Glebelands House
Woolf Drive
Wokingham
Berkshire
RG40 1DU

Preliminary Roost Assessment

Report ref.: R2837_PRA_a

Report Quality Control Information	
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February 2025

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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr Gary Whiteman to undertake a Preliminary Roost Assessment (PRA) for bats at Glebeland House in Wokingham. The PRA was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for proposed extensions and alterations to an existing flat roof to provide additional bedrooms and facilities at the care home (refer to plans in **Appendix 4**).

1.1.2 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 27th January 2025 by Vicky Potts MCIEEM (CL18: 2016-23859-CLS-CLS) and assistant ecologist Jake Morgan.

1.1.3 The suburban area surrounding the property with established gardens of the care home in the immediate vicinity, and in the wider area: woodland and parkland with mature scattered trees, provide continuous habitat that could be used by foraging and commuting bats.

1.1.4 The building had no internal roof void, therefore the presence of void-dwelling species such as the long-eared bats (*Plecotus* spp.) is considered highly unlikely. However, there were external features that may offer potential crevice roost sites for regular use by small numbers of crevice-dwelling bat species, which included a gap between the timber at the eaves where the flat roof joined the wall, and lifted roof tiles on a pitched roof. Considering the features noted and setting, the flat-roofed building is assessed to be of negligible potential suitability for bats.

1.1.5 The development proposals will avoid directly impacting the older sections of the main house and associated buildings at the care home which offer more suitable features for bats. The section of roof to be impacted by the proposals possess no potential roosting opportunities for bats and therefore the removal of roof coverings, and soffits, is considered unlikely to contravene the legislation protecting bats and their roosts.

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

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr Gary Whiteman to undertake a Preliminary Roost Assessment (PRA) for bats at Glebelands House in Wokingham.

2.1.2 The PRA was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for proposed extensions and alterations to an existing flat roof to provide additional bedrooms and facilities at the care home.

2.2 Site Location and Context

2.2.1 The flat roof section of the building is part of a large care and nursing home at Glebelands House - a Grade II large house and associated outbuildings, and is located on the south western side of Wolf Drive in Wokingham, Berkshire (central OS grid reference: SU 80907 69270).

2.2.2 The care home is surrounded by a mature garden with mature scattered trees and a strip of woodland on the western, southern and northern sides of the garden.

2.2.3 The site is surrounded by the grounds of Cantley Park and Cantley Park Hotel to the north, the grounds of the Holt School to the west and residential properties to the east and south. Holt Copse and Joel Park Local Nature Reserve - 6.7 acres of semi-natural ancient woodland - is situated just over 50 m from the site boundary towards the northwest.

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)(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:

- OS maps and Google Earth – maps and satellite imagery were used to identify potential flight-paths and foraging habitats for bats;
- DEFRA Data Services Platform and MAGIC – maps were used to locate relevant designated sites, habitats and 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 27th January 2025 by Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2016-27162-CLS-CLS) and Jake Morgan ACIEEM - 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.

4.2.2 An endoscopic survey was completed on the 4th February 2025 by Vicky Potts and Jake Morgan. The survey comprised an endoscopic inspection of the features identified at the edge of the flat roof (**Photograph 8; Target note 2**) 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 space. 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 scattered trees and strips of woodland in the garden provide continuous habitat that could be used as a flight path connecting the property to high-quality foraging habitats, such as nearby woodland and parkland to the west and north of the property.

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)
48489-EPS-MIT	Common pipistrelle Soprano pipistrelle Brown long-eared bat	01/09/2020 - 31/12/2027	Damage and destruction of a resting place	751 NE
2016-22176-EPS-MIT	Brown long-eared bat	01/04/2016 - 31/03/2021	Destruction of a resting place	821 W
2015-11806-EPS-MIT	Common pipistrelle	05/09/2015 - 26/08/2017	Damage and destruction of a resting place	917 SW
2016-24486-EPS-MIT	Common pipistrelle	19/07/2016 - 18/07/2021	Damage and destruction of a resting place	1242 NW
2018-34805-EPS-MIT	Common pipistrelle Brown long-eared bat	31/05/2018 - 29/05/2023	Destruction of a resting place	1676 SE

5.1.3 The client had no existing bat survey reports in their possession and none had been published on the Local Planning Authority's (LPA) online planning portal.

5.2 Building Inspection

Overview

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

External Survey

5.2.2 The building had a flat roof with an additional sloped roof on the north western side, with a part pitched roof and part flat roof attached to the north eastern end and a pitched roof attached to the south western end (**Photographs 1 - 4**).

Photograph 1. South eastern side of the building.

Photograph 2. North western side of the building with a single storey sloped roof.

Photograph 3. Part pitched and flat roof attached to the north eastern end of the building.

Photograph 4. Pitched roof attached to the south western end of the building.

5.2.3 The main roof flat roof of the building was covered with metal sheets which were tightly fitted (**Photographs 5 & 6**). Overhanging timber soffits were present along the eaves which had narrow gaps where they joined the timber clad walls, which were considered unsuitable for use by roosting bats (**Photograph 7; Target note 1**). A gap was present on the south eastern side of the roof where the building joined the brick wall of the adjoining building to the south (**Photograph 8; Target note 2**). On close inspection with an endoscope the gap was noted to have a sheet of plastic between the timber and

brick wall and it was lightly cobwebbed with no evidence of use by bats (**Photograph 9**).

Photograph 5. Metal sheets tight on the roof.

Photograph 6. Gaps beneath the timber soffits (north western elevation)

Photograph 7. Gaps beneath the timber soffits (south eastern elevation).

Photograph 8. Gap at edge of the roof between the roof and adjacent wall (north western elevation).

Photograph 9. Gap with plastic visible inside and no evidence of bats.

5.2.4 The lead flashing was tight around the roof junctions (**Photograph 10**). A gap was present at the base of the timber soffit box beneath the timber clad wall on the north western elevation, which was unsuitable for use by roosting bats (**Photograph 11; Target note 3**).

Photograph 10. Lead flashing tight to the wall at the eastern end of the building (south eastern elevation).

Photograph 11. Gap at base of timber soffits (north western elevation).

5.2.5 The lead flashing beneath the windows had some gaps of limited extent which were filled with cobwebs (**Photograph 12; Target note 4**).

Photograph 12. Small gap behind lead flashing beneath a window (north western elevation).

5.2.6 The pitched roof attached to the north eastern end of the building was tight with flat clay roof tiles and concrete tiles around the top of the gable end wall (**Photograph 13**). Lead flashing was also tight around the edge of the pitched roof below the tightly fitted flat metal-lined roof (**Photograph 14**). The flat roof and adjoining roof of the main house to the east were tightly fitted with painted soffits (**Photograph 15**).

Photograph 13. Tight roof tiles and concrete around the gable end wall at the northern eastern end of the building (north western elevation).

Photograph 14. Concrete tile ends and lead flashing on the gable end and flat metal roof all tight.

Photograph 15. Flat roof and adjoining roof of the main house tightly fitted with painted soffits.

5.2.7 The pitched roof attached to the south western end of the building had a few lifted roof tiles towards the verge (**Photograph 16; Target note 5**). The tile ends were fully mortared at the north eastern end of the roof and the timber fascias were tight to the wall (**Photograph 17**).

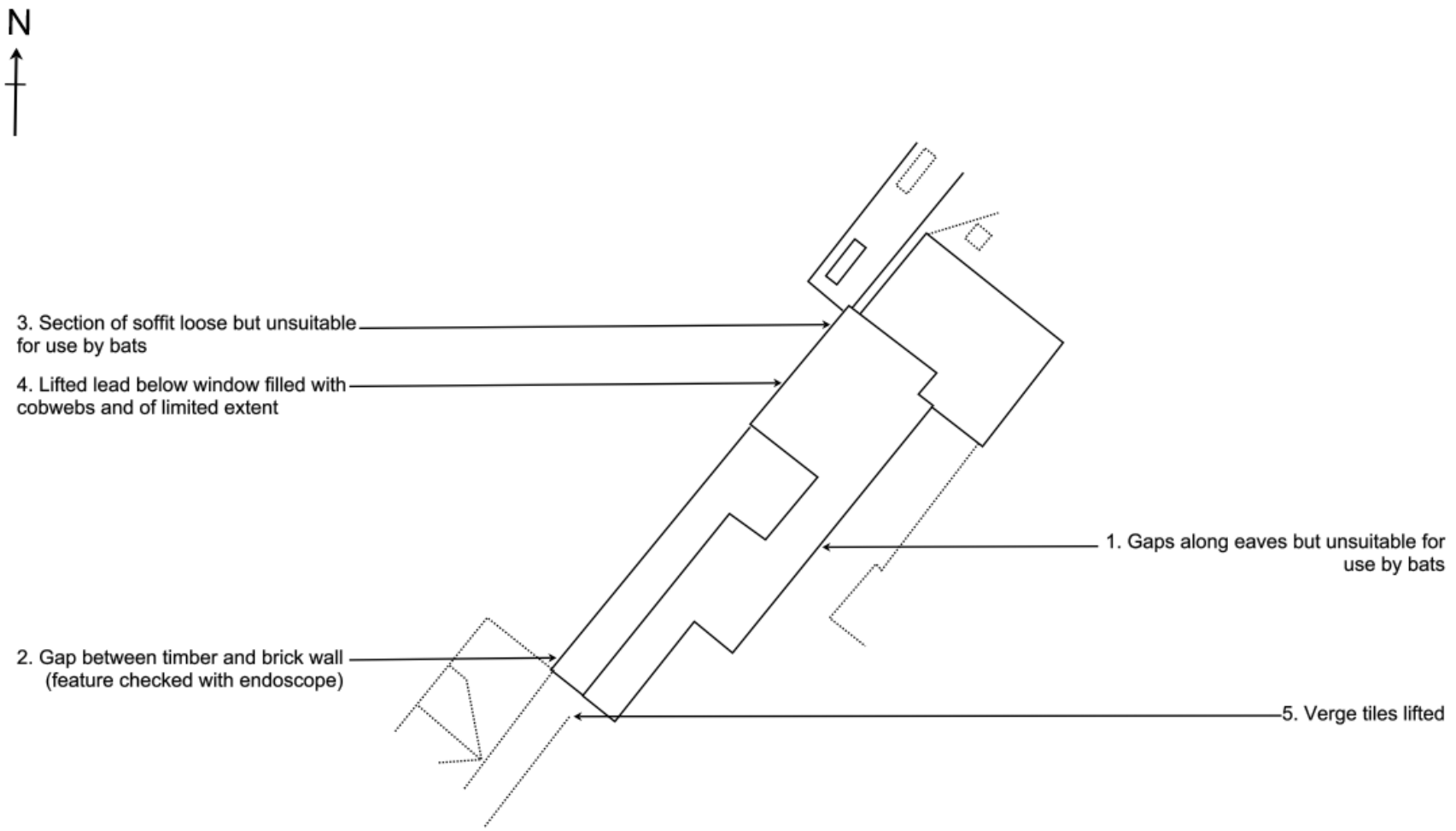
Photograph 16. Roof tiles lifted towards the verge on the pitched roof attached to the south western end of the flat roof building (south eastern elevation).

Photograph 17. Verge mortared and timber fascias tight to the wall attached to the south western end of the flat roof building.

Internal Survey

5.2.8 The flat roof section of the building to be developed had no roof spaces. The building was a linking corridor between sections of the care home. The ceilings were covered with false celling tiles. The part pitched and flat roof attached to the north eastern end of the building was converted up to the ceiling which was situated above a stairwell and no roof voids were present.

5.2.9 No roof void was accessed within the pitched roof attached to the south western end of the building as it was understood at the time of the survey that this section of roof was not going to be impacted.



n. External Target note n. Internal Target note ..... Neighbouring attached roofs

Drawn by:	Date	Scale:	Glebelands House Wokingham	JOHN WENMAN ecological consultancy
VP	Jan 2025	Not to scale	Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The suburban area surrounding the care home with gardens, scattered trees and wooded tree lines provides habitat that could be used as a flight-path connecting it to high-quality foraging habitats, such as nearby woodland and parkland to the west and north.

6.1.2 Furthermore, the search of granted bat mitigation licences included records of at least five bat roosts and three species known to be roosting within a 2km radius of the property: soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat (*Plecotus auritus*) with common pipistrelle and brown long eared bats being recorded 709m to the east.

6.1.3 The building had the following suitable/potential bat access points:

- a gap between the timbers of the flat roof and brick wall at the south western end of the roof (**Photograph 8; Target note 2**).

6.1.4 The building had no roof void or sufficient space for internal flight and for supporting individual or small numbers of void-dwelling bats, such as the locally recorded brown long-eared bat (*Plecotus auritus*). Therefore, the presence of void-dwelling bats is considered to be highly unlikely.

6.1.5 The endoscopic inspection of the gap between the timber and brick wall showed no evidence of use by bats, therefore the presence of crevice-dwelling bats is considered to be highly unlikely within the flat roof section of the property.

6.1.6 Considering the setting and nature and extent of the features noted, the flat roof section of the building is assessed to be of negligible potential suitability for bats (see **Appendix 1** for potential suitability categories).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

7.1.1 The planning application to be submitted to Wokingham Borough Council seeks consent for a proposed extension to the flat roof which includes adjoining a second storey section to the main house (refer to plans in **Appendix 4**). The impacts of the proposals have been assessed in accordance with the mitigation hierarchy during construction and post development, as follows:

Construction Phase

7.1.2 The development proposals will not have an impact on any features that have evidence of roosting bats or potential to be used by roosting bats. Therefore, it is considered highly unlikely that the proposals will result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats, particularly disturbance that would affect the ability of bats to survive, reproduce, nurture young or hibernate.

Post Development

7.1.3 The proposed roof works do not result in the loss of any potential roost sites identified in the property. As such, it is considered highly unlikely that the proposals will result in the permanent damage/loss of a bat roost (if present) or affect significantly the local distribution or abundance of bats.

7.2 Conclusion

7.2.1 The development proposals will not have any potential impacts to bats and their roosts. As such, a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.

7.2.2 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.

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.

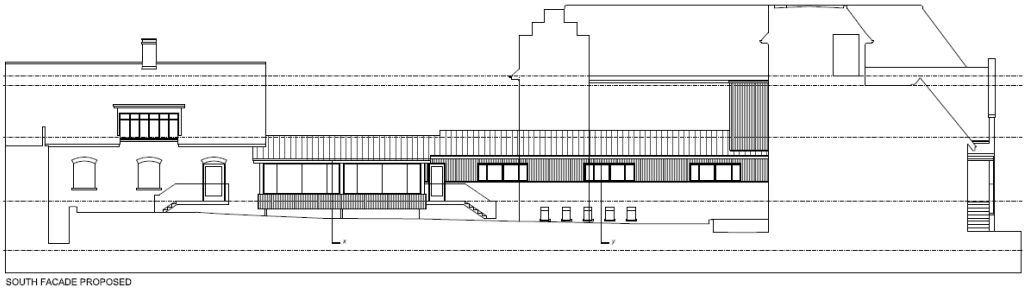
Table 3. Recommended further survey for establishing presence/likely absence of roosting bats in buildings (and other structures).

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.

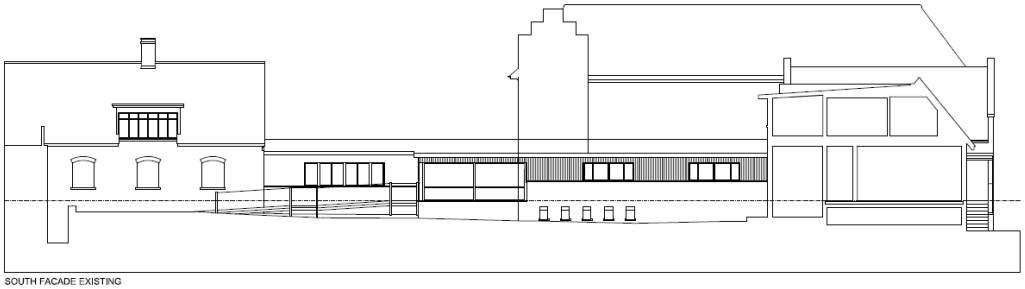
In cases where the PRA and/or further survey establishes the presence of roosting bats in a building (or structure), this will likely trigger the need for roost characterisation to collect sufficient information to inform the impact assessment and mitigation strategy. The roost characterisation comprises 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

Glebelands House
LIFT & LINK PROPOSALS



SOUTH FACADE PROPOSED



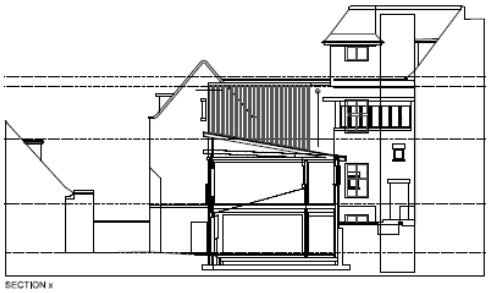
SOUTH FACADE EXISTING

Elevation / Section 5

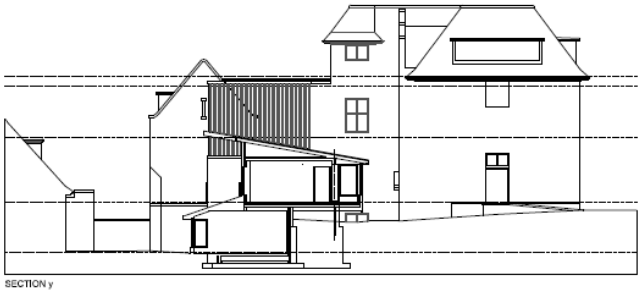
Glebelands House, Wodf Drive, Wokingham RG40 1DU
Proposals / Nov 2024 / OWLA Architects

GHT: GLEBELANDS HOUSE
Drwg No. 2425_100_019 Scale: 1:125 @ A2

Glebelands House
LIFT & LINK PROPOSALS



SECTION x



SECTION y

Elevation / Section 4

Glebelands House, Wodf Drive, Wokingham RG40 1DU
Proposals / Nov 2024 / OWLA Architects

GHT: GLEBELANDS HOUSE
Drwg No. 2425_100_014 Scale: 1:125 @ A2

Glebelands House
LIFT & LINK PROPOSALS

North (Entrance) Front Elevation

South (Garden) Front Elevation

West (Link) Elevation

Elevation / Section 3

Glebelands House, Wood Drive, Wokingham RG40 1DU
Proposals / June 2024 / OWLA Architects

GHT: GLEBELANDS HOUSE
Dmg No. 2425.102.017 Scale: 1:200 @ A2