

Suncot
School Road
Barkham
Wokingham
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Preliminary Roost Assessment

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy was instructed by Ms Katie Chappell to undertake a Preliminary Roost Assessment (PRA) at Suncote, School Lane, Barkham. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the erection of a rear two-storey extension of the building, and major alterations to the existing roof.
- 1.1.2** A detailed inspection of the exterior and interior of the house was undertaken on the 2nd April 2025 by Vicky Potts – senior ecologist and Lauren Hayward – seasonal ecologist.
- 1.1.3** No evidence of roosting bats was found 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.
- 1.1.4** One small sized bat dropping was found stuck on a gable end wall to the interior of the eave space. Externally, the roof of the property possessed several features suitable for roost sites, provide conditions suitable for use by small crevice-dwelling bat species, such as the locally recorded common pipistrelle and soprano pipistrelle. These potential roost sites were mainly confined to gaps behind the hanging tiles cladding the dormer window to the east of the property, gaps under hip tiles on the roof and lifted roof tiles around the window to the north-west of the property.
- 1.1.5** Due to the nature and scale of the potential roost sites, the house is considered to have the potential to support use by individual small crevice-dwelling bats and as such, has been classified as moderate suitability.
- 1.1.6** The development proposals will impact the potential roost sites and do not have the scope to be altered to avoid potential adverse effects on bats. Therefore, further survey is recommended to determine the presence or likely absence of a bat roost in the property. The recommended survey approach and indicative mitigation proposals are detailed in **Section 8** below.
- 1.1.7** 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 Katie Chappell to undertake a Preliminary Roost Assessment (PRA) at Suncote, School Lane, Barkham, Wokingham.
- 2.1.2** The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for alterations to the roof and the erection of an rear extension to the property, including the removal of roof tiles.

2.2 Site Location and Context

- 2.2.1** The property is a detached house on the southern side of School Road, Barkham, Berkshire (central OS grid reference: SU 77176677).
- 2.2.2** The property is in a rural setting amongst a small cluster of residential properties situated along School Road and to the south along Langley Common Road. The surrounding landscape is primarily agricultural with a patch of scrub and scattered trees 80 m to the west and parcels of deciduous woodland. The closest woodland parcel is approximately 205 m to the southwest and 270 m to the northeast. There is a pond at Handpost Farm 45 m to the east; a suitable foraging resource for bats.
- 2.2.3** There are several patches of ancient and semi-natural woodland in the wider area, including The Coombes approximately 559m to the north-east, Kidgem Copse 482m to the south-east, Hazeltons Copse 780m south-west and Robinhood Copse 1763m south-west of the property. A stream runs approximately 315m north of the property, and is boarded by mature trees.
- 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 – satellite imagery was used to identify potential flight paths and foraging habitats for bats;
- MAGIC – examined to locate granted European Protected Species licences; and
- Pre-existing bat survey reports – any available reports were obtained from the client or relevant planning portal 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 property was undertaken on the 2nd April 2025 by Vicky Potts a senior ecologist registered under Natural England bat survey Class Licence CL18 (Registration no. CL18 2016-27162-CLS-CLS) and Lauren Hayward – a seasonal ecologist. The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, and a ladder. 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 12 months only (CIEEM 2019).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The surrounding countryside is interspersed with residential properties and characterised by farmland, scrub and woodland; it resembles continuous habitat providing high-quality flight paths and foraging opportunities for bats.

5.1.2 The following table lists the bat mitigation licences issued within the last 10 years within a 2km radius of the property.

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2016-26319-EPS-MIT-2	Common pipistrelle Soprano pipistrelle Brown long-eared	26/02/2019 to 31/12/2021	Destruction of a resting place	817 S
2015-7687-EPS-AD2	Brown long-eared Common pipistrelle	25/08/2015 to 31/08/2020	Destruction of a resting place	1008 SE
2016-24999-EPS-MIT	Common pipistrelle Soprano pipistrelle	12/09/2016 to 11/09/2026	Destruction of a breeding and resting place	1106 SE
2017-31454-EPS-MIT	Common pipistrelle Soprano pipistrelle	16/10/2017 to 30/10/2022	Destruction of a resting place	1225 S
2017-31865-EPS-MIT-2	Common pipistrelle Soprano pipistrelle Natterer's bat Brown long-eared	06/09/2018 to 30/09/2023	Destruction of a resting place	1420 S
2019-38952-EPS-MIT	Common pipistrelle	01/02/2019 to 31/12/2024	Destruction of a resting place	1500 SW
2015-16599-EPS-MIT-2	Common pipistrelle	04/10/2016 to 04/10/2021	Destruction of a resting place	1517 S
2016-22331-EPS-MIT	Common pipistrelle Soprano pipistrelle Natterer's bat Brown long-eared	21/04/2016 to 30/04/2026	Destruction of a resting place	1575 S
2017-31502-EPS-MIT	Common pipistrelle	29/09/2017 to 30/04/2023	Destruction of a resting place	1631 NE
2015-7589-EPS-AD1	Common pipistrelle Soprano pipistrelle	18/08/2015 to 31/08/2025	Destruction of a resting place	1779 S

	Natterer's bat Brown long-eared Serotine			
2015-7589-EPS-AD1-2	Common pipistrelle Soprano pipistrelle Natterer's bat Brown long-eared Serotine	17/09/2015 to 05/08/2025	Destruction of a resting place	1779 S
2018-38593-EPS-MIT	Common pipistrelle Soprano pipistrelle	02/01/2019 to 31/12/2023	Destruction of a resting place	1803 SW
2016-22323-EPS-MIT	Soprano pipistrelle	13/04/2016 to 30/04/2021	Destruction of a resting place	1896 SW

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

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

External Survey

5.2.2 The property is a detached residential dwelling with a half hipped roof with three gables ends to the front of the building and a hipped roof extension and dormer window to the eastern side (**Photograph 1**). There was a single storey pitched roof extension to the rear of the building with a pitched roof (**Photograph 2**).



Photograph 1. Front of property viewed from the north.



Photograph 2. Rear of property viewed from the south.

5.2.3 The plain roof tiles were mostly intact across the roof however there were the occasional gap where the tiles were lifted in particular along the western side of the roof where they were uneven and around the rooflight on the western side of the property (**Photographs**

3 & 4; Target notes 1 & 2).



Photograph 3. Lifted plain roof tiles at the western side of the property



Photograph 4. Lifted plain roof tiles around window at western side of the property

5.2.4 There was visible gaps in several of the hip tiles on the roof of the property (**Photograph 5 & 6; Target notes 3 & 4**). The verge mortar was intact at the eaves at the gable ends (**Photograph 7**).



Photograph 5. Gaps in hip tiles on the eastern roof elevation



Photograph 6. Gaps in hip tiles on the rear roof



Photograph 7. Merge mortar intact at the verges to the rear of the property

5.2.5 The hanging tiles on the dormer to south of the building had visible gaps, in particular around the corners of the dormer (**Photograph 8; Target note 5**). The lead flashing around the chimney on the eastern side of the building had visible gaps where it has lifted from the roof (**Photograph 9; Target note 6**). There was a gap between the timber

and a cable running down the chimney at the rear of the building (**Photograph 10; Target note 7**).



Photograph 8. Gaps in hanging tiles around corner of the dormer window to the east of the property



Photograph 9. Gaps in led flashing around chimney to the east of the property



Photograph 10. Gap between timber and chimney stack at rear of the property

5.2.6 The timber soffit boxes were intact and tight to the wall around the eaves of the property (**Photograph 10**). There was a gap between the timber and a cable running down the chimney at the rear of the building (**Photograph 11; Target note 7**).



Photograph 11. Tight timber soffit boxes

Internal Survey

5.2.7 The property had one roof space along the ridge and an eave space. The small roof void

was accessed via a first-floor loft hatch and had a ridge to floor height of approximately 0.25m. The space was not accessible due to its small sized and a water tank blocking access so was surveyed from a ladder only.

- 5.2.8** The roof was of 'cut and pitch' construction with a ridge beam and rafters and fiberglass insulation between timber joists (**Photograph 12**). There was a large old wasps nest attached to the loft hatch entrance and another one along the ridge (**Photograph 13**). The loft space was heavily cobwebbed and had no sign of bat activity.



Photograph 12. Roof void with fibreglass insulation covering the floor



Photograph 13. Roof void with fibreglass insulation covering the floor

- 5.2.9** The property had a large eave space that was accessed through a door in the first floor. The roof was of sloped construction, measuring approximately 1.5m at the tallest point. The roof was partially clad with timber panels along the southern most gable end to the front of the house end and bitumen roofing felt lined the rest of the roof. The roofing felt and timbers were intact throughout with no daylight visible. The floor was partially carpeted near the entrance (**Photograph 13**) with fiberglass insulation between joists and covering the walls (**Photograph 14**). The two main north-eastern facing gable end walls were of brickwork (southernmost gable) and blockwork (northernmost gable) construction, and the smaller gable in between was lined with timber that had daylight visible (**Photograph 15**), however these gaps were of limited extent was not considered to be suitable for use by bats. The south-west facing gable end walls were of blockwork construction and two small sized bat dropping were found on the wall on the northern elevation (**Photographs 16 & 17**).



Photograph 13. Carpeted entrance in eaves space



Photograph 14. Fiberglass insulation on the floor and walls



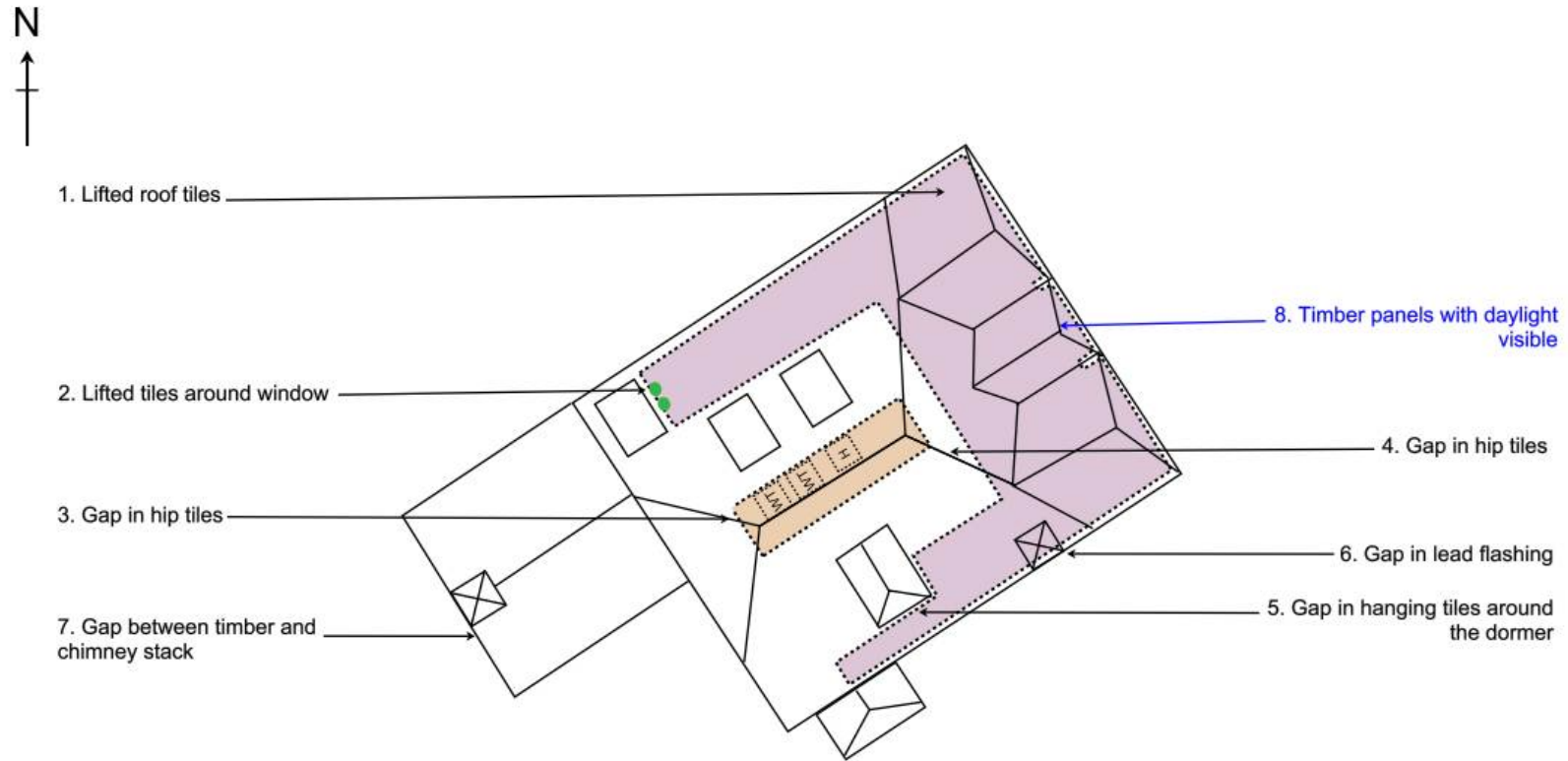
Photograph 15. Central gable lined with timber cladding with small amounts of visible daylight



Photograph 16. Bat droppings on blockwork gable end wall



Photograph 17. Bat dropping on blockwork gable end wall



● Small sized bat droppings

 Roof void
 Eaves Space
 H Loft hatch
 WT Water tank
 X Chimney
 n. External target note
 n. Internal target note

Drawn by:	Date	Scale:	Suncote, School Lane Barkham	
LH	Apr 2025	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Roost Suitability / Presence

- 6.1.1** The area surrounding the property included agricultural land, with scattered trees and patches of woodland which provide continuous habitat that could be used as a flight-path for any bat(s) roosting in the property connecting to high-quality foraging habitats, such as the nearby extensive areas of ancient semi-natural woodland to the west at including The Coombes approximately 559m to the north-east and Kidgem Copse 482m to the south-east. Furthermore, the search of granted bat mitigation licences identified five 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*), Natterer's bats (*Myotis nattereri*) and Serotine (*Eptesicus serotinus*) bats.
- 6.1.2** The roof void and eave space had limited space for internal flight and no bat droppings 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** Two small bat droppings typical of crevice dwelling bats were observed on the block work within the eave space, confirming the presence of a crevice dwelling bat species. Evidence of crevice roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation.
- 6.1.4** The property had several potential bat access points to the exterior, such as gaps behind hanging tiles, under lifted roof tiles and gaps under the hip tiles around the property. The features identified have 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*) bats.
- 6.1.5** Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are the most abundant and widespread bats in Great Britain. These species occur in almost any habitat type and are well adapted to the built environments; they are the species most regularly reported roosting in houses and churches (Mathews et al. 2018). Brandt's / whiskered bat (*Myotis brandtii* / *mystacinus*) are small *Myotis* species that are widespread and will roost in the same buildings as the much more abundant pipistrelle species (Mathews et al. 2018). Roosts supporting these species hold site to county level conservation importance subject to the roost type, i.e. non-breeding roosts

supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

- 6.1.6** Therefore, the property has been assigned moderate 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 development proposals include a two-storey rear extension to the house and alterations to the existing roof including the removal of the dormer window. 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 involve the direct opening of the roof and eave space. Furthermore, the proposals will directly impact the suitable roosting features associated with the hip tiles, roof tiles and dormer window of the house. The construction activities could therefore lead to direct/indirect disturbance, injury and/or death of bats if bats were found to be using these features.

Post Development

- 7.1.3** In the absence of mitigation and/or compensation, the development proposals could result in the permanent loss of a bat roost(s). The loss of a roost(s) has potential to significantly affect the local distribution or abundance of a bat species, subject to its conservation status.

7.2 Recommended Actions

- 7.2.1** The development proposals will unavoidably lead to adverse effects on a confirmed bat roost, and could affect other roosts, if present in the property. Therefore, further surveys are recommended to determine the status of bat roosts in the property (see **Appendix 3** for further survey rationale). The recommended survey approach and indicative mitigation proposals are detailed in **Section 8** below.

8 RECOMMENDATIONS

8.1 Further Surveys

- 8.1.1** A minimum of two dusk emergence survey visits should be undertaken of the house in the period of May to September, with at least two of the surveys between May and August; the survey visits should be spaced at least three weeks apart. These surveys enable the roost characterisation necessary to inform an impact assessment and mitigation strategy.
- 8.1.2** Once roost characterisation is complete, an impact assessment with reference to the mitigation hierarchy will be made. In cases where the adverse effects caused by the development proposals are unavoidable, an application for a European Protected Species (EPS) mitigation licence or the registration of the site under the Bat Mitigation Class Licence (BMCL) would be required to permit the work to proceed lawfully. An EPS mitigation licence or BMCL can be issued by Natural England if the three licensing tests (detailed in **Paragraph 3.3.1**) have been satisfied by the proposals.
- 8.1.3** To satisfy one of the licensing tests, it would be necessary to demonstrate that the 'favourable conservation status' of the bat species using the property is maintained during the construction phase and post development. A mitigation strategy setting out avoidance, mitigation, compensation and enhancement measures would be required to achieve this. Indicative and provisional measures are summarised in **Section 8.2** below.

8.2 Indicative Mitigation Strategy

- 8.2.1** If further surveys and the impact assessment have demonstrated that an EPS mitigation licence or BMCL (if applicable) is required to permit lawful development, the commencement of construction activities impacting the bat roosts would be timed to avoid the periods when bats are most susceptible to disturbance, i.e. winter hibernation period if there is a reasonable likelihood of hibernating bats (mid-November to mid-March) and peak breeding season (May to August) if a maternity colony is present.
- 8.2.2** Alternative roost sites would be made available to bats prior to and throughout the construction phase by installing at least one woodcrete bat box (suitable for the type of roost/species present) on a suitable mature tree or a pole mount. The bat box should be positioned at least 4 metres from the ground, away from artificial lighting and sheltered from strong wind while being exposed to sunshine (usually south, south east or south west facing).

- 8.2.3** Before the commencement of construction activities impacting the bat roost (i.e. the licensable works), a licensed ecologist or 'Registered Consultant' under the BMCL would provide a toolbox talk to all contractors working on site detailing how bats use buildings, legal protection, working methods (i.e. soft demolition/roof strip by hand), actual and potential roost sites, actions to be taken if a bat is found and personal safety procedures.
- 8.2.4** A soft demolition/roof strip approach to the works affecting the bat roosts would be adopted, i.e. careful removal of roof coverings by gloved hands and handheld tools under the direct supervision of a licensed ecologist or 'Registered Consultant'. In the event that a bat is found during the course of the works, the licensed ecologist or 'Registered Consultant' would capture the bat and transfer it directly to a woodcrete bat box installed in advance.
- 8.2.5** Replacement bat access points and roost sites may need to be created and/or reinstated at the property as part of an EPS mitigation licence or BMCL site registration. This compensation should aim for like-for-like roost sites with access points corresponding as closely as possible to the previous locations.
- 8.2.6** Where access is provided for bats, a bituminous roofing felt that does not contain polypropylene/polyethylene filaments (e.g. bitumen felt type 1F) or a non-bitumen coated 'breathable' membrane that has passed the snagging propensity test (e.g. TLX 'Bat Safe') should be used; other non-bitumen coated membranes are harmful to bats and must be avoided.

9 REFERENCES

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

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APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 1** 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 1. 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 2** below.

Table 2. 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.