Kings Lake House
Holly Bush Ride
Finchampstead
Berkshire
RG40 3QR

Preliminary Roost Assessment

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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
3.3 Mitigation Licensing 6

4 SURVEY METHODOLOGY 8

4.1 Desk Study 8
4.2 Building Inspection 8

5 SURVEY RESULTS 11

5.1 Desk Study 11
5.2 Building Inspection 12

6 DISCUSSION 18

6.1 Assessment of Potential Roost Suitability 18
6.2 Assessment of Confirmed/Potential Roost Status 19

7 IMPACT ASSESSMENT 21

7.1 Potential Impacts of Development Proposals 21
7.2 Recommended Actions 21

8 RECOMMENDATIONS 22

8.1 Further Survey 22
8.2 Indicative Mitigation Strategy 22

9 REFERENCES 24

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS 25

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES 26

APPENDIX 3 – FURTHER SURVEY RATIONALE 27

APPENDIX 4 – PLANNING DRAWINGS 28

1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr and Mrs Rich to undertake a Preliminary Roost Assessment (PRA) for bats at Kings Lake House in Finchampstead. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the addition of dormer windows and a single-storey rear extension (see planning drawings 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 17th September 2024 by Vicky Potts MCIEEM (CL18: 2016-27162-CLS-CLS) and assistant ecologist Sam Wenman.

1.1.3 Five medium-sized bat droppings resembling those typically deposited by void-dwelling species such as the long-eared bats (*Plecotus* spp.) were observed within the roof void of the property. Access points are likely under gaps under the timber soffits or around the dormer window junctions with the main roof. Further external features that may offer potential crevice roost sites for regular use by large numbers of crevice-dwelling bat species included a broken roof tile, gaps under corner hanging tiles and around the window frames on the dormer windows. The property has been assigned high potential suitability for bats.

1.1.4 The development proposals do not have scope to be altered to avoid potential adverse effects on bats. Therefore, further survey is recommended to characterise the confirmed bat roost and to determine the presence or likely absence of other bat roosts in the property, in order to be able to assess fully whether the development proposals will have an adverse effect on bats. The recommended survey approach and indicative mitigation proposals are detailed in **Section 8**.

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

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr and Mrs Rich to undertake a Preliminary Roost Assessment (PRA) for bats at Kings Lake House – a detached house in Finchampstead, Berkshire.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the addition of dormer windows and a single-storey rear extension (see planning drawings in **Appendix 4**).

2.2 Site Location and Context

2.2.1 The property is located on the western side of Hollybush Ride in Finchampstead, Berkshire (central OS grid reference: SU 81421 65080).

2.2.2 The property is located in a wooded residential area with established tree-lines between neighbouring properties and King's Mere Lake borders the western side of property. The lake is surrounded by a mixture of coniferous and broadleaved woodland. Approximately 85 metres to the north, there is an expanse of woodland which includes Gorrick Plantation and Queen' s Mere Lake. The nearby landscape to the south includes the woodland and heathland of Simon's Wood and Finchampstead Ridges, and Heath Pool lake, approximately 915 metres to the south. East Berks Golf Club is less than 450 metres east and comprises a mosaic of woodland, heathland and grassland.

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
- 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 17th September 2024 by Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no.: 2016-27162-CLS-CLS) and assistant ecologist Sam Wenman, 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.

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 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.

4.2.7 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 2019b).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The gardens with mature scattered trees provide continuous habitat that could be used as a flight path connecting the property to high-quality foraging habitats such as nearby parcels of woodland and lake to the west of the property and further parcels of woodland to the south and northeast.

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)
2017-31789-EPS-MIT	Soprano pipistrelle	19/10/2017-31/10/2018	Destruction of resting place	206 E
2015-7982-EPS-MIT	Brown long-eared	14/04/2015-14/04/2020	Destruction of resting place	504 W
2018-33861-EPS-MIT	Brown long-eared	14/03/2018-30/11/2018	Destruction of resting place	553 SE
2020-45340-EPS-MIT	Brown long-eared	25/03/2020-30/09/2025	Destruction of resting place	587 SW
2015-8440-EPS-MIT	Brown long-eared	28/04/2015-30/04/2020	Damage of resting place	655 SE
2014-4594-EPS-MIT	Brown long-eared, Soprano pipistrelle	16/01/2015-31/01/2025	Destruction of breeding site & resting place	840 SW
2018-37292-EPS-MIT	Common pipistrelle, Soprano pipistrelle, Brown long-eared	16/10/2018-10/10/2028	Destruction of resting place	1412 S
2020-48238-EPS-MIT	Common pipistrelle, Brown long-eared	28/07/2020-30/07/2026	Destruction & damage of resting place	1439 SE
2017-31639-EPS-MIT	Common pipistrelle	24/10/2017-30/10/2027	Destruction of resting place	1463 SE
2019-44291-EPS-MIT	Common pipistrelle, Soprano pipistrelle	17/03/2020-31/12/2020	Damage of a resting place	1508 SW
2019-39174-EPS-MIT	Common pipistrelle, Soprano pipistrelle, Brown long-eared	13/03/2019-13/03/2029	Damage of breeding site & resting place	1791 SW

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 house are described with photographs and annotated in a plan, as follows:

External Survey

5.2.2 The house had a pitched roof with three half hipped ends and five dormer windows (**Photographs 1 & 2**).

Photograph 1. Front of house viewed from northeast.

Photograph 2. Side and rear of house viewed from southwest.

5.2.3 The half hipped roof was covered in interlocking tiles that were mostly tightly fitted, apart from a broken tile on the rear south western elevation (**Photograph 3; Target note 1**). The ridge, hip and verge mortar was fully intact (**Photograph 4**).

Photograph 3. Broken tile (rear elevation).

Photograph 4. Intact ridge, hip and verge mortar (rear elevation)

5.2.4 The lower edges of the half hipped ends were sealed with concrete, however gaps were present behind the timber soffit boxes along the base of the hipped sections where they joined the brick wall (**Photograph 5; Target note 2**). A larger gap was present behind

the timber soffits on the northern facing half hipped end, however it was cobwebbed and further timbers were visible behind (**Photograph 6; Target note 3**).

Photograph 5. Gaps behind soffit boxes at hipped ends (eastern elevation).

Photograph 6. Large, cobwebbed gap at hipped end (northern elevation).

5.2.5 Lead flashing was tight around the chimney at the eastern side of the house (**Photograph 7**). A few slits were present between brickwork on the western elevation (**Photograph 8; Target note 4**).

Photograph 7. Tight lead flashing against eastern chimney (eastern elevation).

Photograph 8. Slits in a few bricks on the western elevation.

5.2.6 Numerous gaps were present around the dormer windows, including lifted hanging tiles around the corners, around the top corners of the window frames where hanging tiles were uneven and a tile was missing at the apex on the front eastern most dormer windows (**Photographs 9, 10 & 11; Target notes 5, 6, & 7**). Large gaps were also present at the junction of the dormer windows with the main roof (**Photograph 12; Target note 8**).

Photograph 9. Lifted corner hanging tiles on dormer window (eastern elevation).

Photograph 10. Gaps in the tiles around the top edges of the window frames (eastern elevation).

Photograph 11. Missing tile at apex of front eastern-most dormer window (front elevation).

Photograph 12. One of the large gaps present in the roof junction of a dormer window (eastern elevation).

Internal Survey

5.2.7 The property had one void with an approximate floor-to-ridge height of 2 metres that covered the footprint of the building, which was accessible via a first floor loft hatch (**Photograph 13**).

Photograph 13. Roof void.

5.2.8 The roof was of trussed rafter construction and lined by hessian-reinforced bitumen felt that was fully intact throughout the roof apart from one section that was loose towards

the northern end of the roof void (**Photograph 14; Target note 9**). The felt was also loose around a few pipes present in the roof void (**Photograph 15; Target note 10**).

Photograph 14. Loose bitumen felt (roof void).

Photograph 15. Loose bitumen felt around the chimney at the internal brickwork wall (roof void).

5.2.9 The floor was insulated with fibreglass in the southern section and with plastic covered insulation in the northern section above the garage (**Photograph 16**). The eaves were partly open and partly filled with insulation boards (**Photograph 17**). The roof void was generally cobweb-free, however it was heavily cobwebbed around the chimney (**Photograph 18**).

Photograph 16. Internal view of the roof void with fibreglass insulation in the northern section.

Photograph 17. Eaves filled with insulation boards in places (roof void).

Photograph 18. Heavily cobwebbed chimney (roof void).

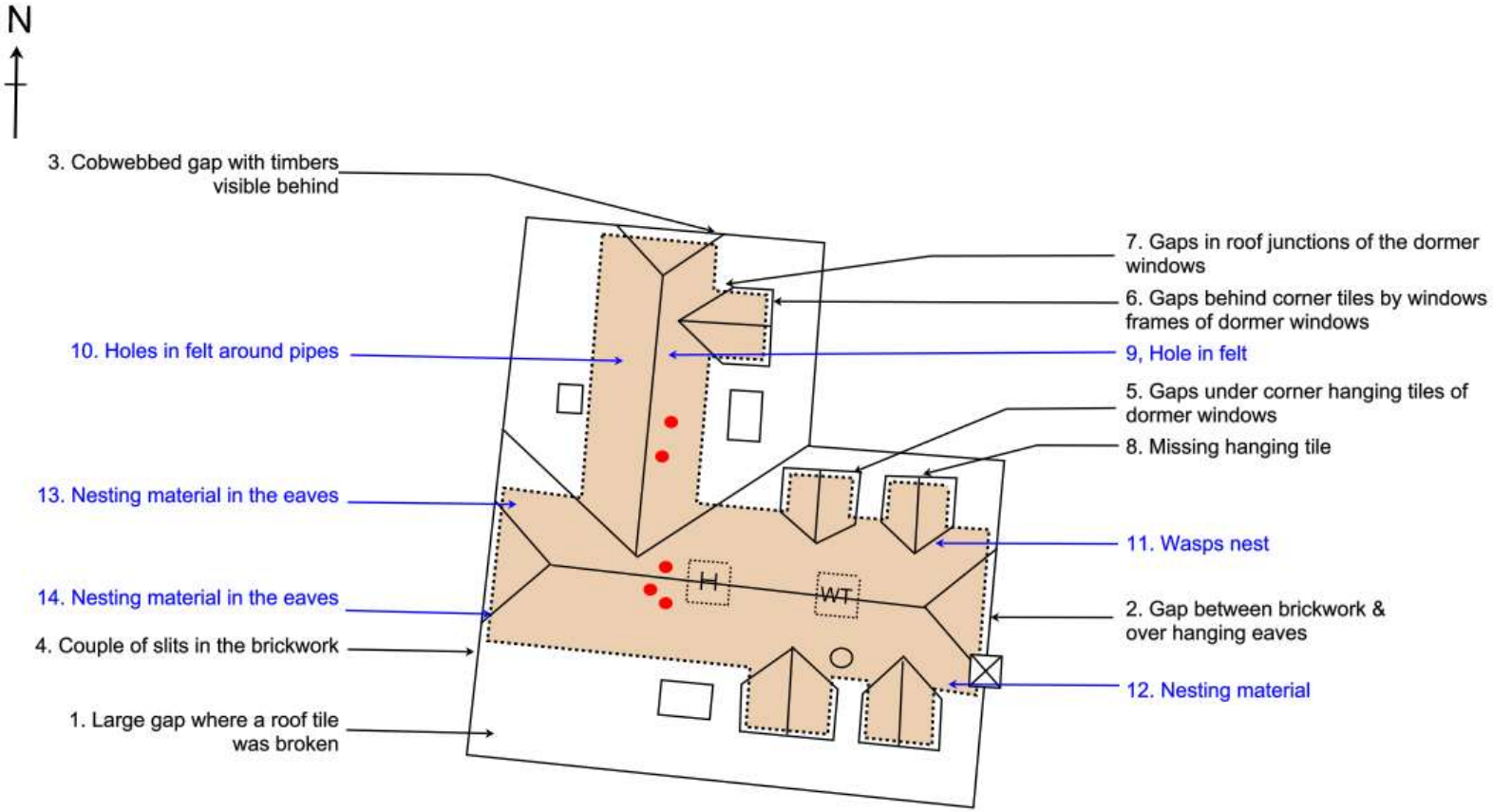
5.2.10 A wasp nest were present at the eaves in the eastern end of the roof and evidence of bird nesting material was present in the several corners of the roof (**Photographs 19 & 20; Target notes 11, 12, 13 & 14**). Three medium-sized bat droppings were scattered near the loft hatch and a further two droppings were scattered in the northern section of the roof (**Photographs 21 & 22**).

Photograph 19. Wasp nest present in the eastern end of the roof space.

Photograph 20. Brid nesting material at the eaves in the roof void.

Photograph 21. Medium-sized bat droppings within the void.

Photograph 22. Medium-sized bat droppings within the void.



● Medium sized bat dropping

Chimney | Roof space | H Loft hatch | WT Water Tank | n. External Target note | n. Internal Target note

Drawn by:	Date	Scale:	Kings Lake House Finchampstead	JOHNWENMAN ecological consultancy
VP	October 2024	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 house with gardens, scattered trees and tree lines provides continuous habitat that could be used as a flight-path connecting it to high-quality foraging habitats, such as the adjacent lakes to the west and parcels of coniferous and broadleaved woodland to the north and south. Furthermore, the search of granted bat mitigation licences included records of at least two maternity colonies and three species known to be roosting within a 2km radius of the house: soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat (*Plecotus auritus*) with soprano pipistrelle being recorded 206m to the east.

6.1.2 The house had the following suitable/potential bat access points:

- broken tile on the rear south western elevation (**Photograph 3; Target note 1**).
- gaps were present behind the timber soffit boxes along the base of the hipped sections where they joined the brick wall (**Photograph 5; Target note 2**)
- a large gap behind the timber soffits on the northern facing half hipped end (**Photograph 6; Target note 3**)
- a few slits present between brickwork on the western elevation (**Photograph 8; Target note 4**)
- numerous gaps were present around the dormer windows, including lifted tiles around the corners, around the top corners of the window frames where tiles were uneven and a tile was missing at the apex on the front eastern most dormer windows (**Photographs 9, 10 & 11; Target notes 5, 6, & 7**).
- large gaps were also present at the junction of the dormer windows with the main roof (**Photograph 12; Target note 8**).

6.1.3 The gaps behind the timber soffit boxes at the half-hipped ends and the junctions of the dormer windows could potentially lead within the roof void. The void had sufficient space for internal flight and suitable conditions for supporting void-dwelling bats, such as the locally recorded brown long-eared bat (*P. auritus*). Five medium sized bat

droppings typical of brown long-eared bat (*Plecotus auritus*) were found scattered within the roof void (**Photographs 21 & 22**).

6.1.4 The features associated with the broken roof tile, gaps behind the timber soffit boxes and gaps behind numerous features of the hanging tiles on the dormer windows likely have sufficient space, shelter, protections, conditions and surrounding habitat for regular use by large numbers of crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*). Evidence of crevice roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation.

6.1.5 The property has been assigned high potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Confirmed/Potential Roost Status

6.2.1 The observation of five medium-sized droppings, resembling those typically deposited by long-eared bat species (*Plecotus* spp.), throughout the void indicates that the house has likely been used on occasion by at least an individual brown long-eared bat (*P. auritus*), e.g. as a summer day roost. Access is likely via gaps behind the timber soffits at the eaves of the half-hipped ends and the junctions of the dormer windows (**Photographs 5, 6 & 12; Target notes 2, 3 & 8**).

6.2.2 Brown long-eared bat (*P. auritus*) is a widespread species in Great Britain, commonly associated with broadleaved and mixed woodland habitats. This species will roost in trees, bat boxes and buildings but maternity roosts are predominantly located in barns, churches and houses with large internal flight spaces (Mathews *et al*. 2018). Roosts supporting this species hold site to county level conservation importance subject to the roost type (see **Appendix 2** 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). The grey long-eared bat (*Plecotus austriacus*) is very similar in morphology and flight pattern to the brown long-eared bat (*P. auritus*) but very few colonies are known in Great Britain; this species is found almost exclusively in lowland regions of southern England, near to the coast (Mathews *et al*. 2018).

6.2.3 The potential crevice roost sites in the property are considered to be suitable for use by typically crevice-dwelling bat species such as the abundant, widespread and locally recorded soprano pipistrelle (*P. pygmaeus*) and common pipistrelle (*P. pipistrellus*) and

the rarer Brandt's / whiskered bats (*Myotis brandtii / mystacinus*). The presence of a maternity colony could be present given the scale and nature of the features observed, and the habitats of high quality adjacent to the property.

6.2.4 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 2023).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

7.1.1 The development proposals include proposed extensions and alterations. 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 appear likely to result in the damage or destruction of a confirmed long-eared bat (*Plecotus* sp.) roost and potentially in the damage or destruction of crevice roost sites (if present). In the absence of mitigation, the construction activities could lead to disturbance, injury and/or death of bats if present at the time.

Post Development

7.1.3 The development proposals have potential to result in the loss of a confirmed long-eared bat (*Plecotus* spp.) roost and crevice roost sites (if present). The loss of a bat roost (i.e. permanent destruction) has potential to significantly affect the local distribution or abundance of a bat species, subject to its conservation status and the type of roost (see **Appendix 2** for definitions of roost types).

7.2 Recommended Actions

7.2.1 Based on the current survey findings, the development proposals do not provide scope to be altered to avoid the potential adverse effects on bats. Therefore, further survey is recommended to characterise the confirmed bat roost and to determine the presence or likely absence of other bat roosts in the house, in order to be able to assess fully whether the development proposals will have an adverse effect on bats (see **Appendix 3** for further survey rationale). The recommended further survey approach and indicative mitigation proposals are detailed in **Section 8.1** below.

8 RECOMMENDATIONS

8.1 Further Survey

8.1.1 A minimum of three dusk emergence survey visits should be undertaken in the period of May to September, with at least two of the surveys between May and August (i.e. optimal survey season); and the survey visits should be spaced at least three weeks apart. 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.

8.1.2 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.

8.1.3 To satisfy one of the licensing tests, it would be necessary to demonstrate that the 'favourable conservation status' of the bat species using the house 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. Indicative and provisional measures are summarised in **Section 8.2** below.

8.2 Indicative Mitigation Strategy

8.2.1 If further surveys and the impact assessment have demonstrated 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.

8.2.2 Alternative roost sites would be made available to bats prior to 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 4 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).

8.2.3 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/roof strip by hand), actual and potential roost sites, actions to be taken if a bat is found and personal safety procedures.

8.2.4 A soft demolition/roof strip approach to the works affecting the bat roosts would be adopted, i.e. careful removal of roof coverings by gloved hands and handheld tools under the direct supervision of a licensed ecologist or 'Registered Consultant'. In the event that 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.

8.2.5 Replacement bat access points and roost sites may need to be created and/or reinstated into the house 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.

8.2.6 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.

9 REFERENCES

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APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

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

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

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

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES

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

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

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

APPENDIX 3 – FURTHER SURVEY RATIONALE

In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites. Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)'* (Collins 2023) detailed in **Table 3** below.

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

Potential Suitability	Further Survey
None	No further surveys are required.
Negligible	No further surveys are required.
Low	A minimum of one dusk emergence survey visit should be undertaken in the period of May to August. However, if all areas (including cracks, crevices and voids) can be thoroughly inspected and no evidence of use by bats is found, then emergence surveys may not be required. In cases where a complete inspection cannot be carried out, professional judgement and proportionality should be applied when assessing the impacts of the development proposals.
Moderate	A minimum of two dusk emergence survey visits should be undertaken in the period of May to September, with at least one of the surveys between May and August; the survey visits should be spaced at least three weeks apart.
High	A minimum of three separate dusk emergence survey visits should be undertaken in the period of May to September (inclusive), with at least two of the surveys between May and August; the survey visits should be spaced at least three weeks apart.

In cases where the PRA and/or further survey establishes the presence of roosting bats in a building (or structure), this will likely trigger the need for roost characterisation to collect sufficient information to inform the impact assessment and mitigation strategy. The roost characterisation comprises information collected during the PRA, emergence surveys and by other methods, such as DNA analysis of bat droppings, and ultimately aims to determine the bat species roosting; the number of bats the roosts support; the roost access points; the locations of the roosts and the types of roost present. This information is crucial when applying for planning permission and/or a European Protected Species mitigation licence.

APPENDIX 4 – PLANNING DRAWINGS

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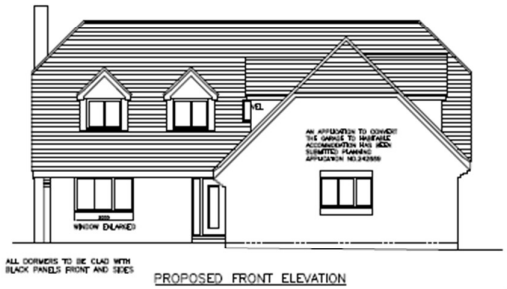
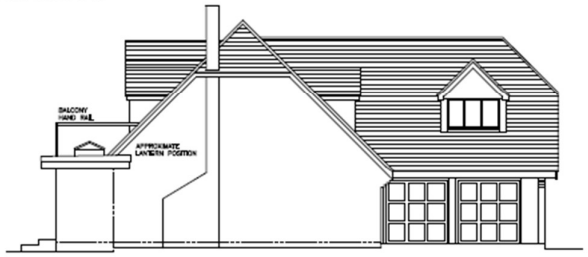


PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

ROOF TILES, DARK RED INTERLOCKING TILE
DORMERS CLAD WITH BLACK PANELS
BRICKWORK, RED/BROWN MIX FACING BRICK
BRICK FEATURE OVER WINDOWS
ALL GUTTERING AND DOWNPIPES BLACK PLASTIC
WINDOWS BLACK UPVC
EXTERNAL TIMBER CLAD WITH BLACK UPVC

PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED EXTENSION AND CONVERSION WORK	0 1 2 3 4 5M	DRAWING NO. KL.002 DATE 15.1.25 SCALE 1:100
MR AND MRS RICH	KINGS LAKE HOUSE HOLLY BUSH RIDE FINCHAMPSTEAD BERKS RG40 3QR	