

47 Marks Road
Wokingham
Berkshire
RG41 1NR

Preliminary Roost Assessment

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Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy was instructed by Mr Veitch to undertake a Preliminary Roost Assessment (PRA) at 47 Marks Road, Wokingham. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the erection of a two-storey side extension.
- 1.1.2** A detailed inspection of the exterior and interior of the house was undertaken on the 19th March 2025 by John Wenman MCIEEM.
- 1.1.3** The house lacked features suitable for roosting bats, and showed no evidence of their presence, and is therefore considered to be of negligible bat roost potential.
- 1.1.4** 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.
- 1.1.5** In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.
- 1.1.6** 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 Steve Veitch to undertake a Preliminary Roost Assessment (PRA) at 47 Marks Road in Wokingham, Berkshire.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the erection of a first floor side extension above the existing garage and associated alterations.

2.2 Site Location and Context

2.2.1 The property is a semi-detached house on the northern side of Marks Road in Wokingham, Berkshire (central OS grid reference: SU 80255 69657).

2.2.2 The property is in a suburban residential area surrounded by other residents with gardens attached.. The Emm Brook is 219m to the west and Holt Copse - ancient semi-natural woodland - is approximately 284m southeast. A railway line with wooded embankments is just over 300m south.

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 19th March 2025 by John Wenman MCIEEM (registered under Natural England Bat Survey Class Licence CL18 (Registration no.: CL18 2016-23859-CLS-CLS) 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, 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 property is set within a suburban area of Wokingham with the parkland and ancient woodland of Holt Copse within a few hundred metres to the south east, and the Emm Brook a few hundred metres to the north west. These nearby woodland and riparian habitats provide high-quality foraging opportunities for any bats roosting locally.

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 Issue	Licensable Works	Distance (m)
2016-24486-EPS-MIT	C-PIP	19/07/2016	Damage & destroy resting place	531
2015-11806-EPS-MIT	C-PIP	05/09/2015	Damage & destroy resting place	1338
2015-13607-EPS-MIT-1	C-PIP	01/12/2015	Destroy resting place	1457
2016-22176-EPS-MIT	BLE	01/04/2016	Destroy resting place	607
2020-48489-EPS-MIT	BLE C-PIP S-PIP	01/09/2020	Damage & destroy resting place	1092

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 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 semi-detached house of brick, cavity wall construction an attached single garage on the north western side and conservatory to the rear (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from north.



Photograph 2. Rear of property viewed from south.

- 5.2.3** The house's pitched roof was covered with tightly interlocking concrete pantiles, the ridge tiles were fully mortared and the lead flashing around the chimney was closely fitted to the roof (**Photographs 3 & 4**).



Photograph 3. Main roof (front elevation).



Photograph 4. Rear extension roof (rear elevation).

- 5.2.4** The verge mortar was intact at the north western gable end (**Target note 3; Photograph 5**). The soffits to the front and rear were formed of uPVC and these were complete and tightly fitted to the walls (**Target notes 1 & 2; Photograph 6**). The garage and rear single storey extension had a bitumen felt covered roof, which was tightly fitted. The timber board to the rear was slightly raised but the gap was of negligible extent and unsuitable for use by bats (**Target note 8; Photograph 7**). The felt above the front porch was tightly fitted (**Photograph 8**).



Photograph 5. Complete tile end mortar at north western side gable



Photograph 6. Tightly fitted uPVC soffits to the front and rear.



Photograph 7. Superficial gap behind fascia to the rear of the garage.



Photograph 8. Tightly fitted bitumen felt above the front porch and garage.

Internal Survey

- 5.2.5** The main roof void was accessible via a first-floor loft hatch and had a ridge to floor height of approximately 1.75m. The roof was of 'cut and pitch' construction with a ridge beam and rafters (**Photograph 9**). The central chimney was covered with cement and there were gaps between the chimney and felt (**Target note 6; Photograph 12**). The roof was lined with bitumen and hessian felt that was in good condition and tightly fitted. The ridge beam was lightly cobwebbed (**Photograph 11**). The floor was boarded and insulated with fibreglass beneath, while the eaves were mostly filled with blockwork and insulation but were open in places to the soffits.



Photograph 9. Main roof void.



Photograph 10. Cement covered chimney



Photograph 11. Lightly cobwebbed ridge and intact bitumen felt.



Photograph 12. Daylight in gap between felt and chimney

- 5.2.6** The north western gable wall was of blockwork construction and the party wall was of brickwork construction. There were gaps around the edges of the walls where they met the felt, and these were cobwebbed and showed no evidence of the presence of bats. No bats or evidence of bats was visible in the void during the survey.



Photograph 15. Gaps around the south east facing party wall.



Photograph 16. Gaps around margin in north west facing gable end

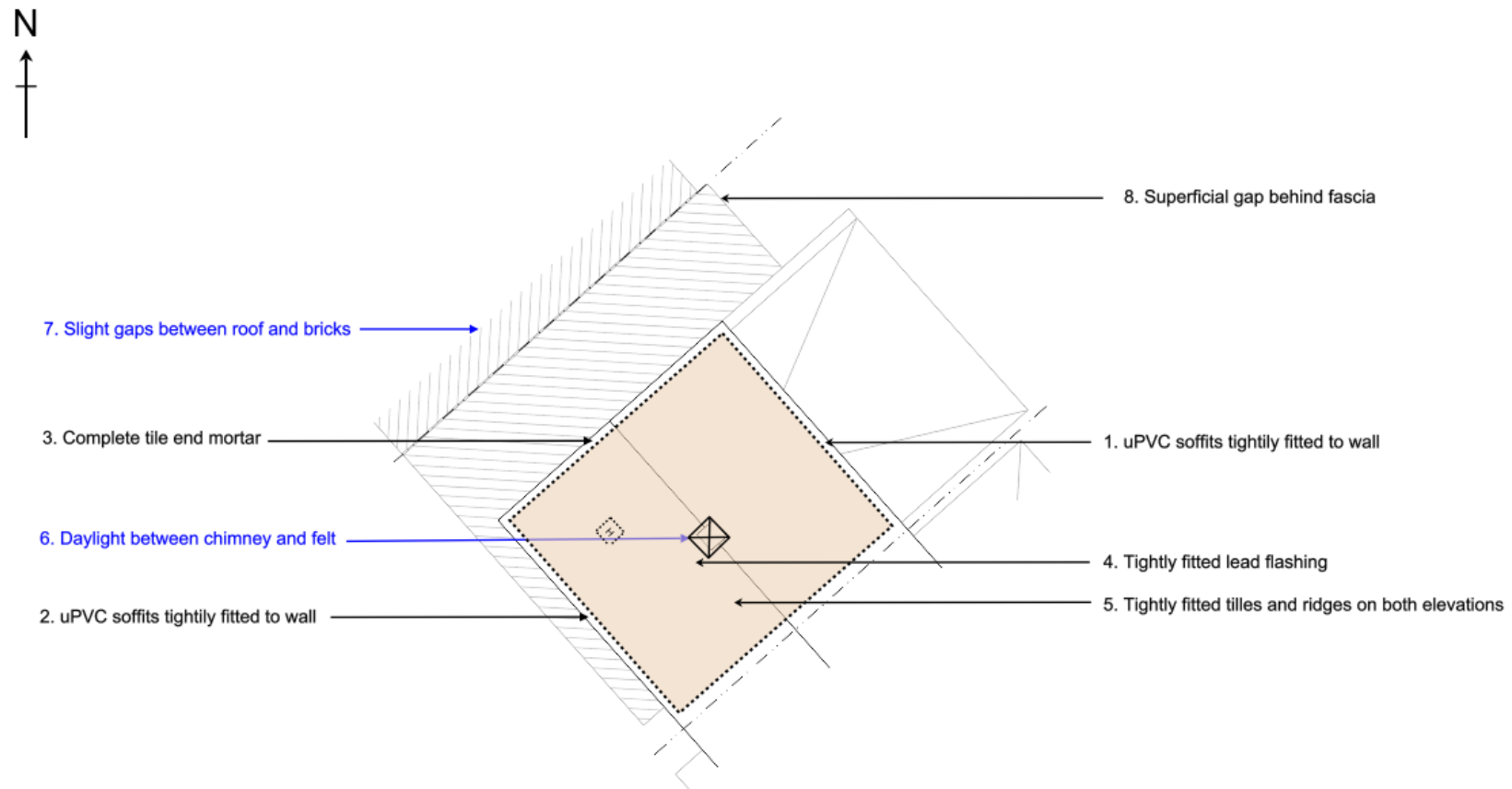
- 5.2.7** The interior of the garage was of used for storage and had an up and over metal door . The roof was lined with intact timber boarding, which was intact. There were slight gaps between the roof and wall on the north western side. No evidence of bats was visible in the garage.



Photograph 17. The interior of the garage.



Photograph 18. Gaps between blockwork and roof.



Roof void
 H Loft hatch

X

 Chimney
 n. External target note
 n. Internal target note

Drawn by:	Date	Scale:	47 Marks Road Wokingham	
JW	March 2025	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Roost Suitability / Presence

6.1.1 The property is in a suburban setting with areas of ancient woodland, parkland and riverine habitats within a few hundred metres. The nearby woodland and riparian habitats provide high-quality flight paths and foraging opportunities for bats roosting locally. Furthermore, five bat mitigation licences issued within 2km radius reveals that three species: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long eared (*Plecotus auritis*) are roosting nearby.

6.1.2 The roof void and garage showed no evidence of void-dwelling bats, such as brown long eared bat recorded locally, and no potential access points leading into the voids could be identified. Therefore, it is highly unlikely the property supports this species or other primarily void dwelling species.

6.1.3 The house and garage lacked crevice roosting features suitable for species such as common pipistrelle and soprano pipistrelle that have been recorded nearby. Therefore, the property is considered to be of negligible bat roost potential overall.

6.2 Impact Assessment and Recommendations

6.2.1 The development proposals seek consent for the erection of a two-storey side extension and alterations (see planning drawings in **Appendix 1**). 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.

6.2.2 In the unlikely event that bats are encountered during construction, the works must stop immediately, and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed; works should not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

7 REFERENCES

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

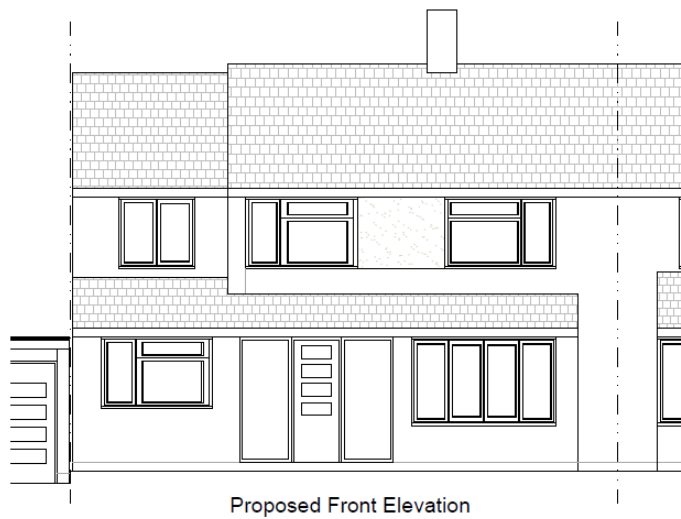
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Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM, Ampfield.

APPENDIX 1 – PLANNING DRAWINGS



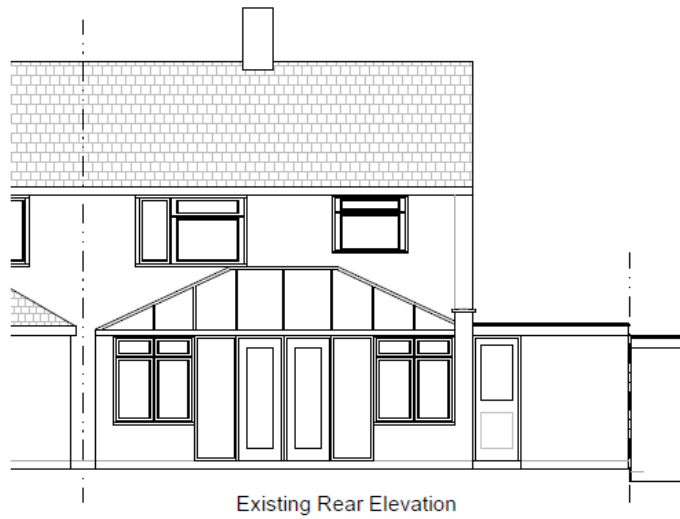
Mr S Veitch
47 Marks Road
Wokingham
RG41 1NR

Drawing : FE 1
Front Elevations

Scale 1:100 on A4



Agent: Yateley Drawing Service Ltd
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Mr S Veitch
47 Marks Road
Wokingham
RG41 1NR

Drawing : RE 2
Rear Elevations

Scale 1:100 on A4



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APPENDIX 2 – 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 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 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.