW
2017-31454-EPS-MIT	Common Pipistrelle Soprano Pipistrelle	16/10/2017 30/10/2022	Destruction of resting place	~1300 SE
2019-38952-EPS-MIT	Common Pipistrelle	01/02/2019 to 31/12/2024	Destruction of resting place	~1340 S
2017-31865-EPS-MIT-2	Common Pipistrelle Soprano Pipistrelle Brown long-eared Nathusius' pipistrelle	06/09/2018 to 30/09/2023	Destruction of resting place	~1490 SE
2015-16599-EPS-MIT-2	Common Pipistrelle	04/10/2016 to 04/10/2021	Destruction of resting place	~1580 SE
2016-24999-EPS-MIT-1	Common Pipistrelle Soprano Pipistrelle	16/02/2017 to 16/02/2027	Destruction of resting and breeding place	~1640 SE
2016-22331-EPS-MIT	Common Pipistrelle Soprano Pipistrelle Brown long-eared Nathusius' pipistrelle	21/04/2016 to 30/04/2026	Destruction of resting place	~1740 SE
2016-22323-EPS-MIT	Soprano Pipistrelle	13/04/2016 to 30/04/2021	Destruction of resting place	~1850 SE
2016-22556-EPS-MIT-1	Common Pipistrelle	23/05/2017 to 20/04/2022	Destruction of resting place	~2000 SW

5.2 Building Inspection

5.2.1 The findings from the external and internal inspections carried out for the building are as follows:

5.2.2 The property was a semi-detached brick built residential dwelling with a pitched roof, single-storey side extension on the western elevation, and a pitched front porch (**Photographs 1 & 2**).



Photograph 1. Front of the house viewed from the north.



Photograph 2. Rear of the house viewed from the south.

5.2.3 The interlocking roof tiles were mostly intact across the roof other than several gaps beneath lifted tiles across the rear elevation beneath the ridge and along the verge, and a broken interlocking roof tile on the rear elevation (**Photographs 3 & 4; Target notes 1 & 2**). The lead flashing at the base of the chimney was tight to the interlocking roof tiles and the ridge tiles were all in place with intact mortar (**Photographs 5 & 6**). The verge mortar along the western gable end was fully intact and sealed to the under cloaking (**Photograph 7**).



Photograph 3. Gaps underneath lifted interlocking roof tiles (rear elevation).



Photograph 4. Broken roof tile (rear elevation).



Photograph 5. Lead flashing tight to brickwork and interlocking roof tiles (rear elevation).



Photograph 6. Intact/tight ridge tiles (rear elevation).



Photograph 7. Intact verge mortar (western elevation).

5.2.4 Whilst the timber soffit across the front elevation was intact and tight to the brick walls, a gap was situated between the rear soffit and the brickwork at the gable where the internal timber rafters were visible **(Photographs 8 & 9; Target note 3**).



Photograph 8. Timber soffits tight to brickwork of house (front elevation).



Photograph 9. Gap between timber soffit and brickwork of house (rear elevation).

5.2.5 The sloping roof of the single-storey side extension on the western elevation was covered by tight interlocking tiles and intact timber cladding that was sealed to the brickwork of the

house (**Photograph 10**). The verge mortar across the front and rear elevations of the existing side extension was intact and the timber bargeboard was tight to the brickwork of the extension (**Photographs 11 & 12**). The pitched roof of the front porch was covered by tight interlocking roof tiles and whilst the verge mortar was partially crumbling, close inspection with a high-powered LED torch confirmed the feature to be superficial (**Photograph 13; Target note 4**).



Photograph 10. Intact timber cladding on existing side extension that is tightly fitted to the brickwork of the house (front elevation).



Photograph 11. Intact verge mortar along existing side extension (rear elevation).



Photograph 12. Intact/tight timber bargeboards around existing side extension (western elevation).



Photograph 13. Intact timber cladding and superficial crumbling verge mortar on front porch (front elevation)

Internal Survey

5.2.6 The property had one roof void that covered its second-storey footprint, accessible via a loft hatch on the first floor. The roof void was lightly cobwebbed with a floor-to-ridge height of approximately 3 metres at the highest point (**Photograph 14**). The roof was of 'cut and pitch' rafter construction, divided into two sections by wood panelling with an open door frame for access into the eastern side void. Where accessible, the rear elevation of the roof was lined with loosely fitted breathable roofing membrane with large sections of exposed external tiles (**Photographs 15 & 16; Target note 5**). The front elevation was

lined with plastic sheeting which had several large tears, exposing the external tiles (**Photograph 17; Target note 6**). The western side of the roof void was boarded with intact timber panels that were mostly tight to the timber rafters other than a gap at the gable where daylight was visible (**Photograph 18; Target note 7**).



Photograph 14. Eastern side of the roof void.



Photograph 15. Loose fitting breathable roofing membrane lining the rear of the roof.



Photograph 16. Loose fitting breathable membrane with exposed external tiles.



Photograph 17. Plastic sheet lining the front elevation of the roof void with large tears, exposing external roof tiles.



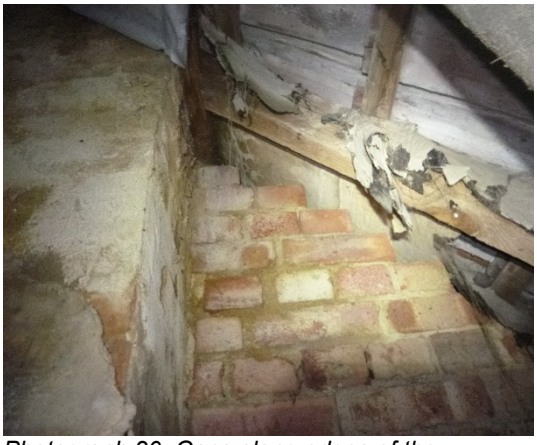
Photograph 18. Boarded section of the void.

5.2.7 The floor was covered by fibreglass insulation that did not fill the eaves, allowing access to the timber soffit where daylight was visible (**Photograph 19; Target note 8**). Whilst the brickwork gable was fully sealed to the timber boarding, gaps were situated along the

edges of the brickwork party wall (**Photograph 20; Target note 9**). A gap with daylight visible was situated at the apex of the western gable but was blocked with wire mesh (**Photograph 21; Target note 10**). The rendered chimney was heavily cobwebbed with gaps present between the chimney and loose breathable roofing membrane (**Photograph 22; Target note 11**). Old bird nesting material was found along the front elevation of the roof void (**Photograph 23; Target note 12**);



Photograph 19. Floor of roof void covered by fibreglass and open eaves.



Photograph 20. Gaps along edges of the eastern party wall.



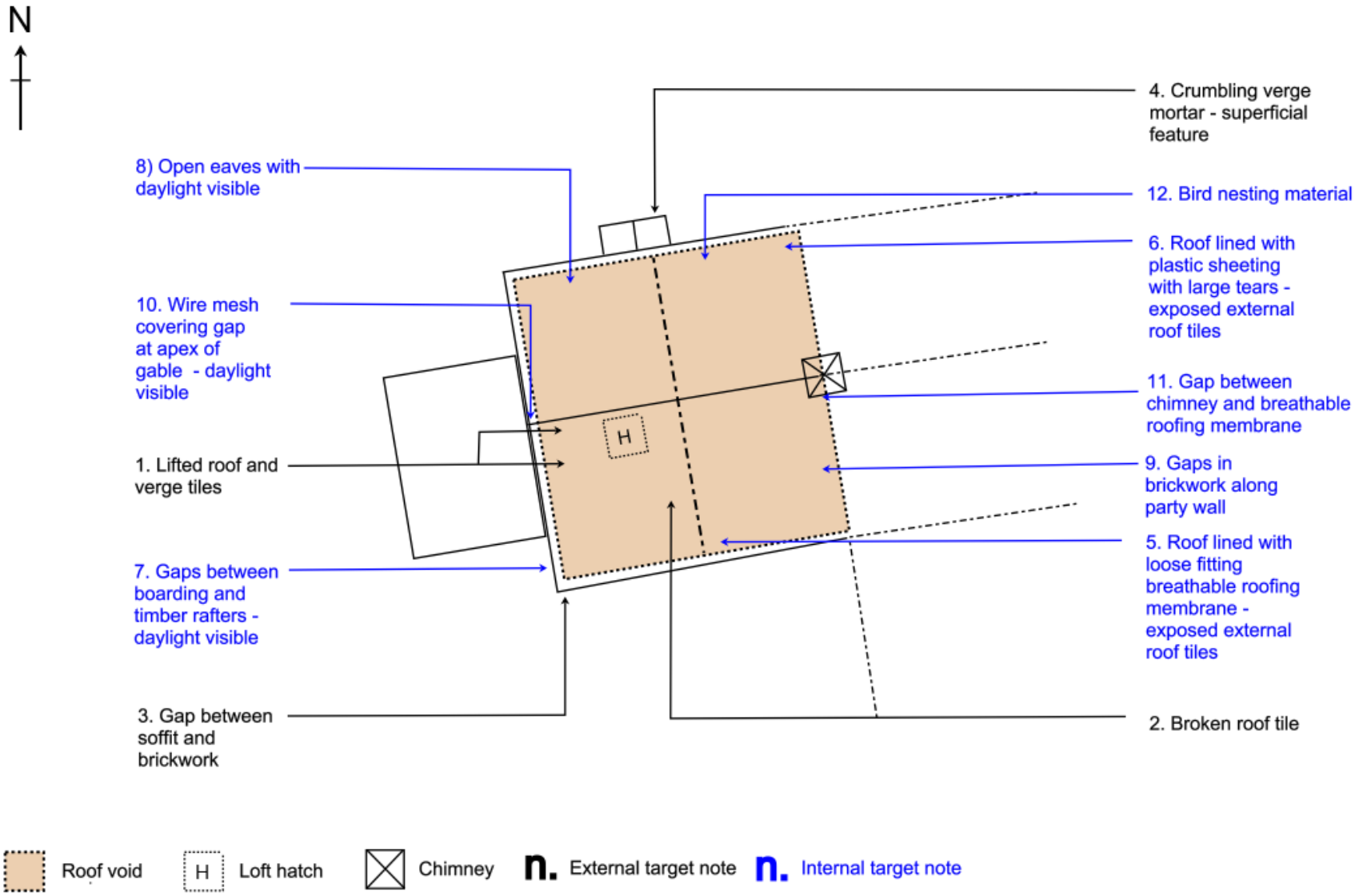
Photograph 21. Apex of western gable end covered with wire mesh.



Photograph 22. Gap between chimney and loose breathable roofing membrane.



Photograph 23. Bird nesting material at the front elevation.



Drawn by:	Date	Scale:	18 Emblen Crescent Arborfield	JOHNWENMAN ecological consultancy
LH	March 2026	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The linked private gardens with scattered trees, fields bordered by hedgerows, and recreational grounds in the leafy suburban setting resemble continuous habitat that could be used as flight paths connecting to high-quality foraging habitats, including the nearby lakes, woodland and farmland, for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified four species known to be roosting within a 2km radius of the property: Nathusius' Pipistrelle (*Pipistrellus nathusii*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus)* and brown long-eared bat (*Plecotus auritus*). A breeding *P. pipistrellus* and *P. pygmaeus* roost is situated approximately 1640 metres to the southeast.

6.1.2 The property had potential bat roosting/access points in the form of:

- Lifted and damaged interlocking roof tiles on the rear elevation (**Photographs 3 & 4; Target notes 1 & 2**);
- A gap between the rear timber soffit and brickwork at the gable with internal rafters visible (**Photograph 9; Target Note 3**);
- Loosely fitted breathable roofing membrane and large tears in plastic roof covering with external roof tiles visible (**Photographs 15 – 17; Target notes 5 & 6**);
- A gap between internal boarding and rafters with daylight visible (**Photograph 18; Target note 7**);
- Open eaves with daylight visible (**Photograph 19; Target note 8**); and
- Gaps along the edge of the party wall and above the chimney (**Photographs 20 & 22; Target notes 9 & 11**)

6.1.3 Whilst crumbling mortar was situated across the front porch, close inspection with a high-powered torch confirmed this feature to be superficial with no signs of use by roosting bats.

6.1.4 The roof void was of a suitable size and condition for void dwelling bats, such as the locally recorded brown long-eared (*Plecotus auritus*), however, as no evidence of these species were observed, the presence of void-dwelling bats is considered highly unlikely.

The external features associated with the lifted and damaged interlocking tiles and gap between the timber soffit and brickwork across the rear elevation may provide access to 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 property is considered to be of moderate suitability for bats (see **Appendix 2** for potential suitability categories).

6.1.6 Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are small crevice-dwelling species and 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 (see **Appendix 3** for definitions of roost types), i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

6.2 Impact Assessment and Recommended Actions

Overview

6.2.1 The development proposals involve a part two-storey, part single-storey rear extension and two-storey side extension (see proposed plans in **Appendix 1**).The impacts of the proposals, during construction phase and post development, have been assessed in accordance with the mitigation hierarchy as follows:

Construction Phase

6.2.2 The development proposals will directly impact the suitable crevice roosting features associated with the lifted interlocking roof tiles and gap between the timber soffit and brickwork along the gable on the rear elevation. The construction activities could therefore lead to direct/indirect disturbance, injury and/or death of bats if bats were found to be using these features.

Post Development

6.2.3 The proposals could therefore result in the permanent destruction of a bat roost. The loss (i.e. permanent destruction) of a bat roost has potential to significantly affect the local distribution or abundance of a bat species, subject to the species' conservation status and type of roost (see **Appendix 3** for definitions of roost types).

Recommended Actions

6.2.4 The development proposals will impact the potential roost sites and do not have the scope to be altered to avoid potential adverse effects on bats. Therefore, further survey is recommended to determine the presence or likely absence of a bat roost in the detached house (see **Appendix 4** for further survey rationale). The recommended survey approach and indicative mitigation proposals are detailed in **Section 7** below.

7 RECOMMENDATIONS

7.1 Further Survey

7.1.1 Further surveys are recommended to determine the presence or likely absence of active bat roosts in the dwelling in order to be able to assess fully whether the proposals will have an adverse effect on bats.

7.1.2 A minimum of two dusk emergence survey visits should be undertaken in the period of May to August; the survey visits should be spaced at least three weeks apart. These survey visits will determine the presence or likely absence of bats which is necessary to inform an impact assessment and mitigation strategy.

7.1.3 Once roost characterisation is complete, an impact assessment with reference to the mitigation hierarchy will be made. In cases where the adverse effects caused by the development proposals are unavoidable, an application for a European Protected Species (EPS) mitigation licence or the registration of the site under the Bat Mitigation Class Licence (BMCL) would be required to permit the work to proceed lawfully. An EPS mitigation licence or BMCL can be issued by Natural England if the three licensing tests (detailed in **Paragraph 3.3.1**) have been satisfied by the proposals.

7.1.4 To satisfy one of the licensing tests, it would be necessary to demonstrate that the 'favourable conservation status' of the bat species using the property is maintained during the construction phase and post development. A mitigation strategy setting out avoidance, mitigation, compensation and enhancement measures would be required to achieve this (see **Section 7.2** below).

7.2 Indicative Mitigation Strategy

7.2.1 If further surveys and the impact assessment demonstrate that an EPS mitigation licence or BMCL (if applicable) is required to permit lawful development, the commencement of construction activities impacting the bat roosts would be timed to avoid the periods when bats are most susceptible to disturbance, i.e. winter hibernation period if there is a reasonable likelihood of hibernating bats (mid-November to mid-March) and peak breeding season (May to August) if a maternity colony is present.

7.2.2 Alternative roost sites would be made available to bats before and throughout the construction phase by installing at least one woodcrete bat box (suitable for the type of roost/species present) on a suitable mature tree or a pole mount. The bat box should be positioned at least 3 metres from the ground, away from artificial lighting and

sheltered from strong wind while being exposed to sunshine (usually south, south east or south west facing).

7.2.3 Before the commencement of construction activities impacting the bat roost (i.e. the licensable works), a licensed ecologist or 'Registered Consultant' under the BMCL would provide a toolbox talk to all contractors working on site detailing how bats use buildings, legal protection, working methods (i.e. soft demolition/strip by hand), actual and potential roost sites, actions to be taken if a bat is found and personal safety procedures.

7.2.4 A soft demolition/strip approach to the works affecting the bat roosts would be adopted, i.e. careful removal of roof tiles and hanging tiles by gloved hands and handheld tools under the direct supervision of a licensed ecologist or 'Registered Consultant'. If a bat is found during the course of the works, the licensed ecologist or 'Registered Consultant' would capture the bat and transfer it directly to a woodcrete bat box installed in advance.

7.2.5 Replacement bat access points and roost sites may need to be created and/or reinstated into the replacement dwelling as part of an EPS mitigation licence or BMCL site registration. This compensation should aim for like-for-like roost sites with access points corresponding as closely as possible to the previous locations.

7.2.6 Where access is provided for bats, a bituminous roofing felt that does not contain polypropylene/polyethylene filaments (e.g. bitumen felt type 1F) or a non-bitumen coated 'breathable' membrane that has passed the snagging propensity test (e.g. TLX 'Bat Safe') should be used; other non-bitumen coated membranes are harmful to bats and must be avoided.

8 REFERENCES

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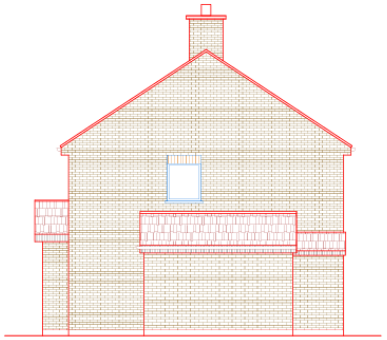
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APPENDIX 1 – EXISTING AND PROPOSED PROPERTY DEVELOPMENT PLANS



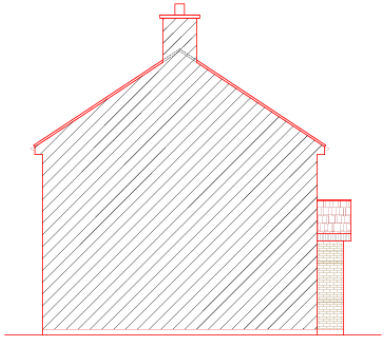
EXISTING
FRONT ELEVATION



EXISTING
SIDE ELEVATION-1



EXISTING
REAR ELEVATION

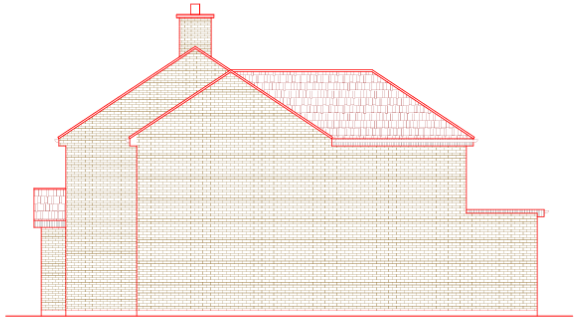


EXISTING
SIDE ELEVATION-2

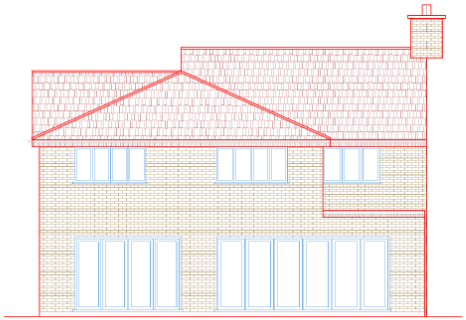
A DA ISSUE 16.11.25 GK AMENDMENT BY	0 2 4 6 8 10 Metres SCALE 1:100@A3	Project : Proposed Two Storey Rear and Side Extension	Sheet Title : Existing Elevations	Address : 18 Emblen Crescent Arborfield Cross, Reading, RG2 9PA
		Date : 16/11/25	Sheet no : 03	Applicant :



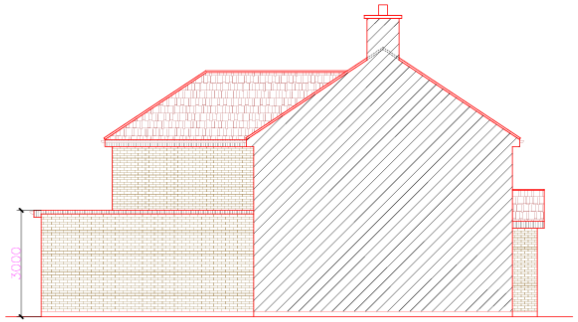
PROPOSED
FRONT ELEVATION



PROPOSED
SIDE ELEVATION-1



PROPOSED
REAR ELEVATION



PROPOSED
SIDE ELEVATION-2

A DA ISSUE 16.11.25 GK AMENDMENT BY	0 2 4 6 8 10 Metres SCALE 1:100@A3	Project : Proposed Two Storey Rear and Side Extension	Sheet Title : Proposed Elevations	Address : 18 Emblen Crescent Arborfield Cross, Reading, RG2 9PA
		Date : 16/11/25	Sheet no : 04	Applicant :

APPENDIX 2 - 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 3 – 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 4 – 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.