

287 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NS

Preliminary Roost Assessment

Report ref.: R2856_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Emily Pharez to undertake a Preliminary Roost Assessment (PRA) for bats at 287 Nine Mile Ride in Finchampstead, Berkshire. The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for a second-storey extension.
- 1.1.2** Approximately 50 – 100 small-sized decaying bat droppings, resembling those typically deposited by pipistrelle bats (*Pipistrellus* spp.) were observed during an endoscopic check behind the row of missing verge mortar on the front gable. It is likely that the feature was optimal and utilised by bats when the front verge mortar was mostly intact, however, since the feature is now entirely exposed to the elements, it is now considered to be of negligible suitability for roosting bats. No other potential bat access points were observed and the absence of bat droppings inside the void spaces indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present.
- 1.1.3** The development proposals are considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully. Whilst now of negligible potential, the property has been used historically by pipistrelle bats. As such, the second-storey extension should incorporate features that provide access points/roosting sites for pipistrelle bats to retain a suitable roosting feature in the long-term.
- 1.1.4** In the unlikely event that bats are encountered during the course of the extension, 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.
- 1.1.5** 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 Emily Pharez to undertake a Preliminary Roost Assessment (PRA) for bats at 287 Nine Mile Ride in Finchampstead, Berkshire.

2.1.2 The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for a second-storey extension.

2.2 Site Location and Context

2.2.1 The property is a detached bungalow located north of Nine Mile Ride in Finchampstead, Berkshire (central OS grid reference: SU 80631 65029).

2.2.2 The property is situated within a suburban setting surrounded by similar neighbouring residential properties. The setting includes private gardens with mature trees and hedgerows as well as mixed priority woodland situated less than 50 metres to the northeast. Further parcels of woodland are situated approximately 120 metres to the southeast, 150 metres to the east, 220 metres to the north and 400 metres to the southwest. Further surroundings primarily comprise suburban housing to the west and mixed priority woodland to the north, east and south.

2.2.3 Overall, the nearby habitats provide good 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 4th February 2025 by Meghan Porter - registered under Natural England Bat Survey Class Licence CL17 (Registration no. 2023-11300-CL17-BAT) - and Jake Morgan – a qualifying member of CIEEM - in accordance with good practice guidance (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.

4.2.2 An endoscopic survey was completed on the 28th February 2025 by Conor Watson – registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2024-11877-CL18-BAT) and Jake Morgan. The survey comprised an endoscopic inspection of the features identified along the front gable (**Photograph 8; Target note 1**) which offered potential roosting features for opportunistic use by individual crevice dwelling bats. The survey was undertaken using a Teslong endoscope with a video camera to check the features for suitability for bats and for any evidence of the presence of bats i.e. bat droppings.

External Survey

4.2.3 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.

4.2.4 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.

4.2.5 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.

4.2.6 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

4.2.7 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.

4.2.8 It should be noted that only specimens or droppings can be relied upon in isolation to confirm the presence of a bat roost.

4.2.9 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

4.2.10 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.

4.2.11 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.

4.2.12 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 private gardens and mature trees in the suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area, such as the mixed priority woodland surrounding the suburban area, 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)
2014-3612-EPS-MIT	Soprano pipistrelle	24/10/2014 – 22/10/2019	Destruction of resting place	280 N
2015-7982-EPS-MIT	Brown long-eared	14/04/2015 – 14/04/2020	Destruction of resting place	280 E
EPSM2013-6081	Common pipistrelle	09/01/2014 – 31/10/2014	Destruction of resting place	370 NW
EPSM2013-6081C	Common pipistrelle	09/01/2014 – 31/10/2014	Damage & destruction of resting place	370 NW
2014-4594-EPS-MIT	Brown long-eared & soprano pipistrelle	16/01/2015 – 31/01/2025	Destruction of breeding roost and resting place	700 SE
2014-4890-EPS-MIT	Brown long-eared	23/03/2014 – 31/08/2015	Damage of resting place	730 W
2014-4890-EPS-MIT-1	Brown long-eared	27/05/2015 – 31/12/2015	Damage of resting place	730 W
2014-4890-EPS-MIT-2	Brown long-eared	04/07/2015 – 31/12/2015	Destruction of resting place	730 W
2020-45340-EPS-MIT	Brown long-eared	25/03/2020 – 30/09/2025	Destruction of resting place	760 SE
2017-31789-EPS-MIT	Soprano pipistrelle	19/10/2017 – 31/10/2018	Destruction of resting place	970 E
2018-33861-EPS-MIT	Brown long-eared	14/03/2018 – 30/11/2018	Destruction of resting place	1110 SE
2015-7094-EPS-MIT	Brown long-eared & common pipistrelle	06/03/2015 – 31/03/2015	Destruction of resting place	1120 W
2019-44291-EPS-MIT	Common pipistrelle & soprano	17/03/2020 – 31/12/2020	Damage of resting place	1150 S

	pipistrelle			
2014-3970-EPS-MIT	Brown long-eared & common pipistrelle	29/10/2014 – 31/10/2019	Damage of resting place	1170 W
2014-3970-EPS-MIT-1	Brown long-eared & common pipistrelle	29/06/2017 – 29/06/2022	Damage of resting place	1170 W
EPSM2013-5917	Soprano pipistrelle & brown long-eared	09/01/2014 – 31/08/2015	Destruction of breeding site & resting place	1220 S
EPSM2013-5917B	Brown long-eared & soprano pipistrelle	09/01/2014 – 31/08/2015	Destruction & damage of breeding site & resting place	1220 S
2019-39174-EPS-MIT	Brown long-eared, common pipistrelle & soprano pipistrelle	13/03/2019 – 13/03/2029	Damage to breeding site & resting place	1230 SW
2015-8440-EPS-MIT	Brown long-eared	28/04/2015 – 30/04/2020	Damage of resting place	1300 SE
2015-9568-EPS-MIT	Common pipistrelle	06/05/2015 – 30/04/2020	Destruction of resting place	1300 NW
2015-9568-EPS-MIT-1	Common pipistrelle	07/10/2016 – 01/04/2020	Destruction of resting place	1300 NW
2018-37292-EPS-MIT	Brown long-eared, common pipistrelle & soprano pipistrelle	16/10/2018 – 10/10/2028	Destruction of breeding roost and resting place	1680 SE
2020-48238-EPS-MIT	Brown long-eared & common pipistrelle	28/07/2020 – 30/07/2026	Damage & destruction of resting place	1780 SE
2014-3877-EPS-MIT	Common pipistrelle	03/10/2014 – 02/10/2019	Destruction of resting place	1840 S
2017-31639-EPS-MIT	Common pipistrelle	24/10/2017 – 30/10/2027	Destruction of resting place	1920 SE

5.2 Building Inspection

5.2.1 The findings from the external and internal inspections carried out for the property are detailed below and shown in Figure 1, as follows:

External Survey

5.2.2 The property was a detached brick built residential bungalow with an attached garage on its eastern elevation (**Photographs 1 - 2**).



Photograph 1. Front elevation of the property, viewed from the south.



Photograph 2. Rear elevation of the property, viewed from the north.

- 5.2.3** The main pitched roof of the bungalow was covered by flat concrete tiles that weretightly fitted and covered by moss (**Photograph 3**). The pitched front porch and flat-roof garage were covered by fully sealed clay roof tiles and bitumen felt respectively (**Photographs 4 & 5**).



Photograph 3. Flat concrete roof tiles (east elevation).



Photograph 4. Sealed clay roof tiles (east elevation).



Photograph 5. Sealed bitumen felt (front elevation).

- 5.2.4** Whilst the ridge mortar and verge mortar along the rear elevation was fully intact, the verge mortar along the front gable was partially missing and upon close inspection, allowed access between the internal roof lining and concrete tiles across the whole pitched section of the roof (**Photographs 6 - 9; Target note 1**). During an endoscopic check of the

feature, approximately 50 – 100 small-sized decayed bat droppings were observed within one of the slots (**Photograph 10**). Whilst a slight gap was situated between the uPVC fascia and verge mortar across the front porch, close inspection showed the feature to be superficial (**Photograph 11**).



Photograph 6. Ridge mortar intact (east elevation).



Photograph 7. Verge mortar fully intact (rear elevation).



Photograph 8. Missing verge mortar across the front gable (front elevation).



Photograph 9. Open gap between roof lining and concrete roof tiles.



Photograph 10. Approximately 50 – 100 small-sized bat droppings behind the front gable (front elevation).



Photograph 11. Superficial gap between uPVC fascia and verge mortar (front elevation).

5.2.5 The junction between the flat roof garage and pitched roof of the bungalow was fully sealed (**Photograph 12**). Furthermore, the front gable and rear gable were clad with uPVC and timber panels respectively, both of which fully sealed to the uPVC soffit (**Photographs 13**). Whilst slight gaps were situated at the apex of the front porch and behind its uPVC

fascia, these heavily cobwebbed gaps were closely inspected and confirmed to be superficial with no signs of use by roosting bats (**Photographs 14 & 15**).



Photograph 12. Junction between flat roof and pitched roof fully sealed (east elevation).



Photograph 13. Timber panels sealed along the edges of the gable (rear elevation).



Photograph 14. Heavily cobwebbed gap at apex of porch (front elevation).



Photograph 15. Heavily cobwebbed gap behind uPVC fascia (front elevation).

- 5.2.6** The uPVC soffit was sealed to the brickwork walls of the bungalow across all elevations (**Photograph 16**).



Photograph 16. uPVC soffit sealed to brickwork wall (west elevation).

Internal Survey

- 5.2.7** The building had one roof void that covered its footprint, accessible via a ground-floor loft hatch. The void was of trussed rafter construction with an approximate floor-to-ridge height

of 0.5 metres (**Photograph 17**).



Photograph 17. Void of trussed construction.

- 5.2.8** The roof was lined by Type 1F bitumen felt that was mostly intact other than one large tear along the ridge where the concrete roof tiles were visible (**Photograph 18; Target note 2**).



Photograph 18. Large tear in bitumen felt with roof tiles visible.

- 5.2.9** The floor was boarded over fibreglass and vermiculite insulation which did not fill all the eaves, allowing access to the uPVC soffit in places (**Photograph 19**). The front blockwork gable was fully sealed to the timbers and whilst the rear gable was partially inaccessible, it was clad with bitumen felt that was also sealed to the timbers (**Photographs 20 & 21**).



Photograph 19. Open eaves with access to the uPVC soffit.



Photograph 20. Timbers sealed to front blockwork gable.



Photograph 21. Rear gable clad with bitumen felt and sealed to timbers.

5.2.10 Mouse droppings were scattered throughout the void (**Photograph 22**).



Photograph 22. Scattered mouse droppings.

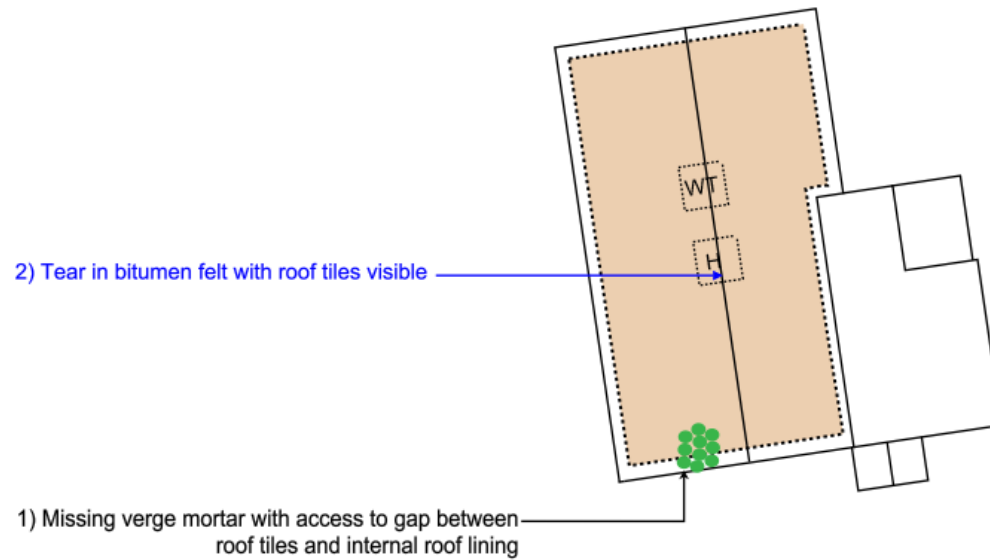
5.2.11 The flat-roof garage had a boarded ceiling that was fully sealed to the painted brickwork walls and polystyrene along its edges (**Photographs 23 & 24**).



Photograph 23. Garage with boarded ceiling sealed to polystyrene panels.



Photograph 24. Timber panels sealed to the painted brickwork walls (garage).



● Small-sized bat droppings

n. External target note

n. Internal target note



Chimney



Roof void



Loft hatch



Water tank

Drawn by:	Date:	Scale:	287 Nine Mile Ride, Finchampstead	
JM	February 2025	Not to scale	Preliminary Roost Assessment Plan	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability/Status

- 6.1.1** The private gardens with mature trees in the suburban setting provides continuous habitat that could be used as feeding habitat and bat flight paths, and also connects to high-quality foraging habitats in the nearby area, such as the surrounding priority woodland, for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified four species known to be roosting within a 1km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*) and Natterer's (*Myotis nattereri*). Five licenses within a 2km radius have been granted for breeding roosts covering *P. pipistrellus*, *P. pygmaeus* and *P. auritus*, the closest of which situated approximately 700 metres to the southeast.
- 6.1.1** Approximately 50 – 100 small-sized decayed bat droppings resembling those typically deposited by the pipistrelle (*Pipistrellus* spp.) were observed during an endoscopic check of the front gable. It is likely that the feature was optimal and utilised when the front verge mortar was mostly intact, however, since the feature is now entirely exposed to the elements (discussions with the client confirm the mortar fell out in storms over winter), it is considered now to be of negligible suitability for roosting bats (**Photographs 8 – 10; Target note 1**). The endoscopic check confirmed an absence of roosting bats currently, and its unsuitability for future use by bats in its current state. Heavily cobwebbed gaps were situated under the verge mortar and behind the uPVC fascia along the front porch but close inspection with a high-powered torch confirmed these features to be superficial with no evidence of use by roosting bats (**Photographs 10, 13 & 14**).
- 6.1.2** The roof void had sufficient space for internal flight and suitable conditions for supporting individual or small numbers of void-dwelling bats, such as the locally recorded brown long-eared bat (*Plecotus auritus*). However, no bat droppings were found internally and so the presence of void-dwelling bats is considered highly unlikely.
- 6.1.3** The property is of negligible suitability for bats in its current condition (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Impacts and Recommendations

- 6.2.1** The development proposals seek consent for a second-storey extension. The survey findings demonstrate that these proposals are highly unlikely to result in the death,

injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost in the property's current condition. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.

6.2.2 The survey evidence shows that there has been a bat roost in the past, before the recent damage to the verge mortar. Therefore, the second-storey extension should incorporate features that provide continued access points/roosting sites for pipistrelle bats to ensure retention of a roost. For example, by incorporating an integrated bat box (such as an Ibstock enclosed bat box, Habibat bat box, or a suitable functional equivalent) at the apex of the proposed front gable (see proposed location in **Appendix 4**).

6.2.3 The new extension's roof must be lined with a bat friendly membrane i.e. Type 1F (bitumen and hessian) felt or a breathable membrane approved for use in bat roosts by Natural England i.e. TLX Batsafe.

7 REFERENCES

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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.

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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 – BAT ROOST PROVISION



 Integrated bat box

Drawn by:	Date:	Scale:	287 Nine Mile Ride, Finchampstead	
JM	March 2025	Not to scale	Bat Roost Provision	