

**Castlemans Cottage
Bath Road
Knowl Hill
Reading
Berkshire
RG10 9UT**

Preliminary Roost Assessment

Report ref.: R2980_PRA_a

Report Quality Control Information	
<i>Author</i>	<i>Hannah McEwen (Qualifying member of CIEEM)</i>
<i>Reviewer</i>	<i>Vicky Potts MCIEEM</i>
<i>Authorizer</i>	<i>Sarah Foot MCIEEM</i>

November 2025



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 1 Diesel House, Honey Hill, Wokingham RG40 3BL where you may look at a list of members' names.

CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	4
2.1	Project Background.....	4
2.2	Site Location and Context.....	4
2.3	Report Objectives	4
3	LEGISLATIVE AND POLICY BACKGROUND	5
3.1	Relevant Legislation.....	5
3.2	Planning Policy	5
4	SURVEY METHODOLOGY	6
4.1	Desk Study	6
4.2	Building Inspection.....	6
5	SURVEY RESULTS	9
5.1	Desk Study	9
5.2	Building Inspection.....	11
6	DISCUSSION	18
6.1	Assessment of Roost Suitability / Presence.....	18
7	IMPACT ASSESSMENT	20
7.2	Conclusions	20
8	REFERENCES	21
	APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS	22
	APPENDIX 2 – DEFINITION OF BAT ROOST TYPES	23

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy was instructed by Ashley Bryant to undertake a Preliminary Roost Assessment (PRA) and check of bat roost mitigation at Castlemans Cottage in Knowl Hill. The report was also commissioned to review all documentation in relation to bats issued to Wokingham Borough Council for the replacement of the roof on the grade II listed property.
- 1.1.2** A detailed inspection of the exterior and interior of the mid-terrace cottage was undertaken on the 4th November 2025 by Vicky Potts – senior ecologist registered under Natural England Class Licence CL18, and Hannah McEwen – assistant ecologist and qualifying member of CIEEM.
- 1.1.3** There was no evidence of roosting bats within the void spaces indicating that the primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present and the conditions were sub-optimal. The areas of the void surveyed were cluttered and had little flight space due to thick fibreglass insulation and low roof height, as well as partial walls being present within the void restricting flight space. A Velux window was also present in the void illuminating a section of the roof and making it unsuitable for use by void-dwelling bats.
- 1.1.4** Externally, the roof of the property possessed multiple original and enhanced features suitable for roosting bats, providing conditions suitable for use by small crevice-dwelling bat species, such as the locally recorded common pipistrelle and soprano pipistrelle. These potential roost sites included numerous gaps between the handmade uneven roof tiles and the bat access tiles.
- 1.1.5** The mitigation which has been implemented is extensive and sufficient to provide roosting opportunities for individual, small numbers and breeding crevice-dwelling species such as pipistrelles (*Pipistrellus* sp.) and no further mitigation is recommended. We are satisfied that the Method Statement submitted and followed by the contractors is appropriate, and with suitable recommendations in line with mitigation guidelines (Reason & Wray 2025) and the only element missing is supervision by a licensed ecologist which at this stage cannot be remedied. The subsequent bat roost mitigation that has been incorporated into the replaced roof is suitable for crevice-dwelling bats and offers high potential suitability for future roosting.
- 1.1.6** 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 Ashley Bryant to undertake a Preliminary Roost Assessment (PRA) and check of bat roost mitigation at Castleman's Cottage in Knowl Hill.

2.1.2 The report was also commissioned to review all documentation in relation to bats issued to Wokingham Borough Council for the replacement of the roof on the grade II listed property.

2.1.3 An original PRA was carried out by Nature Bureau on 16th April 2025 by a qualified ecologist and registered member of CIEEM. The PRA was retrospective and the roof had been fully stripped of all tiles creating significant limitations for the original PRA. A Method Statement and Bat Close-Out Report were submitted by the applicant to Wokingham Borough Council in order to discharge relevant conditions but were not deemed suitable and further information has been requested by the Council.

2.2 Site Location and Context

2.2.1 The property is a mid-terrace cottage on the southern side of Bath Road, in Knowl Hill, Berkshire (central OS grid reference: SU 81574 78509)

2.2.2 The property is in a suburban setting with a small cluster of residential properties surrounded by woodland, arable fields and grassland, backing onto Castle Royle Golf Club. There is deciduous woodland adjacent to the garden of the property on the western side, with large parcels of both deciduous and ancient & semi-natural woodland in the surrounding area connected by linear treelines. There are scattered ponds present within the area approximately 200m to the north and 280m to the east.

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 since the reroofing work was completed in August 2025, and therefore whether further survey and/or mitigation would be required. The report aims to determine if the information contained within the Method Statement and Bat Close-Out report is appropriate.

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.

4 SURVEY METHODOLOGY

4.1 Desk Study

4.1.1 A desk-based study for bats was undertaken by Hannah McEwen (Qualifying member of CIEEM) 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.

4.1.2 A review of the documentation submitted to Wokingham Borough Council, which included a Preliminary Roost Assessment report by Nature Bureau (May 2025), a Bat Method Statement (June 2025) and a Bat Close-Out report (September 2025) submitted by the applicant and consultee comments from the Biodiversity Officer dated 10/09/2025, was carried out.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 4th November 2025 by Vicky Potts - a senior ecologist registered under Natural England bat survey Class Licence CL18 (Registration no. CL18 2016-27162-CLS-CLS) - and Hannah McEwen – an assistant ecologist. 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 The rear area of the loft void to the north and east was considered unsafe and therefore not all of the roof was surveyed or viewed due to the horseshoe shape of the void (see **Figure 1**).

4.2.12 The north eastern side of the hip roof could not be viewed from ground level as it joined the roof of the adjacent property 'Pandora at Castleman's'.

4.2.13 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 surrounding countryside is interspersed with residential properties and characterised by woodland, ponds and grassland; it resembles continuous habitat providing high-quality flight paths and foraging opportunities for bats.

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

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2020-45673-EPS- MIT-1	Soprano pipistrelle	12/08/2020 - 10/08/2030	Destruction of a breeding roost.	400m SE
2018-35667-EPS- MIT-1	Common pipistrelle	01/01/2019 - 31/12/2019	Destruction of a resting place.	1,100m E

5.1.3 Prior to the report issued by Nature Bureau in May 2025, there were no pre-existing bat survey reports for the property available on the Wokingham Borough Council planning portal.

5.1.4 A PRA report was undertaken by Nature Bureau on 14th April 2025 at the property. At the time of the survey the roof tiles had already been removed on the 23rd and 24th March. No direct evidence of bats or activity by bats were found. The property was considered likely to offer potential features of high potential for roosting bats, based on the characteristics of the roof on the adjacent adjoining property and the surrounding habitats. During the desk study, Little Castleman's cottage located 16m east of the site was found to support an occasional day roost for an individual soprano pipistrelle bat in 2019.

5.1.5 Despite the absence of current roosting evidence it was recommended that the works to replace the roof should proceed under a Method Statement, to minimise disturbance to any potential bat roosts in the nearby structures. The report recommended that the Method Statement should be designed to minimise potential disturbance through control of noise, dust, fumes, lighting, and vibration. The report noted that the roof should be replaced as soon as possible (to avoid the peak maternity months of June and July) as the impact of not reinstating the potential roost as soon as possible, could result in the total loss of an important roost (i.e. a maternity roost), which could have

even greater potential consequences for breeding success and local population stability. Additionally it was recommended that a toolbox talk should be conducted for roofing contractors to ensure compliance with relevant bat protection legislation. The ecologist should also inspect the neighbouring property for roosting bats prior to the commencement of works. Recommendations were also made for appropriate mitigation assuming that a roost of significant conservation value had been lost, which included integrating 6 bat access tiles into the new roof structure with at least 3 holes created in the felt to allow access into the void, 1 gap created in the lead flashing by the chimney, 1 ridge access point created, installing a crevice-dwelling maternity bat box in the loft space, and using bat-friendly roofing materials.

- 5.1.6** A Bat Method Statement (Rev 002) was written in June 2025 to ensure that bats were not harmed during the repair works and included the avoidance and compensation measures as recommended by the PRA. The report mentioned that the roof had negligible bat roosting potential, but bats may use the neighbouring property occasionally. The Method Statement stated that prior to commencing work the roof will be inspected to ensure bats are not present and provided details on identifying bat roosts and what to do if bats were found. The report omitted the requirement that if a bat was found works would need to cease and that a bat mitigation licence might be required. A safety toolbox talk was given to the contractors prior to the works commencing and was displayed on site, by C2 Safety. Precautions to minimise the impact of noise, dust, fumes, lighting, and vibration on the neighbouring property included: keeping noise and vibrations to a minimum, where possible performing tasks at ground level and with low noise-tooling and no fume-emitting tools to be used, shielding the neighbouring property from dust with tarpaulins suspended from scaffolding, and undertaking work during daylight hours. The report recommended that timber used for the repairs will be either pre-treated tanalised (Tanalith E) construction grade softwood, or untreated air dried oak, both of which are considered safe for bats. Mitigation was detailed in the report as suggested in the PRA. The method statement required that within one month of completion of the works a close-out report would be delivered to the council demonstrating that all ecological mitigations and enhanced measures have been implemented, detailing any bats or signs of bats found.
- 5.1.7** A close out report was written on the 1st September 2025 (Rev 001) and confirmed that the works to reinstate the roof was undertaken on the 24th August. The report states that the work was undertaken in August to avoid the peak maternity months however it was not undertaken prior to the maternity season as recommended in the PRA and

August is still within the maternity season, albeit at the latter stage when roosts may have disbanded. Furthermore, the soft strip of the roof in spring is likely to have made the roof unsuitable for use by roosting bats in the optimal months when the roof work was completed. All site workers received a toolbox talk, before the repair works commenced and a copy of this was displayed on site (evidenced by a photograph in the report). A pre-commencement check was conducted to ensure bats were not present and no signs of bats or bats were found, therefore the works were proceeded with caution but not undertaken by a suitably qualified ecologist. The report confirmed that all ecological mitigation and enhancement measures had been implemented as recommended in the PRA, with extra enhancement with additional external bat boxes installed onto mature trees onsite.

- 5.1.8** Further information was requested by the Wokingham Borough Council as they were not satisfied that the works had been carried out in full accordance with the PRA and that the alternative roosting features had not been installed correctly.
- 5.1.9** Prior to the report issued by Nature Bureau in May 2025, there were no pre-existing bat survey reports for the property available on the Wokingham Borough Council planning portal.

5.2 Building Inspection

- 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 was a two storey mid-terrace cottage with a pitched roof to the front and a hipped roof to the rear (**Photograph 1**). There was a valley running down to a small flat roofed area in the centre of the roof. There was a ground floor slate sloped roof to the front with skylights (**Photograph 2**).



Photograph 1. Front of property viewed from the northwest.



Photograph 2. Rear of property viewed from the southeast.

- 5.2.3** The handmade clay roof tiles were uneven and lifted in numerous places creating multiple crevices suitable for use by bats (**Photograph 3 & 4; Target Note 1**). Across the rear roof there were 5 access tiles installed, 2 with access via the felt and 3 without. On the rear elevation, the lead flashing against the chimney had an additional bat access point (**Photograph 5 & 6; Target Note 2**).



Photograph 3. Raised roof tiles at the rear (southeastern rear view)



Photograph 4. Raised roof tiles along the front elevation (northwestern view).



Photograph 5. Bat access tiles at the rear (southeastern rear view)



Photograph 6. Uneven roof tiles along the valley (centre of the roof)

- 5.2.4** The ridge and hip tiles were fully intact with new mortar (**Photograph 7 & 8**). On the north eastern elevation there was a sixth bat access tile with access into the roof and

ridge access tile (**Target note 2**) which was not visible from the ground level survey as it was on the section of roof which faced the adjoining property. The features are shown in **Figure 2** and **Figure 4** in the separate Close Out Report – Rev 1 document (Sept 2025).



Photograph 7. Ridge mortar intact (northwest front elevation)



Photograph 8. Full mortared hip tiles (southeastern rear view)

- 5.2.5** The lead flashing between the cottage and the neighbouring Castlemans House was flat with some small crevices along the joining tiles (**Photograph 9; Target note 3**). Along the front elevation there were hanging tiles joining the same adjacent property which provided additional crevice roosting opportunities (**Photograph 10; Target note 4**).



Photograph 9. Flat lead flashing (southeastern rear elevation).



Photograph 10. Hanging tiles on adjacent property (front elevation).

- 5.2.6** Throughout the garden there were 3 bat boxes attached to mature trees (**Photographs 11, 12 & 13**).



Photograph 11. Bat box in mature garden tree



Photograph 12. Bat box in mature garden tree



Photograph 13. Bat box in mature garden tree

Internal Survey

- 5.2.7** The property had one roof void that covered its second-storey footprint. The roof void was accessible via a first-floor loft hatch and had a ridge-to-floor height of approximately 2m.
- 5.2.8** The roof was of 'cut and pitch' construction with a ridge beam. There were new batons attached to the upper beams to provide extra support for the ridge. The roof was tightly lined with bitumen felt roofing membrane (**Photograph 14 & 15**).



Photograph 14. 'Cut and Pitch' roof construction with supporting batons against the ridge



Photograph 15. Tightly fitted roofing bitumen

- 5.2.9** The floor was centrally boarded with thickly packed fibreglass insulation throughout (**Photograph 16**). The eaves were open with daylight visible (**Photograph 17**).



Photograph 16. Thickly packed fibreglass insulation



Photograph 17. Daylight visible at eaves

- 5.2.10** Towards the western elevation there was a lathe, plaster and timber board cladding (**Photograph 18**). There was a Velux window overlooking the valley on the roof (**Photograph 19**).



Photograph 18. Lathe, plaster and timber board cladding towards western elevation with Velux window



Photograph 19. View from the Velux window

- 5.2.11** The gables were constructed of lathe and plaster at the base, with plaster board to the top with some brickwork visible at the southwestern end (**Photograph 20**).



Photograph 20. Southwestern gable with brickwork, lathe and plaster.

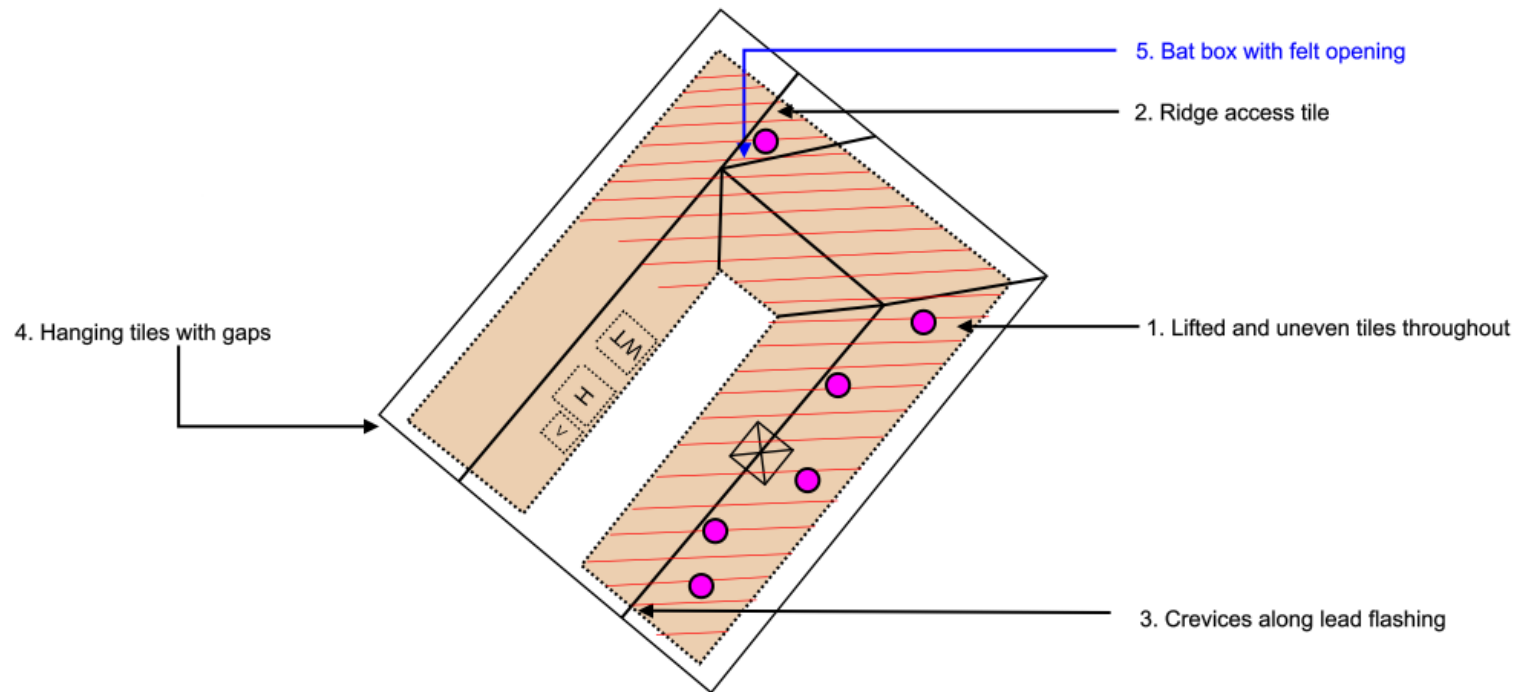
- 5.2.12** A crevice-dwelling maternity bat box was installed at the north end of the void against a sheet of plywood (**Photograph 21; Target note 5**). It was placed below the ridge access tile and to the left of a roof access tile. There was access through a gap made in the felt (**Photograph 22**).



Photograph 21. Maternity bat box.



Photograph 22. Tear in bitumen felt to allow access from tiles above



Drawn by:	Date	Scale:	Site name	
HM	November 2025	Not to scale	Castlemans Cottage, Bath Road, Knowl Hill, Reading RG10 9UT Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Roost Suitability / Presence

- 6.1.1** The area surrounding the property included a few residential properties with their gardens with scattered trees which provide continuous habitat that could be used as a feeding area and a flight-path for any bat(s) roosting in the property connecting to high-quality foraging habitats, such as the nearby areas of deciduous woodland adjacent to the west side of the property and scattered ponds approximately 200m to the north and 280m to the east.
- 6.1.2** Furthermore, the search of granted bat mitigation licences identified two species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). Records show the presence of a soprano pipistrelle day roost in close proximity to the site in an adjoining property.
- 6.1.3** The roof void was lined with bitumen felt and cluttered with thick layers of fibreglass insulation. The Velux window allowed a significant amount of light into the void on the west and north elevations. This provides sub-optimal conditions for void-dwelling species such as brown long-eared (*P. auritus*) bats and therefore their presence is considered unlikely and also historically unlikely as these conditions are unchanged from pre-works.
- 6.1.4** The handmade clay tiles provided multiple roosting opportunities for crevice dwelling bats such as pipistrelles (*Pipistrellus sp.*). While no evidence of bats was found after the initial roof stripping and during this updated internal inspection, there is ample opportunity and extensive mitigation in place for crevice-dwelling bats such as the bat access tiles, ridge access tiles and bat boxes.
- 6.1.5** The property, which on the whole had a roof that offered ample opportunities for bats under roof tiles, had also incorporated several targeted bat access points, including the ridge access tile, roof access tiles and open eaves. The roof was lined with bitumen felt providing suitable crevice opportunities between the roofing felt and roof coverings and is a safe roof lining to use inside bat roosts. Three gaps were present in the felt allowing bats access into the void and the maternity roost box installed. The features identified have the potential to provide sufficient space, shelter, protection and conditions for use by individual, small numbers and maternity groups for crevice-dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats. The property in its current

condition offers high potential suitability for crevice-dwelling bats (refer to potential suitability categories in **Appendix 1**).

- 6.1.6** Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) 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, i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2025).

7 IMPACT ASSESSMENT

7.1.1 Taking into consideration the PRA findings and a review of documentation to date, we are unable to state that there were no impacts to roosting bats that would constitute an offence as there was not a suitably qualified ecologist present during the initial roof strip who would have identified evidence of use such as bat droppings but there is also no evidence that a bat roost was impacted. We are satisfied that the Method Statement submitted and followed by the contractors is appropriate and with suitable recommendations in line with mitigation guidelines (Reason & Wray 2025), largely evidenced through photographs. The element missing is supervision by a licensed ecologist and regular checks by a licensed ecologist during mitigation installation which at this stage cannot be remedied. The subsequent bat roost mitigation that has been incorporated into the replaced roof is suitable for crevice-dwelling bats and offers high potential suitability for future roosting and this has been confirmed by a licensed ecologist during the building inspection in November 2025.

7.2 Conclusions

7.2.1 The mitigation in place is ample and sufficient based on the species of bats likely to use the property and we do not recommend a need for any further mitigation. Any future works must be undertaken following advice from a suitably qualified ecologist and any evidence of use by roosting bats in the future such as emerging bats from the roof (preferably confirmed by an ecologist) should be sent to the local records centre.

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. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.2 CIEEM, Ampfield.

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 1** 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 1. 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.