

102 Ellis Road
Crowthorne
Berkshire
RG45 6PH

Preliminary Roost Assessment

Report ref.: R2984_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Neil Newman-Shepherd to undertake a Preliminary Roost Assessment (PRA) for bats at 102 Ellis Road in Crowthorne. The PRA was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for a proposed two storey side extension and the addition of solar panels to the roof.
- 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 5th June 2025 by Vicky Potts MCIEEM (CL18: 2016-23859-CLS-CLS) and Conor Watson (2024-11877-CL18-BAT).
- 1.1.3** 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, are unlikely to be present. Furthermore the house lacked external features that could be used for access or roosting opportunities for crevice dwelling bats. Considering the lack of features noted and setting, the detached building is assessed to be of negligible potential suitability for bats.
- 1.1.4** 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. 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.
- 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 Mr Neil Newman-Shepherd to undertake a Preliminary Roost Assessment (PRA) for bats at 102 Ellis Road in Crowthorne.
- 2.1.2** The PRA was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for a proposed two storey side extension and the addition of solar panels to the roof (refer to plans in **Appendix 4**).

2.2 Site Location and Context

- 2.2.1** The detached house is situated on the northern side of Ellis Road in Crowthorne, Berkshire (OS grid reference: SU 83546 64659).
- 2.2.2** The site is in a suburban setting surrounded by residential buildings and gardens with scattered mature trees. Directly to the rear of the garden to the north are Oaklands Infant and Junior Schools, with a small parcel of woodland present along the boundary. Approximately 400m to the northwest of the site lies a small area of deciduous woodland and coniferous woodland along Oaklands Lane. Heathlake - a Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR) - is approximately 520m to the north-west of the site.

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 5th June 2025 by Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no.: 2016-27162-CLS-CLS) and Conor Watson ACIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no.: 2024-11877-CL18-BAT), 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 2019).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The scattered trees in the linked gardens and adjacent school provide continuous habitat that could be used as a flight path connecting the property to higher-quality foraging habitats, such as nearby woodlands to the north and lake to the north-west of the property.

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)
EPSM2013-5937	Common pipistrelle Soprano pipistrelle	01/07/2013 - 30/11/2014	Destruction of a resting place	19 SW
2016-25037-EPS-MIT	Brown long-eared Soprano pipistrelle	06/09/2016 - 06/09/2021	Destruction of a resting place	496 S
2016-24162-EPS-MIT	Common pipistrelle	18/07/2016 - 18/07/2021	Destruction of a resting place	690 SW
2017-31130-EPS-MIT	Whiskered	06/09/2017 - 30/09/2022	Destruction of a breeding roost	790 SW
2016-24162-EPS-MIT	Common pipistrelle	18/07/2016 - 18/07/2021	Destruction of a resting place	790 SW
2015-7775-EPS-MIT	Common pipistrelle	11/03/2015 - 31/03/2020	Destruction of a resting place	825 SW
EPSM2013-6420	Brown long-eared Common pipistrelle Soprano pipistrelle	08/10/2013 - 30/04/2015	Destruction of a resting place	1053 W
EPSM2013-5760	Brown long-eared Common pipistrelle	23/04/2013 - 30/04/2014	Destruction of a resting place	1159 S
2018-33541-EPS-MIT	Common pipistrelle Soprano pipistrelle	15/03/2018 - 15/03/2023	Destruction of a resting place	1310 SE
EPSM2012-4680	Common pipistrelle	30/09/2012 - 30/09/2017	Destruction of a resting place	1436 SE
2020-45346-EPS-MIT	Common pipistrelle Soprano pipistrelle	30/03/2020 - 25/03/2025	Damage and destruction of a resting place	1508 SE
2014-4527-EPS-MIT- 1	Brown long-eared Common pipistrelle Soprano pipistrelle Whiskered Brandts	01/03/2015 - 30/03/2025	Destruction of a resting place and breeding roost	1707 N
2020-45346-EPS-MIT	Common pipistrelle Soprano pipistrelle	30/03/2020 - 25/03/2025	Damage and destruction of a resting place	1721 SE
2015-8440-EPS-MIT	Brown long-eared	28/04/2015 - 30/04/2020	Damage to a resting roost	1762 W

EPSM2013-5827	Common pipistrelle	13/05/2013 - 30/04/2014	Destruction of a resting place	1775 SE
2017-31639-EPS-MIT	Common pipistrelle	24/10/2017 - 30/10/2027	Destruction of a resting place	1806 SW
EPSM2010-2316	Brown long-eared Common pipistrelle Soprano pipistrelle	07/10/2010 - 06/08/2012	Destruction of a resting place	1853 W
2018-33861-EPS-MIT	Brown long-eared	14/03/2018 - 30/11/2018	Destruction of a resting place	1912 W
2017-31789-EPS-MIT	Soprano pipistrelle	19/10/2017 - 31/10/2018	Destruction of a resting place	1998 NW

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 detached property had a pitched roof with a porch and pitched roof garage to the front of the house, and hipped roof and flat roof single storey extensions to the rear of the house (**Photographs 1 & 2**).



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



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

5.2.3 The house and garage roofs were covered with interlocking roof tiles which were tightly fitted (**Photographs 3 & 4**). The ridge and hip tiles were all in place and mortared across the roof (**Photograph 5**).



Photograph 3. Tight interlocking tiles (rear elevation).



Photograph 4. Tight interlocking tiles on the roof of the garage.



Photograph 5. Hip tiles fully mortared on the rear single storey roof extension.

- 5.2.4** The uPVC vented soffit boxes were tight to the walls (**Photograph 6**) and render with mock timbers was present on the front gable end (**Photograph 7**).



Photograph 6. Soffit boxes tight to the brick work walls (rear elevation).



Photograph 7. Render tight on the front gable end.

- 5.2.5** Lead flashing was tight around the chimney on the main roof and along the join of the roof of the garage and porch with the main house (**Photograph 8**). The verges of the gable ends were all fully mortared (**Photograph 9**).



Photograph 8. Lead flashing tight at the join of the porch with the main house.



Photograph 9. Verges fully mortared at eastern gable.

- 5.2.6** The roof of the flat roof rear extension was tightly lined with a rubber style roofing membrane (**Photograph 10**).



Photograph 10. Flat roof extension with a tightly fitted roof.

Internal Survey

- 5.2.7** The building had one roof void covering the two-storey footprint of the house. The space had a maximum height of approximately 2 m and was of trussed rafter construction (**Photograph 11**). The roof was lined with bitumen felt liner which had one gap around a flue pipe and one small tear exposing the roof tiles (**Photographs 12 & 13**). The felt was tight around the chimney with no daylight visible (**Photograph 14**).



Photograph 11. Roof space of trussed rafter construction.



Photograph 12. Gap in felt around flue pipe.



Photograph 13. Small tear in roofing felt.



Photograph 14. Felt tight around chimney.

5.2.8 The ridge was cobweb free (**Photograph 15**). The floor was insulated with vermiculite chippings and had open eaves with plastic vents present on the rafters (**Photograph 16**).



Photograph 15. The cobweb free ridge.



Photograph 16. Open eaves and floor with vermiculite chippings.

5.2.9 The blockwork gable ends were tight to the timbers with no daylight visible (**Photograph 17**). A wasps nest was present at the eastern end of the void (**Photograph 18**).



Photograph 17. Tight block work at the gable end.



Photograph 18. Wasps nest at the eastern end of the roof.

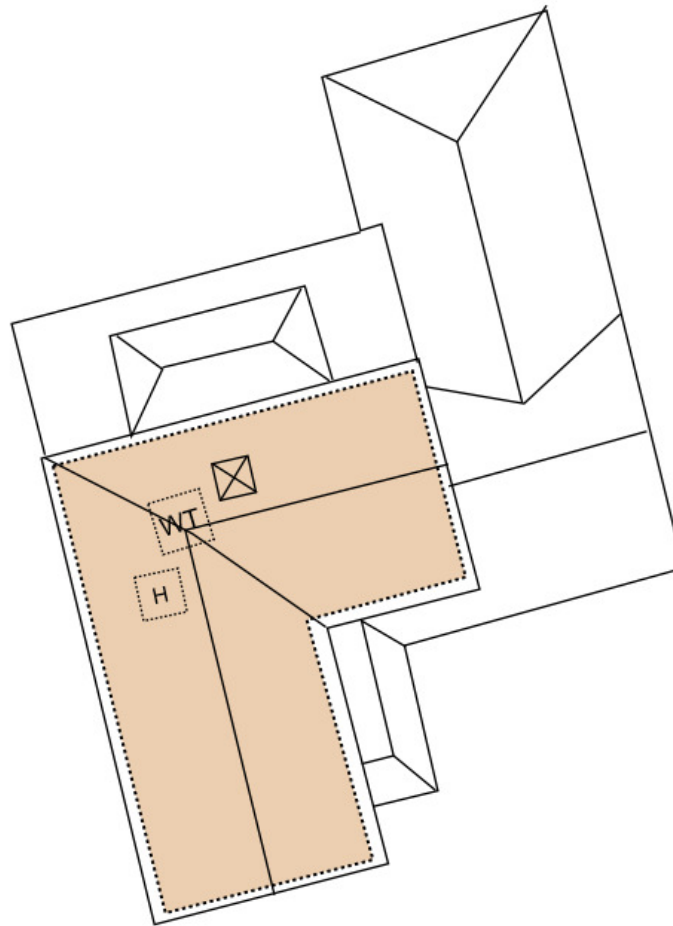
5.2.10 The interior of the garage was open up to the roof which was of trussed rafter construction (**Photograph 19**). The roof was tightly lined with bitumen felt and had a tight brick work gable end (**Photograph 20**).



Photograph 19. Internal view of the garage.



Photograph 20. Brick work gable end of the garage tight to the timbers and felt.



Drawn by:	Date	Scale:	102 Ellis Road Crowthorne	
VP	June 2025	Not to scale	Figure 1 - 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 with scattered trees that link to mature tree lines provides habitat that could be used as a flight-path connecting it to higher-quality foraging habitats, such as nearby woodland to the north and lake to the northwest.
- 6.1.2** Furthermore, the search of granted bat mitigation licences included records of at least nineteen bat roosts and five species known to be roosting within a 2km radius of the property: soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*), brown long-eared bat (*Plecotus auritus*), whiskered bat (*Myotis mystacinus*) and Brandt's bat (*Myotis brandtii*), with common pipistrelle and soprano pipistrelle bats being recorded within 20 m to the south.
- 6.1.3** The building had no visible suitable/potential bat access points. The roof void with trussed rafters was cluttered and therefore also lacked sufficient space for internal flight and suitable conditions for supporting individual or small numbers of void-dwelling bats, such as the locally recorded brown long-eared bat (*Plecotus auritus*). Furthermore, no bat droppings were found internally so the presence of void-dwelling bats is considered highly unlikely.
- 6.1.4** The roof lacked features with the potential to provide sufficient space, shelter, protection and conditions for use by individual crevice-dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*pipistrellus pygmaeus*). Therefore, the property has been assigned negligible potential suitability for bats overall (see **Appendix 1** for potential suitability categories).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

- 7.1.1** The planning application to be submitted to Wokingham Borough Council seeks consent for a proposed two storey side extension and addition of solar panels (refer to plans in **Appendix 4**). 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 will not have an impact on any features that have evidence of roosting bats or potential to be used by roosting bats. 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

- 7.1.3** The proposed roof works do not result in the loss of any potential roost sites identified in the property. 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.

7.2 Conclusion

- 7.2.1** 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.
- 7.2.2** 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.

8 REFERENCES

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

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

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

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

Reason, P.F. and Wray, S. (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 – EXISTING AND PROPOSED PLANS

