

**16 Kingsbridge Cottages
Nine Miles Ride
Wokingham
Berkshire
RG40 3LY**

Preliminary Roost Assessment

Report ref.: R2899_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Julian Cross to undertake a Preliminary Roost Assessment (PRA) for bats at 16 Kingsbridge Cottages in Wokingham, Berkshire. The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for a single-storey rear extension following the removal of the existing conservatory, moving the location of the entrance door and the partial removal of the existing front porch roof.
- 1.1.2** The site location with connected private gardens and scattered trees in a suburban setting, and the adjacent Gorrick Plantation woodland provides continuous habitat that could be used as bat flight paths and high quality foraging habitat for any bat(s) roosting in the property. No evidence of roosting bats was found internally or externally during the building inspection and endoscopic check of a feature on the front porch. The absence of bat droppings inside the void space indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present. Potential crevice roost sites that would provide sufficient space, shelter, protection and conditions for opportunistic use by individual crevice-dwelling bats such as pipistrelle bats (*Pipistrellus* spp.) were limited to crumbling ridge mortar on the rear elevation. The property has been assigned low potential suitability for bats.
- 1.1.3** The development proposals will not impact on the potential roost site and therefore are considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.
- 1.1.4** In the unlikely event that bats are encountered during the course of the demolition and construction work, the work will stop immediately and a licensed ecologist will advise how works should proceed; this may require a EPSML to permit the work to continue lawfully.
- 1.1.5** 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 Julian Cross to undertake a Preliminary Roost Assessment (PRA) for bats at 16 Kingsbridge Cottages in Wokingham, Berkshire.

2.1.2 The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for a single-storey rear extension following the removal of the existing conservatory, moving the location of the entrance door and the partial removal of the existing front porch roof. (refer to proposed elevations in **Appendix 4**).

2.2 Site Location and Context

2.2.1 The end-terraced property is located north of Nine Mile Ride in Wokingham, Berkshire (central OS grid reference: SU 82053 65355).

2.2.2 The property is situated within a suburban setting with similar neighbouring residential properties to the east and west. The northern boundary of the rear garden directly borders mixed priority woodland within Gorrick Plantation with further parcels of mixed woodland situated approximately 60 metres southwest, 100 metres southeast, 230 metres southwest and 380 metres southwest. A railway line is situated approximately 350 metres to the west which is likely used as a commuting route for bats in the local area. Further surroundings primarily comprise suburban housing with large parcels of mixed priority woodland.

2.2.3 Overall, the nearby habitats provide good 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 18th March 2025 by Meghan Porter - registered under Natural England Bat Survey Class Licence CL17 (Registration no. 2023-11300-CL17-BAT) - and Jake Morgan – a qualifying member of CIEEM - in accordance with good practice guidance (Collins 2023). The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, ladder and PPE (facemask, gloves etc.). The inspection involved a systematic search of the exterior and interior of the structure during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

4.2.2 An endoscopic survey was completed on the 19th March 2025 by Vicky Potts – registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2016-27162-CLS-CLS) and Jake Morgan. The survey comprised an endoscopic inspection of the feature identified at the front porch (**Photographs 7 & 8; Target note 3**) which offered potential roosting features for opportunistic use by individual crevice dwelling bats. The survey was undertaken using a Teslong endoscope with a video camera to check the features for suitability for bats and for any evidence of the presence of bats i.e. bat droppings.

External Survey

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

spaces:

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

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

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

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

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

Internal Survey

4.2.7 The internal survey comprised a systematic search for evidence of bats on the upper floors of the building (i.e. checking the exterior from windows) and inside the roof 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.

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

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

- the apex of the gable end or dividing walls;
- the top of chimney breasts;
- ridge and hip beams;
- mortise and tenon joints;
- behind purlins; and
- between tiles and roof lining.

Survey Limitations and Validity

4.2.10 There were no significant survey limitations because PRAs can be carried out at any time of year under any weather conditions and the building was fully accessible.

4.2.11 It should be noted that it is not always possible to inspect all potential roost sites during a survey, particularly for bat species which typically roost in hidden crevices. Therefore, an absence of bat evidence found during a survey does not necessarily equate to evidence of bat absence in a building.

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

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The private gardens and mature trees in the suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area, such as Gorrick Plantation and other parcels of mixed priority woodland surrounding the suburban area, 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)
2017-31789-EPS-MIT	Soprano pipistrelle	19/10/2017 – 31/10/2018	Destruction of a resting place	580 SW
2015-8440-EPS-MIT	Brown long-eared	28/04/2015 – 30/04/2020	Damage of a resting place	880 S
2018-33861-EPS-MIT	Brown long-eared	14/03/2018 – 30/11/2018	Destruction of a resting place	990 SW
2015-7982-EPS-MIT	Brown long-eared	14/04/2015 – 14/04/2020	Destruction of a resting place	1200 W
2020-45340-EPS-MIT	Brown long-eared	25/03/2020 – 30/09/2025	Destruction of a resting place	1230 SW
2014-4527-EPS-MIT-1	Brandt's bat, brown long-eared, common pipistrelle, soprano pipistrelle & whiskered bat	01/03/2015 – 30/03/2025	Destruction of a breeding site and resting place	1420 NE
2017-31639-EPS-MIT	Common pipistrelle	24/10/2017 – 30/10/2027	Destruction of a resting place	1670 S
2020-48238-EPS-MIT	Brown long-eared & common pipistrelle	28/07/2020 – 30/07/2026	Damage and destruction of a resting place	1810 S
2016-24162-EPS-MIT	Common pipistrelle	18/07/2016 – 18/07/2021	Destruction of a resting place	1830 SE
2018-37292-EPS-MIT	Brown long-eared, common pipistrelle, soprano pipistrelle	16/10/2018 – 10/10/2028	Damage and destruction of a breeding site	1850 SW
2015-7775-EPS-MIT	Common pipistrelle	11/03/2015 – 31/03/2020	Destruction of a resting place	1860 SE
2017-31130-EPS-MIT	Whiskered bat	06/09/2017 – 30/09/2022	Destruction of a breeding site	1940 SE

5.2 Building Inspection

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

External Survey

5.2.2 The property was an end-terraced residential house with an existing front porch, a glass-roofed conservatory on the rear elevation and single-storey extensions at the northeast and northwest corners (**Photographs 1 - 2**).



Photograph 1. Front elevation of the property, viewed from the south.



Photograph 2. Rear elevation of the property, viewed from the north.

5.2.3 The second-storey pitched roofs were covered by interlocking concrete tiles that were fully sealed on all elevations (**Photograph 3**). Whilst the verge mortar was sealed along both gables, the mortar was partially crumbling along the eastern side of the single-storey rear extension roof, however a close inspection with a high-powered torch confirmed this feature to be of limited extent (**Photographs 4 & 5; Target note 1**). The ridge mortar was mostly intact other than a small section crumbling by the chimney on the rear elevation (**Photograph 6; Target note 2**).



Photograph 3. Fully sealed interlocking roof tiles (rear elevation).



Photograph 4. Intact verge mortar along the gable (east elevation).

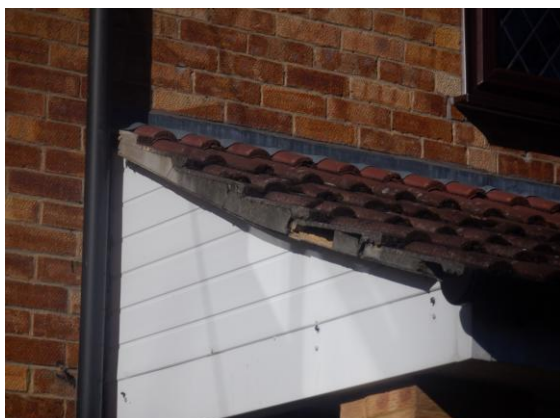


Photograph 5. Gap of limited extent behind crumbling verge mortar (east elevation).



Photograph 6. Crumbling verge mortar (rear elevation).

- 5.2.4** The verge mortar was partially crumbling along the western side of the front porch which was closely inspected during a follow-up endoscopic check which showed no evidence of use by roosting bats (**Photographs 7 & 8; Target note 3**).



Photograph 7. Crumbling verge mortar (west elevation).

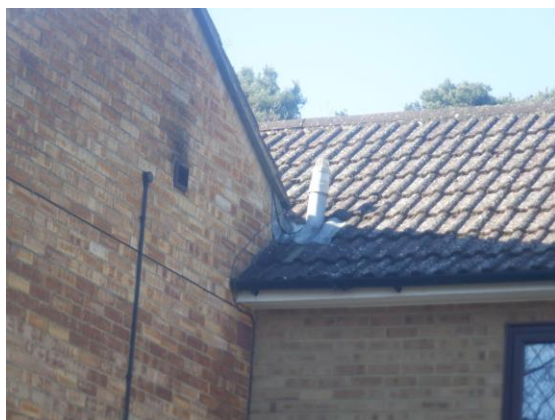


Photograph 8. Endoscopic check of the crumbling verge mortar with no signs of use by roosting bats.

- 5.2.5** The lead flashing was flat around the base of the chimney and the base of the flue pipe, and was fully sealed along the brickwork walls of the property on all elevations (**Photographs 9 – 11**).



Photograph 9. Lead flashing sealed at the base of the chimney (front elevation).



Photograph 10. Lead flashing sealed around the flue pipe (front elevation).



Photograph 11. Lead flashing sealed to the brickwork wall and roof tiles (rear elevation).

- 5.2.6** The uPVC soffit was fully sealed to the brickwork walls of the building across all elevations (**Photograph 12**).



Photograph 12. uPVC soffit sealed to the brickwork walls of the building.

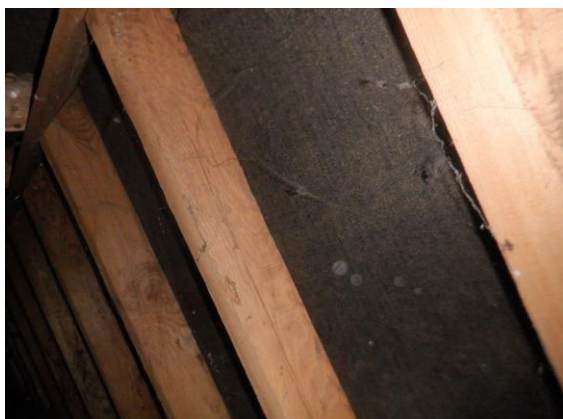
Internal Survey

- 5.2.7** The building had one roof void that covered the two-storey footprint, and was accessible via two separate first-floor loft hatches. The void was of cut and pitch construction with an approximate floor-to-ridge height of 1 metre (**Photograph 13**).



Photograph 13. Void of cut & pitch construction

- 5.2.8** The roof was lined by hessian reinforced bitumen felt that was fully intact and cobwebbed throughout the void (**Photograph 14**). The floor was covered by a thick layer of fibreglass insulation that filled the eaves, preventing access to the soffit (**Photograph 15**).



Photograph 14. Bitumen felt roof lining fully intact.



Photograph 15. Eaves filled with fibreglass insulation.

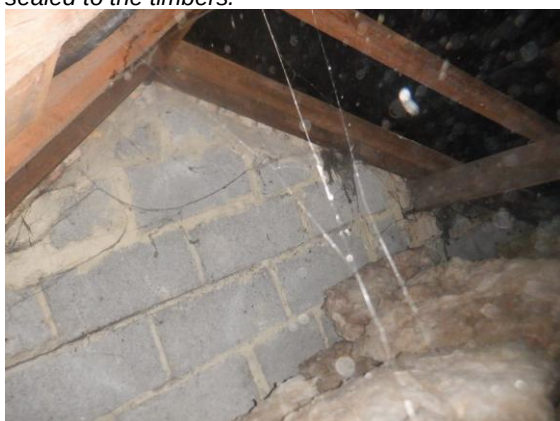
- 5.2.9** The eastern and northern blockwork gables, were fully sealed to the timbers and heavily cobwebbed along their edges (**Photographs 16 – 18**). The western brickwork party wall was visibly cobwebbed, but inaccessible due to a cluttered void (**Photographs 19**).



Photograph 16. northeastern blockwork gable fully sealed to the timbers.



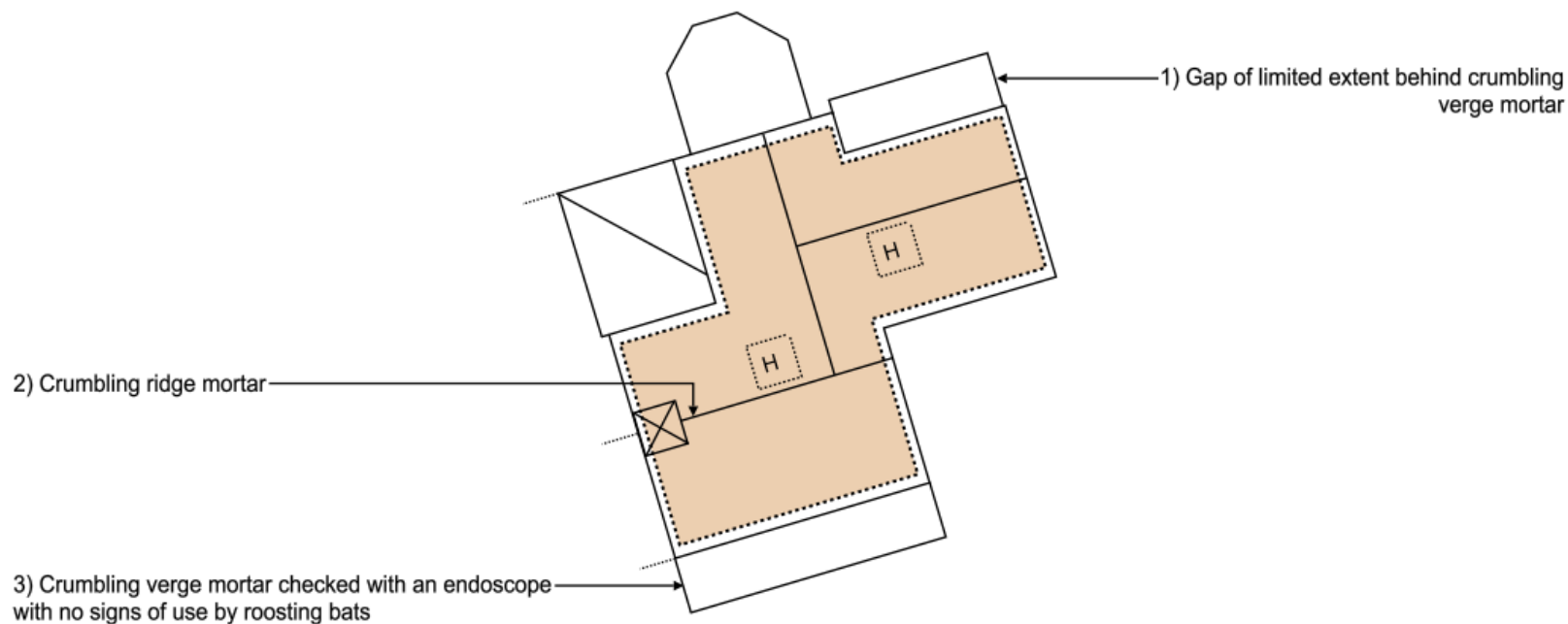
Photograph 17. Northern blockwork gable fully sealed to the timbers.



Photograph 18. southeastern blockwork gable fully sealed to the timbers.



Photograph 19. Cobwebbed brickwork party wall.



n. External target note

n. Internal target note

 Chimney

 Roof void

 Loft hatch

Drawn by:	Date:	Scale:	16 Kingsbridge Cottages, Wokingham	
JM	March 2025	Not to scale	Preliminary Roost Assessment Plan	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability/Status

6.1.1 The adjacent residential gardens with mature trees as well as the immediate proximity of Gorrick Plantation woods provides continuous habitat that could be used as flight paths and feeding habitat, and also connects to further high-quality foraging habitats in the nearby area, such as the surrounding priority woodland, for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified five species known to be roosting within a 1km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*), Brandt's bat (*Myotis Brandti*) and whiskered bat (*Myotis mystacinus*). Five licenses within a 2km radius have been granted for breeding roosts covering all species, the closest of which situated approximately 1420 metres to the northeast.

6.1.1 The end-terraced property had the following suitable/potential bat access points and roost features:

- Crumbling ridge mortar (**Photograph 6; Target note 2**); and
- Crumbling verge mortar along the western elevation of the front porch (**Photograph 7; Target note 3**).

6.1.2 Whilst a section of mortar was crumbling along the eastern elevation of the single storey roof, a close inspection with a high-powered torch confirmed the feature to be of limited extent with no signs of use by roosting bats (**Photograph 5; Target note 1**). The crumbling verge mortar along the western elevation of the porch roof was inspected with an endoscope, which showed the gap to be open to the underneath of the tiles and was able to be fully inspected and showed no signs of recent or historic use by roosting bats (**Photographs 7 & 8; Target note 3**).

6.1.3 The crumbling mortar behind the ridge tile may directly lead inside the roof void, which was of a suitable size and condition for void-dwelling bats, such as the locally recorded brown long-eared (*Plecotus auritus*), however, no bat droppings were observed and so the presence of void-dwelling bats is considered highly unlikely.

6.1.4 The crumbling mortar at the ridge may also offer potential access and crevice roosting sites for crevice-dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus 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 is considered to be of low potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Impacts and Recommendations

- 6.2.1** The development proposals seek consent for a single-storey rear extension following the removal of the existing conservatory, moving the location of the entrance door and the partial removal of the existing front porch roof (refer to proposed elevations in **Appendix 4**). Following an endoscopic check that confirmed the individual feature on the front porch that will be removed during the work had no evidence of current or historic use by crevice-dwelling bats, the survey findings demonstrate that these proposals are highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost in the property's current condition. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.
- 6.2.2** In the unlikely event that bats are encountered during the course of the demolition and construction work, the work will stop immediately and a licensed ecologist will advise how works should proceed; this may require a EPSML to permit the work to continue lawfully.

7 REFERENCES

CIEEM (2019). *Advice Note on the Lifespan of Ecological Reports and Surveys*. CIEEM, Winchester.

Collins, J (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London.

Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3rd edition)*. JNCC, Peterborough.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

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

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

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

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES

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

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

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

APPENDIX 3 – FURTHER SURVEY RATIONALE

In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites.

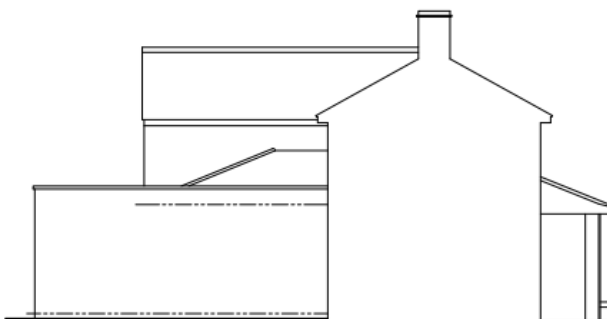
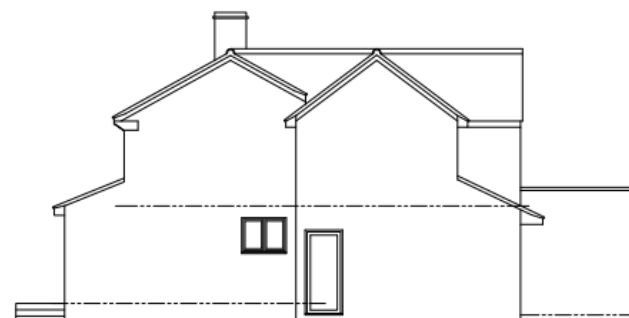
Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) detailed in **Table 3** below.

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

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

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

APPENDIX 4 – PROPOSED ELEVATIONS

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PROPOSED REAR ELEVATION		PROPOSED SIDE ELEVATION		
				
PROPOSED FRONT ELEVATION		PROPOSED SIDE ELEVATION		
Rev.	Date	Description	Drawn By	Checked By
Scale		Date		
1:100 @ A3		03/03/2025		
Drawn By		Checked By		
BPS				
Client				
Mr & Mrs Cross				
Project				
16 Kingsbridge Cottages, Nine Mile Ride, Wokingham, RG40 3LY.				
Drawing Title				
Proposed Elevs. Proposed Extension & Part Garage Conversion.				
				
Barrie P. Smith Ltd Tel: 01344 309050 Mob: 07920 853332 email: barrie@barriepsmith.com				
Drawing Status				
Planning Application				
Drawing No				
P447-0225/PA/004				