

17 Kingsbridge Cottages
Nine Mile Ride
Wokingham
Berkshire
RG40 3LY

Preliminary Roost Assessment

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Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy was instructed by Mr Matt Goodchild to prepare a Preliminary Roost Assessment (PRA) for 17 Kingsbridge Cottages in Wokingham, Berkshire. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the construction of a two-storey side extension, single-storey rear extension and a front elevation extension with additional apertures.
- 1.1.2** A detailed inspection of the exterior and interior of the property was undertaken on the 21st October 2025 by Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 and Lauren Hayward – assistant ecologist.
- 1.1.1** A single small-sized bat dropping, resembling those typically deposited by pipistrelle species (*Pipistrellus* sp.), was observed on the rendered chimney at the eastern end of the property. The location of the dropping corresponds with two low potential crevice roost features identified on the front elevation, including a gap in the ridge mortar and under lifted lead flashing. A gap was also present in the verge mortar at the western end of the house, which provided direct access into the roof and corresponded to a bird nest present internally. The features identified may offer potential crevice roost sites for occasional use by small numbers of crevice-dwelling bat species. The house has been assigned low potential suitability for bats.
- 1.1.2** The low suitability potential roost feature at the western end of the roof will be affected by the development proposals and if bats are present the work would result in the damage/destruction of bats roosts and could injury and/or death crevice dwelling bats.
- 1.1.3** The future development proposals cannot be altered to avoid the potential adverse effects on bats in the property; therefore further survey comprising a close endoscopic inspection is recommended to establish the presence or absence of bat roosts in the property, in order to be able to assess fully whether the development proposals will have an adverse effect on bats and design a mitigation strategy if necessary.
- 1.1.4** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy was instructed by Mr Matt Goodchild to prepare a Preliminary Roost Assessment (PRA) for 17 Kingsbridge Cottages in Wokingham, Berkshire.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the construction of a two-storey side extension, single-storey rear extension and a front elevation extension with additional apertures.

2.2 Site Location and Context

2.2.1 The property is a semi-detached house, situated along the northern side of Nine Mile Ride, in Wokingham, Berkshire (central OS grid reference: SU 82066 65357).

2.2.2 The property is in a leafy suburban setting surrounded by similar neighbouring residential properties to the south, west and east. The setting includes large private gardens with the northern boundary of the property's rear garden directly bordering mixed priority woodland within Gorrick Plantation. Further parcels of mixed woodland are situated 110 metres to the southeast and 390 metres to the west of the house. Heath Lake, a Local Nature Reserve (LNR) and Site of Scientific Interest (SSSI) is situated approximately 560 metres southeast of the house. Furthermore, Queen's Mere and King's Mere - large lakes surrounded by woodland - are located approximately 580 metres northwest and 710 metres southwest of the house. A railway line, boarded by mature trees, runs approximately 400 metres to the west 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 the proposed development activities.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'* This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of '*preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*'
- (9)(a) – there is '*no satisfactory alternative*' to the derogation; and
- (9)(b) – '*the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*'

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Desk Study

4.1.1 A desk-based study for bats was undertaken to collate and review existing information about the site and the surrounding land. The study utilised the following open access resources:

- Google Earth and OS maps – satellite imagery and maps were used to identify potential flight paths and foraging habitats;
- MAGIC – examined to locate granted European Protected Species (EPS) licences; and
- Pre-existing bat reports – any available reports were obtained from the client or relevant planning portal to provide background information for the site.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the bungalow was undertaken on the 21st October 2025 by Vicky Potts MCIEEM - registered under Natural England Bat Survey Class Licence CL18 (Registration no - CL18 2016-27162-CLS-CLS) - and Lauren Hayward (assistant ecologist), 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 12 months only (CIEEM 2019).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The connected private gardens in the leafy suburban setting and extensive area of woodland adjacent to the rear garden 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 woodland, railway line and ponds for any bats roosting locally.

5.1.2 Bat mitigation licences that have been granted within the last 10 years inside a 2km radius of the house are detailed in **Table 1** below.

Table 1. Bat mitigation licences granted within a 2km radius (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2017-31789-EPS-MIT	Soprano pipistrelle	19/10/2017 to 31/10/2018	Destruction of resting place	568 SW
2018-33861-EPS-MIT	Brown long-eared	14/03/2018 to 30/11/2018	Destruction of resting place	960 SW
2020-45340-EPS-MIT	Brown long-eared	25/03/2020 to 30/09/2025	Destruction of resting place	1202 SW
2017-31639-EPS-MIT	Common pipistrelle	24/10/2017 to 30/10/2027	Destruction of resting place	1646 SW
2020-48238-EPS-MIT	Brown long-eared Common pipistrelle	28/07/2020 to 30/07/2026	Damage and destruction to resting place	1787 SW
2016-24162-EPS-MIT	Common pipistrelle	18/07/2016 to 18/07/2021	Destruction of resting place	1827 SE
2018-37292-EPS-MIT	Brown long-eared Soprano pipistrelle Common pipistrelle	16/10/2018 to 10/10/2028	Destruction of breeding and resting place	1828 SW
2017-31130-EPS-MIT	Whiskered bat	06/09/2017 to 30/09/2022	Destruction of breeding place	1891 SE
2016-25037-EPS-MIT	Brown long-eared Soprano pipistrelle	06/09/2016 to 06/09/2021	Destruction of resting place	2000 SE

5.1.3 There were no pre-existing bat survey reports for the property available on Wokingham Borough Council planning portal.

5.2 Building Inspection

Overview

5.2.1 The findings from the external and internal inspections carried out for the semi-

detached house are described with photographs and are annotated in a plan (see **Figure 1**), as follows:

External Survey

- 5.2.2** The semi-detached house is a brick built residential dwelling with a pitched roof, a front porch of pitched roof construction and a single-storey flat roof extension located at the rear of the property (**Photograph 1 & 2**).



Photograph 1. Front of house viewed from southwest.



Photograph 2. Rear of house viewed from the northwest.

- 5.2.3** The pitched roof of the house and front porch was covered with tight interlocking roof tiles that were intact across the roof (**Photograph 3**). The ridge tiles were all in place and tightly mortared to the interlocking roof tiles, except for a small gap in the ridge mortar located to the west of the chimney on the front elevation of the house (**Photograph 4 & 5; Target note 1**). The lead flashing around the base of the chimney was mostly tight, with a small area on the front elevation of the chimney that was lifted (**Photograph 5; Target note 1**).



Photograph 3. Intact/tight interlocking roof tiles (front elevation).



Photograph 4. Intact ridge mortar (front elevation).



Photograph 5. Small gap in ridge mortar and lifted lead flashing on western side of chimney (front elevation).

- 5.2.4** The verge mortar on the front porch was intact, and the verge mortar on the western elevation of the house was mostly intact, except from a large gap where mortar was missing from between the roof tiles and under cloaking towards the rear of the house (**Photograph 5; Target Note 2**). This gap provides access directly into the loft space and cavity wall therefore a further survey of this feature is recommended (refer to **Section 7** below). The uPVC soffits and fascias located on the front and rear elevations of the property were intact and tight to the brick work of the property (**Photograph 7**).



Photograph 5. Gap in verge mortar (western elevation).



Photograph 6. Intact soffits and fascias tight to the brick of the property (front elevation).

- 5.2.5** The single-storey rear extension had a loosely fitted bitumen felt flat roof and was of chipboard and uPVC boarding construction with no loft void (**Photographs 7 & 8**). There was no evidence of bat activity identified externally around the house.



Photograph 7. Rear extension with bitumen felt flat roof and uPVC boarding (rear elevation).



Photograph 8. Chipboard construction of rear extension (eastern elevation).

Internal Survey

- 5.2.6** The building had one roof void which was accessed via a hatch located on the first floor. The space had a maximum height of approximately 1 m. The roof was mostly lined with bituminous paper and horse hair lining, which had numerous large tears throughout the void (**Photograph 9**). A small section of the roof was lined with fibreglass along the verge at the western end of the roof, and a small section of roof on the eastern side of the roof void was lined with plastic sheeting (**Photograph 10 & 11**). The floor was covered in a thick fibreglass insulation which filled the eaves (**Photograph 12**). The ridge beam was heavily cobwebbed and there was an empty water tank to the east of the entrance hatch (**Photograph 13**).



Photograph 9. Bituminous paper and horse hair lining with tears throughout the void (roof void).



Photograph 10. Section of roof on western side of roof void that was lined with fibreglass along the verge (roof void).



Photograph 11. Section of roof on eastern side of roof void that is lined with plastic sheeting (roof void).



Photograph 12. Thick fibreglass between joists on floor of roof void (roof void).



Photograph 13. Empty water tank to the east of the entrance hatch (roof void).

5.2.7 The western gable end was of blockwork construction and heavily cobwebbed (**Photograph 14**). There was an area of daylight visible and large bird nest observed below the gap at the verge of the western gable end (**Photograph 15**). The eastern party wall was of brickwork construction with an intact rendered chimney that had no daylight visible and was heavily cobwebbed (**Photograph 16**). One small-sized bat dropping, typically deposited by crevice-dwelling species such as pipistrelle bats (*Pipistrellus* spp.), was observed on the rendered brickwork of the chimney (**Photograph 17**). There was no evidence of void-dwelling bats, such as long eared bat species (*Plecotus* spp.), throughout the loft void.

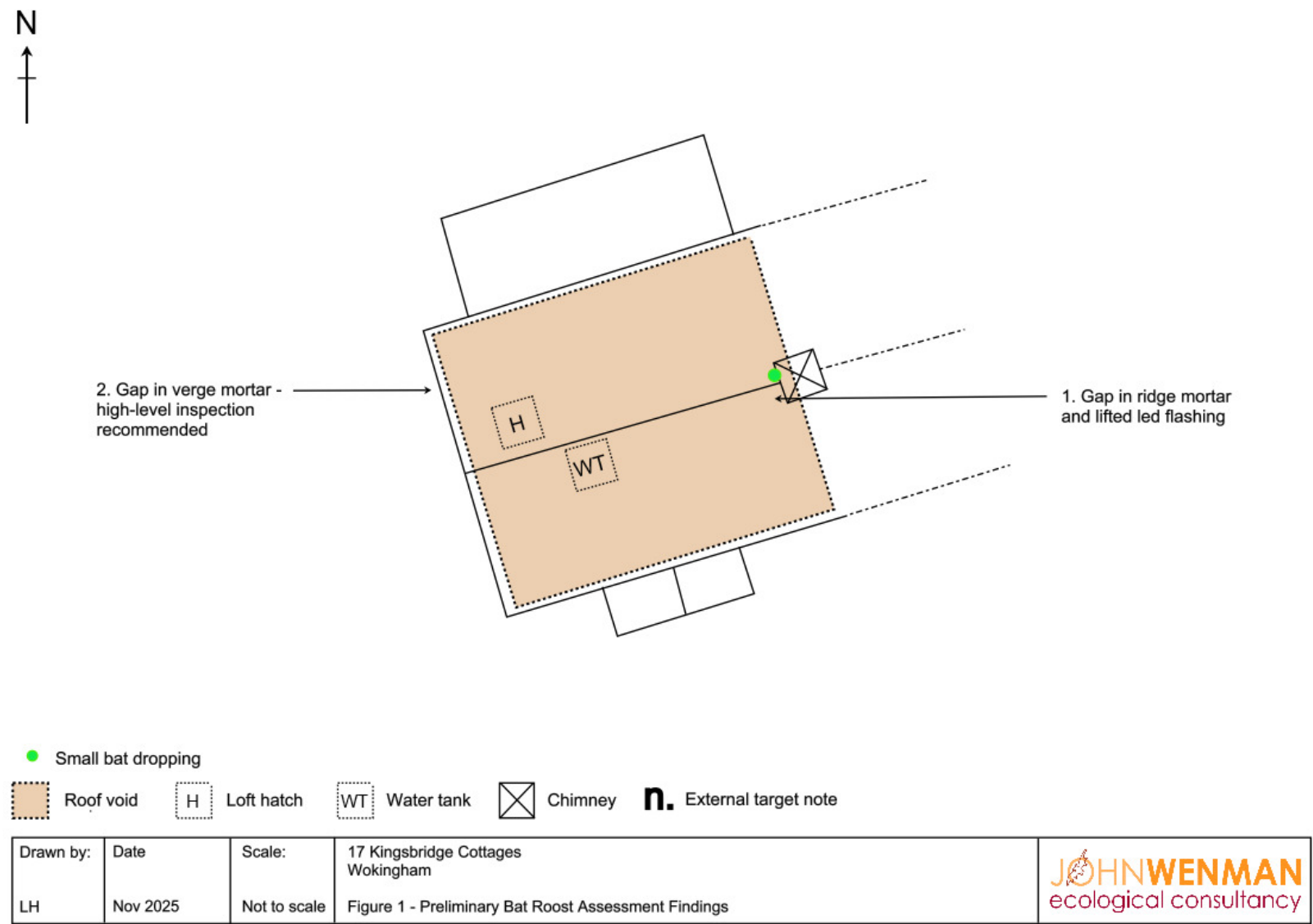


Figure 1. Building Inspection Plan.

6 DISCUSSION

6.1 Assessment of Roost Suitability and Presence/Absence

- 6.1.1** Habitat surrounding the property included similar residential properties and their private connecting gardens, with an extensive area of woodland, Gorrick Plantation, adjacent to the rear garden which provide continuous habitat that could be used as a flight path for any bat(s) roosting in the property connecting to high-quality foraging habitats, such as; the nearby woodland and the riverine habitat of Heath Lake (SSSI and LNR) approximately 560 metres southeast, Queen's Lake approximately 580 metres northwest and King's Lake, approximately 710 metres southwest of the house. Furthermore, the search of granted bat mitigation licences identified four species known to be roosting within a 2km radius of the property within the last 10 years: soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*), Whiskered bat (*Myotis mystacinus*) and brown long-eared bat (*Plecotus auritus*).
- 6.1.2** The property had potential bat access point and roost features in the form of the visible gap in the verge mortar located on the western end of the house (**Photograph 5; Target note 1**) and a gap in the ridge mortar at the eastern end of the house (**Photograph 5; Target note 2**). However internally the gaps were considered to be sub-optimal as there was numerous gaps in the roofing felt exposing the roof tiles and sections which were covered in fibreglass, reducing the amount of suitable roosting opportunities for bats. A large bird's nest was present at the base of the gap in the mortar leading into the western end of the void.
- 6.1.3** The roof void had no medium-sized bat droppings found internally so the presence of void-dwelling bats is considered highly unlikely, such as brown long eared bat (*P. auritus*) recorded locally.
- 6.1.4** One small-sized bat dropping, typically deposited by crevice-dwelling species such as pipistrelle bats (*Pipistrellus* spp.), was found internally on the render of the chimney located on the eastern elevation of the loft void, suggesting the roof void has been accessed by an individual or small number of non-breeding individual pipistrelle bat species. The potential bat access point at the western end of the roof was inspected and considered likely to lead crevice roost sites in the cavity wall of the house which could provide sufficient space, shelter, protection and conditions for use by individual crevice-dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats. However a lack of evidence of bats i.e. droppings observed at the western end of the roof indicates bats

are highly unlikely to be present at this end of the roof. Therefore, the property has been assigned low suitability for bats overall (see **Appendix 1** for potential suitability categories).

- 6.1.5** 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 extending the existing semi-detached house. 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 two-storey extension will join the existing house at the verge of the western elevation, thus blocking/removing the potential roosting site, and as a result could potentially lead to the destruction of a bat roost. In the absence of mitigation measures, the construction activities could potentially cause disturbance, injury and/or death of any bats if a roost is present and occupied at the time.

Post Development

- 6.2.3** The extension to the existing semi-detached house could potentially result in the permanent destruction of a potential 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 2** for definitions of roost types).

Recommended Actions

- 6.2.4** The development proposals will impact the potential roosting site 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 semi-detached house (see **Appendix 3** 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** An endoscopic inspection of the feature associated with the verge mortar on the western elevation of the house should be carried out to look for evidence of roosting bats and to confirm presence or absence. The work should be carried out by a suitably qualified ecologist, registered under Natural England Class Licence CL18 or above.
- 7.1.2** If the endoscopic inspection were to show evidence of use by bats or if the feature could not be full inspected, further survey work (comprising bat emergence surveys carried out between May – September may be necessary to determine the species and characterisation of the roost to inform a mitigation strategy to support a European Protected Species licence or confirmation of the site's registration under the Bat Mitigation Class Licence CL21 (if applicable) if deemed necessary for the required for the work to begin lawfully.
- 7.1.3** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

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. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 2** below are derived from the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) and provide guidance for assessing the potential suitability of buildings (and other structures) for roosting bats. These categories are applied using professional judgement and irrespective of whether the presence of a bat roost has been confirmed during a survey, as additional bat roosts could be present which have not yet been discovered.

Table 2. Categories for potential suitability of buildings (and other structures) for roosting bats.

Potential Suitability	Category Justification
None	A building (or structure) that has no features likely to be used by any roosting bats at any time of the year (i.e. a complete absence of cracks, crevices or voids that could provide suitable shelter).
Negligible	A building (or structure) that has no obvious features likely to be used by roosting bats, but in this case a small element of uncertainty remains as bats will occasionally use small and apparently unsuitable features. This category may also be used where a bat could potentially roost due to one attribute, but it is considered unlikely due to another attribute (e.g. a feature that is subject to constant illumination from artificial lighting).
Low	A building (or structure) that has one or more potential roost sites suitable for opportunistic use by individual bats at any time of the year. However, these potential roost sites for bats do not provide sufficient space, shelter, protection, conditions and/or surrounding suitable habitat to be used regularly or by large numbers (i.e. unlikely to be suitable for a maternity colony and not a classic hibernation site).
Moderate	A building (or structure) that has one or more potential roost sites suitable for regular use by individual bats, or small non-breeding groups, due to sufficient space, shelter, protection, conditions and surrounding habitat. However, these potential roost sites for bats are unlikely to support a roost of high conservation status with regards to the type of roost only (i.e. maternity colonies and classic hibernation sites).
High	A building (or structure) that has one or more potential roost sites suitable for use by large numbers of bats more regularly and for longer periods of time due to sufficient space, shelter, protection, conditions and surrounding habitat. These potential roost sites for bats are capable of supporting high conservation status roosts (i.e. maternity colonies and classic hibernation sites).

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES

The potential suitability of a building in conjunction with any evidence of bat presence is used to provide an initial assessment of likely roost type and importance. The types of roost considered are based on the following Natural England definitions:

- Day roost – a summer resting place used by individual bats, or small non-breeding groups, during the day;
- Night roost – a resting place used by individual bats on occasion, or by a whole colony regularly, during the night;
- Feeding perch – a resting place used by individual bats, or a few individuals, primarily for short periods of feeding during the night;
- Transitional roost – a place used by a few individual bats, or occasionally small groups, for a short period of time upon waking from hibernation or in the period prior to hibernation;
- Maternity roost – a place used by small to large groups of female bats to give birth and raise their young to independence;
- Hibernation roost – a place used by individual bats, or in groups, during winter where there is a constant cool temperature and high humidity; and
- Satellite roost – a place used by a few individuals to small groups of breeding female bats found in close proximity to the main nursery colony throughout the breeding season.

The importance of a bat roost is underpinned by the conservation status of the suspected species (i.e. the distribution/rarity of a species in a specific geographic location) and the type of roost (i.e. not all roosts have the same level of importance in supporting the local bat population). Further roost characterisation surveys may be required to fully determine the importance of a confirmed roost to allow for a robust impact assessment.

APPENDIX 3 – FURTHER SURVEY RATIONALE

In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites. Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) detailed in **Table 3** below.

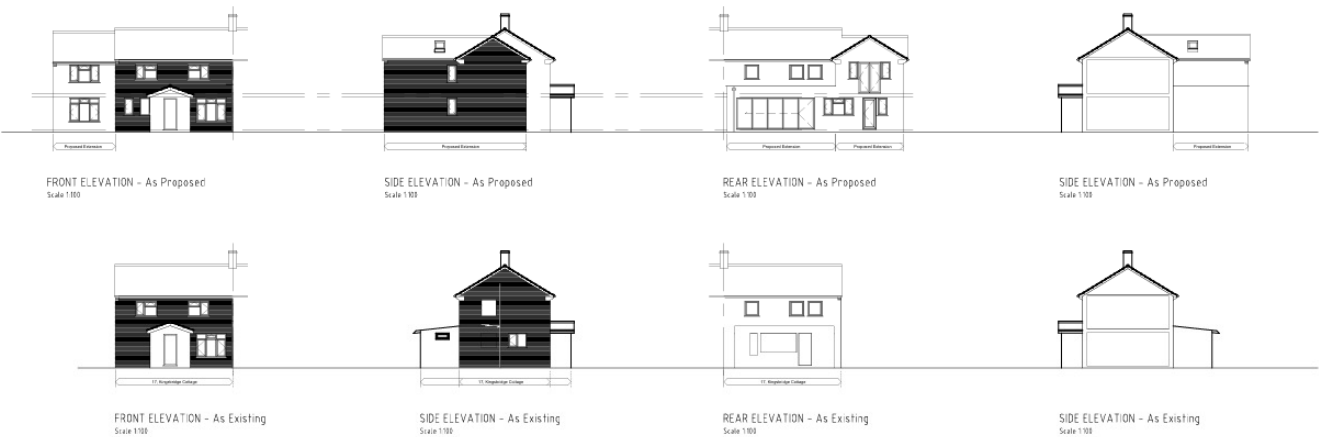
Table 3. Recommended further survey for establishing presence/likely absence of roosting bats in buildings (and other structures).

Potential Suitability	Further Survey
None	No further surveys are required.
Negligible	No further surveys are required.
Low	A minimum of one dusk emergence survey visit should be undertaken in the period of May to August. However, if all areas (including cracks, crevices and voids) can be thoroughly inspected and no evidence of use by bats is found, then emergence surveys may not be required. In cases where a complete inspection cannot be carried out, professional judgement and proportionality should be applied when assessing the impacts of the development proposals.
Moderate	A minimum of two dusk emergence survey visits should be undertaken in the period of May to September, with at least one of the surveys between May and August; the survey visits should be spaced at least three weeks apart.
High	A minimum of three separate dusk emergence survey visits should be undertaken in the period of May to September (inclusive), with at least two of the surveys between May and August; the survey visits should be spaced at least three weeks apart.

In cases where the PRA and/or further survey establishes the presence of roosting bats in a building (or structure), this will likely trigger the need for roost characterisation to collect sufficient information to inform the impact assessment and mitigation strategy. The roost characterisation comprises information collected during the PRA, emergence surveys and by other methods, such as DNA analysis of bat droppings, and ultimately aims to determine the bat species roosting; the number of bats the roosts support; the roost access points; the locations of the roosts and the types of roost present. This information is crucial when applying for planning permission and/or a European Protected Species mitigation licence

APPENDIX 4 – EXISTING AND PROPOSED PLANS

All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
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Rev	Description	Date	Initials
FOR PLANNING SUBMISSION			
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Project: 17, Kingsbridge Cottages Nine Mile Ride Wokingham RG40 3LY			
Client: Matt Goodchild			
Drawing Title: External Elevations Front, Side and Rear Views - As Existing and Proposed			
Scale: 1:100 @ A1		Dwg. No.:	Rev.:
Drawn by: DH		2315-P103	-
Date: July 2025			