

**2 The Crescent
Crazies Hill
Henley
Berkshire
RG10 8LW**

Preliminary Roost Assessment

Report ref.: R3126_PRA_a

Report Quality Control Information	
<i>Author</i>	<i>Jake Morgan (Qualifying member of CIEEM)</i>
<i>Reviewer</i>	<i>John Wenman MCIEEM</i>

February 2026



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: 1 Diesel House, Honey Hill, Wokingham RG40 3BL 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.....	10
6	DISCUSSION	15
6.1	Assessment of Roost Suitability / Presence.....	15
6.2	Assessment of Impacts and Recommendations	15
7	REFERENCES	17
	APPENDIX 1 – EXISTING AND PROPOSED PLANS	18
	APPENDIX 2 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS	19
	APPENDIX 3 – DEFINITION OF BAT ROOST TYPES	20
	APPENDIX 4 – FURTHER SURVEY RATIONALE	21

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy was instructed by Mr & Mrs Greenham to undertake a Preliminary Roost Assessment (PRA) for bats at 2 The Crescent in Crazies Hill, Berkshire. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey rear extension following the removal of the existing single-storey extension (see proposed plans in **Appendix 1**).
- 1.1.2** The nearby connecting private gardens and mature tree lines provide continuous habitat that could be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area such as woodland, tree lines and lakes for any bats roosting locally.
- 1.1.3** The small eaves spaces in the main roof were not of a suitable size and condition for void dwelling bats such as the brown long-eared (*Plecotus auritus*) and as no evidence of these species were observed, the presence of void-dwelling bats is considered highly unlikely. All external features observed may provide access to crevice roost sites for crevice-dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). Evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation. Overall, the property is considered to be of low potential suitability for bats (see **Appendix 1** for potential suitability categories).
- 1.1.4** The feature associated with the lifted roof tile on the existing single-storey extension was closely inspected with an endoscope and showed no signs of recent or historic use by roosting bats and to be of limited extent; all other potential roost features will be unaffected. As such, the development proposals are highly unlikely to impact any potential roost features and therefore it is considered highly unlikely the proposals will 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. A European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.
- 1.1.5** In the unlikely event that bats are encountered during the course of the 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.
- 1.1.6** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy was instructed by Mr and Mrs Greenham to undertake a Preliminary Roost Assessment (PRA) for bats at 2 The Crescent in Crazies Hill, 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 single-storey rear extension following the removal of the existing single-storey extension (see proposed plans in **Appendix 1**).

2.2 Site Location and Context

2.2.1 The property comprises a semi-detached residential house located on the western side of The Crescent in Crazies Hill, Berkshire (central OS grid reference: SU 80008 80985).

2.2.2 The house is situated within a semi-rural area with further houses and their respective gardens, which contain hedgerows and mature trees, along The Crescent. Fields with tree-line margins are situated less than 50 metres to the east with a small patch of woodland and open countryside approximately 60 metres to the west. Further fields are situated 110 metres to the south with extensive patches of woodland 520 metres to the east and 600 metres to the southeast. A lake is situated approximately 370 metres to the southwest.

2.2.3 Overall, the nearby habitats provide good 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; 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 6th January 2026 by John Wenman MCIEEM - registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2025-85948-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, 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. As snow limited visibility of the roof, an additional external survey was carried out by John Wenman on the 16th January 2026.

4.2.2 An endoscopic inspection was carried out for the features identified under lifted roof tiles on the verges of the existing single-storey extension, which offered low potential suitability for opportunistic use by individual crevice dwelling bats on January 16th 2026. This was undertaken using a ladder and Teslong NTS500 video endoscope to check the feature for suitability for bats and for any evidence of the presence of bats, i.e. bat droppings.

External Survey

4.2.3 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.

4.2.4 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.

4.2.5 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.

4.2.6 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.

4.2.7 Due to the limited impacts of the proposed works, which will only impact the single-storey garage and ground floor across the front elevation of the property, an internal survey for the second-storey roof void was not carried out as this will be retained and remain unaffected by the works.

Survey Limitations and Validity

4.2.8 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. A repeat inspection was completed because snow covered the roof during the visit on January 6th 2026 so there were no significant constraints.

4.2.9 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.

- 4.2.10** 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 nearby connecting private gardens and mature tree lines provide continuous habitat that could be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area such as woodland, tree lines and lakes, for any bats roosting locally.

5.1.2 There were no pre-existing bat survey reports held by the client or available for the property on the Wokingham Borough Council website.

5.2 Building Inspection

Overview

5.2.1 The findings from the external inspection and internal inspection of the property are described with photographs and are annotated in a plan, as follows:

External Survey

5.2.2 The property is of cavity wall construction with a rear dormer window and existing single-storey side extension (**Photograph 1**).



Photograph 1. Rear of property viewed from west.

5.2.3 The main roof was covered by curved clay tiles that were slightly lifted in places; the flat tiles of single-storey extension were raised in a couple of places close to the verges (**Photographs 2 & 3; Target notes 1 & 2**). These features along the extension were closely inspected with an endoscope with no signs of recent or historic use by roosting bats and shown to be of limited extent (**Photograph 4**). The ridge, verge and hip mortar was fully intact across all elevations (**Photograph 5**).



Photograph 2. Gaps under curved roof tiles (rear elevation).



Photograph 3. Lifted clay roof tile at verge of existing extension (north elevation).



Photograph 4. Endoscope check of lifted tiles at the existing extension.



Photograph 5. Ridge, hip and verge mortar fully intact (front elevation).

- 5.2.4** Whilst the lead flashing at the base of the north chimney and the hanging tiles across the north gable were sealed, the corner hanging tiles at the rear dormer were lifted slightly in places (**Photographs 6 & 7; Target note 3**). The uPVC soffit was sealed to the gable across all elevations (**Photograph 8**).



Photograph 6. Sealed lead flashing and hanging tiles (north elevation).



Photograph 7. Gaps behind hanging tiles along the corners of the rear dormer window (rear elevation).



Photograph 8. uPVC soffit sealed to brickwork walls (rear elevation).

Internal Survey

- 5.2.1** The roof of the property was mostly converted into a living space with accessible eaves spaces across the front and rear elevations. The spaces were visible via doors and had an approximate height of 0.25 metres. The front elevation was lined by paper-back felt that was torn in places with roof tiles visible whilst the rear eaves space was lined by a fully intact breathable roofing membrane (**Photographs 9 & 10; Target note 4**). The eaves were open and the internal timbers were sealed to the brickwork gables (**Photograph 11**).



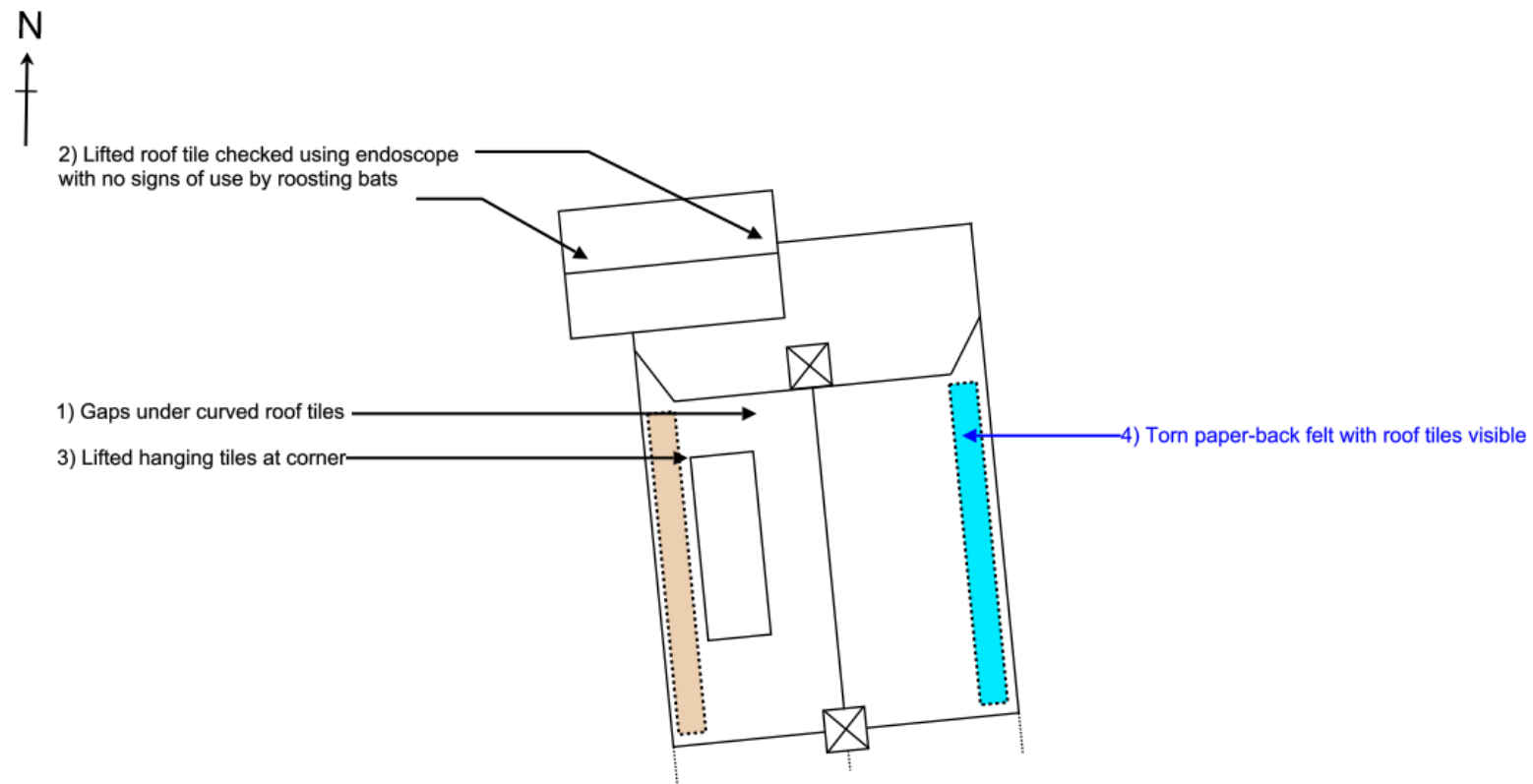
Photograph 9. Torn paper-back felt (Eaves Space 1).



Photograph 10. Fully intact breathable roofing membrane (Eaves Space 2).



Photograph 11. Timbers sealed to brickwork gable (Eaves Space 1).



 Eaves Space 1
 Eaves Space 2
 H Loft hatch
 X Chimney
 n. External target note
 n. Internal target note

Drawn by:	Date	Scale:	2 The Crescent, Crazies Hill	
TC / JM	February 2026	Not to scale	Preliminary Bat Roost Assessment Findings	

Figure 1. Preliminary Bat Roost Assessment findings.

6 DISCUSSION

6.1 Assessment of Roost Suitability / Presence

6.1.1 The nearby connecting private gardens and mature tree lines provide continuous habitat that could be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area such as woodland, tree lines and lakes for any bats roosting locally. The property had the following potential bat access points and crevice roosting opportunities;

- Gaps under curved roof tiles and lifted roof tiles across the main roof and existing extension (**Photographs 2 & 3; Target notes 1 & 2**);
- Gaps under lifted hanging tiles at the corners of the rear dormer window (**Photograph 7; Target note 3**); and
- Torn paper-back felt within Eave Space 1 with the clay roof tiles visible (**Photograph 9; Target note 4**).

6.1.2 The features associated with the lifted roof tiles on the existing single-storey inspection were closely inspected with an endoscope and showed no signs of recent or historic use by roosting bats (**Photograph 4**).

6.1.3 The eaves spaces lacked a ridge and were not of a suitable size and condition for void dwelling bats such as the brown long-eared (*Plecotus auritus*) and as no evidence of these species were observed, the presence of void-dwelling bats is considered highly unlikely. All external features observed may provide access to crevice roost sites for crevice-dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). Evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation.

6.1.4 Overall, the house is considered to be of low potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Impacts and Recommendations

6.2.1 The development proposals seek consent for a single-storey rear extension following the removal of the existing single-storey extension (see proposed plans in **Appendix 1**).

6.2.2 Whilst a potential crevice roosting features were identified under lifted roof tiles on the existing extension to be removed, close inspection of these with an endoscope confirmed there has been no historic or recent use of this feature by roosting bats, and

that they are of limited extent. All other external features are to be retained.

- 6.2.3** As such, 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.

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

APPENDIX 1 – EXISTING AND PROPOSED PLANS



APPENDIX 2 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

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

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

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

APPENDIX 3 – DEFINITION OF BAT ROOST TYPES

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

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

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

APPENDIX 4 – FURTHER SURVEY RATIONALE

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

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