

36 Luckley Road
Wokingham
Berkshire
RG41 2EN

Preliminary Roost Assessment

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Report Quality Control Information	
Author	Lauren Hayward (Qualifying Member of CIEEM)
Reviewer	Meghan Porter-Smith (Qualifying Member of CIEEM)
Authoriser	Sarah Foot MCIEEM

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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
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.

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Nigel Hooper to undertake a Preliminary Roost Assessment for bats (PRA) at 36 Luckley Road in Wokingham. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey side extension and a single-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 within the property, 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 20th October 2025 by Meghan Porter-Smith – registered under Bat Licence CL17 (2023-11300-CL17-BAT) and Lauren Hayward – a qualifying member of CIEEM, in accordance with good practice guidelines (Collins 2023).
- 1.1.3** During the survey, approximately 20 medium-sized droppings, resembling those deposited by long-eared bat species (*Plecotus* spp.), were identified within the western side of the roof void. The loft space was heavily cobwebbed and lacked visible access points due to the presence of spray foam insulation, therefore these droppings were classified as being from a likely historic roost. Externally, there was cracked render on the porch roof, that upon close inspection was classified as a gap of limited extent. There was missing mortar beneath hip tiles on the eastern elevation of the house of low potential suitability for roosting bats that was closely inspected during a follow-up endoscope check from a cherry picker and showed no evidence of current or historic bat activity.
- 1.1.4** The development proposals will not impact on any potential roost sites and therefore are considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.
- 1.1.5** In the unlikely event that bats are encountered during the course of the demolition and construction 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 2019).

2 INTRODUCTION

2.1 Project Background

- 2.1.1** John Wenman Ecological Consultancy LLP was instructed by Nigel Hooper to undertake a Preliminary Roost Assessment for bats (PRA) at 36 Luckley 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 a two-storey side extension and a single-storey rear extension.

2.2 Site Location and Context

- 2.2.1** The property is a semi-detached house located towards the western end of Luckley Road in Wokingham, Berkshire (central OS grid reference: SU 80889 67309).
- 2.2.2** The site is in a sub-urban setting to the south-west of Wokingham town centre. The house is surrounded by similar properties and their associated mature gardens. A railway line runs approximately 120 metres to the east of the house and the Emm Brook, bordered by mature trees, is present approximately 540 metres to the north-east. The wider countryside is characterised by agriculture fields and parcels of woodland, including areas of ancient and semi-natural woodland; the closest parcel of ancient woodland being located approximately 705 metres to the north east of the property. The Viking Field, an area of open grassland and scattered trees, and adjacent recreational grounds are situated approximately 555 meters to the west of the house.
- 2.2.3** Overall, the nearby habitats provide suitable commuting and high quality foraging opportunities for bats adapted to roosting in suburban environments.

2.3 Report Objectives

- 2.3.1** The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for 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 20th October 2025 by Meghan Porter-Smith – a qualifying member of CIEEM and registered under Natural England Bat Survey Class Licence CL17 (Registration no.: CL17 2023-11300-CL17-BAT) and Lauren Hayward – a qualifying member of CIEEM 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.

4.2.2 An endoscopic survey was completed on the 4th November 2025 by John Wenman – registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2016-23859-CLS-CLS) and Lauren Hayward. The survey comprised an endoscopic inspection of the feature identified at the hip tiles on the eastern elevation (**Photographs 4; Target note 1**) which offered potential roosting features for opportunistic use by individual crevice dwelling bats. The survey was undertaken using a Teslong endoscope with a video camera, accessed from a cherry picker, to check the features 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.

Internal Survey

4.2.7 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.

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

4.2.9 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

4.2.10 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.

4.2.11 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.

4.2.12 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 connected private gardens in the leafy suburban setting and nearby railway boarded by mature trees provides continuous habitat that could be used as bat flight paths and foraging habitat, connecting to additional high-quality foraging habitats including parcels of woodland, riverine habitats such as Emm Brook, and open grassland, for any bats roosting locally.

5.1.2 Bat mitigation licences that have been granted within the last 10 years inside a 2 kilometre radius of the property are detailed in **Table 1** below.

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

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2018-34805-EPS-MIT	Common Pipistrelle Brown long-eared	31/05/2018 to 29/05/2023	Destruction of resting place	1153 NE
2016-22176-EPS-MIT	Brown long-eared	01/04/2016 to 31/03/2021	Destruction of resting place	1922 NW

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 (**Figure 1**), as follows:

External Survey

5.2.2 The property is a semi-detached brick house with a hipped roof, with a sloping roof on the front elevation above the entrance porch and bay window (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from south.



Photograph 2. Rear of property viewed from north.

5.2.3 The roof of the semi-detached house was covered with plain roof tiles that were flat and intact across all elevations of the house (**Photograph 3**). The hip and ridge tiles were tight across the roof, with a small gap in the hip mortar beneath two hip tiles on the eastern elevation (**Photograph 4; Target note 1**). This feature is of a size and type to offer potential roosting opportunities for crevice-dwelling bats, such as the locally recorded pipistrelles (*Pipistrellus* sp.). A close-up inspection was carried out with an endoscope camera and accessed from a cherry picker. The close up inspection showed there to be a suitable gap beneath the hip tiles that could be used by individual crevice-dwelling bats but did not extend into a significant crevice for use by multiple bats, however no evidence of use by bats was found and therefore bats were confirmed as absent (**Photograph 5**).



Photograph 3. Flat plain roof tiles and fully mortared hip (northern elevation).



Photograph 4. Small gap in mortar below hip tiles (eastern elevation).



Photograph 5. Close up inspection of hip tile (eastern elevation).

- 5.2.4** The lead flashing around the chimney was flush to the plain roof tiles (**Photograph 6**). The timber soffits and fascia's were intact and sat on top of the brick wall plate of the house (**Photograph 7**).



Photograph 6. Lead flashing around chimney flush to plain roof tiles (northern elevation).



Photograph 7. Tight timber soffits and fascia's (southern elevation).

- 5.2.5** The sloping roof of the front porch was covered in overlapping roof tiles that were slightly uneven but offering no roosting opportunities for bats and the lead flashing along the top of the sloping roof was flush to the brickwork (**Photograph 8**). The verge was fully mortared, and the half gable was rendered with pebble-dash that had a crack adjacent to the brickwork, however close inspection with a high-powered torch confirmed the feature to be heavily cobwebbed and of limited extent (**Photograph 9; Target Note 2**).



Photograph 8. Uneven overlapping roof tiles and flush lead flashing (northern elevation).



Photograph 9. Crack in render on front porch (eastern elevation)

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

Internal Survey

- 5.2.7** There was one roof void that covered the footprint of the property and was accessible via a first floor loft hatch. The void was of 'cut and pitch' construction with an approximate floor-to-ridge height of 2 m, the rafters were heavily cobwebbed throughout and the roof was

covered with spray foam insulation between the rafters, with no daylight visible throughout the roof void (**Photograph 10**).



Photograph 10. Roof void with roof covered by spray foam insulation.

- 5.2.8** The western end of the void featured a brickwork party wall and duel chimney, with a small gap between the brickwork and the timber rafters leading into the neighbouring roof void (**Photograph 11; Target note 3**). The eaves were filled with spray foam insulation throughout the void (**Photograph 12**). The floor of the roof void was partly boarded, with no insulation present and plastic sheeting covering the lathe and plaster between the joists (**Photograph 13**).



Photograph 11. Small gap between brickwork of party wall and timber rafters (roof void).



Photograph 12. Spray foam insulation filling eaves (roof void).

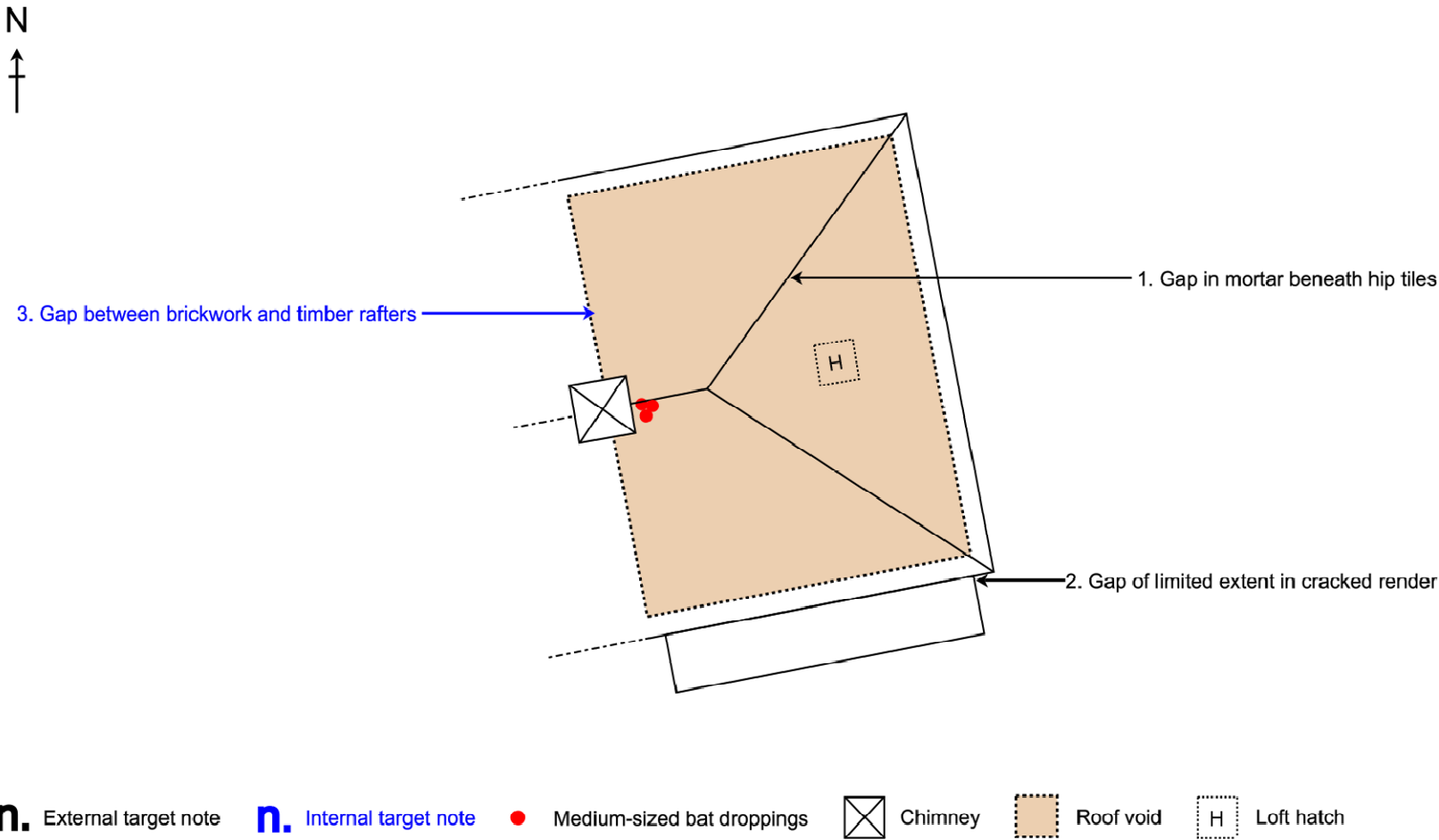


Photograph 13. Plastic sheeting on floor of roof void covering the joists (roof void).

- 5.2.9** A cluster of approximately 20 medium-sized bat droppings, resembling those typically deposited by long-eared species (*Plecotus* spp.), were observed on the plastic sheeting and below the boarding, in front of the brickwork party wall (**Photograph 14**). Due to the intact spray foam insulation lining the roof, which creates no crevices and restricts access points for bats into the roof void and the lack of further evidence observed on the boarding present within the void, it is considered that the droppings are from a roost that is likely historic.



Photograph 14. Small cluster of medium-sized bat droppings (roof void).



Drawn by:	Date	Scale:	36 Luckley Road Wokingham	
LH	November 2025	Not to scale	Preliminary Bat Roost Assessment Findings	

Figure 1. Plan of the preliminary bat roost assessment findings.

6 DISCUSSION

6.1 Assessment of Roost Suitability

- 6.1.1** The nearby agricultural fields, railway boarded by mature trees and woodland parcels to the east and south of the house, in addition to open grassland and scattered trees within Viking Field to the west of the house and the Emm Brook running to the north-east of the house, resemble high-quality habitat with flight paths and foraging opportunities for bats roosting locally. Furthermore, the search of granted bat mitigation licences identified three species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared (*Plecotus auritus*).
- 6.1.2** The house had the following suitable/potential bat access points and roost features:
- Gap in hip mortar on eastern elevation (**Photograph 4; Target note 1**);
 - Gap of limited extent in cracked render on the eastern elevation of the front porch (**Photograph 9; Target note 2**) and;
 - Small gap over the brickwork party wall and timber rafters within loft void (**Photograph 11; Target note 3**).
- 6.1.3** The feature associated with the missing hip mortar creating a gap beneath a hip tile on the eastern elevation was inspected with an endoscope during a follow-up visit from a cherry picker, which showed the gap to be of limited extent and was able to be fully inspected and showed no signs of recent or historic use by roosting bats (**Photograph 5**).
- 6.1.4** Internally, approximately 20 medium-sized bat droppings were observed during the internal inspection, however the roof void was heavily cobwebbed with no visible access points due to the spray foam for void-dwelling bats, such as brown long-eared (*P. auritus*). Therefore, these droppings were confirmed historic and the roof void was considered to not be in active use by bats.
- 6.1.5** Due to the scale of the potential roost site, in conjunction with the high-quality surrounding habitat, it is considered to have potential to support occasional use by individual, non-breeding bats; therefore, the house has been assigned low potential suitability for roosting 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 two-storey side extension and a single-storey rear extension. Following the close up endoscope check that confirmed the individual feature beneath the hip tiles located on the eastern elevation of the house that will be removed during the work, had no evidence of current or historic use by crevice-dwelling bats, 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 in the property's current condition. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.
- 6.2.2** In the unlikely event that bats are encountered during the course of the demolition and construction 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.

7 REFERENCES

CIEEM (2019b). *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 – 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.