

100 London Road
Ruscombe
Twyford
Berkshire
RG10 9HH

Preliminary Roost Assessment

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Charles Young to undertake a Preliminary Roost Assessment (PRA) for bats at 100 London Road, a detached house in Twyford, Berkshire. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey rear extension, alterations to the existing side extension, a part single-storey and alterations of the hipped roof to a pitched roof and the addition of dormer window on the rear elevation (see proposed drawings in **Appendix 4**).
- 1.1.2** The rear garden and gardens of surrounding residential properties connect to nearby rural landscape comprising hedgerows, tree lines, the River Loddon and a network of lakes and ponds that provide continuous habitat that could be used as bat flight paths and feeding habitat, for any bat(s) roosting in the property.
- 1.1.3** A detailed inspection of the exterior and interior of the detached house was undertaken on the 4th August 2025 by Vicky Potts – Senior Ecologist registered under Natural England Class Licence CL18 - and Lauren Hayward – Assistant Ecologist.
- 1.1.4** No evidence of roosting bats was found externally or internally during the building inspection. The absence of bat droppings inside the void spaces indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present. Externally, gaps were visible behind warped and lifted waney edge boards cladding the garage, that may offer potential crevice roost sites for occasional use by small numbers of crevice-dwelling bat species, such as the locally recorded common pipistrelle and soprano pipistrelle. The house with attached garage has been assigned low potential suitability for bats.
- 1.1.5** The development proposals do not directly impact the potential bat roost features in the garage (see **Section 6.3**). As such, it is considered highly unlikely that the proposals will 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. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.
- 1.1.6** 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 Charles Young to undertake a Preliminary Roost Assessment (PRA) for bats at 100 London Road, a detached house in Twyford, Berkshire.
- 2.1.2** The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey rear extension, alterations to the existing side extension, a part single-storey and alterations of the hipped roof to a pitched roof and the addition of dormer window on the rear elevation (see proposed drawings in **Appendix 4**).

2.2 Site Location and Context

- 2.2.1** The detached two-storey property is located on the eastern side of Reading Road in Twyford, Berkshire (central OS Grid Reference: SU 79255 76551).
- 2.2.2** The property is situated within a residential setting with neighbouring properties and their associated gardens on all sides. A parcel of woodland is present approximately 460m to the south west and a couple of ponds are present 360m to the south. The River Loddon is present approximately 945m to the southwest of the site, adjacent to numerous lakes and woodland. In the wider area there was open farmland present to the south and east.

2.3 Report Objectives

- 2.3.1** The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for future proposed development activities.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'* This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of *'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.'*
- (9)(a) – there is *'no satisfactory alternative'* to the derogation; and
- (9)(b) – *'the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'*

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Desk Study

4.1.1 A desk-based study for bats was undertaken to collate and review existing information about the site and the surrounding land. The study utilised the following open access resources:

- OS maps and Google Earth – maps and satellite imagery were used to identify potential flight-paths and foraging habitats for bats;
- DEFRA Data Services Platform and MAGIC – maps were used to locate relevant designated sites, habitats and granted European Protected Species licences; and
- Pre-existing bat survey reports – any available reports were obtained from the client or relevant planning portal.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 4th September 2025 by Vicky Potts (MCIEEM) - registered under Natural England Bat Survey Class Licence CL18 (Registration no.: CL18 2016-27162-CLS-CLS) - and Lauren Hayward – 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.

External Survey

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

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

4.2.3 It is important to note that the two most abundant and widespread bat species, common

pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), typically only require gaps measuring 15mm by 20mm to gain access to a roost inside a building.

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

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

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

Internal Survey

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

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

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

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

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

Survey Limitations and Validity

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

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

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

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The scattered trees in the linked gardens provide continuous habitat that could be used as a flight path connecting the property to higher-quality foraging habitats, such as nearby woodland and farmland to the east, and the nearby River Loddon to the west.

5.1.2 Bat mitigation licences that have been granted 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)
2020-44644-EPS-MIT	Brown long-eared & Common pipistrelle	05/02/2020 - 31/08/2020	Destruction of a resting place	429 NW
2020-49294-EPS-MIT	Common pipistrelle & Soprano pipistrelle	14/10/2020 - 31/08/2025	Destruction of a resting place	434 SE
EPSM2010-2250	Brown long-eared	14/09/2010 - 13/09/2012	Destruction of a resting place & destruction of a breeding roost	780 SW
2019-43241-EPS-MIT	Brown long-eared, Common pipistrelle & Soprano pipistrelle	20/11/2019 - 30/04/2025	Destruction of a resting place	1820 SW

5.2 Building Inspection

Overview

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

External Survey

5.2.2 The detached house had a hipped roof with a single-storey side extension with a sloping and hipped roof on the northern elevation and an attached garage on the southern elevation with sloping roof (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from east.



Photograph 2. Rear of property viewed from west.

- 5.2.3** The hipped roof was covered by clay roof tiles that were tight across all elevations and in addition, the hip and ridge tiles were fully mortared (**Photograph 3**). Lead flashing was tightly fitted around the two chimneys on the southern elevation (**Photograph 4**).



Photograph 3. Roof, hip and ridge tiles flat and sealed (rear elevation).



Photograph 4. Lead flashing tight around the chimneys (south elevation).

- 5.2.4** The timber soffits were tight around the eaves, apart from a slit between two timber sheets which were unsuitable for use by bats (**Photographs 5 & 6**).



Photograph 5. Timber soffits tight to the brickwork (rear elevation).



Photograph 6. Gap of limited extent between sheets of timber at the soffit (rear elevation).

- 5.2.5** The roof of the single storey side extension on the northern elevation was tightly fitted with roof, ridge and hip tiles, apart from two slipped roof tiles on the rear elevation

(**Photographs 7 & 8; Target note 1**). A small section in the centre of the roof was of flat construction and was lined with bitumen felt (**Photograph 9**). The verge was fully mortared and the hanging tiles were tight on the front of the extension (**Photographs 10 & 11**).



Photograph 7. Tightly fitted roof, ridge and hip tiles on the single storey side extension (rear elevation).



Photograph 8. Slipped roof tiles on the single storey hipped roof (Rear elevation)



Photograph 9. Section of roof lined with bitumen felt (northern elevation).



Photograph 10. Verge fully mortared on the single storey extension (front elevation).



Photograph 11. Tight hanging tiles on the single storey extension (front elevation)

- 5.2.6** The roof of the single storey garage extension on the southern elevation was tightly fitted with roof tiles. Large gaps were present behind waney edge boards which were lifted and warped across the rear and front elevations (**Photographs 12 & 13; Target note 2**); plastic was visible behind some of the boards.



Photograph 12. Gaps under the waney edge boards (front elevation).



Photograph 13. Gaps under the waney edge boards (rear elevation).

Internal Survey

- 5.2.7** The property had two roof voids. The first covered its second-storey footprint and was accessible via a loft hatch on the first-floor. The roof was of cut and pitch construction and had an approximate floor-to-ridge height of 3.5 metres (**Photograph 14**). A roof light was present on the rear elevation illuminating the void with daylight (**Photograph 15**).



Photograph 14. Void of cut & pitch construction (First roof void).



Photograph 15. Roof void illuminated with the roof light (First roof void).

- 5.2.8** The roof was unlined but had the remains of expandable roofing foam filling between the tiles and the eaves, with no daylight (**Photograph 16**). The floor was boarded throughout (**Photograph 17**).



Photograph 16. Expanding foam between the tiles (First roof void).



Photograph 17. Expanding foam filling the eaves (First roof void).

5.2.9 The second roof space was present above the northern side extension and had an estimated floor to ridge height of 0.75 metres (**Photograph 18**). The roof was lined with paper-backed bitumen roofing felt which had large tears in places and was mostly missing, exposing the roof tiles, including where the tiles had slipped externally (**Photograph 19**). The void was heavily cobwebbed throughout. A large wasps' nest was present within the void.



Photograph 18. Second roof void.



Photograph 19. Large tears in the roofing felt (First roof void).

5.2.10 The floor of the second roof void was lined with polystyrene blocks and foil covered blocks which went up to the eaves (**Photograph 20**).



*Photograph 20. Polystyrene blocks on the floor
(Second roof void).*

- 5.2.11** An eave space was present above the garage which had a window in the rear gable end (**Photographs 21 & 22**). The floor was boarded with timber panels and timber was present at the eaves blocking access to the soffit (**Photograph 23**). Gaps were present at the front gable end where the timbers joined the wall, however no daylight was visible (**Photograph 24**).



*Photograph 21. Eave space above the garage with
a window on the rear elevation (Eave space).*



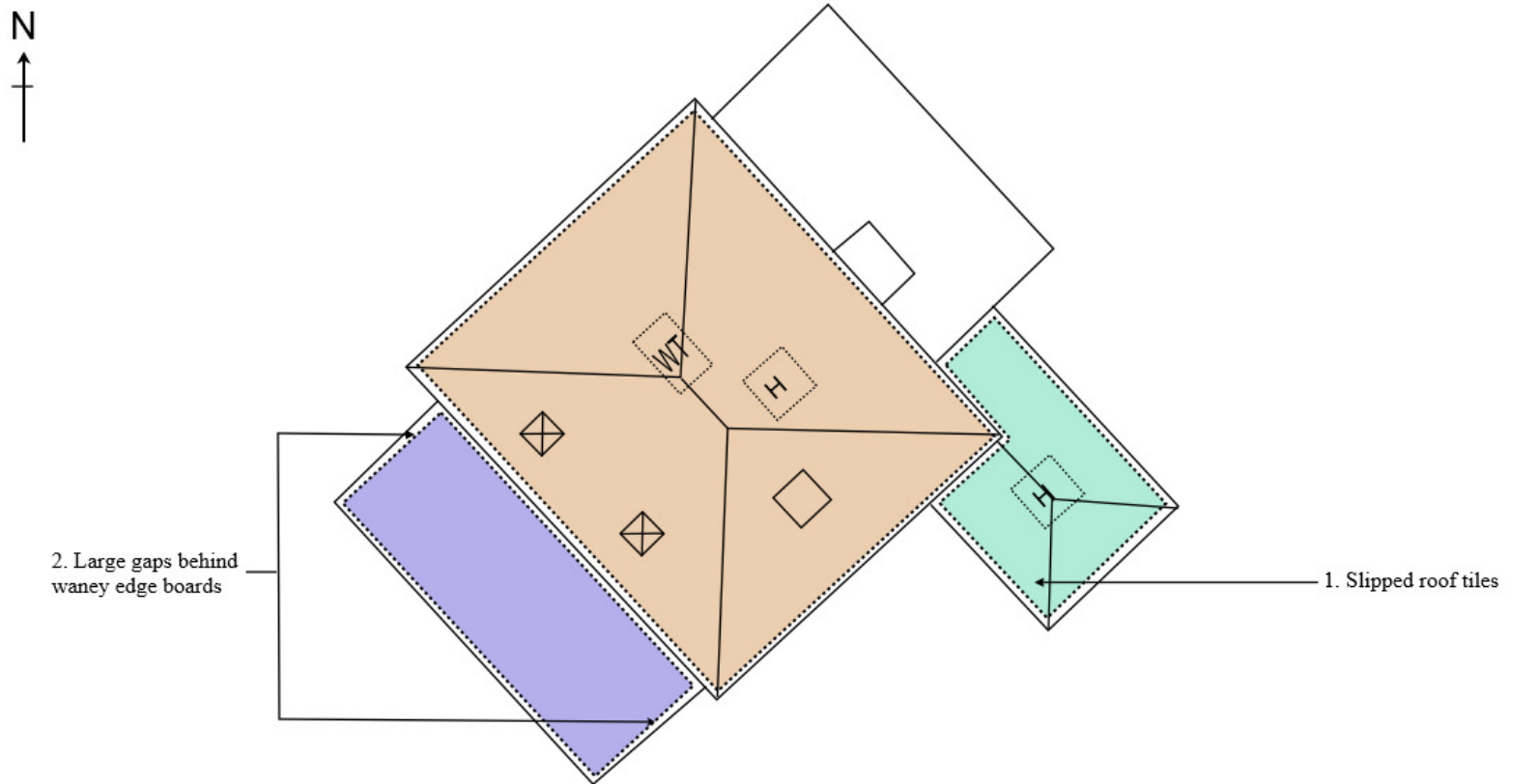
*Photograph 22. Eaves space viewing west (Eave
space).*



*Photograph 23. Floor boarded with timber panels
and eaves boarded (Eave space).*



*Photograph 24. Gaps around edges of timbers in
eave space (front elevation)*



n. External target note **n.** Internal target note  Chimney  Roof void 1  Roof void 2  Eave space  Loft hatch  Water tank

Drawn by:	Date:	Scale:	100 Reading Road Twyford	
VP	September 2025	Not to scale	Preliminary Roost Assessment Plan	

Figure 1. Preliminary Roost Assessment Survey Findings

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The rear garden and nearby linked gardens with scattered trees provide continuous habitat able to be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area such as the parcels of woodland and farmland and the River Loddon, for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified three species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared (*Plecotus auritus*). One licence has been granted for breeding sites covering brown long-eared species at a residential property situated approximately 780 metres to the southwest. Licences covering the destruction of resting places for all three species have been granted within 450m from the site.

6.1.2 The detached property had the following suitable/potential bat access points and roost features:

- Two slipped roof tiles on the rear elevation of the side extension (**Photographs 7 & 8; Target note 1**); and
- Large gaps present behind waney edge boards which were lifted and warped across the rear and front elevations of the garage (**Photographs 12 & 13; Target note 2**).

6.1.3 Whilst gaps were situated where the tiles had slipped on the side extension, an internal inspection with a high-powered torch on the underside of the tiles confirmed these features to show no evidence of use by bats and the void was heavily cobwebbed throughout.

6.1.4 A lack of evidence, i.e. droppings, observed within all three roof voids indicates void-dwelling species such as the locally recorded brown long-eared bat (*Pleucotus auritus*) are highly unlikely to be present.

6.1.5 The waney edge boards on the garage are potential crevice roost sites for crevice-dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). No evidence of use by bats was present behind or beneath the boards on close inspection, however the gaps have the potential to be used opportunistically by individual or small numbers of bats.

- 6.1.6** The house is considered to be of low potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Potential Roost Status

- 6.2.1** These crevice roost features between the waney edge boards are considered to be suitable for opportunistic 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 is considered unlikely based on the type of feature and lack of evidence observed.

- 6.2.2** 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).

6.3 Potential Impacts of Development Proposals

Overview

- 6.3.1** The development proposals include a single-storey rear extension, alterations to the existing side extension, a part single-storey and alterations of the hipped roof to a pitched roof and the addition of dormer window on the rear elevation (see proposed drawings in **Appendix 4**). The waney edge boards will not be impacted as part of the planning proposals.
- 6.3.2** The impacts of the proposals have been assessed in accordance with the mitigation hierarchy during construction and post development, as follows:

Construction Phase

- 6.3.3** The development proposals will not have an impact on any features with evidence of roosting bats or potential to be used by roosting bats, i.e. no evidence found and the waney edge boards will not be impacted by the proposals. Therefore, it is considered

highly unlikely that the proposals will result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats, particularly disturbance that would affect the ability of bats to survive, reproduce, nurture young or hibernate.

Post Development

- 6.3.4** The proposed roof works do not result in the loss of any potential roost sites identified in the property, i.e. the waney-edge boards. As such, it is considered highly unlikely that the proposals will result in the permanent damage/loss of a bat roost or affect significantly the local distribution or abundance of bats.

6.4 Conclusion

- 6.4.1** The development proposals will not have any potential impacts to bats and their roosts. As such, a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.
- 6.4.2** In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.
- 6.4.3** If there are plans to repair or replace the waney edge boards on the garage in the future, an emergence survey of these features should be undertaken between May and August to determine presence or likely absence of roosting bats prior to works commencing.

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

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

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

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES

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

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

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

APPENDIX 3 – FURTHER SURVEY RATIONALE

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

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

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

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

APPENDIX 4 – EXISTING AND PROPOSED DRAWINGS

All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
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0m 1m 2m 3m 4m 5m 6m
1:100 Scale Bar



Proposed Front Elevation



Proposed Side 1 Elevation



Proposed Rear Elevation



Proposed Side 2 Elevation

P3		Updated for planning		16/09/25	LN
Rev	Notes			Date	Initial
Status		Preliminary			
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Drawing Title:		Proposed Elevations			
Scale: 1:100 @A3		Drawg. No.:		Rev:	
Drawn by: LN		2520 - D200		P3	
Date: Aug 2025					