

Outbuildings at 78 Barkham Ride
Finchampstead
Wokingham
Berkshire
RG40 4ET

Preliminary Roost Assessment

Report ref.: R2912_PRA_a

Report Quality Control Information	
Author	Jake Morgan (Qualifying member of CIEEM)
Reviewer	Conor Watson ACIEEM

April 2025



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 100 New Wokingham Road, Crowthorne, Berkshire RG45 6JP where you may look at a list of members' names.

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	10
5.1	Desk Study	10
5.2	Building Inspection.....	11
6	DISCUSSION	17
6.1	Assessment of Potential Roost Suitability.....	17
6.2	Impact Assessment and Recommendations	17
7	REFERENCES	19
	APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS	20
	APPENDIX 2 – DEFINITION OF BAT ROOST TYPES	21
	APPENDIX 3 – FURTHER SURVEY RATIONALE	22
	APPENDIX 4 – PLANNING DRAWINGS	23

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mr Mike Marlow to undertake a Preliminary Roost Assessment (PRA) for bats at four outbuildings and a garage at 78 Barkham Ride in Finchampstead, Berkshire. The survey was commissioned to accompany an outline planning application to be submitted to Wokingham Borough Council.
- 1.1.2** No evidence of roosting bats was found externally or internally during the building inspections. All of the outbuildings as well as the garage lacked sufficient space for internal flight and suitable conditions for supporting void-dwelling bats, such as the locally recorded brown long-eared bat (*Plecotus auritus*). Whilst a timber panel was lifted along the southern elevation of Outbuilding 2, and gaps were situated behind the uPVC fascia and within small slits across the garage, these features were closely inspected and confirmed to be of limited extent with no signs of use by bats. As such, the buildings lacked bat access points to potential crevice roost sites that would provide sufficient space, shelter, protection and conditions for opportunistic use by individual crevice-dwelling bats such as pipistrelle bats (*Pipistrellus* spp.) to exploit.
- 1.1.3** The buildings are all currently considered to be of negligible potential suitability for roosting bats. The development proposals are considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.
- 1.1.4** In the unlikely event that bats are encountered during the course of the proposed work, the work will stop immediately and a licensed ecologist will advise how works should proceed; this may require a EPSML to permit the work to continue lawfully.
- 1.1.5** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Mr Mike Marlow to undertake a Preliminary Roost Assessment (PRA) for bats at four outbuildings and a garage at 78 Barkham Ride in Finchampstead, Berkshire.

2.1.2 The survey was commissioned to accompany an outline planning application to be submitted to Wokingham Borough Council seeking consent for the construction of a new residential dwelling following the demolition of the outbuildings and garage (see planning drawings in **Appendix 4**).

2.2 Site Location and Context

2.2.1 The property, outbuildings and garage are located at the end of a private road extending southwest from Barkham Ride in Finchampstead, Berkshire (central OS Grid Reference: SU 79290 65443).

2.2.2 The building is in a suburban setting surrounded by residential properties. The setting includes private gardens, hedgerows and mature trees with deciduous woodland priority habitat (Section 41 NERC Act 2006 habitat of principle importance) situated approximately 230 metres to the southwest and 280 metres to the northwest. Further surroundings are primarily suburban with agricultural land, grazing pasture and Longmoor Lake to the west.

2.2.3 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 future proposed development activities.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

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

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

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

3.2 Planning Policy

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

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

3.3 Mitigation Licensing

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

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

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

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

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

4 SURVEY METHODOLOGY

4.1 Desk Study

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

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

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the outbuildings and garage was undertaken on the 25th March 2025 by Conor Watson registered under Natural England Bat Survey Class Licence CL18 (Registration no.: 2024-11877-CL18-BAT) and Jake Morgan (a qualifying member of CIEEM), in accordance with good practice guidance (Collins 2023). The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, ladder and PPE (facemask, gloves etc.). The inspection involved a systematic search of the exterior and interior of the structures during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

External Survey

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

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

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

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

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

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

Internal Survey

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

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

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

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

- the apex of the gable end or dividing walls;
- the top of chimney breasts;

- ridge and hip beams;
- mortise and tenon joints;
- behind purlins; and
- between tiles and roof lining.

Survey Limitations and Validity

- 4.2.9** There were no significant survey limitations because PRAs can be carried out at any time of year under any weather conditions and the building was fully accessible.
- 4.2.10** It should be noted that it is not always possible to inspect all potential roost sites during a survey, particularly for bat species which typically roost in hidden crevices. Therefore, an absence of bat evidence found during a survey does not necessarily equate to evidence of bat absence in a building.
- 4.2.11** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The connected private gardens and mature trees in the immediate suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat, also connecting to additional high-quality foraging habitats in the nearby area, such as the deciduous woodland priority habitat (Section 41 NERC Act 2006 habitat of principle importance) to the southwest and northwest.

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)
2015-9568-EPS-MIT	Common pipistrelle	06/05/2015 – 30/04/2020	Destruction of a resting place	150 SE
2015-9568-EPS-MIT- 1	Common pipistrelle	07/10/2016 – 01/04/2020	Destruction of a resting place	150 SE
2014-4890-EPS-MIT	Brown long-eared	23/03/2014 – 31/08/2015	Damage of a resting place	780 SE
2014-4890-EPS-MIT- 1	Brown long-eared	27/05/2015 – 31/12/2015	Destruction of a resting place	780 SE
2014-4890-EPS-MIT- 2	Brown long-eared	04/07/2015 – 31/12/2015	Destruction of a resting place	780 SE
2014-3970-EPS-MIT	Brown long-eared & common pipistrelle	29/10/2014 – 31/10/2019	Damage of a resting place	870 S
2014-3970-EPS-MIT- 1	Brown long-eared & common pipistrelle	29/06/2017 – 29/06/2022	Damage of a resting place	870 S
2015-7094-EPS-MIT	Brown long-eared & common pipistrelle	06/03/2015 – 31/03/2015	Destruction of a resting place	900 S
2015-18339-EPS-MIT	Common pipistrelle	01/02/2016 – 31/01/2021	Destruction of a resting place	1160 SW
2015-18339-EPS- MIT-1	Common pipistrelle	23/05/2016 – 31/01/2021	Destruction of a resting place	1160 SW
2014-3612-EPS-MIT	Soprano pipistrelle	24/10/2014 – 22/10/2019	Destruction of a resting place	1430 E
2019-39174-EPS-MIT	Brown long-eared, common pipistrelle & soprano pipistrelle	13/03/2019 – 13/03/2029	Damage of a resting place and breeding site	1590 SE
2016-24999-EPS-MIT	Common pipistrelle & soprano	12/09/2016 – 11/09/2026	Destruction of a resting place	1650 NW

	pipistrelle		and breeding site	
2016-24999-EPS-MIT-1	Common pipistrelle & soprano pipistrelle	16/02/2017 – 16/02/2027	Destruction of a resting place and breeding site	1650 NW
2015-7982-EPS-MIT	Brown long-eared	14/04/2015 – 14/04/2020	Destruction of a resting place	1680 E
2015-7687-EPS-AD2	Brown long-eared & common pipistrelle	25/08/2015 – 31/08/2020	Destruction of a resting place	1820 W
2019-44291-EPS-MIT	Common pipistrelle & soprano pipistrelle	17/03/2020 – 31/12/2020	Damage of a resting place	1920 SE
2014-4594-EPS-MIT	Brown long-eared & soprano pipistrelle	16/01/2015 – 31/01/2025	Destruction of a resting place and breeding site	1920 SE

5.2 Building Inspection

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

Outbuilding 1

5.2.2 The outbuilding was a rendered single-skin shed with a sloping roof covered by corrugated metal sheets where the grooves were blocked by spray foam (**Photographs 1 & 2**).



Photograph 1. Outbuilding 1.



Photograph 2. Gaps within grooves of corrugated sheets blocked by felt (Outbuilding 1).

5.2.3 Whilst a slight gap was situated above the door frame, the internal timbers were otherwise sealed to the foam and brickwork walls (**Photograph 3**).



Photograph 3. Timbers sealed to brickwork walls and foam (Outbuilding 1).

Outbuilding 2

- 5.2.4** The outbuilding was a pre-fabricated shed with single-skin timber panel walls and a pitched roof covered by bitumen felt (**Photograph 4**). The bitumen felt roof and rear gable was fully sealed to the internal wooden boards (**Photograph 5**).



Photograph 4. Outbuilding 2.



Photograph 5. Gable sealed to internal roof lining (Outbuilding 2).

- 5.2.5** A timber panel was slightly lifted on the rear elevation, but a close inspection with a high-powered torch confirmed the feature to be of limited extent (**Photograph 6**). Internally, the roof and walls were lined by timber boards and paper-back felt respectively, with both fully sealed throughout (**Photograph 7**).



Photograph 6. Gap of limited extent behind lifted timber cladding (Outbuilding 2).



Photograph 7. Wooden boarding and paper-back felt fully sealed to the timbers (Outbuilding 2).

Outbuilding 3

- 5.2.6** The outbuilding was a simple single skin timber panel shed with a flat wooden roof (**Photograph 8**). Internally, the plaster boarded walls and ceiling were fully sealed throughout (**Photograph 9**).



Photograph 8. Outbuilding 3.



Photograph 9. Plaster boarded walls and ceiling fully sealed (Outbuilding 3).

Outbuilding 4

- 5.2.7** The outbuilding was also a simple single-skin shed with timber panel walls and a pitched bitumen felt roof that was fully sealed (**Photograph 10**). Internally, the timber chipboard roof was partially covered by plaster boarding and the timber panel walls were sealed throughout (**Photograph 11**).



Photograph 10. Outbuilding 4.



Photograph 11. Timber panel walls and chipboard roof fully sealed (Outbuilding 4).

Garage and carport

- 5.2.8** The garage was attached to the southeast elevation of the house and had a flat roof covered by a fully sealed bitumen felt (**Photograph 12**).



Photograph 12. Garage & carport.

- 5.2.9** Whilst cobwebbed gaps were situated behind the uPVC fascia and within small weep holes across the rear elevation of the garage, these features were closely inspected with a high-powered torch and confirmed to be of limited extent (**Photographs 13 & 14**).



Photograph 13. Feature of limited extent behind lifted uPVC fascia (Front elevation of the garage).

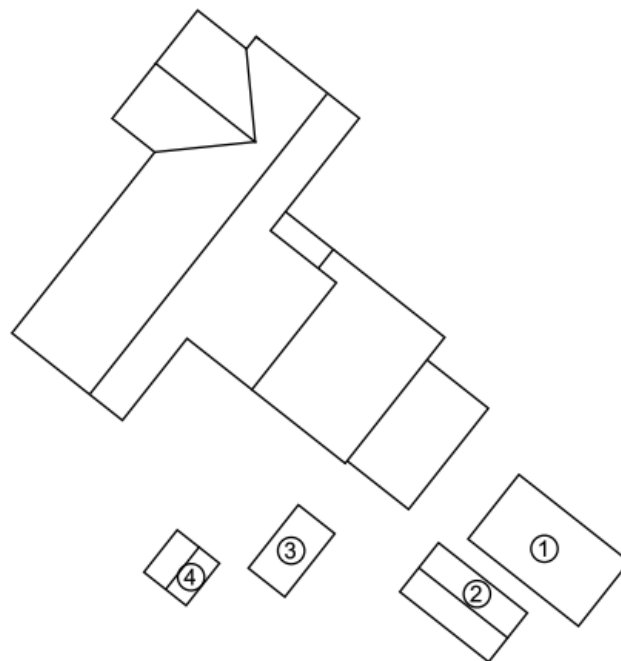


Photograph 14. Features of limited extent within slits filled with debris (Rear elevation of the garage).

5.2.10 Internally, the open-roof garage was used for storage and had a chipboard ceiling that was fully sealed to the brickwork walls (**Photograph 15**).



Photograph 15. Chipboard roof sealed to the internal brickwork walls (Garage).



④ Outbuilding Number

Drawn by:	Date	Scale:	Outbuildings and garage at 78 Barkham Ride, Finchampstead	
MT / JM	April 2025	Not to scale	Daylight Bat Survey Findings	

Figure 1. Building Inspection Plan.

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The linked private gardens with mature trees resemble continuous habitat that could be used as flight paths connecting to high-quality foraging habitats for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified multiple sites with three species known to be roosting within a 2km radius of the property, the closest being approximately 150 metres to the southeast: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). Four licenses within a 2km radius have been granted for breeding roosts with the closest granted for a residential site approximately 1590 metres northeast.

6.1.1 All of the outbuildings as well as the garage lacked sufficient space for internal flight and suitable conditions for supporting void-dwelling bats, such as the locally recorded brown long-eared bat (*Plecotus auritus*). Furthermore, no droppings were observed and so the presence of void-dwelling bats is considered highly unlikely. Furthermore, whilst a timber panel was lifted along the southern elevation of Outbuilding 2, and gaps were situated behind the uPVC fascia and within small slits across the garage, these features were closely inspected and confirmed to be of limited extent with no signs of use by bats. As such, the outbuildings and garage had no potential bat access points or gaps suitable for crevice dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*pipistrellus pygmaeus*) bats.

6.1.2 The outbuildings and garage have all been assigned negligible suitability for bats overall (see **Appendix 1** for potential suitability categories).

6.2 Impact Assessment and Recommendations

6.2.1 The survey findings demonstrate that the development proposals are considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.

6.2.2 In the unlikely event that bats are encountered during the proposed 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; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be

required to permit the work to recommence lawfully.

7 REFERENCES

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

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

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

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

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

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

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

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

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

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES

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

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

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

APPENDIX 3 – FURTHER SURVEY RATIONALE

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

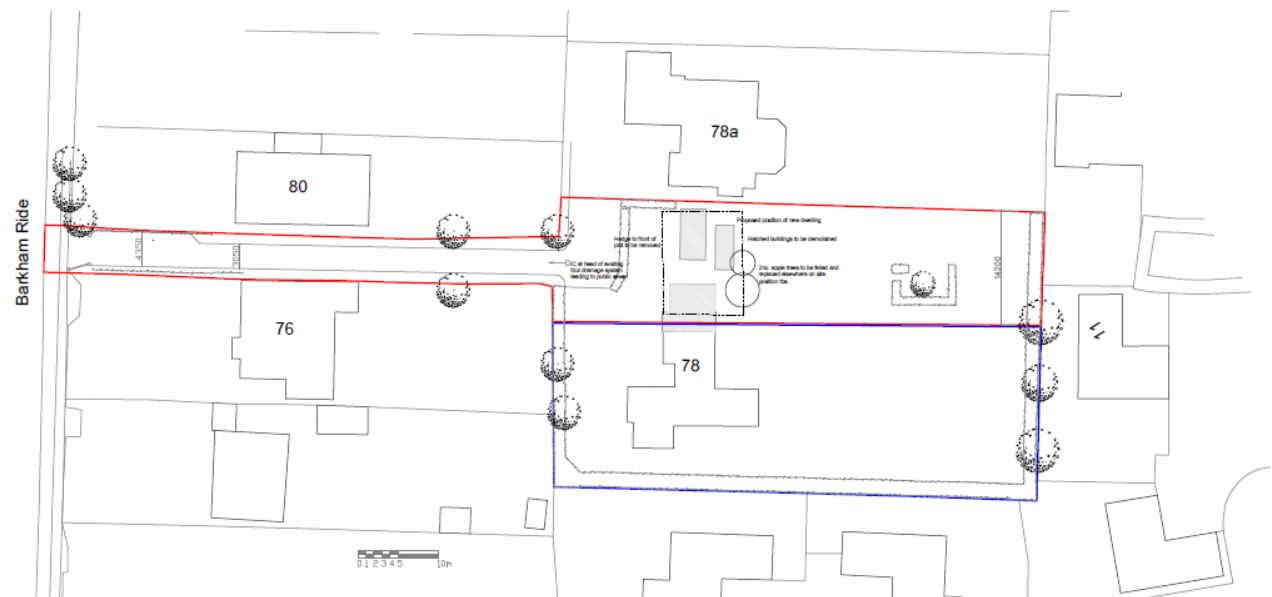
Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) detailed in **Table 3** below.

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

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

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

APPENDIX 4 – PLANNING DRAWINGS



SITE PLAN
SCALE 1:500 @ A3

Project:	Land adjacent to 78 Barkham Ride, Finchampstead. RG40 4ET	Scale:	1:500 @ A3
Drawing:	Site Plan	Date:	02.03.2025
		Drawing Number:	BR/003