

22 Copse Mead
Woodley
Reading
Berkshire
RG5 4RP

Preliminary Roost Assessment

Report ref.: R3136_PRA_a

Report Quality Control Information	
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CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION.....	4
2.1	Project Background.....	4
2.2	Site Location and Context.....	4
2.3	Report Objectives	4
3	LEGISLATIVE AND POLICY BACKGROUND	5
3.1	Relevant Legislation.....	5
3.2	Planning Policy	5
3.3	Mitigation Licensing	6
4	SURVEY METHODOLOGY	7
4.1	Desk Study	7
4.2	Building Inspection.....	7
5	SURVEY RESULTS.....	9
5.1	Desk Study	9
5.2	Building Inspection.....	10
6	DISCUSSION	17
6.1	Assessment of Roost Suitability and Presence/Absence.....	17
6.2	Potential Impacts of Development Proposals	17
6.3	Recommended Actions.....	18
7	REFERENCES	19
	APPENDIX 1 – EXISTING AND PROPOSED SITE PLANS	20
	APPENDIX 2 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS	22
	APPENDIX 3 – DEFINITION OF BAT ROOST TYPES	23
	APPENDIX 4 – FURTHER SURVEY RATIONALE	24

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy was instructed by Mark Riley to prepare a Preliminary Roost Assessment (PRA) for 22 Copse Mead in Woodley. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the demolition of the front porch and the second-storey balcony, the installation of a dormer window on the sloped roof on the front elevation, and internal alterations of the house.
- 1.1.2** A detailed inspection of the exterior and interior of the detached house was undertaken on the 27th January 2026 by Vicky Potts – Senior Ecologist registered under Natural England Class Licence CL18, and Lauren Hayward – Assistant Ecologist.
- 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 (*Plecotus* spp.), are unlikely to be present. Externally, a few gaps were visible comprising gaps between the timber soffits and brickwork and damaged soffits at both gable ends, and a gap in the brickwork beneath the verge on the western elevation of the front sloped roof. The gap in the brickwork on the western elevation was fully inspected with an endoscopic camera, which found no evidence of activity by bats or use by bats, and was found to be heavily cobwebbed, and therefore the feature was considered to be of low suitability. The damaged soffit at the eastern gable end was inspected with a high-power torch and was superficial only. However the gaps between the soffits and brickwork at both gable ends offer suitable features that could be used by roosting bats. Considering the features noted and the setting, the building is assessed to be of low potential suitability for bats.
- 1.1.4** The development proposals to extend the property to the front and remove the balcony, do not impact the potential features identified, 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. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully. In the unlikely event that bats are encountered during the works, 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 12 months only (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

- 2.1.1** John Wenman Ecological Consultancy was instructed by Mark Riley to prepare a Preliminary Roost Assessment (PRA) for 22 Copse Mead in Woodley.
- 2.1.2** The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the demolition of the front porch and the second-storey balcony, and the installation of a dormer window on the sloped roof on the front elevation, and internal alterations of the house.

2.2 Site Location and Context

- 2.2.1** The detached house located to the north-eastern side of Copse Mead, to the north-east of Woodley town centre, in Berkshire (OS grid reference: SU 76916 74513).
- 2.2.2** The property is in a suburban setting surrounded by similar residential properties and their associated private gardens on all sides. The surrounding landscape comprises the railway running approximately 130 metres north-west and Sonning Golf Course, with parcels of deciduous woodland, is situated approximately 170 metres to the north-west of the house.
- 2.2.3** In the wider area is open grassland and farmland to the north and several parcels of ancient and semi-natural woodland, the closest being Holmemoor Copse, situated approximately 165 metres to the north-west. Alder Moors, a Local Nature Reserve (LNR), with several large lakes and open grassland with parcels of deciduous woodland, is situated approximately 665 metres to the south-east of the site. The River Loddon runs approximately 1170 metres to the east and Ali's Pond, a Local Nature Reserve (LNR), is situated approximately 1345 metres to the north-west of the site. Lodge Wood and Sandford Mill, a Site of Special Scientific Interest (SSSI), is located approximately 1705 metres south-east of the site and Lavells Lake (LNR), including a small parcel of ancient woodland, is located approximately 1780 metres south-east of the site.

- 2.2.4** Overall, the nearby habitats provide suitable commuting and high quality foraging opportunities for bats adapted to roosting in suburban environments.

2.3 Report Objectives

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

- Google Earth and OS maps – satellite imagery and maps were used to identify potential flight paths and foraging habitats;
- MAGIC – examined to locate granted European Protected Species (EPS) licences; and
- Pre-existing bat reports – any available reports were obtained from the client or relevant planning portal to provide background information for the site.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the house was undertaken on the 28th January 2026 by Vicky Potts MCIEEM - registered under Natural England Bat Survey Class Licence CL18 (Registration no - 2025-85632-CL18-BAT) - and Lauren Hayward, Assistant Ecologist, 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, a Teslong endoscopic camera, 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.

Survey Limitations and Validity

4.2.6 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.

4.2.7 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.

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

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The surrounding residential properties with lines of trees in the private gardens provide continuous habitats that could be used as a flight path connecting the property to higher foraging areas, such as the nearby woodland to the north and large lakes to the east.

5.1.2 Bat mitigation licences that have been granted within the last 10 years inside a 2km radius of the house are detailed in **Table 1** below.

Table 1. Bat mitigation licences granted within a 2km radius (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2018-36568-EPS-MIT	Brown long-eared Common pipistrelle	04/08/2018 to 31/01/2019	Damage to resting place	~114 W
2019-44293-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	31/01/2020 to 30/06/2020	Damage to resting place	~922 NW
2020-48093-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	23/07/2020 to 28/02/2026	Destruction of resting place	~922 NW
2020-48093-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	23/07/2020 to 28/02/2026	Destruction of resting place	~1013 NW
2018-37707-EPS-MIT	Soprano pipistrelle	13/11/2018 to 30/11/2023	Damage to resting place	~1021 SW
2018-38132-EPS-MIT	Brown long-eared Soprano pipistrelle	19/11/2018 to 30/10/2020	Destruction of resting place	~1088 W
2016-27109-EPS-MIT-1	Brown long-eared Common pipistrelle Soprano pipistrelle	24/05/2017 to 12/01/2022	Destruction of resting place	~1329 SE
2018-34839-EPS-MIT-1	Soprano pipistrelle	24/04/2019 to 31/07/2023	Destruction of resting place	~1490 W
2019-43241-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	20/11/2019 to 30/04/2025	Destruction of resting place	~1432 NE
2020-48353-EPS-MIT	Soprano pipistrelle	25/08/2020 to 28/02/2026	Destruction of resting place	~1520 SW
2020-48694-EPS-MIT	Common pipistrelle Soprano pipistrelle	23/09/2020 to 31/12/2025	Damage and destruction of resting place	~1615 W
2015-17476-EPS-MIT-2	Soprano pipistrelle	30/11/2016 to	Destruction of	~1619 W

		30/11/2016	resting place	
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- 5.1.3** There were no pre-existing bat survey reports for the property available on the Wokingham Borough Council planning portal.

5.2 Building Inspection

Overview

- 5.2.1** The findings from the external inspections carried out for the house are described with photographs and are annotated in a plan (see **Figure 1**), as follows:

External Survey

- 5.2.2** The house is a detached brick built residential dwelling with a pitched roof and sloped cat-slide roof on the north-western elevation of the house, lined with interlocking roof tiles (**Photograph 1**). The house had a flat roof single-storey rear extension on the eastern elevation of the house, connecting to a double garage, and a flat roof front porch with the roof used as a second-storey balcony (**Photographs 1 - 3**). There was a sloping canopy with a corrugated plastic roof connected to the eastern side extension (**Photograph 4**)



Photograph 1. Front of the house and front porch with balcony viewed from north.



Photograph 2. Rear of house with single-storey extension viewed from south.



Photograph 3. Rear of house viewed from south



Photograph 4. Sloping canopy connecting the eastern side extension as viewed from south.

5.2.3 The interlocking roof tiles were intact and tightly fitted across the pitched roof of the house and the front of the garage roof (**Photograph 5**). The ridge tiles were intact and tightly mortared to the interlocking roof tiles (**Photograph 6**). The verge mortar along the eastern and western elevations of the interlocking roof tiles was intact with no visible gaps (**Photograph 7**). The lead flashing around both chimneys was flush to the interlocking roof tiles (**Photographs 8**).



Photograph 5. Intact/tight interlocking roof tiles on the rear elevation.



Photograph 6. Ridge tiles tightly mortared to interlocking roof tiles (rear elevation).



Photograph 7. Verge mortar intact (western elevation).



Photograph 8. Lead flashing around both chimneys tight to roof tiles (front elevation).

- 5.2.4** The bitumen felt flat roof of the eastern side extension and garage was intact and tight to the brick walls and timber bargeboards of the house. The sloping roof of the canopy connected to the side extension was of corrugated plastic sheet construction, that was intact and tightly fitted to the timber frame (**Photograph 9**). The timber frame of the canopy was tightly fitted to the brickwork of the side extension (**Photograph 9**).



Photograph 9. Plastic sheeting roof of the sloping canopy was intact and the timber frame tight to brickwork of side extension (eastern elevation).

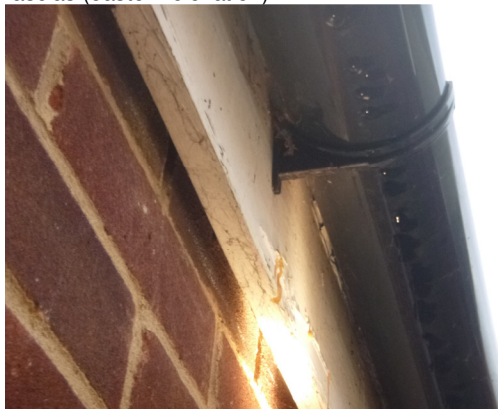
- 5.2.5** The timber soffits around the detached house were mostly intact, with small sections of damage to the timber, including a section at the eastern end which upon inspection with a high-power torch, confirmed to be of limited extent where the paint was peeling away. A gap was present at the western end where there was a hole in the timber which was of negligible suitability for bats (**Photograph 10; Target notes 1 & 2**). There were small gaps between the soffit and the brickwork at both gable ends of the property, especially along the western elevation (**Photographs 10 & 11; Target note 3**). The uPVC fascias were intact across the property and the timber barge boards around the existing side extension and garage were intact and mostly tight to the brickwork, with any gaps between the bargeboards and brickwork being heavily cobwebbed (**Photograph 12**). Upon close inspection with a high powered torch, the gaps were classified as superficial. There was a small gap in the brickwork along the western elevation of the catslide sloped roof, that was inspected using an endoscopic camera from the balcony on the front elevation of the house (**Photographs 13 & 14; Target note 4**). Upon inspection, this gap was heavily cobwebbed and no evidence of bat activity was observed.



Photograph 10. Damage to timber soffits and small gaps between soffit and brickwork and intact uPVC fascias (eastern elevation).



Photograph 11. Damage to soffit at the western end of the roof.



Photograph 12. Superficial and heavily cobwebbed gaps between timber bargeboard and brick work of side extension (eastern elevation).



Photograph 13. Gap in brickwork beneath verge on the eastern elevation of the sloping roof (eastern elevation).



Photograph 14. Cobwebbed gap checked with an endoscope beneath the verge on the eastern elevation.

Internal survey

- 5.2.6** The detached building had one roof void covering the two-storey footprint of the property which was accessed via a hatch located on the first floor of the property. The roof void was split into two sections, with a small hole in the block work wall allowing access into the second newer section of the void (**Photograph 15**). The roof void had a maximum

height of approximately 1 metre, with a large covered water tank to the east of the loft hatch. The ridge beam was heavily cobwebbed (**Photograph 16**). The roof was of pitch construction and was lined with bitumen roofing felt that was mostly intact across the roof void (**Photograph 17**). There was one large tear in the bitumen roof felt, exposing the undersides of the external interlocking roof tiles, to the south of the loft hatch (**Photograph 18; Target note 5**).



Photograph 15. Gap in previous external wall into second section of roof void (roof void).



Photograph 16. Loft space viewed from loft hatch and large covered water tank (roof void).



Photograph 17. Mostly intact bitumen felting across roof void (roof void).



Photograph 18. Large tear in bitumen felting to the south of the loft hatch (roof void).

5.2.7 The floor was boarded centrally beneath the ridge, with thick fibreglass insulation between the joists, which did not go as far as the eaves which were open (**Photograph 19**). The two external gable ends walls, were of block work construction, with bricks along the edges (**Photograph 20**). The gable ends were heavily cobwebbed and intact, however there were small gaps between the brickwork of the party wall which was from the original gable end wall where a newer extension was added (**Photograph 21; Target note 6**). There was fibreglass between the timber rafters and blockwork of the party wall (**Photograph 22**). There was some bird droppings present on the brick of the party wall however this was historic from when the wall was originally an external wall.



Photograph 19. Fibreglass insulation between the timber joists (roof void).



Photograph 20. Gable ends of blockwork construction with sections of brickwork (loft void).



Photograph 21. Small gap between timber rafters and previous external wall with bird droppings visible (loft void).



Photograph 22. Fiberglass between timber rafters and blockwork of previous external wall (roof void).

5.2.8 The two chimney's within the loft space were of rendered brick construction and were both heavily cobwebbed with small gaps between the rendered brick and the timber frame, where the external interlocking roof tiles were visible (**Photograph 23**). Rodent droppings was found on the fibreglass throughout the roof void. No evidence of bat activity or bats were found within the roof void.



Photograph 23. Rendered brick chimney with small gaps exposing external interlocking roof tiles (roof void).

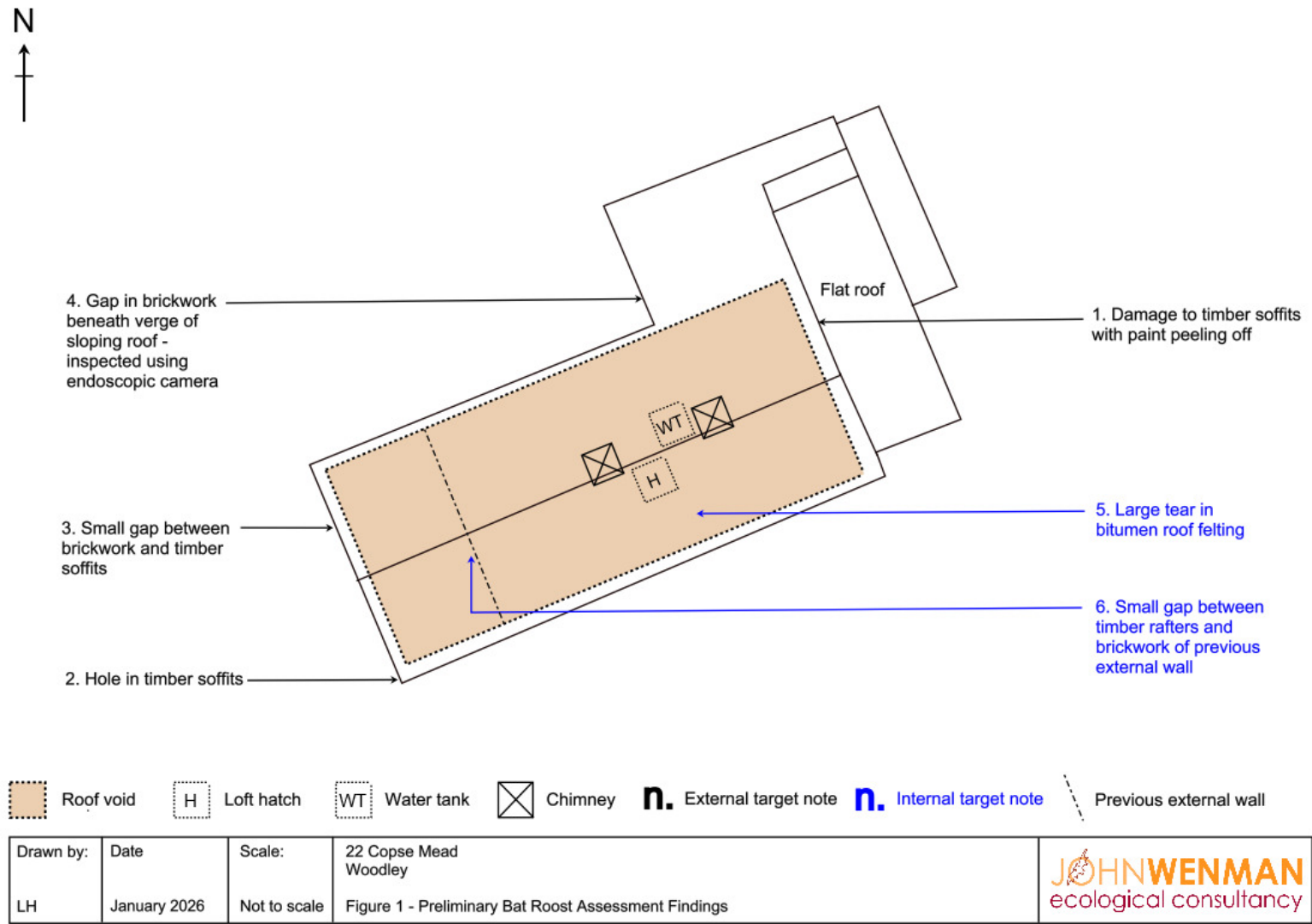


Figure 1. Building Inspection Plan.

6 DISCUSSION

6.1 Assessment of Roost Suitability and Presence/Absence

6.1.1 The suburban area surrounding the house and associated gardens with scattered trees provides habitat that could be used as a flight-path connecting it to higher-quality foraging habitats, such as nearby woodland, including the closest parcel of ancient woodland to the north-west, The River Loddon to the east and open grassland to the north and east. 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*) and soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*) bats.

6.1.2 The roof void had no bat droppings that were found internally so the presence of void-dwelling bats is considered highly unlikely, such as brown long eared bat (*P. auritus*) recorded locally.

6.1.3 The detached house's intact interlocking roof tiles do not provide any potential crevice roosting sites for bats. Furthermore, gaps between the brickwork and timber bargeboards and damage to the timber soffits were proven to be of limited extent and heavily cobwebbed, and therefore not suitable for use by crevice-dwelling bat species such as common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). Similarly, the gap in the brickwork beneath the verge on the western elevation of the catslide roof showed no evidence of use by bats during a close endoscopic inspection. The gaps between the soffits and brickwork at the two main gable ends do provide crevices that would 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*) bats. . Therefore, the property has been assigned low potential suitability for bats overall (see **Appendix 2** for potential suitability categories).

6.2 Potential Impacts of Development Proposals

6.2.1 Overview

6.2.2 The development proposals for the property involve seeking consent for to extend the property to the front, with the addition of a new porch, the installations of a dormer window on the catslide roof and the removal of the existing front balcony. The impacts of these proposals have been assessed in accordance with the mitigation hierarchy during construction and post development, as follows

Construction Phase

- 6.2.3** The single storey porch and dormer window development proposal is 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.

6.3 Recommended Actions

- 6.3.1** The development proposals to extend the property to the front and remove the balcony, do not impact the potential features identified, 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. 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. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully. In the unlikely event that bats are encountered during the construction activities, the works must stop immediately and a licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed. At this stage, an EPA mitigation licence may be required to permit the works to recommence lawfully.

7 REFERENCES

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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.

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APPENDIX 1 – EXISITNG AND PROPOSED SITE PLANS



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Do not scale: refer to stated dimensions only. All dimensions
in millimetres unless noted otherwise. Contractor to verify
all dimensions and levels before commencing works.
Read with all project drawings and specifications. No liability
is accepted for variation to the design or specification.
Discrepancies must be reported.

JMREDMAN
ARCHITECTURE

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PROJECT

client
MR. & MRS. RILEY

location
22 COPSE MEAD, WOODLEY,
READING, BERKSHIRE, RG5 4RP

description
FRONT SINGLE STOREY EXTENSION,
WINDOW DORMER & ROOFLIGHT

ISSUE

rev.	date	description
P1	19/12/2025	Preliminary
A	09/01/2026	Planning issue

date
09/01/2026

status
PLANNING

drawn
JMR

for planning application
support, not for construction

DOCUMENT

title
EXISTING
ELEVATIONS

size
A3

reference
25007-JMR

revision
A

018



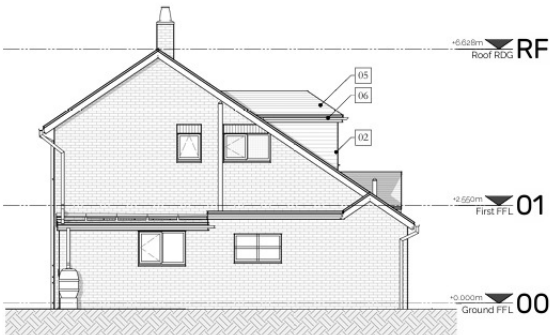
S | PROPOSED SOUTH ELEVATION
Scale 1 : 100

FINISHES/MATERIALS

Ref	Description
01	walls - brick masonry to match existing
02	walls - horizontal timber shiplap cladding
03	lintels - brick soldier course to match existing
04	windows - white PVC, double glazed with colour & style to match existing

FINISHES/MATERIALS

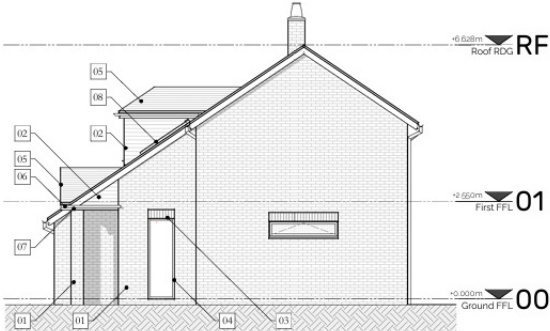
Ref	Description
05	roof - brown concrete pan tiles to match existing style & colour
06	rainwater goods - black PVC, size & style to match existing
07	fascias/soffits - white PVC to match existing style & colour
08	windows - triple rooflights in anthracite colour to suit roof tiles
09	door & window - PVC double glazed, style & colour TBD



W | PROPOSED WEST ELEVATION
Scale 1 : 100



N | PROPOSED NORTH ELEVATION
Scale 1 : 100



E | PROPOSED EAST ELEVATION
Scale 1 : 100

JMREDMAN
ARCHITECTURE

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Do not scale, refer to stated dimensions only. All dimensions in millimetres unless noted otherwise. Contractor to verify all dimensions and levels before commencing works.
Read with all project drawings and specifications. No liability is accepted for variation to the design or specification.
Discrepancies must be reported.

Scale 1 : 100

client
MR. & MRS. RILEY
location
22 COPSE MEAD, WOODLEY,
READING, BERKSHIRE. RG5 4RP
description
FRONT SINGLE STOREY EXTENSION,
WINDOW DORMER & ROOFLIGHT

rev. date description
P1 29/12/2025 Preliminary
P2 02/01/2026 Preliminary
A 09/01/2026 Planning issue
date 09/01/2026 status
description PLANNING
drawn JMR for planning application
support, not for construction

title
PROPOSED
ELEVATIONS
size
A3
reference
25007-JMR
revision
A
028

APPENDIX 2 – 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 3 – 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 4 – 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.