

**The Granary
Wick Hill Lane
Finchampstead
Wokingham
Berkshire
RG40 3SB**

Preliminary Roost Assessment

Report ref.: R3150_PRA_a

Report Quality Control Information	
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March 2026



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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Micheal Littler to undertake a Preliminary Roost Assessment (PRA) for bats at The Granary in Finchampstead, Berkshire. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two storey rear extension.
- 1.1.2** The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for the proposed development activities. A detailed inspection of the exterior and interior of the property was undertaken on the 23rd February by John Wenman MCIEEM and Vicky Potts MCIEEM both registered under Natural England Bat Survey Class Licence CL18, in accordance with good practice guidelines (Collins 2023).
- 1.1.3** Previous surveys undertaken by John Wenman Ecological Consultancy in 2014 and 2018 for the previous homeowner (planning application ref: F/2015/1295) found the Granary acted as an occasional day roost for common pipistrelle and brown long eared bats i.e. roosts of low conservation importance. Access points observed were gaps behind the timbers at the eaves of the western gable end. The roof was replaced in 2021 and the roost was lost as a result.
- 1.1.4** Externally the property currently has one potential roost feature considered to provide conditions suitable for use by small crevice-dwelling bat species, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). The feature was a gap between the uPVC soffit and brickwork at the eastern gable end. However, no evidence of roosting bats was found externally or internally during the building inspection. The absence of bat droppings inside the void spaces indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus spp.*), are unlikely to be present.
- 1.1.5** The development proposals to extend the house will not have an impact on any potential roost sites in its current condition. Therefore, no further survey is recommended to determine the presence or likely absence of a bat roost in the detached property. To reinstate roosting opportunities, one wall mounted bat box and one integrated bat box are recommended for the newly extended property.

- 1.1.6** 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 Micheal Littler to undertake a Preliminary Roost Assessment (PRA) for bats at The Granary in Finchampstead, Berkshire.
- 2.1.2** The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two storey rear extension.
- 2.1.3** A preliminary bat roost assessment of the house was undertaken in August 2014 for the previous homeowner (planning application ref: F/2015/1295) which found the house to contain features which could provide roosting opportunities suitable for bats that typically occupy crevice roosts i.e. gaps on the verges of the front elevation. In addition to the external features, ten old medium-sized bat droppings were found in the loft space of the house during the internal inspection. The droppings were of a size and shape deposited by the brown long-eared bat (*Plecotus auritus*). Further emergence and re-entry surveys were undertaken in August and September 2014, with low numbers of common pipistrelles (*Pipistrellus pipistrellus*) being observed emerging and re-entering from the western facing gable end. An updated emergence survey undertaken in 2018 observed no bats emerging from the property. The survey findings were consistent with the Granary acting as an occasional day roost for common pipistrelle and brown long eared bats i.e. roosts of low conservation importance.
- 2.1.4** Additional survey work undertaken in 2014, 2017 and 2018 of the Old Dairy building which is located on site to the west of the Granary, revealed that the Old Dairy acted as a day roost for small numbers of common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats and a maternity roost, day roost and feeding perch for brown long-eared (*Plecotus auritus*) bats. Works to convert the Old Dairy building was undertaken under a mitigation licence in 2019 (2019-39174-EPS-MIT) and all works have been completed with confirmed roosts identified in 2024 during monitoring surveys.

2.2 Site Location and Context

- 2.2.1** The house is situated on the outskirts of Finchampstead in Berkshire (Grid Reference: SU 80012 64089).

- 2.2.2** The house is located in a rural setting bordered by farmland to the west, north and south beyond Wick Hill Lane, and a residential property with associated gardens to the east. Small tracts of woodland are interspersed between residential properties. The nearest woodland is only 50 metres to the south east of the site linked to more extensive woodland at The Ridges and Simons Wood to the south east providing high quality foraging habitat for bats in the local vicinity.

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 23rd February by John Wenman MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2025-85948-CL18-BAT) and Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2025-85632-CL18-BAT), in accordance with good practice guidelines (Collins 2023). The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, ladder and PPE (facemask, gloves etc.). The inspection involved a systematic search of the exterior and interior of the structure during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

External Survey

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

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

4.2.3 It is important to note that the two most abundant and widespread bat species, common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*),

typically only require gaps measuring 15mm by 20mm to gain access to a roost inside a building.

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

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

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

Internal Survey

4.2.6 The internal survey comprised a systematic search for evidence of bats on the upper floors of the building (i.e. checking the exterior from windows) and inside the roof 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.

4.3 Survey Limitations and Validity

- 4.3.1** 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.
- 4.3.2** 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.
- 4.3.3** This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019b).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The garden in a rural setting offers suitable flight paths to foraging habitat in the wider area, such as the nearby woodlands to the south east of the site, for bats roosting locally that are adapted to rural settings.

5.1.2 Bat mitigation licences that have been granted inside a 2-kilometre radius of the property within the last ten years 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	Licensabl e Period	Licensable Works	Distance (m)
2019-39174-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	13/03/2019 - 13/03/2029	Damage to a resting place and breeding roost	4 W (On-site)
2019-44291-EPS-MIT	Common pipistrelle Soprano pipistrelle	17/03/2020 - 31/12/2020	Damage to a resting place	433 SE
2014-3970-EPS-MIT-1	Brown long-eared Common pipistrelle	29/06/2017 - 29/06/2022	Damage to a resting place	725 NW
2019-40646-EPS-MIT	Nathusius pipistrelle	22/05/2019 - 19/05/2024	Destruction to a resting place	1162 SW
2020-45340-EPS-MIT	Brown long-eared	25/03/2020 - 30/09/2025	Destruction to a resting place	1258 NE
2015-9568-EPS-MIT-1	Common pipistrelle	07/10/2016 - 01/04/2020	Destruction to a resting place	1464 NW
2018-37292-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	16/10/2018 - 10/10/2028	Destruction to a resting place and breeding roost	1565 NE

2015-18339-EPS-MIT	Common pipistrelle	01/02/2016 - 31/01/2021	Destruction to a resting place	1612 NW
2018-33861-EPS-MIT	Brown long-eared	14/03/2018 - 30/11/2018	Destruction to a resting place	1646 NE
2018-36978-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	06/10/2018 - 01/10/2023	Damage to a resting place and breeding roost	1652 SE
2020-48238-EPS-MIT	Brown long-eared Common pipistrelle	28/07/2020 - 30/07/2026	Damage and destruction to a resting place	1748 SE
2017-31789-EPS-MIT	Soprano pipistrelle	19/10/2017 - 31/10/2018	Destruction to a resting place	1860 NE

5.1.3 The client had no existing bat survey reports in their possession however John Wenman Ecological Consultancy undertook surveys for the previous homeowners at the Granary and the Old Dairy – the converted barn adjacent to the Granary. Planning was granted in 2015 for the for the proposed erection of a two storey rear extension and a single storey front extension to form porch to the Granary, plus changes to fenestration and conversion of existing chicken coop for use as car ports and cycle storage (F/2015/1295) but this was not undertaken. The works to the Old Dairy was covered under a mitigation licence as detailed in the table above. However, roof replacement at the Granary was not undertaken under a European Protected Species mitigation licence (EPSML) as recommended in the previous surveys which identified occasionally used brown long-eared and common pipistrelle day roosts in the house.

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 was a detached house of brick construction with a pitched roof and the roof was covered in flat slate roof tiles (**Photograph 1**) – re-roofed with skylights in 2021. A single storey extension had been removed from the rear of the house (**Photograph 2**).



Photograph 1. Front of property viewed from south.

Photograph 2. Rear of property viewed from north.

The house's roof was covered with flat overlapping slate tiles which were all in place and tight (**Photograph 3**). Six vents which were covered with a grill were present across the roof and three skylights were present on the front roof elevation (**Photograph 4**). The eaves were tightly sealed with uPVC soffits and the verges were tight to the fascia with a plastic trim (**Photographs 5 & 6**). A slight gap was visible at the eastern end between the uPVC soffit and brickwork wall (**Photograph 7; Target note 1**). Guttering was present at the base of the roof. There were no visible gaps suitable for access by bats and no evidence of bat activity was found on the exterior of the house during the survey.



Photograph 3. Tightly fitted roof tiles (Rear elevation).



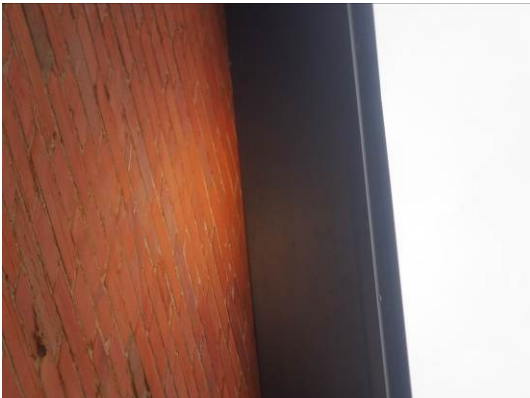
Photograph 4. Vents and skylights on the front roof elevation.



Photograph 5. Eaves tightly sealed with uPVC soffits.



Photograph 6. Verges tightly sealed with a plastic trim.



Photograph 7. Slight gap at eaves at the eastern end of the house.

Internal Survey

- 5.2.3** The roof void was accessible via a first floor loft hatch. The void had an approximate floor-to-ridge height of 2 m and was of 'cut and pitch' construction. The roof was lined with TLX Gold breathable roofing membrane with some patches of the older bitumen roof lining visible at the ridge which was heavily cobwebbed (**Photographs 8 & 9**). The roofing membrane was tightly fitted apart from around the ventilation pipes (**Photograph 10**).



Photograph 8. Lined roof of cut and pitch construction with gold TLX BRM.



Photograph 9. Heavily cobwebbed ridge and bitumen visible along the ridge in places.



Photograph 10. Gaps around the ventilation pipes in the roof void.

- 5.2.4** The floor was part-boarded centrally and filled with fibreglass insulation throughout. The eaves were filled with foil covered insulation boards (**Photograph 11**).



Photograph 11. Foiled covered insulation boards filling the eaves.

- 5.2.5** The gable ends were of brickwork construction with cobwebbed gaps present between the end rafter and the undersides of the roof tiles were visible, however no daylight was visible (**Photographs 12 & 13**).

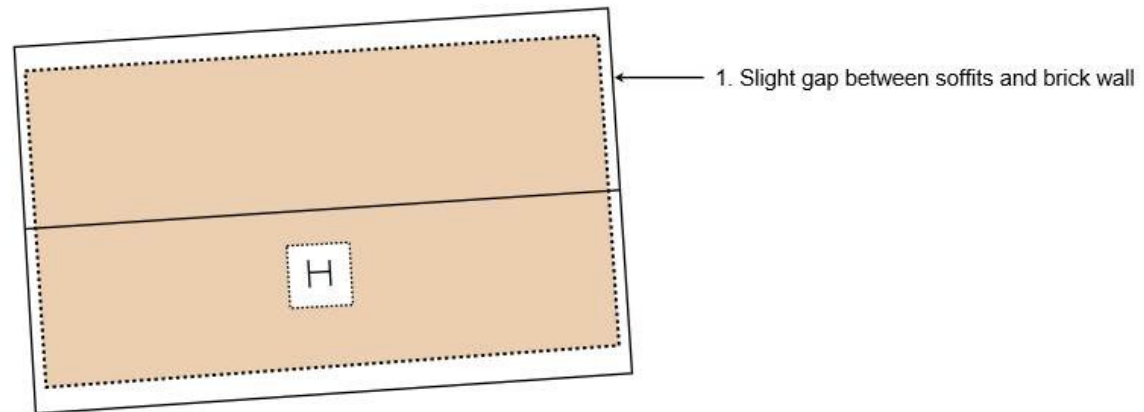


Photograph 12. Gable end of brickwork construction which was heavily cobwebbed.



Photograph 13. Gaps between end rafter and brickwork at gable end.

- 5.2.6** No evidence of roosting bats was identified during the internal inspection of the property.



 Roof space
  Loft hatch
 n. External target note

Drawn by:	Date	Scale:	The Granary Finchampstead	
VP	March 2026	Not to scale	Daylight Bat Survey Findings	

6 DISCUSSION

6.1 Assessment of Roost Suitability

- 6.1.1** The gardens of surrounding residential properties set within the rural environment offer suitable flight paths to foraging habitat nearby, such as nearby parcels of woodlands at The Ridges and Simons Wood, for bats roosting locally.
- 6.1.2** Although the roof void contained sufficient space for the internal flight exhibited by void-dwelling bats, such as the locally recorded brown long-eared (*P. auritus*), there was no evidence of presence (i.e. medium-sized bat droppings) during the internal inspection of the void which had been re-roofed in 2021. Therefore, it is considered highly unlikely that void-dwelling bats are present in the house.
- 6.1.3** The property provides limited crevice roost sites for opportunistic use by individual bats, such as the abundant common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). The roof was tightly lined with only one suitable access point at the eastern facing gable end, which potentially led to crevices suitable for use by bats. Therefore, the house has been assigned low potential suitability for roosting bats (see **Appendix 1** for potential suitability categories).

6.2 Impact Assessment

- 6.2.1** The proposals are for a two storey rear roof extension and the addition of a new porch to the front. The works will involve opening up of the existing slate roof and adding a hipped roof. As this area to be impacted is unsuitable for crevice dwelling bats, and no evidence was found for void dwelling bats, the development proposals are highly unlikely to have a negative effect on bats and their roosts and a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.
- 6.2.2** Previous surveys undertaken by John Wenman Ecology in 2014 and 2018 for the previous homeowner (planning application ref: F/2015/1295) found the Granary acted as an occasional day roost for common pipistrelle and brown long eared bats i.e. roosts of low conservation importance. Access points observed were gaps behind the timbers at the eaves of the western gable end. The roof was replaced in 2021 and the roof is currently offers low potential for crevice dwelling bats with one gap at the eastern facing gable end between the soffits and brick work. This eastern facing end was not previously used as an access or roosting location, and no evidence was found.

- 6.2.3** The roof works to date have resulted in the loss of a common pipistrelle roost identified during previous surveys and therefore there needs to be reinstatement of the roosts as part of the proposals (refer to recommendations in **6.3** below).

6.3 Recommendations

- 6.3.1** 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
- 6.3.2** The previous work to replace the roof has resulted in the loss of a common pipistrelle day roost identified during surveys in 2014, therefore to reinstate opportunities for roosting bats and enhance the house for wildlife, an integrated bat box (Vivara Pro Build-In Bat Tube) should be installed in the extension on the eastern side of the rear elevation and a wall mounted bat box should be attached to the existing western gable end wall to replicate the orientation of previously observed bat roosts as illustrated in **Figure 2** below.
- 6.3.3** 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.



Vivara Pro Build-In Bat Tube
 Beaumaris Woodstone® Wall Mounted Bat Box

Drawn by:	Date	Scale:	The Granary Finchampstead	
VP	March 2026	Not to scale	Figure 2 - New Integrated Bat Box Location Plan (side elevation)	

7 REFERENCES

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

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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. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.2 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.