18 Wessex Gardens
Reading
Berkshire
RG10 0AY

Preliminary Roost Assessment

Report ref.: R3305_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy was instructed by David Gibson of Fluent ADS to undertake a Preliminary Roost Assessment (PRA) at 18 Wessex Gardens in Reading, Berkshire. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey front extension and to connect the two existing dormer windows on the front elevation.

1.1.1 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. A detailed inspection of the exterior and interior of the property was undertaken on the 6th October 2026 by Jake Morgan ACIEEM and Lauren Hayward, a qualifying member of CIEEM.

1.1.2 No evidence of roosting bats was found externally or internally during the building inspection. The absence of bat droppings inside the void spaces indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are highly unlikely to be present. Externally, potential roost features were limited to a gap between the vented uPVC soffit and rendered wall at the northwest corner of the property. In consideration of the limited number of potential crevice roost features identified but suitable foraging habitat in the vicinity, the property is assessed to be of low potential suitability for bats. 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. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.

1.1.3 In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

1.1.4 This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy was instructed by David Gibson of Fluent ADS to undertake a Preliminary Roost Assessment (PRA) at 18 Wessex Gardens in Reading, Berkshire.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey front extension and to connect the two existing dormer windows on the front elevation (see proposed plans in **Appendix 1**).

2.2 Site Location and Context

2.2.1 The property is a detached residential dwelling to the north of Wessex Gardens in Reading, Berkshire, approximately 1km southeast of Twyford town centre (central OS grid reference: SU 79270 75430).

2.2.2 The detached chalet bungalow is within a leafy suburban area surrounded by residential houses and their respective gardens that contain scattered trees and connected hedgerows. Community allotments are situated approximately 260 metres to the northwest and Broad Hinton Park recreational grounds with scattered trees and a small parcel of woodland is situated approximately 290 metres to the southeast. The River Loddon runs approximately 395 metres to the southwest and a railway corridor runs approximately 395 metres to the northwest.

2.2.3 In the wider surroundings,the Loddon Reserve, with several large lakes and parcels of woodland, is situated approximately 540 metres to the west and the Twyford Brook runs approximately 640 metres to the southeast. There are several parcels of ancient woodland within the wider surroundings; the closest of which being Botanybay Copse situated approximately 1320 metres to the southeast

2.2.4 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 WML-CL21 (BMCL) and Bat Earned Recognition Licence WML-CL47 (BERL) schemes allow ecologists to apply to become Registered Consultants to use these licences 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/BERL 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 – satellite imagery was 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 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 property was undertaken on the 6th October 2026 by Jake Morgan registered under Natural England Bat Survey Class Licence CL17 (Registration no.: 2025-85343-CL17-BAT), and assistant ecologist Lauren Hayward, 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, and a ladder. 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 nearby connecting private gardens with scattered trees and hedgerows 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 including woodland and lakes for any bats roosting locally.

5.1.2 The following table lists the bat mitigation licences issued within the last 10 years within a 2km radius of the property.

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)
2020-49294-EPS-MIT	Common Pipistrelle, Soprano Pipistrelle	14/10/2020 - 31/08/2025	Destruction of a resting place	~ 780 NE
2020-44644-EPS-MIT	Common Pipistrelle, Brown long-eared	05/02/2020 - 31/08/2020	Destruction of a resting place	~ 1390 NW
2019-43241-EPS-MIT	Common Pipistrelle, Soprano Pipistrelle, Brown long-eared	20/11/2019 - 30/04/2025	Destruction of a resting place	~ 1670 NW
2016-25277-EPS-MIT-1	Soprano Pipistrelle	15/06/2017 - 13/09/2026	Destruction of a breeding roost	~ 1600 SE
2019-43858-EPS-MIT	Soprano Pipistrelle	01/02/2020 - 28/02/2025	Destruction of a resting place	~ 1690 SW

5.1.3 There were no pre-existing bat survey reports held by the client or available for the property on the Wokingham Borough Council website.

5.2 Building Inspection

Overview

5.2.1 The findings from the external and internal inspections carried out for the property are described with photographs and are annotated in a plan, as follows:

External Survey

5.2.2 The property is a detached chalet bungalow of brickwork construction with rendered walls and a pitched roof, an existing single-storey flat roof extension and two flat roof dormer windows on the front elevation, and two flat roof dormer windows on the rear elevation (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from southeast.



Photograph 2. Rear of property viewed from northwest.

5.2.3 The main roof was covered with interlocking tiles that were intact and tight across all elevations and the ridge mortar was fully intact (**Photograph 3**). The flat roof dormer windows were covered by bitumen felt which was fully intact and tight to the timber bargeboards around their edges (**Photograph 4**). The dormer windows were covered with uPVC cladding that was intact and tight across all dormer windows (**Photograph 4**). Whilst the uPVC cladding across the dormer windows was mostly tight to the lead flashing and bargeboards, there was a small gap between the cladding of the larger dormer window on the rear elevation and the roof which led directly into the first roof void (**Photograph 5; Target note 1**). The lead flashing along the base of the dormer windows was mostly flush to the interlocking roof tiles, other than beneath the larger dormer window on the rear elevation (**Photograph 6; Target note 2**). However, upon close inspection with a high-powered LED torch, the gap was able to be fully inspected and confirmed to be of limited extent.



Photograph 3. Tight interlocking roof tiles and intact ridge mortar (rear elevation).



Photograph 4. Intact/tight bitumen flat roof of dormer window (rear elevation).



Photograph 5. Gap where dormer window joins the main roof (rear elevation).



Photograph 6. Gap beneath lifted led flashing at the base of the dormer (rear elevation).

5.2.4 The verge mortar along the eastern and western gable ends was fully intact (**Photograph 7**). The timber bargeboards along the eastern gable were intact and tight to the rendered wall and the uPVC cladding and bargeboards along the western gable were intact and tight across the gable (**Photograph 7 & 8**). There was a small gap between the uPVC cladding and rendered wall on the northwest corner of the property (**Photograph 9; Target note 3**). The vented uPVC soffits across the front and rear elevations of the property were intact and tight to the rendered walls (**Photograph 10**).



Photograph 7. Intact verge mortar and timber bargeboards tight to the rendered brickwork (eastern elevation).



Photograph 8. Intact/tight uPVC cladding and bargeboards (western elevation).



Photograph 9. Gap between uPVC cladding and rendered wall (western elevation).



Photograph 10. Intact/tight timber soffits (rear elevation).

5.2.5 The single-storey front extension featured a bitumen felt flat roof that was intact and tight to the timber bargeboards across the extension, which were intact and tight to the rendered walls (**Photograph 11**).



Photograph 11. Intact/tight bitumen felt and timber bargeboards across extension (front elevation).

Internal Survey

5.2.6 The property had two roof voids that were accessible via separate loft hatches on the first floor. The first roof void had a floor-to-ridge height of approximately 0.5 metres at the highest point, was of 'cut and pitch' rafter construction, and the ridge was heavily cobwebbed throughout (**Photograph 12**). The roof was lined by a breathable roofing membrane that was mostly intact other than occasional small tears and gaps between the lining and timber rafters (**Photograph 13; Target note 4**). There was a small section of timber sarking boards on the southern elevation of the roof, adjacent to the rendered brickwork chimney, which was intact and tight to the timber rafters (**Photograph 14**).



Photograph 12. Roof Void 1.



Photograph 13. Mostly intact breathable membrane with small tear near rafter (Roof Void 1).



Photograph 14. Small section of timber sarking boards adjacent to chimney (Roof Void 1).

5.2.7 The floor was mostly boarded over fibreglass insulation and whilst the eaves were open, they were mostly blocked by vent guards (**Photograph 15**). A slight gap was situated above a vent guard on the rear elevation where the roof connects to the dormer with daylight visible (**Photograph 16; Target note 5**). A wasp nest was also situated at the eaves on the southern elevation (**Photograph** 17). The western gable end and eastern internal wall connecting to the second roof void were of blockwork construction with occasional gaps between the rafters and blockwork (**Photographs 18; Target note 6**).



Photograph 15. Eaves blocked by plastic vent guards (Roof Void 1).



Photograph 16. Daylight visible at eaves where rear dormer window joins roof (Roof Void 1).



Photograph 17. Wasp nest at eaves (Roof Void 1).



Photograph 18. Gaps in blockwork of gable end and gaps between blockwork and timber rafters (Roof

Void 1).

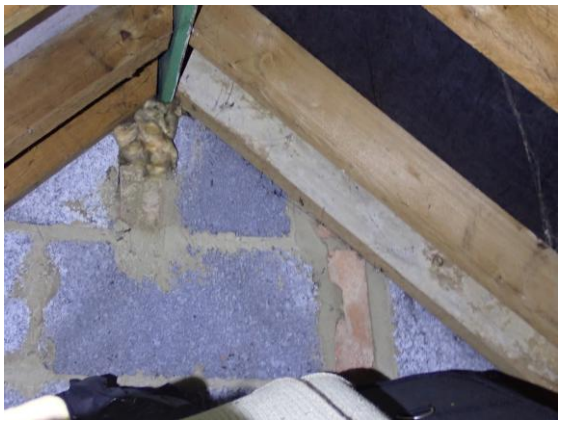
5.2.8 The second roof void had a floor-to-ridge height of approximately 0.5m at the highest point, was of 'cut and pitch' rafter construction, and the ridge was heavily cobwebbed throughout. The roof void was lined by a breathable roofing membrane that was fully intact throughout (**Photograph 19**). The floor was covered by thick fibreglass insulation and the eaves were mostly blocked by a plastic vent guard with a wasp nest within the eaves near the entrance hatch (**Photographs 20**). The eastern gable end was of blockwork construction and was mostly intact and tight to the timber rafters with small gaps at the apex blocked by fibreglass (**Photograph 21; Target note 7**). The rendered internal wall between the two roof voids had occasional gaps between the rafters and wall (**Photographs 22; Target note 8**).



Photograph 19. Roof Void 2.



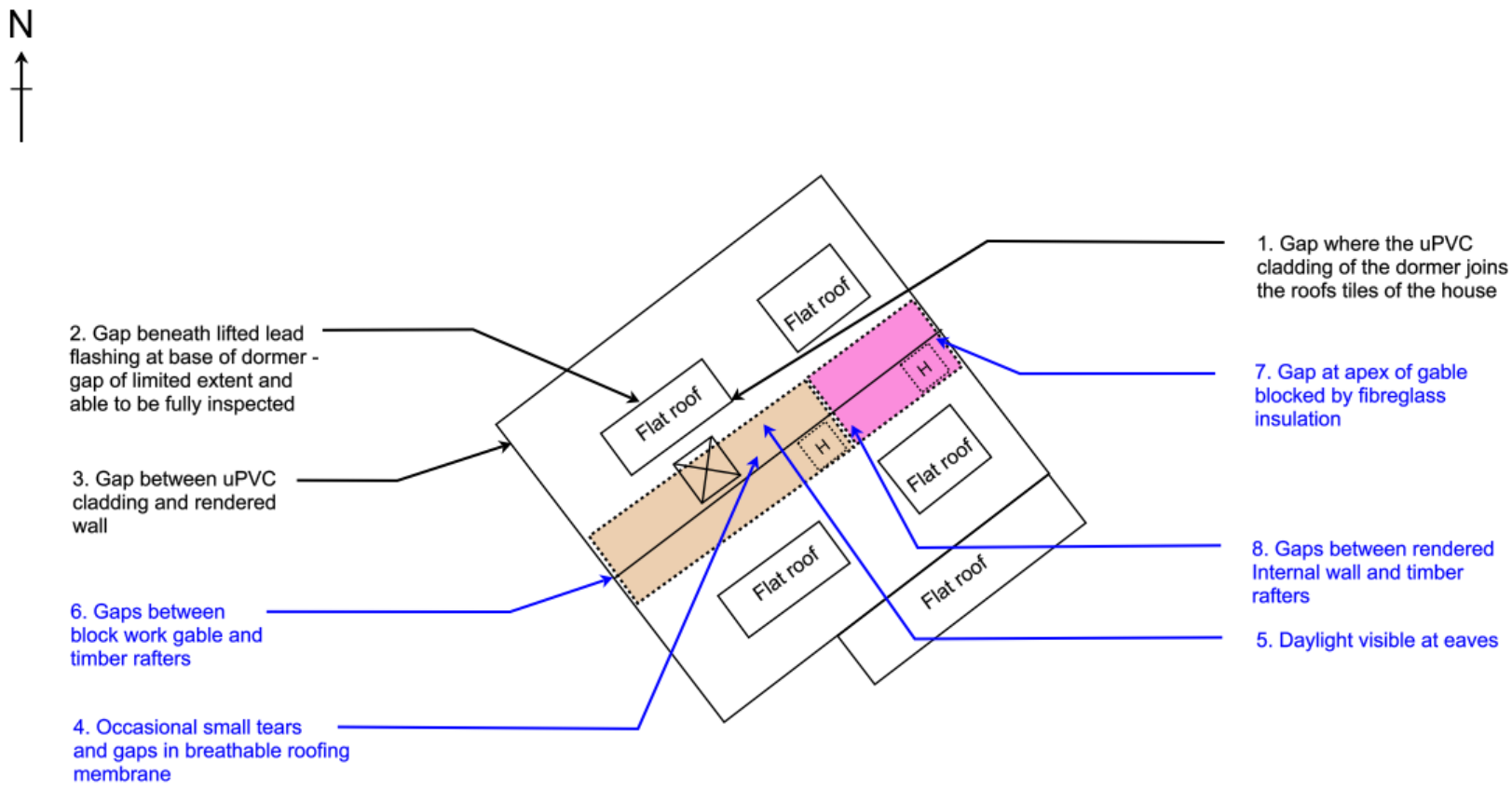
Photograph 20. Wasp nest within eaves (Roof Void 2.).



Photograph 21. Fibreglass filling gap at apex of eastern gable end wall (Roof Void 2).



Photograph 22. Gaps between rendered blockwork of party wall and timber rafters (Roof Void 2).



Drawn by:	Date	Scale:	18 Wessex Gardens Reading	JOHNWENMAN ecological consultancy
LH	November 2026	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Roost Suitability / Presence

6.1.1 The linked private gardens in the immediate suburban setting as well as the nearby scattered trees and connecting hedgerows resemble continuous habitat could be used as feeding habitat and flight paths connecting to higher quality foraging habitats in the nearby area, such as the surrounding parcels of woodland, Loddon reserve to the west, or railway corridor to the northwest. 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 (*Plecotus auritus*).

6.1.2 Whilst the roof voids of the property were of a suitable size and condition for void dwelling bats, such as the locally recorded brown long-eared (*Plecotus* auritus) bat, no evidence of these species was observed and so the presence of void-dwelling bats is considered to be highly unlikely.

6.1.3 Potential external crevice roost features for crevice-dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), were limited to a gap between the uPVC soffit and rendered wall on the western gable; this feature was able to be inspected at ground level with a high powered torch and no evidence of use was found. Whilst a gap was situated at the corner of the larger rear dormer window where it connects to the roof, this was able to be fully inspected internally and shown to only provide internal access to the void with no other potential crevices.

6.1.4 In consideration of the limited number of potential crevice roost features identified but suitable habitats for foraging bats in close proximity, the property is assessed to be of low potential suitability for bats (see **Appendix 2** for potential suitability categories).

6.2 Impact Assessment and Recommendations

6.2.1 The development proposals seek consent for a single-storey front extension and to connect the two existing dormer windows on the front elevation (see planning drawings in **Appendix 1**). These proposals will not impact the potential crevice roost feature and void access feature identified at the northwest corner of the property and corner of the rear dormer window respectively which are to be fully retained. As such, 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. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.

6.2.2 In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

7 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.

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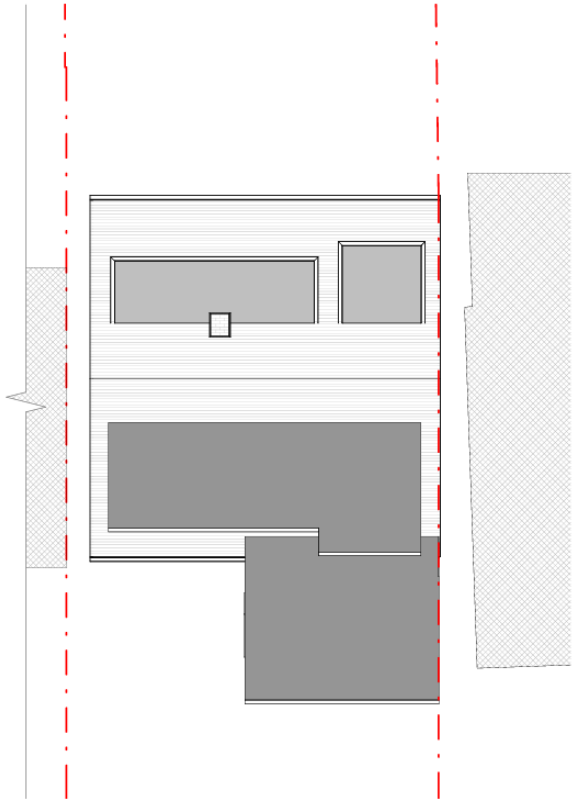
APPENDIX 1 – PROPOSED DEVELOPMENT PLAN

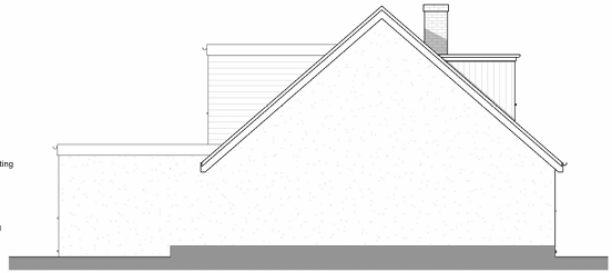


Roof Plan

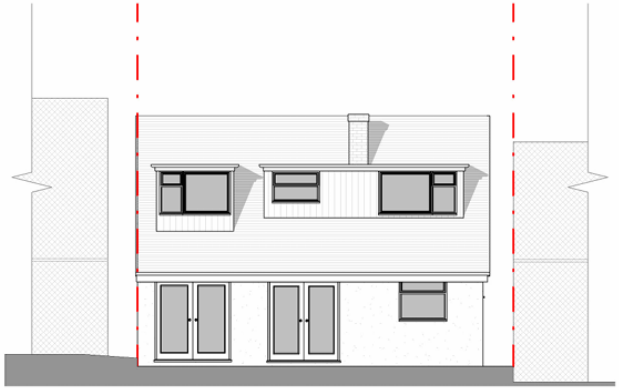
Fluent ARCHITECTURAL DESIGN SERVICES FLUENT ARCHITECTURAL DESIGN SERVICES Tel: 0800 043 8838 E-mail: info@fluent-ads.co.uk Web: fluent-ads.co.uk	18 Wessex Gardens Reading Proposed Floor Plans	Scale @ A3: 1 : 100 Date: 08.05.2026 Drawn by: SZ	Drawing number: P.M.501 Project number: 2569 Rev: A	Key: Existing / Proposed / SVP / Boundary line Existing drainage / Proposed drainage / Overhead 0 1 2 3 4 5 10 GRAPHIC SCALE: 1:100	No. / Description / Date 0 First Draft A Client's comments (1) 01.06.26



Front Elevation



Side 1 Elevation



Rear Elevation



Side 2 Elevation

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18 Wessex Gardens Reading

Proposed Elevations

Scale @ A3: As indicated	Drawing number: P.M.600
Date: 08.05.2026	Project number: 2569
Drawn by: SZ	Rev: C

Key: Existing, Proposed, SVP, Boundary line, Existing drainage, Proposed drainage, Overhead

0 1 2 3 4 5 10

GRAPHIC SCALE: 1:100

No.	Description	Date
0	First Draft	
A	Client's comments (1)	01.06.26
B	Client's comments (2)	03.06.26
C	Drawing amended	05.08.26

APPENDIX 2 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

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

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

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

APPENDIX 3 – DEFINITION OF BAT ROOST TYPES

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

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

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

APPENDIX 4 – FURTHER SURVEY RATIONALE

In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites. Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)'* (Collins 2023) detailed in **Table 2** below.

Table 2. 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.