

210 Hyde End Road
Spencers Wood
Reading
Berkshire
RG7 1DG

Updated Preliminary Roost Assessment

Report ref.: R853_UpdPRA_b

Report Quality Control Information	
Author	Jake Morgan (Qualifying member of CIEEM)
Reviewer	John Wenman MCIEEM

July 2026



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 1 Diesel House, Honey Hill, Wokingham RG40 3BL where you may look at a list of members' names.

CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	5
2.1	Project Background.....	5
2.2	Site Location and Context.....	5
2.3	Report Objectives	6
3	LEGISLATIVE AND POLICY BACKGROUND	7
3.1	Relevant Legislation.....	7
3.2	Planning Policy	7
3.3	Mitigation Licensing	8
4	SURVEY METHODOLOGY	9
4.1	Desk Study	9
4.2	Building Inspection.....	9
5	SURVEY RESULTS	12
5.1	Desk Study	12
5.2	Building Inspection.....	13
6	DISCUSSION	20
6.1	Assessment of Potential Roost Suitability.....	20
6.2	Assessment of Potential Roost Status	21
7	IMPACT ASSESSMENT	22
7.1	Potential Impacts of Development Proposals	22
7.2	Recommended Actions.....	23
8	REFERENCES	25
	APPENDIX 1 – EXISTING AND PROPOSED ELEVATIONS	26
	APPENDIX 2 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS	28
	APPENDIX 3 – FURTHER SURVEY RATIONALE	29

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Adam Heero to undertake an updated Preliminary Roost Assessment (UpdPRA) for bats at 210 Hyde End Road in Spencers Wood, Berkshire. The updated survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for the erection of a two storey front extension, a single storey side extension, a part single and part two-storey rear extension, and a single storey extension to the existing outbuilding. This report updates a previously updated PRA carried out by John Wenman Ecological Consultancy LLP in March 2022 (Ref. 3056/a).
- 1.1.2** No evidence of roosting bats was found externally or internally during the building inspection. The continued absence of bat droppings inside the void space indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present. Externally, there were a small number of potential roost features suitable for use by crevice-dwelling bats including missing hip mortar, missing and lifted clay roof tiles, gaps between the rear dormer and roof, occasionally separated soffit boards, gaps behind lifted and missing hanging tiles, and lifted lead flashing. Considering the features noted and setting, the house is continued to be assessed as low potential suitability for bats.
- 1.1.3** The development proposals will only impact sections of the property (that possessed no roosting opportunities for bats and so in the continued absence of any evidence of presence, the work is considered highly unlikely to result in the loss of a bat roost).
- 1.1.4** The two-storey front and rear extensions and addition of a door in the southeast corner of the property will be in proximity to potential roost features i.e., missing mortar beneath a hip tile, a missing roof tile, features associated with the rear dormer and missing hanging tiles. These potential roost features would be avoided and retained in the long-term, but precautionary measures should be adopted because there is a low risk of disturbance if roosting bats are in residence at the time of work (refer to **Section 7.2**). If the precautionary measures are adhered to, a European Protected Species Mitigation Licence (EPSML) would not be required to allow the proposed works to go ahead lawfully.
- 1.1.5** In the unlikely event that bats are encountered during the course of the construction work, the work will stop immediately and a licensed ecologist will advise how works should proceed; this may require a EPSML to permit the work to continue lawfully.
- 1.1.6** 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 Adam Heero to undertake an updated Preliminary Roost Assessment (UpdPRA) for bats at 210 Hyde End Road in Spencers Wood, Berkshire.
- 2.1.2** The updated survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for the erection of a two storey front extension, a single storey side extension, a part single and part two-storey rear extension, and a single storey extension to the existing outbuilding (refer to existing and proposed elevations in **Appendix 1**).
- 2.1.3** An initial preliminary bat roost assessment report was completed by John Wenman Ecological Consultancy LLP in June 2015 (Ref.: R1114). The report accompanied an approved planning application for the '*proposed erection of a two storey front extension and erection of a porch canopy and single storey side extensions to dwelling*' in July 2015 (Planning Application No.: F/2015/0888).
- 2.1.4** This was then updated by John Wenman Ecological Consultancy LLP in March 2022 (Ref. 3056/a) to accompany a new planning application seeking consent for the erection of a two-storey front extension, a first-floor rear extension and large single-storey rear extensions. The updated survey identified the following:

'On the whole, the property offered very few opportunities for bats, but there were a small number of potential roost features suitable for use by crevice-dwelling bats: missing mortar beneath a hip tile; a missing roof tile beneath the ridge; and gaps at the rear of a timber dormer. Due to the chance that individual or small numbers of crevice-dwelling bats could potentially roost in the features, the property has been assigned low to moderate suitability for roosting bats.'

2.2 Site Location and Context

- 2.2.1** The property is a residential home situated on northern side of Hyde End Road (B3349) in Spencers Wood near Reading, Berkshire (OS grid reference SU723 665).
- 2.2.2** The property is in a suburban setting. The neighbouring residential properties have private gardens comprising lawns, shrubs and trees. Since the previous survey, a new residential development has replaced pastoral farmland to the north of the property.

The wider landscape includes mixed farmland and the River Loddon, which is approximately 750 metres to the southeast of the property.

- 2.2.3** The farmland and riparian habitats in the surrounding landscape offer moderate to high suitability commuting and foraging opportunities to bats roost locally.

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)l – 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 The updated detailed inspection of the exterior and interior of the property was undertaken on the 4th September 2025 by Meghan Porter-Smith registered under Natural England Bat Survey Class Licence CL17 (Registration no.: CL17 2023-11300-CL17-BAT) and Jake Morgan – a qualifying member of CIEEM, in accordance with good practice guidelines (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 in the 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 mixed farmland and the River Loddon to the southeast, 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)
2015-15306-EPS-MIT	Brown long-eared	07/10/2015 – 06/10/2020	Damage and destruction of a resting place	150 W
2017-31574-EPS-MIT	Brown long-eared	04/10/2017 – 31/10/2017	Destruction of a resting place	680 NW
2017-32777-EPS-MIT	Brown long-eared	21/12/2017 – 30/04/2018	Destruction of a resting place	680 NW
2017-32777-EPS-MIT-1	Brown long-eared	11/05/2018 - 31/10/2018	Destruction of a resting place	680 NW
2018-36705-EPS-MIT	Brown long-eared & common pipistrelle	05/10/2018 – 05/10/2028	Destruction of a resting place and breeding site	720 NE
2018-36705-EPS-MIT-1	Brown long-eared & common pipistrelle	23/07/2019 – 05/10/2028	Destruction of a breeding site	720 NE
2015-7206-EPS-MIT	Brown long-eared, common pipistrelle & soprano pipistrelle	27/03/2015 – 31/03/2020	Destruction and damage of a resting place	1360 SE
2015-7206-EPS-MIT-1	Brown long-eared, common pipistrelle & soprano pipistrelle	11/02/2016 – 31/03/2020	Destruction and damage of a resting place	1360 SE
2015-15972-EPS-MIT	Brown long-eared and common pipistrelle	04/11/2015 – 03/11/2020	Destruction of a resting place	1540 N
2016-2032-EPS-MIT	Common pipistrelle & soprano pipistrelle	24/02/2016 – 23/02/2021	Destruction of a resting place	1840 NE

5.1.3 An updated PRA survey was previously conducted by John Wenman Ecological Consultancy in March 2022, which found the property to have no evidence of roosting bats either internally or externally, but identified potential crevice roost features including missing mortar beneath a hip tile; a missing roof tile beneath the ridge; and gaps at the

rear of a timber dormer; the property was given low potential.

5.2 Building Inspection

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

External Survey

5.2.2 The property was of rendered brick cavity wall construction with a hipped, tiled roof; a small two-storey flat roofed extension clad in hanging tiles was present to the southeast, and large single storey extensions were present to the north and west (**Photographs 1 & 2**).



1. Front of property viewed from south.



2. Rear of property viewed from north.

5.2.3 The flat concrete roof tiles, hip and ridge tiles on the main section of roof were on the whole intact and tightly fitted with no visible opportunities for bats; however, there were occasionally lifted tiles on the verge of the catslide roof at the front elevation, missing mortar beneath a hip tile close to the ridge at the western end and a missing roof tile beneath the ridge close to the eastern end that would provide potential roosting opportunities for bats (**Target notes 1 - 3; Photographs 3 - 5**). The timber dormer to the rear had gaps between it and the roof below that could provide opportunities for roosting bats (**Target note 4; Photograph 6**).



3. Missing mortar beneath hip tile (front elevation).



4. Occasionally lifted clay roof tiles along the verge (west elevation).



5. Missing roof tile beneath ridge (front elevation).



6. Gaps to rear of timber dormer (rear elevation).

5.2.4 The soffits around the house were tightly fitted to the rendered walls and mostly intact apart from occasionally separated boards (**Target note 5; Photograph 7**). The small, two-storey extension had two missing hanging tiles and other occasional gaps suitable for use by crevice-dwelling bats (**Target note 6; Photographs 8 & 9**).



7. Separating soffit boards (rear elevation).



8. Missing hanging tile (front elevation).



9. Slight gaps behind hanging tiles (front elevation).

5.2.5 The single-storey extension to the west had a concealed flat roof with tight interlocking concrete roof tiles and lead flashing; the other extension had a pitched roof covered in large concrete tiles that were all flat and intact (**Photographs 10 & 11**). A large gap was noted beneath flashing around the base of a flue on the western side of the extension (**Target note 7; Photograph 12**). The soffits along the extensions were all tight and intact (**Photograph 13**).



10. Concealed flat roof on single-storey extension (rear elevation).



11. Large flat concrete roof tiles on single-storey extension (front elevation).



12. Gap beneath flashing around flue (western elevation).



13. Tight and intact soffit (western elevation).

5.2.6 No evidence of roosting bats was observed at the time of the external inspection.

Internal Survey

- 5.2.7** The roof void covered the two-storey footprint (excluding the small flat roofed extension) of the property and was accessible via a first floor loft hatch. The void had an approximate floor-to-ridge height of 1.75 metres and was of hipped roof construction (**Photograph 14**).



14. Roof void viewed from eastern end.

- 5.2.8** The roof was lined with bitumen-and-hessian felt that was mostly intact except for occasional small tears scattered throughout and dropping sections of the bitumen felt where the roof tiles were visible (**Target note 8; Photographs 15 & 16**). The ridge was lightly cobwebbed and showed no evidence of use by bats (**Photograph 17**).



15. Small tear in roofing felt.

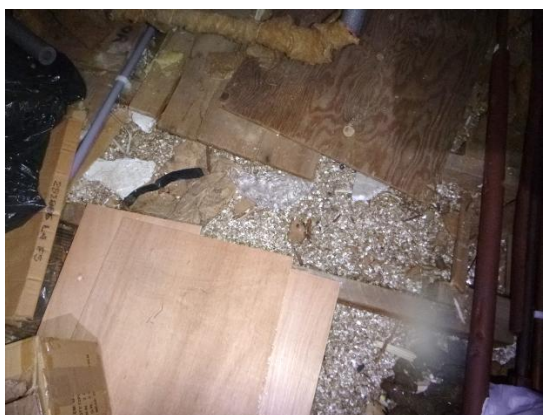


16. Dropping sections of bitumen felt with roof tiles visible.



17. Lightly cobwebbed ridge.

- 5.2.9** The floor was predominantly covered in loose vermiculite with pipework and some paperback fibreglass insulation; the eaves were mostly stuffed with fibreglass and paper, preventing access to the soffit (**Photographs 18 & 19**).



18. Loose vermiculite on floor.



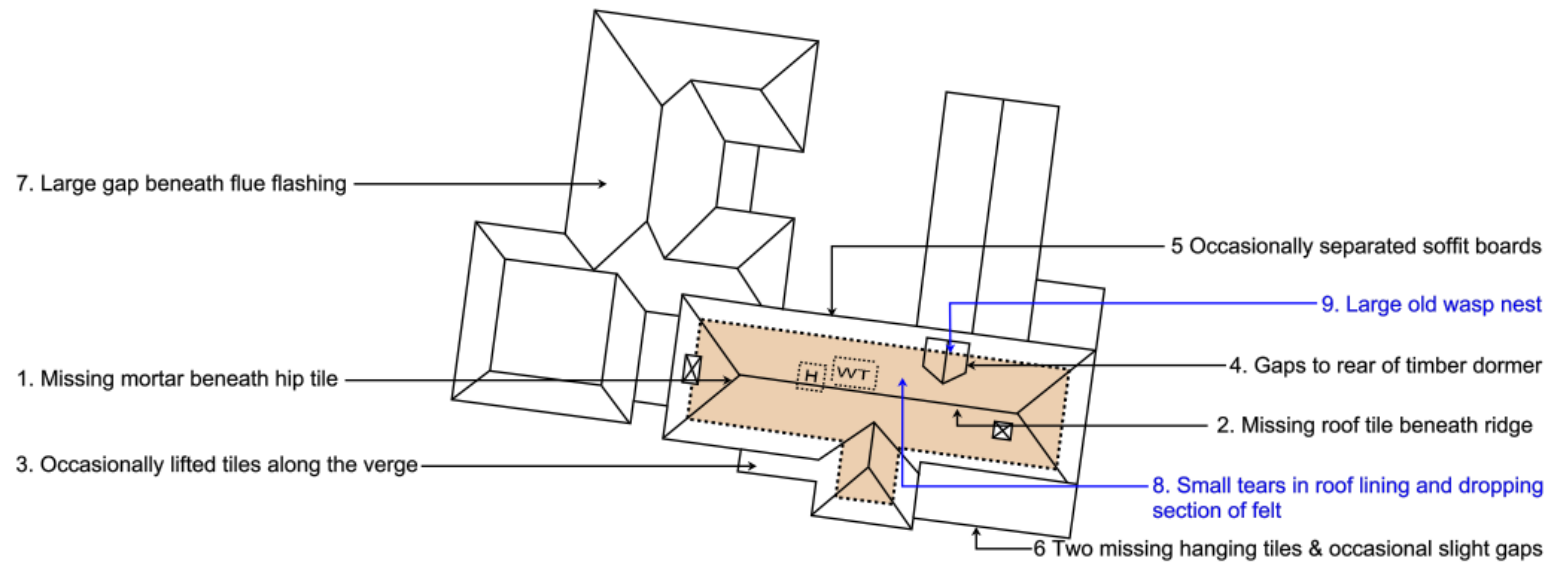
19. Eaves filled with fibreglass and paper.

- 5.2.10** The timber dormer had fibreglass floor insulation and a large old wasp nest at its apex (**Target note 9; Photograph 20**).



20. Inactive wasp nest.

5.2.11 No signs of roosting bats were visible during the internal inspection of the property.



Chimney



Loft hatch



Roof void



Water tank



External target note



Internal target note

Drawn by:	Date:	Scale:	210 Hyde End Road Spencers Wood	
JM	October 2025	Not to scale	Updated Preliminary Bat Roost Assessment Plan	

Figure 1. Preliminary bat roost assessment findings

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The linked private gardens in the suburban setting resembles continuous habitat that could be used as feeding areas and flight paths connecting to high-quality foraging habitats in the nearby countryside 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 bat (*Plecotus auritus*). A *P. pipistrellus* and *P. auritus* breeding site is situated approximately 720 metres to the northeast.

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

- Missing mortar beneath a hip tile on the front elevation (**Photograph 3; Target note 1**);
- Missing and lifted clay roof tiles across the front elevation (**Photographs 4 & 5; Target notes 2 & 3**);
- Gaps between the rear dormer and roof (**Photograph 6; Target note 4**)
- Occasionally separated soffit boards at the rear (**Photograph 7; Target note 5**);
- Gaps behind lifted and missing hanging tiles on the front elevation (**Photographs 8 & 9; Target note 6**);
- Lifted lead flashing (**Photograph 12; Target note 7**); and
- Occasional tears within and dropping sections of bitumen felt roof lining (**Photographs 15 & 16; Target note 8**).

6.1.2 The property showed no evidence of the presence of roosting bats. The absence of bat droppings and the presence of cobwebs along the ridge inside the roof void indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are highly unlikely to be present.

6.1.3 The features associated with the hip tile, clay roof tiles dormer and soffit boards across the two-storey section of the building may 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*). A lack of evidence, i.e. droppings, observed within

either of the roof voids indicates void-dwelling species are highly unlikely to be present.

6.1.4 These features as well as the features associated with the hanging tiles and lead flashing may lead to 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 property is considered to be of low potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Potential Roost Status

6.2.1 The potential crevice roost sites identified externally are considered to be suitable for use by typically crevice-dwelling bat species such as the abundant and widespread soprano pipistrelle (*Pipistrellus pygmaeus*) and common pipistrelle (*P. pipistrellus*) and the less abundant Brandt's / whiskered bats (*Myotis brandtii* / *mystacinus*). The presence of a maternity colony is considered highly unlikely due to the nature and scale of the features observed. No evidence of roosting bats was found during the internal and external survey.

6.2.2 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 (*M. 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 2025).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

7.1.1 The planning application to be submitted to Wokingham Borough Council seeks consent for the erection of a two storey front extension, a single storey side extension, a part single and part two-storey rear extension, and a single storey extension to the existing outbuilding (refer to existing and proposed elevations in **Appendix 1**).

7.1.2 The impacts of the proposals have been assessed in accordance with the mitigation hierarchy during construction and post development, as follows:

Construction Phase

7.1.3 The work associated with the two-storey front extension will impact sections of the property (i.e., soffits, roof tiles and hip tiles) that continue to possess no roosting opportunities for bats. Whilst the hip mortar was crumbling near to the western end of the ridge and a roof tile was missing beneath the ridge on the front elevation, these features will not be impacted and will be retained in the long-term. In addition, the proposed rear two-storey extension will retain the rear dormer where internal access features were identified. As there remains a low risk of disturbance if roosting bats are in residence in the features near the proposed extensions at the time of works, precautionary methods should be adopted (refer to **Section 7.2** below). The addition of an external door at the southeastern corner of the building will not impact any of the potential external roosting features associated with the missing hanging tiles which are to be retained long-term.

7.1.4 In consideration of the continued absence of any evidence of bat presence since the initial PRA in 2015 and updated PRA in 2022, and endoscopic inspection in 2026, as well as retaining all potential crevice roost features identified, the work is considered highly unlikely to result in the loss of a bat roost.

7.1.5 If precautionary measures are adhered to during construction and the aforementioned potential roost features are retained in the long-term, it is considered highly unlikely that the proposed work would cause any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species. Therefore, a European Protected Species

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

7.2 Recommended Actions

7.2.1 To minimise the small chance of the two-storey front extension leading to the disturbance of bats, the elements of the building work that require the removal of roof tiles i.e., linking the two-storey extension into the existing roof slope, will be timed to take place in the spring (March to April inclusive) or autumn (mid-September to mid-November inclusive) to avoid the peak hibernation and breeding seasons and thereby avoid any possible disturbance of hibernating and/or breeding bats.

7.2.2 The potential roost features i.e., missing mortar beneath a hip tile, missing roof tile and missing hanging tiles will be retained during the course of the work. But if it is deemed necessary to repoint the hip mortar or replace the tiles this should only take place after a close endoscopic inspection by a licensed ecologist to confirm that there is no evidence of use by roosting bats.

7.2.3 In the unlikely event that bats are encountered during the course of the construction, work must stop immediately, and a licensed ecologist should be called to site to attend to the bat(s) and provide further advice on how to proceed. Work must only recommence once further written advice has been received; at this point, an EPSML may be required to permit the work to continue lawfully and if required, the licence will be obtained prior to work restarting.

7.3 Sensitive Lighting Strategy

7.3.1 The proposed extensions will need to be designed to avoid the loss of potential bat flight paths and foraging habitat through the preparation and compliance with a sensitive lighting strategy. During development, artificial lighting should be avoided or kept to a minimum and if security lighting is required, this should be controlled by passive infra-red motion sensors.

7.3.2 In the long-term, external lighting should be avoided wherever possible, but if essential, factors such as column height, light source, use of passive infrared motion sensors and light spillage should be considered carefully when designing the lighting. If lighting is required, lighting with low or no UV content, i.e. warm white LED lames (2700K or below), should be used in place of mercury and metal halides and luminaires or other directional light accessories should be used to ensure that light spillage onto the woodland, tree line and scattered trees is avoided (BCT and ILP, 2023). Timers to enable turning off lighting at night will avoid extended periods of time where area would

be lit, and this can be tailored to suit human health and safety as well as wildlife needs.

8 REFERENCES

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

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

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

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

Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

APPENDIX 1 – EXISTING AND PROPOSED ELEVATIONS



Existing Front Elevation



Proposed Front Elevation



gustavo garcia uranga architecture - gguarchitect@gmail.com - 07909044243 - Walton On Thames - SURREY

PROJECT: Selami Gambles 210 Hyde End Road Spencers Wood, RG7 1DG	DESCRIPTION: Front Elevation
CLIENT: A. Heeroo	SCALE: 1:100 @ A3
DATE: JAN 2025	NUMBER: Elev F - B REV: B

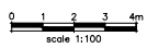
The user of this drawing must verify all dimensions and levels prior to construction or setting out works



Existing Rear Elevation



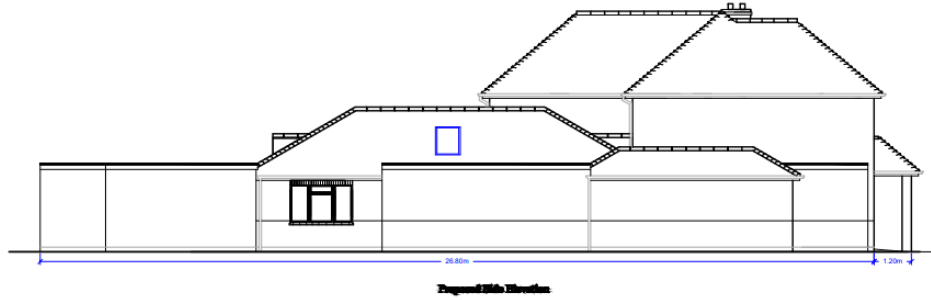
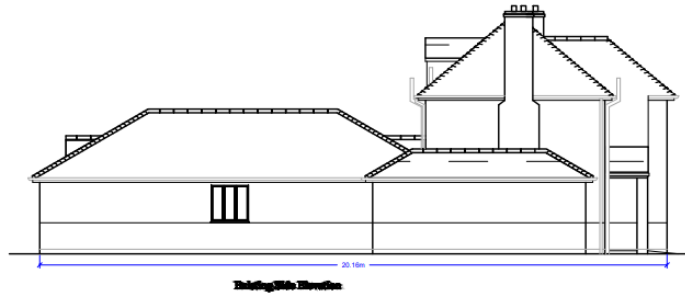
Proposed Rear Elevation



gustavo garcia uranga architecture - gguarchitect@gmail.com - 07909044243 - Walton On Thames - SURREY

PROJECT: Selami Gambles 210 Hyde End Road Spencers Wood, RG7 1DG	DESCRIPTION: Rear Elevation
CLIENT: A. Heeroo	SCALE: 1:100 @ A3
DATE: DEC 2025	NUMBER: Elev R REV: A

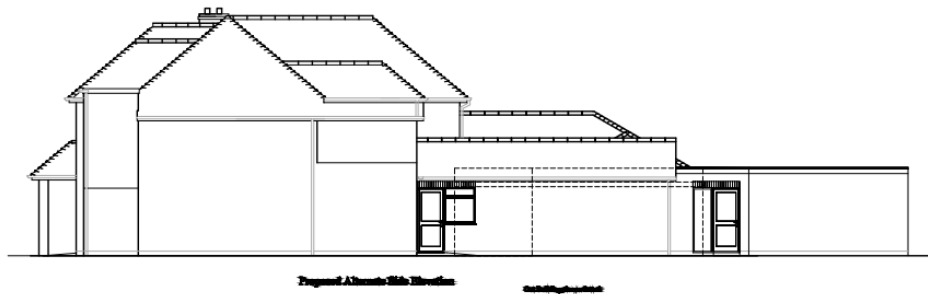
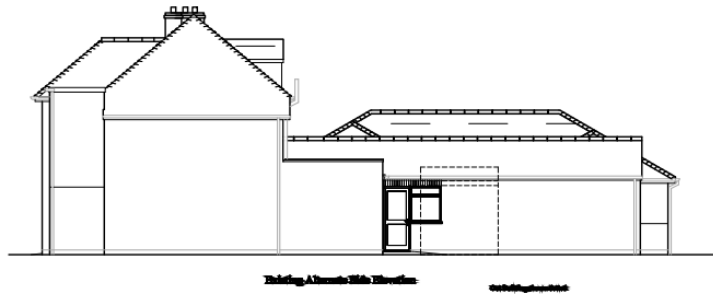
The user of this drawing must verify all dimensions and levels prior to construction or setting out works



gustavo garcia uranga architecture - gguarchitect@gmail.com - 07909044243 - Walton On Thames - SURREY

PROJECT : Belvoir Gardens 210 Hyde End Road Spencers Wood, RG27 1DG	DESCRIPTION: Side 1 Elevation
CLIENT : A. Heeroo	SCALE: 1:100 @ A3
DATE : DEC 2025	NUMBER: Elev S1 REV: A

This user of this drawing must verify all the dimensions and levels prior to construction or setting out works.



gustavo garcia uranga architecture - gguarchitect@gmail.com - 07909044243 - Walton On Thames - SURREY

PROJECT : Belvoir Gardens 210 Hyde End Road Spencers Wood, RG27 1DG	DESCRIPTION: Side 2 Elevation
CLIENT : A. Heeroo	SCALE: 1:100 @ A3
DATE : DEC 2025	NUMBER: Elev S2 REV: A

This user of this drawing must verify all the dimensions and levels prior to construction or setting out works.

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 – 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.