

289 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NS

Preliminary Roost Assessment

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Simon Wells to undertake a Preliminary Roost Assessment (PRA) for bats at 289 Nine Mile Ride in Wokingham. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the proposed extension of the property which includes the removal of the existing dormer windows and demolition of the garage.
- 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 unlikely to be present.
- 1.1.3** Externally, the roof of the chalet bungalow had a few potential roost sites which were considered to provide conditions suitable for use by small crevice-dwelling bat species, such as the locally recorded common pipistrelle and soprano pipistrelle. These potential roost sites were confined to gaps behind the hanging tiles cladding the dormer windows to the front and rear of the property.
- 1.1.4** Due to the nature and scale of the potential roost sites, the chalet bungalow is considered to have the potential to support use by individual small crevice-dwelling bats and as such, has been classified as moderate suitability. The garage possessed no potential roost sites and has therefore been classified as negligible suitability.
- 1.1.5** The development proposals will impact the potential roost sites and do not have the scope to be altered to avoid potential adverse effects on bats. Therefore, further survey is recommended to determine the presence or likely absence of a bat roost in the chalet bungalow. The recommended survey approach and indicative mitigation proposals are detailed in **Section 7** below.
- 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 Simon Wells to undertake a Preliminary Roost Assessment (PRA) for bats at 289 Nine Mile Ride in Wokingham.
- 2.1.2** The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the proposed demolition of the existing garage and extensions to the existing roof, to include the removal of the dormer windows and the construction of a rear flat roof two storey extension

2.2 Site Location and Context

- 2.2.1** The property is a detached house located on the northern side of Nine Mile Ride, Finchampstead, in Wokingham (central OS grid reference: SU 80669 65025).
- 2.2.2** The property is in a leafy suburban setting surrounded by similar neighbouring residential properties to the south, west and east. The setting includes large private gardens and extensive areas of deciduous woodland to the north linking to Queens Mere Lake 750 m to the northeast. Further patches of woodland are situated to the south and Kings Mere Lake is situated 640 m to the southeast. The greens of a golf course are situated approximately 1km north of the property. The site is also approximately 2km east of Longmoor, a local nature reserve and Site of Scientific interest (SSSI) and 1.5 km west of Heath Lake SSSI.
- 2.2.3** Overall, the nearby habitats provide suitable commuting and high quality foraging opportunities for bats adapted to roosting in suburban environments.

2.3 Report Objectives

- 2.3.1** The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for 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 1st April 2025 by Vicky Potts a senior ecologist registered under Natural England bat survey Class Licence CL18 (Registration no. CL18 2016-27162-CLS-CLS) and Lauren Hayward – a seasonal ecologist. The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, ladder and PPE (facemask, gloves etc.). The inspection involved a systematic search of the exterior and interior of the structure during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

External Survey

4.2.2 Frequently used bat access points and/or roost sites include (but are not limited to) spaces:

- behind hanging tiles, weatherboarding, soffit boxes and barge boards;
- under lead flashing (particularly around chimneys) and roof tiles/slates; and
- in existing bat boxes.

4.2.3 It is important to note that the two most abundant and widespread bat species, common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), typically only require gaps measuring 15mm by 20mm to gain access to a roost inside a building.

4.2.4 The external survey involved a systematic search for evidence of bats including:

- live or dead specimens;
- droppings;
- urine marks;
- fur-oil staining; and
- squeaking noises.

4.2.5 It should be noted that bats can be present in a building while leaving no visible signs externally and wet weather has the potential to wash any evidence away. The search for evidence was focused on (but was not limited to) the ground, windowsills, windowpanes and walls (including cladding and hanging tiles); particularly in places near to potential bat access points and/or roost sites.

Internal Survey

4.2.6 The internal survey comprised a systematic search for evidence of bats on the upper floors of the building (i.e. checking the exterior from windows) and inside the roof and eave spaces. Evidence of bats found during an internal inspection can include:

- live or dead specimens;
- droppings;
- urine marks;
- fur-oil staining;
- feeding remains (i.e. moth wings);
- squeaking noises;
- bat-fly (Nycteribiid) pupal cases; and
- odour.

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

4.2.8 Frequently used roosting locations within the roof include (but are not limited to):

- the apex of the gable end or dividing walls;
- the top of chimney breasts;

- ridge and hip beams;
- mortise and tenon joints;
- behind purlins; and
- between tiles and roof lining.

Survey Limitations and Validity

- 4.2.9** There were no significant survey limitations because PRAs can be carried out at any time of year under any weather conditions and the building was fully accessible.
- 4.2.10** It should be noted that it is not always possible to inspect all potential roost sites during a survey, particularly for bat species which typically roost in hidden crevices. Therefore, an absence of bat evidence found during a survey does not necessarily equate to evidence of bat absence in a building.
- 4.2.11** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The connected private gardens in the leafy suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat also connecting to additional high-quality foraging habitats in the nearby countryside including woodlands and lakes 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 to 22/10/2019	Destruction of resting place	336 NE
2015-7982-EPS-MIT	Brown long-eared	14/04/2015 to 14/04/2020	Destruction of resting place	379 E
2014-4890-EPS-MIT-2	Brown long-eared	04/07/2015 to 31/12/2015	Destruction of a resting place	606 W
2014-4594-EPS-MIT	Brown long-eared Soprano Pipistrelle	16/01/2015 to 31/01/2025	Destruction of breeding and resting place	710 SE
2020-45340-EPS-MIT	Brown long-eared	25/03/2020 to 30/09/2025	Destruction of resting place	840 SE
2015-7094-EPS-MIT	Brown long-eared Common Pipistrelle	06/03/2015 to 31/03/2015	Destruction of resting place	999 SW
2017-31789-EPS-MIT	Soprano Pipistrelle	19/10/2017 to 31/10/2018	Destruction of resting place	1067 E
2019-44291-EPS-MIT	Soprano Pipistrelle Common Pipistrelle	17/03/2020 to 31/12/2020	Damage of a resting place	1089 S
2014-3970-EPS-MIT	Brown long-eared Common Pipistrelle	29/10/2014 to 31/10/2019	Damage of a resting place	1093 SW
2014-3970-EPS-MIT-	Brown long-eared	29/06/2017 to	Damage of a	1093 SW

1	Common Pipistrelle	29/06/2022	resting place	
2019-39174-EPS-MIT	Brown long-eared Common Pipistrelle Soprano Pipistrelle	13/03/2019 to 13/03/2029	Damage of breeding and resting place	1175 SW
2018-33861-EPS-MIT	Brown long-eared	14/03/2018 to 30/11/2018	Destruction of resting place	1181 SE
2015-9568-EPS-MIT	Common pipistrelle	06/05/2015 to 30/04/2020	Destruction of a resting place	1188 NW
EPSM2013-5917	Soprano Pipistrelle Brown long-eared	09/01/2014 to 31/08/2015	Destruction of breeding and resting place	1218 S
EPSM2013-5917B	Soprano Pipistrelle Brown long-eared	09/01/2014 to 31/08/2015	Damage to breeding and resting place Destruction of breeding and resting place	1218 S
2015-8440-EPS-MIT	Brown long-eared	28/04/2015 to 30/04/2020	Damage of a resting place	1383 SE
2018-37292-EPS-MIT	Brown long-eared Common Pipistrelle Soprano Pipistrelle	16/10/2018 to 10/10/2028	Destruction of breeding and resting place	1688 SE
2014-3877-EPS-MIT	Common Pipistrelle	03/10/2014 to 02/10/2019	Destruction of resting place	1793 S
2020-48238-EPS-MIT	Brown long-eared Common Pipistrelle	28/07/2020 to 30/07/2026	Damage and destruction of resting place	1833 SE
2017-31639-EPS-MIT	Common Pipistrelle	24/10/2017 to 30/10/2027	Destruction of resting place	2000 SE

5.2 Building Inspection

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

The property was a detached brick built residential dwelling with connecting garage (**Photographs 1 - 3**).



Photograph 1. Front of the house viewed from the south.



Photograph 2. Rear of the house viewed from the north.



Photograph 3. Garage attached to the eastern side of the house.

5.2.2 The plain roof tiles were flat and intact across the roof and the ridge tiles were fully mortared (**Photograph 4**). The hanging tiles on the dormer windows on the front and rear elevations were all in place however they had several gaps, in particular around the corners, edges of the windows and the junction with the main roof (**Photograph 5**;



Photograph 4. Tight/flat plain roof tiles and hanging tiles on dormers



Photograph 5. Gaps in the corner hanging tiles on dormers

Target Note 1).

- 5.2.3** The uPVC fascias and bargeboards were tight around the eaves of the property (**Photograph 6**) apart from superficial gap at the western side of the property which on close inspection was observed to be blocked with timber, and was therefore not suitable for use by bats (**Photograph 7**). The mortar was intact at the eaves at the gable ends (**Photograph 8**).



Photograph 6. Barge boards tight to the brickwork (rear elevation)



Photograph 7. Small hole in fascia but was backed by timber (western elevation)

- 5.2.4** The garage roof was of pitched construction with tightly fitted roof and ridge tiles, and the verge mortar and fascias were tight at the eaves (**Photograph 8**).



Photograph 8. Garage with tight barge boards.

Internal Survey

- 5.2.5** The building had one small roof void which was accessed via a hatch. The space had a maximum height of approximately 0.5m. The roof was lined with breathable roofing membrane on the front elevation and a bitumen felt on the rear elevation, which was all intact and tightly fitted (**Photograph 9**). The floor was covered in a thick fibreglass insulation which filled the eaves (**Photograph 10**). The brickwork and blockwork at the

gable ends were intact with no daylight visible. The ridge beam was lightly cobwebbed. The eastern end of the roof beyond the water tank was heavily cobwebbed (**Photographs 11**). Overall the void was clear of items and clean. No evidence of bats was found.



Photograph 9. Breathable roofing membrane and bitumen felt



Photograph 10. Thick fiberglass insulation and no tears in roof lining or gaps in brick work



Photograph 11. Cobwebs around water tank.

- 5.2.6** The garage was open up to the roof and was heavily cobwebbed across the timbers (**Photograph 12**). The brick and blockwork walls at the gables ends and eaves were tight to the roof with no visible daylight. The roof lining had some small tears, but no daylight was visible. The rear of the building had plastic roof sheeting with no tearing (**Photograph 11**). No bat evidence was found to the interior of the garage.



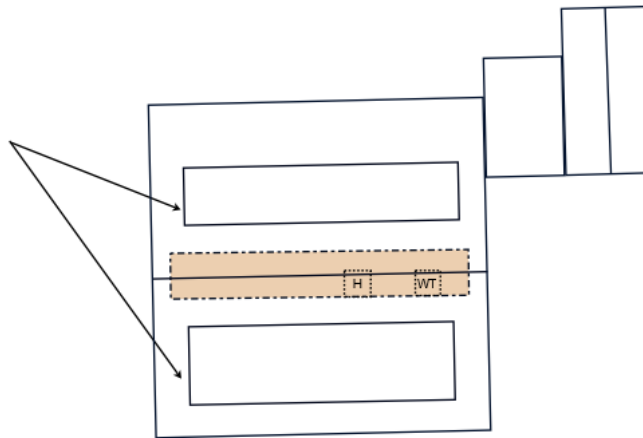
Photograph 12. Heavily cobwebbed garage roof



Photograph 13. Plastic roof sheeting



1. Dormers windows with gaps around corners, edges of windows and at roof junction



 Roof void  Loft hatch  Water tank  Chimney **n.** External target note

Drawn by:	Date	Scale:	289 Nine Mile Ride Finchampstead	
LH	Apr 2025	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

- 6.1.1** The linked private gardens with mature trees in the leafy suburban setting, resembles continuous habitat that could be used as flight paths connecting to high-quality foraging habitats, including the nearby woodlands and lakes, for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified three species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*).
- 6.1.2** The property had potential bat access points in the form of gaps behind the hanging tiles in particular around the corners of the dormers, at the edges of the windows and at the junction with the main roof (**Photograph 5; Target note 1**).
- 6.1.3** The roof void had limited space for internal flight and no bat droppings were found internally so the presence of void-dwelling bats is considered highly unlikely.
- 6.1.4** The bat access points were inspected and considered likely to lead to potential crevice roost sites between the hanging roof tiles and roofing membrane which would provide sufficient space, shelter, protection and conditions for use by individual crevice-dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats. Therefore, the property has been assigned moderate suitability for bats overall (see **Appendix 1** for potential suitability categories).
- 6.1.5** Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are small crevice-dwelling species and are the most abundant and widespread bats in Great Britain. These species occur in almost any habitat type and are well adapted to the built environments; they are the species most regularly reported roosting in houses and churches (Mathews *et al.* 2018). Brandt's / whiskered bat (*Myotis brandtii* / *mystacinus*) are small *Myotis* species that are widespread and will roost in the same buildings as the much more abundant pipistrelle species (Mathews *et al.* 2018). Roosts supporting these species hold site to county level conservation importance subject to the roost type (see **Appendix 3** for definitions of roost types), i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

6.2 Impact Assessment and Recommended Actions

Overview

- 6.2.1** The development proposals involve extending the existing chalet bungalow. The impacts of the proposals, during construction phase and post development, have been assessed in accordance with the mitigation hierarchy as follows:

Construction Phase

- 6.2.2** The extension will involve the removal of the existing roof and dormer windows, including the potential roost sites, and as a result could potentially lead to the destruction of a bat roost. In the absence of mitigation measures, the construction activities could potentially cause disturbance, injury and/or death of any bats if a roost is present and occupied at the time.

Post Development

- 6.2.3** The extension to the existing chalet bungalow could potentially result in the permanent destruction of a bat roost. The loss (i.e. permanent destruction) of a bat roost has potential to significantly affect the local distribution or abundance of a bat species, subject to the species' conservation status and type of roost (see Appendix 2 for definitions of roost types).

Recommended Actions

- 6.2.4** The development proposals will impact the potential roost sites and do not have the scope to be altered to avoid potential adverse effects on bats. Therefore, further survey is recommended to determine the presence or likely absence of a bat roost in the bungalow (see **Appendix 3** for further survey rationale). The recommended survey approach and indicative mitigation proposals are detailed in **Section 7** below.

7 RECOMMENDATIONS

7.1 Further Survey

- 7.1.1** Two dusk emergence survey visits should be undertaken in April (in suitable weather conditions) to determine the presence or likely absence of a bat roost.. The surveys should be spaced a minimum of three weeks apart. In cases where bat presence is confirmed, these survey visits form part of the roost characterisation necessary to inform an impact assessment and mitigation strategy; the roost characterisation may involve other methods, such as DNA analysis of bat droppings.
- 7.1.2** Once roost characterisation is complete, an impact assessment with reference to the mitigation hierarchy will be made. In cases where the adverse effects caused by the development proposals are unavoidable, an application for a European Protected Species (EPS) mitigation licence or the registration of the site under the Bat Mitigation Class Licence (BMCL) would be required to permit the work to proceed lawfully. An EPS mitigation licence or BMCL can be issued by Natural England if the three licensing tests (detailed in **Paragraph 3.3.1**) have been satisfied by the proposals.
- 7.1.3** To satisfy one of the licensing tests, it would be necessary to demonstrate that the 'favourable conservation status' of the bat species using the property is maintained during the construction phase and post development. A mitigation strategy setting out avoidance, mitigation, compensation and enhancement measures would be required to achieve this (see **Section 7.2** below).

7.2 Indicative Mitigation Strategy

- 7.2.1** If further surveys and the impact assessment demonstrate that an EPS mitigation licence or BMCL (if applicable) is required to permit lawful development, the commencement of construction activities impacting the bat roosts would be timed to avoid the periods when bats are most susceptible to disturbance, i.e. winter hibernation period if there is a reasonable likelihood of hibernating bats (mid-November to mid-March) and peak breeding season (May to August) if a maternity colony is present.
- 7.2.2** Alternative roost sites would be made available to bats before and throughout the construction phase by installing at least one woodcrete bat box (suitable for the type of roost/species present) on a suitable mature tree or a pole mount. The bat box should be positioned at least 3 metres from the ground, away from artificial lighting and sheltered from strong wind while being exposed to sunshine (usually south, south east or south west facing).

- 7.2.3** Before the commencement of construction activities impacting the bat roost (i.e. the licensable works), a licensed ecologist or 'Registered Consultant' under the BMCL would provide a toolbox talk to all contractors working on site detailing how bats use buildings, legal protection, working methods (i.e. soft demolition/strip by hand), actual and potential roost sites, actions to be taken if a bat is found and personal safety procedures.
- 7.2.4** A soft demolition/strip approach to the works affecting the bat roosts would be adopted, i.e. careful removal of roof tiles by gloved hands and handheld tools under the direct supervision of a licensed ecologist or 'Registered Consultant'. If a bat is found during the course of the works, the licensed ecologist or 'Registered Consultant' would capture the bat and transfer it directly to a woodcrete bat box installed in advance.
- 7.2.5** Replacement bat access points and roost sites may need to be created and/or reinstated into the replacement dwelling as part of an EPS mitigation licence or BMCL site registration. This compensation should aim for like-for-like roost sites with access points corresponding as closely as possible to the previous locations.
- 7.2.6** Where access is provided for bats, a bituminous roofing felt that does not contain polypropylene/polyethylene filaments (e.g. bitumen felt type 1F) or a non-bitumen coated 'breathable' membrane that has passed the snagging propensity test (e.g. TLX 'Bat Safe') should be used; other non-bitumen coated membranes are harmful to bats and must be avoided.

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.
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- 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.