

**1 Talbot Cottages  
Forest Road  
Wokingham  
RG40 5SG**

## **Preliminary Roost Assessment**

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| <i>Author</i>                             | <i>Conor Watson ACIEEM</i> |
| <i>Reviewer</i>                           | <i>John Wenman MCIEEM</i>  |

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

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Registered office: 100 New Wokingham Road, Crowthorne, Berkshire RG45 6JP where you may look at a list of members' names.

## CONTENTS PAGE

|          |                                                                              |           |
|----------|------------------------------------------------------------------------------|-----------|
| <b>1</b> | <b>EXECUTIVE SUMMARY .....</b>                                               | <b>3</b>  |
| <b>2</b> | <b>INTRODUCTION .....</b>                                                    | <b>4</b>  |
| 2.1      | Project Background.....                                                      | 4         |
| 2.2      | Site Location and Context.....                                               | 4         |
| 2.3      | Report Objectives .....                                                      | 4         |
| <b>3</b> | <b>LEGISLATIVE AND POLICY BACKGROUND .....</b>                               | <b>5</b>  |
| 3.1      | Relevant Legislation.....                                                    | 5         |
| 3.2      | Planning Policy .....                                                        | 5         |
| 3.3      | Mitigation Licensing .....                                                   | 6         |
| <b>4</b> | <b>SURVEY METHODOLOGY .....</b>                                              | <b>7</b>  |
| 4.1      | Desk Study .....                                                             | 7         |
| 4.2      | Building Inspection.....                                                     | 7         |
| <b>5</b> | <b>SURVEY RESULTS .....</b>                                                  | <b>10</b> |
| 5.1      | Desk Study .....                                                             | 10        |
| 5.2      | Building Inspection.....                                                     | 10        |
| <b>6</b> | <b>DISCUSSION .....</b>                                                      | <b>15</b> |
| 6.1      | Assessment of Roost Suitability.....                                         | 15        |
| <b>7</b> | <b>IMPACT ASSESSMENT .....</b>                                               | <b>17</b> |
| 7.1      | Potential Impacts of Development Proposals .....                             | 17        |
| 7.2      | Conclusion .....                                                             | 17        |
| <b>8</b> | <b>REFERENCES .....</b>                                                      | <b>18</b> |
|          | <b>APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS .....</b> | <b>19</b> |
|          | <b>APPENDIX 2 – DEFINITION OF BAT ROOST TYPES .....</b>                      | <b>20</b> |
|          | <b>APPENDIX 3 – FURTHER SURVEY RATIONALE .....</b>                           | <b>21</b> |

## **1 EXECUTIVE SUMMARY**

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mike Simpson to undertake a Preliminary Roost Assessment for bats (PRA) at 1 Talbot Cottages, Forest Road in Wokingham. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the demolition of the existing single-storey rear extension followed by the construction of a replacement single-storey 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 23<sup>rd</sup> October 2024 by John Wenman MCIEEM (Class Licence Registration CL18: 2016-23859-CLS-CLS), in accordance with good practice guidelines (Collins 2023).
- 1.1.3** A gap behind bituminous roofing felt on the single-storey rear extension was assessed as a low suitability potential roost site due to its location and scale, and a thorough inspection of the feature confirmed bat absence. But the house has numerous potential roosting opportunities for small crevice-dwelling bats, such as the locally recorded common pipistrelle and soprano pipistrelle, between uneven overlapping clay tiles and intact hessian-reinforced bituminous roofing felt beneath. These potential roost sites in the roof of the house are considered likely to have capacity to support regular use by individual or small groups of non-breeding bats. Therefore, the house has been assigned moderate potential suitability for bats.
- 1.1.4** The development proposals avoid the potential roost sites at the roof level and therefore will avoid potential adverse effects on bats and their roosts. Therefore, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully. 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.
- 1.1.5** 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 LLP was instructed by Mike Simpson to undertake a Preliminary Roost Assessment for bats (PRA) at 1 Talbot Cottages, Forest Road in Wokingham.

**2.1.2** The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for the demolition of the existing single-storey rear extension followed by the construction of a replacement single-storey extension.

### **2.2 Site Location and Context**

**2.2.1** The property is a semi-detached house on the southern side of Forest Road in Wokingham, Berkshire (central OS grid reference: SU 8290 7096).

**2.2.2** The property is one of a small group of residential properties on the southern side of Forest Road set within countryside between Wokingham and Bracknell. The surrounding countryside is characterised by farmland with established hedgerows and pockets of ancient semi-natural woodland (ASNW), such as Tippen's Wood ASNW which is just over 100m north of the property.

### **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 31<sup>st</sup> 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 23<sup>rd</sup> October 2024 by John Wenman MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no.: 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, 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.

*Survey Limitations and Validity*

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

## 5 SURVEY RESULTS

### 5.1 Desk Study

- 5.1.1** The surrounding farmland with established hedgerows and pockets of ancient semi-natural woodland (ASNW) resembles high-quality habitat with flight paths and foraging opportunities for bats roosting locally.
- 5.1.2** Bat mitigation licences that have been granted within the last 10 years inside a 2km radius of the application site are detailed in **Table 1** below.

*Table 1. Bat mitigation licences granted within a 2km radius (Source: MAGIC).*

| Case Reference of Granted Licence | Species on the Licence                                        | Licensable Period         | Licensable Works                                   | Distance (m) |
|-----------------------------------|---------------------------------------------------------------|---------------------------|----------------------------------------------------|--------------|
| 2015-8658-EPS-MIT                 | Brown long-eared<br>Common pipistrelle                        | 28/04/2015-<br>30/04/2020 | Destruction of<br>breeding site &<br>resting place | ~1775NW      |
| 2015-8658-EPS-MIT-1               | Brown long-eared<br>Common pipistrelle                        | 18/04/2019-<br>30/04/2029 | Destruction of<br>breeding site &<br>resting place | ~1775NW      |
| 2015-12004-EPS-MIT                | Brown long-eared<br>Common pipistrelle                        | 01/07/2015-<br>15/06/2020 | Unknown                                            | ~1880SE      |
| 2020-48489-EPS-MIT                | Brown long-eared<br>Common pipistrelle<br>Soprano pipistrelle | 01/09/2020-<br>31/12/2027 | Damage &<br>destruction of<br>resting place        | ~1940SW      |

- 5.1.3** There were no pre-existing bat survey reports available for the property 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 was a semi-detached house with brick walls and a hipped roof with a carriage way and rear gable end; single-storey extensions, including a conservatory, were present to the rear (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from north (Google Earth 09/2023).



Photograph 2. Rear of property viewed from south.

- 5.2.3** The roof was covered in overlapping clay tiles that were uneven, with a tile missing on the front elevation, giving rise to numerous potential ingress opportunities for crevice-dwelling bats (**Photograph 3; Target note 1**). The rear gable end featured tight uPVC barge boards and intact verge mortar with no potential bat access points (**Photograph 4**). The rear conservatory had a clear corrugated roof with tight uPVC fascias (**Photograph 5**). There was a hole at the corner of the conservatory roof that was considered unsuitable for use by roosting bats (**Photograph 6**).



Photograph 3. Uneven clay tiles (front elevation).



Photograph 4. Tight uPVC barge boards on rear gable end (rear elevation).



Photograph 5. Rear conservatory (rear elevation).



Photograph 6. Hole in conservatory roof (rear elevation).

- 5.2.4** The single-storey rear extension was of brick construction and had a bituminous flat roof that had been subject to temporary patch repairs. The bituminous roofing felt was lifted at the end of the extension and there was a slight gap behind the uPVC fascia on the eastern elevation; both gaps were of limited extent and of negligible value to roosting bats (Photograph 7). A gap behind roofing felt at the corner of the extension had low suitability for use by crevice-dwelling bats but a close inspection of the feature found no evidence of bat presence (Photograph 8; Target note 2).



Photograph 7. Lifted roofing felt bituminous on extension (rear elevation).



Photograph 8. Gap behind roofing felt at corner of extension (rear elevation).

- 5.2.5** No evidence of roosting bats was identified during the external inspection of the property.

#### *Internal Survey*

- 5.2.6** Two loft spaces were present in the roof and were separated by a brick internal wall (Roof voids 1 & 2); each roof void was accessible via a first floor loft hatch (Photographs 7 & 8).



Photograph 7. Roof void 1.

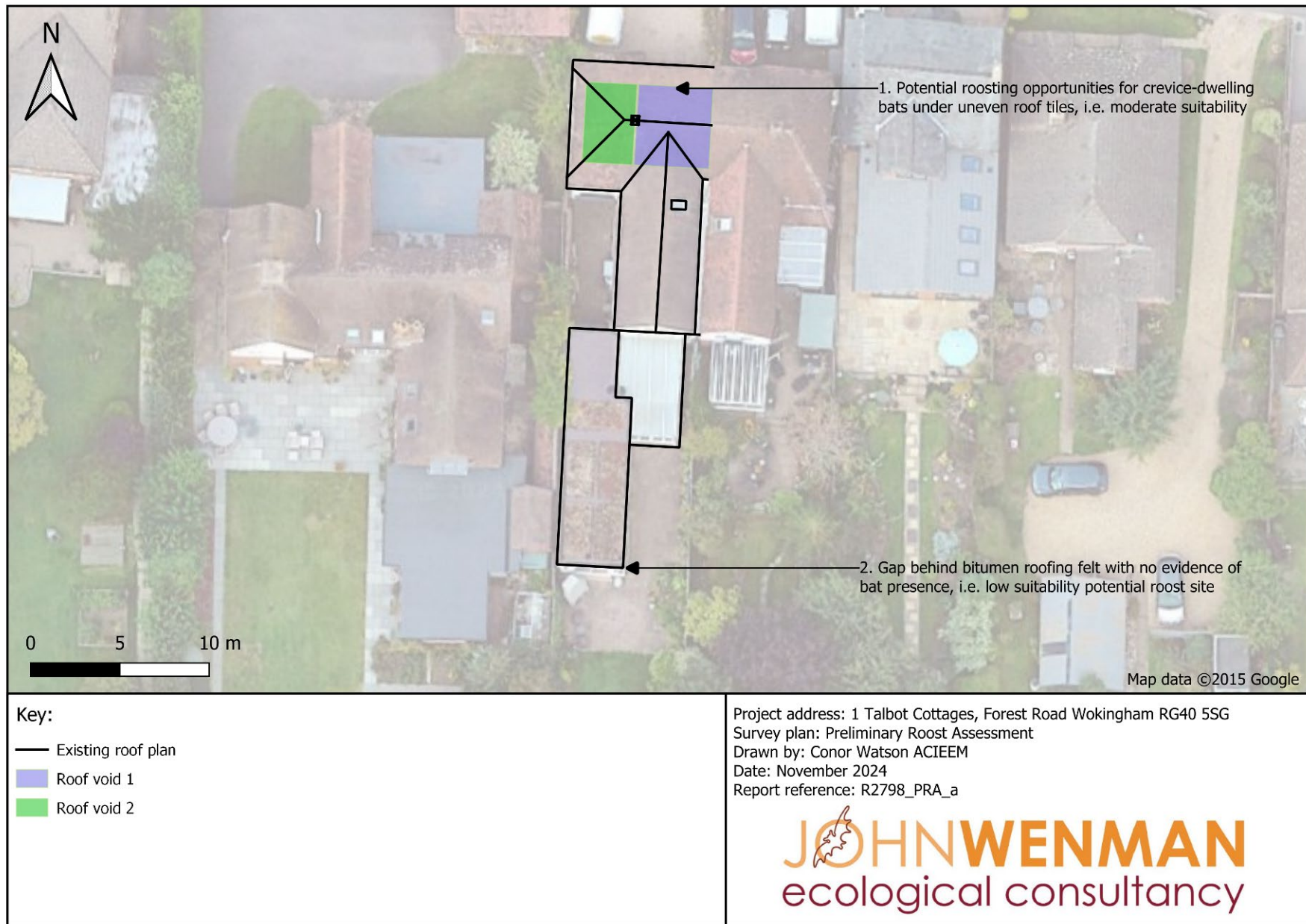


Photograph 8. Roof void 2.

- 5.2.7** The voids had an approximate floor-to-ridge height of 1.5m, were of 'cut and pitch' hipped construction and each had a covered water tank. The roof was lined with an

intact hessian-reinforced bituminous felt and the ridge was cobwebbed throughout, indicating a lack of recent void-dwelling bat activity. The floor was partially boarded and insulated with fibreglass throughout; the eaves were filled with vermiculite insulation in Roof void 1 and with fibreglass in Roof void 2.

**5.2.8** No evidence of roosting bats was identified during the internal inspection of the roof voids.



## 6 DISCUSSION

### 6.1 Assessment of Roost Suitability

- 6.1.1** The surrounding farmland with established hedgerows and pockets of ancient semi-natural woodland (ASNW) resembles high-quality habitat with flight paths and foraging opportunities for bats roosting locally. Furthermore, the search of bat mitigation licences identified at least one breeding site within a 2km radius of the property, and the following three species: brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*).
- 6.1.2** The roof voids were suboptimal spaces for the internal flight exhibited by void-dwelling bats, such as the locally recorded brown long-eared (*P. auritus*), and there was no evidence of presence (i.e. medium-sized bat droppings) during the internal inspection. Therefore, it is considered highly unlikely that void-dwelling bats are present in the house.
- 6.1.3** A gap behind bituminous roofing felt on the single-storey rear extension was assessed as a low suitability potential roost site due to its location and scale, and a thorough inspection of the feature confirmed bat absence. But the house also has numerous potential roosting opportunities for small crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*), between uneven overlapping clay tiles and intact hessian-reinforced bituminous roofing felt beneath. These potential roost sites in the roof of the house are considered likely to have capacity to support regular use by individual or small groups of non-breeding bats. The current evidence suggests that a maternity colony is unlikely to be present but it cannot be conclusively ruled out at this stage. Therefore, the house has been assigned moderate potential suitability for bats (see **Appendix 1** for potential suitability categories).
- 6.1.4** Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are the most abundant and widespread bats in Great Britain. These species occur in almost any habitat type and are well adapted to the built environments; they are the species most regularly reported roosting in houses and churches (Mathews *et al.* 2018). Brandt's / whiskered bat (*Myotis brandtii* / *mystacinus*) are small *Myotis* species that are widespread and will roost in the same buildings as the much more abundant pipistrelle species (Mathews *et al.* 2018). Roosts supporting these species hold site to county level conservation importance subject to the roost type (see **Appendix 3** for definitions

of roost types), i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

## **7 IMPACT ASSESSMENT**

### **7.1 Potential Impacts of Development Proposals**

#### *Overview*

- 7.1.1** The development proposals are for the demolition of the existing single-storey rear extension followed by the construction of a replacement single-storey extension. The impacts of the proposals, during construction and post development, have been assessed in accordance with the mitigation hierarchy as follows:

#### *Construction Phase*

- 7.1.2** The development proposals only affect the single-storey elements of the house and therefore will have no impact on any of the potential roost sites associated with the uneven clay tiles at the roof level. **Therefore, it is considered highly unlikely that the construction activities would result in the damage/destruction of a bat roost or lead to disturbing/harming bats.**

#### *Post Development*

- 7.1.3** The development proposals do not affect the uneven clay tiles at the roof level which will remain in the long-term and therefore will have no impact on any potential roost sites in the house. **As such, it is considered highly unlikely that the proposals will result in the permanent loss or damage of a bat roost.**

### **7.2 Conclusion**

- 7.2.1** **The development proposals avoid potential adverse effects on bats and their roosts.** Therefore, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.
- 7.2.2** 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.

## 8 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 (4<sup>th</sup> 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 (3<sup>rd</sup> 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 (4<sup>th</sup> 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 (4<sup>th</sup> 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.<br><br>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.