

**6 Hampshire Way
Wokingham
Berkshire
RG41 3AX**

Preliminary Roost Assessment

Report ref.: R3111_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy was instructed by Warren Dixon to undertake a Preliminary Roost Assessment (PRA) for bats at 6 Hampshire Way in Wokingham, Berkshire. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a garage conversion and front porch extension.
- 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 mixed priority woodland to the north, west and southwest, for any bats roosting locally.
- 1.1.1** The single storey void and garage were of a suitable size and condition for void dwelling bats, such as the locally recorded brown long-eared (*Plecotus auritus*), however, no evidence was observed and therefore the presence of void-dwelling bats is considered highly unlikely. External features considered suitable for use by typically crevice-dwelling bat species were limited to crumbling mortar at the apex of the eastern gable, and missing end caps and lifted lead flashing across the northern bay window. Whilst an open gap was observed at the north-western corner of the garage, this feature was mostly obstructed by the guttering with no evidence of use by roosting bats. In addition, the feature under a slightly lifted roof tile on the front elevation was closely inspected and confirmed to be of limited extent with no signs of use by roosting bats. The property is considered to be of low potential suitability for bats (see **Appendix 1** for potential suitability categories).
- 1.1.2** As the development proposals will not impact any potential roost features 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. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.
- 1.1.3** 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.
- 1.1.4** 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 Warren Dixon to undertake a Preliminary Roost Assessment (PRA) for bats at 6 Hampshire Way in Wokingham, Berkshire.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a part garage conversion and front porch extension (see proposed plans in **Appendix 1**).

2.2 Site Location and Context

2.2.1 The property includes a detached residential dwelling with an attached garage, located on the eastern side of Hampshire Way in Wokingham, Berkshire (central OS grid reference: SU 78992 68771).

2.2.2 The property is situated within a suburban area surrounded by residential houses and their respective gardens which contain hedgerows and mature trees. Recreational grounds are situated approximately 90 metres to the southeast and 110 metres to the west. Furthermore, a parcel of mixed priority woodland is situated approximately 180 metres to the north with Fox Hill Woodland approximately 260 metres to the southwest and 340 metres to the west. Further surroundings are primarily suburban to the north and east with further woodland and wood pasture to the south, and Bearwood Lakes to the west.

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;
- 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 12th January 2025 by Meghan Porter-Smith registered under Natural England Bat Survey Class Licence CL17 (Registration no. 2025-86253-CL17-BAT) and Jake Morgan registered under Natural England Bat Survey Class Licence CL17 (Registration no. 2025-85343-CL17-BAT), both qualifying members 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, and a ladder. The inspection involved a systematic search of the exterior and interior of the structure during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

External Survey

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

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

4.2.3 It is important to note that the two most abundant and widespread bat species, common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), typically only require gaps measuring 15mm by 20mm to gain access to a roost inside a

building.

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

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

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

4.2.6 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

4.2.7 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.

4.2.8 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.

4.2.9 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 mixed priority woodland to the north, west and southwest, for any bats roosting locally.

5.1.2 The following table lists the bat mitigation licences issued within the last 10 years within a 2km radius of the property.

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)
2015-13607-EPS-MIT-1	Common pipistrelle	01/12/2015 – 05/08/2020	Destruction of a resting place	1150 N
2016-22176-EPS-MIT	Brown long-eared	01/04/2016 – 31/03/2021	Destruction of a resting place	1160 E
2017-31502-EPS-MIT	Common pipistrelle	29/09/2017 – 30/04/2023	Destruction of a resting place	1190 SW
2015-11806-EPS-MIT	Common pipistrelle	05/09/2015 – 26/08/2017	Damage and destruction of a resting place	1640 E
2016-24486-EPS-MIT	Common pipistrelle	19/07/2016 – 18/07/2021	Damage and destruction of a resting place	1820 NE

5.1.3 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 garage and single-storey section of the property are described with photographs and are annotated in a plan, as follows:

External Survey

5.2.2 The property is of modern cavity wall construction with a pitched roof and existing single-storey pitched extension across the front elevation, including an attached garage (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from northwest.



Photograph 2. Rear of property viewed from southeast..

- 5.2.3** The pitched roofs were covered by interlocking concrete tiles that were mostly sealed other than a damaged tile at the northwest corner of the garage and a slightly lifted tile along the garage (**Photographs 3 & 4; Target notes 1 & 2**). These features were closely inspected with a high-powered torch and confirmed to be unsuitable for use by roosting bats, particularly at the corner where the access point was low down and mostly obstructed by the gutter.



Photograph 3. Damaged tile partially blocked by guttering (front elevation).



Photograph 4. Slightly lifted tile; gaps of limited extent (front elevation).

- 5.2.4** The ridge tiles and mortar were all intact across the main roof and garage roof, the verge mortar was mostly intact on the northern and western gable, the mortar was partially crumbling at the apex of the eastern gable (**Photographs 5 – 8; Target note 3**). The plastic end caps were occasionally missing at the ends of the roof tiles along the bay window (**Target note 4**).



Photograph 5. Sealed roof tiles and ridge tiles across the garage (eastern elevation).



Photograph 6. Sealed roof tiles and ridge tiles along the second-storey (southern elevation).



Photograph 7. Intact verge mortar along garage gable (northern elevation).



Photograph 8. Crumbling verge mortar at the apex of the eastern gable (eastern elevation).

5.2.5 The lead flashing was sealed to the roof tiles around the brickwork chimney. Slight gaps were situated behind the lead flashing above the bay window where a close inspection with a high-powered torch confirmed this feature to be slightly cobwebbed, but suitable for use by roosting bats (**Photographs 9 & 10; Target note 5**). The lead flashing between the main property and existing extension was fully sealed (**Photograph 11**).



Photograph 9. Lead flashing sealed to brickwork chimney (rear elevation).



Photograph 10. Gap behind lead flashing above bay window (north elevation).



Photograph 11. Lead flashing sealed to brickwork and roof tiles (eastern elevation).

- 5.2.6** The painted timber soffits and bargeboards were intact and tight to the brickwork walls of the house and attached garage across all elevations (**Photographs 12 & 13**).



Photograph 12. Painted timber soffit sealed to the property (rear elevation).



Photograph 13. Painted timber soffit tight to the single-storey extension (front elevation).

Internal Survey

- 5.2.7** There were two roof voids accessible from the ground floor, which covered the footprint of an area of living space and the double garage. The first void was accessible via a ground floor loft hatch, had an approximate floor-to-ridge height of 1 metre and was of trussed construction (**Photograph 14**).



Photograph 14. Void of trussed construction (Roof void 1).

- 5.2.8** The roof was lined with bitumen felt that was fully intact throughout and the ridge was cobwebbed (**Photograph 15**). The floor was covered by fibreglass insulation that did not fill the eaves, allowing access to the soffit (**Photograph 16**). Whilst the south blockwork internal wall was fully sealed to the timbers, slight gaps were situated along the edges of and at the corners of the north blockwork internal wall with direct access to the garage void (**Photograph 17 & 18; Target note 6**).



Photograph 15. Bitumen felt fully sealed (Roof void 1).



Photograph 16. Open eaves (Roof void 1).



Photograph 17. Timbers sealed to south blockwork internal wall (Roof void 1).



Photograph 18. Gaps at the corner of the north blockwork internal wall (Roof void 1).

- 5.2.9** The garage had a boarded void, accessible via an open hatch. The roof was covered by bitumen felt that was loose along the northern brickwork gable with an additional tear at the southeastern corner where daylight was visible (**Photographs 19 & 20; Target notes 7 & 8**). The ridge was heavily cobwebbed throughout. The boarding went up to the eaves, which were open allowing access to the soffits (**Photograph 21**). Slight gaps were situated along the edges of the northern brickwork gable (**Photograph 22; Target note 9**).



Photograph 19. Loose bitumen felt along the north brickwork gable (Garage void).



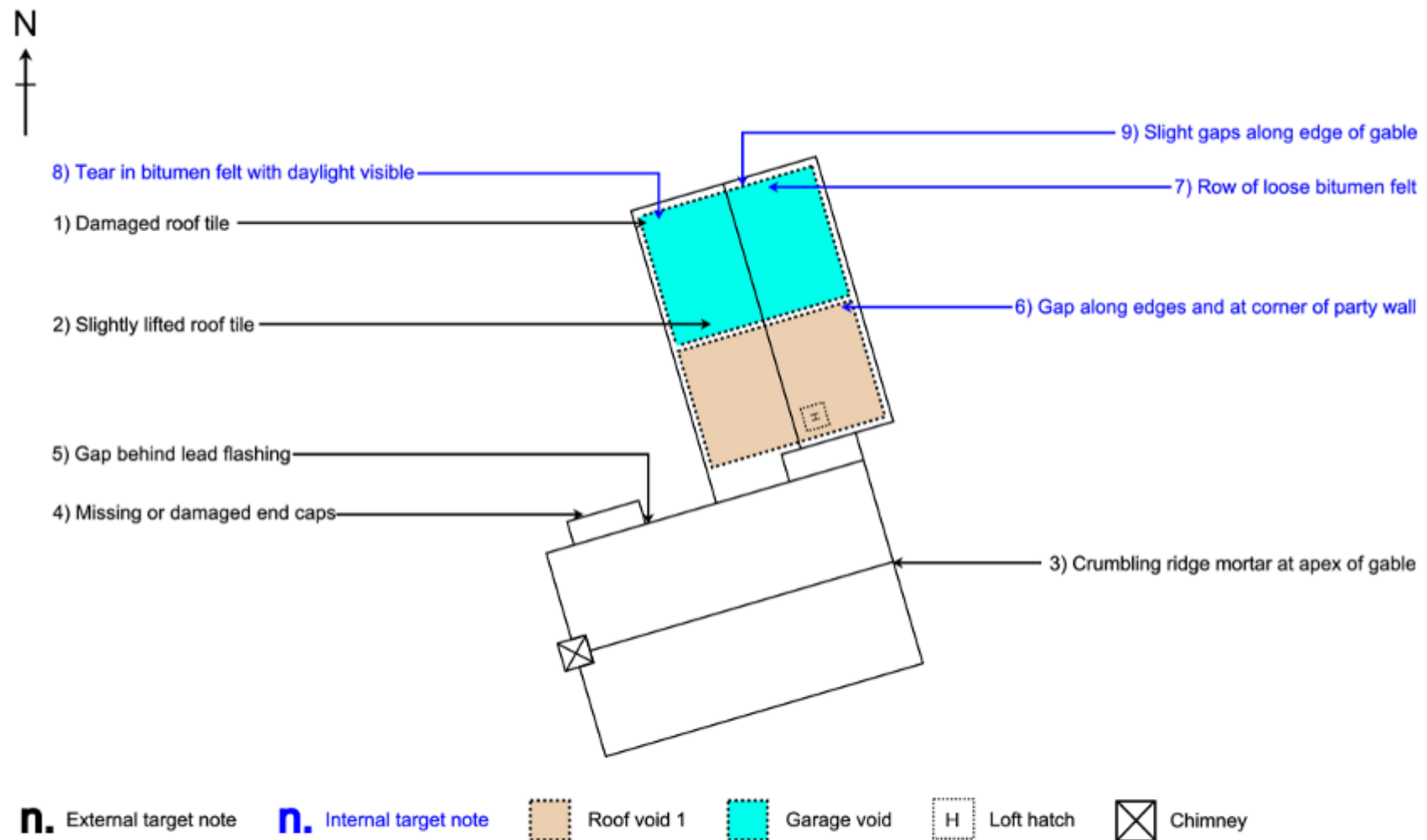
Photograph 20. Tear in bitumen felt at northwest corner (Garage void).



Photograph 21. Open eaves (Garage void).



Photograph 22. Gaps along the edges of the brickwork gable (Garage void).



Drawn by:	Date	Scale:	6 Hampshire Way, Wokingham	JOHN WENMAN ecological consultancy
JM	January 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 mixed priority woodland to the north, west and southwest, for any bats roosting locally. Furthermore, the search of granted bat mitigation identified two species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*) and brown long eared (*Plecotus auritus*).
- 6.1.2** The property and garage had the following potential bat access points and crevice roosting opportunities;
- Crumbling mortar at the apex of the eastern gable (**Photograph 8; Target note 3**);
 - Missing end caps across the bay window (**Target note 4**);
 - Gap behind the lead flashing at the corner of the bay window (**Photograph 10; Target note 5**);
 - Gaps along the edges of the internal walls and northern blockwork gable (**Photographs 18 & 22; Target notes 6 & 9**); and
 - Loose and torn sections of bitumen felt along the northern gable and northwestern corner of the garage (**Photographs 19 & 20; Target notes 7 & 8**).
- 6.1.3** Whilst an open gap was observed under a lifted roof tile at the northwestern corner of the garage, this feature was of low potential and mostly obstructed by the guttering with no evidence of use by roosting bats (**Photograph 3; Target note 1**). In addition, the slightly lifted roof tile on the front elevation was closely inspected and confirmed to be of limited extent with no signs of use by roosting bats (**Photograph 4; Target note 2**).
- 6.1.4** The roof void and garage void were of a suitable size and condition for void dwelling bats, such as the locally recorded brown long-eared (*Plecotus auritus*), however, as no evidence of these species were observed, the presence of void-dwelling bats is considered highly unlikely. The external features associated with the crumbling mortar at the apex of the east gable as well as the missing end caps and lifted lead flashing at the bay window may provide access to a crevice roost site 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.

- 6.1.5** 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 for a part garage conversion and front porch extension (see proposed plans in **Appendix 1**). Whilst potential crevice roosting features were identified at the apex of the eastern gable and across the bay window, these features won't be impacted by the proposals and will be retained long term.

- 6.2.2** 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.

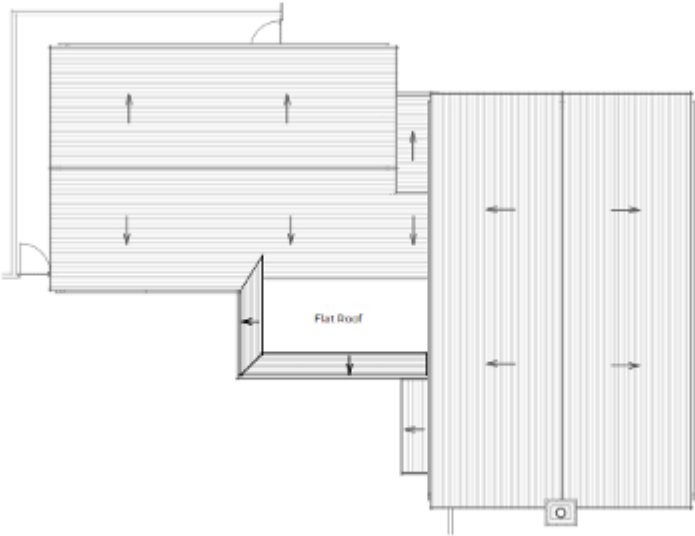
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Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2* CIEEM, Ampfield.

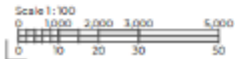
APPENDIX 1 – EXISTING AND PROPOSED PLANS







Proposed Roof Level Plan
General Arrangement | Scale 1 : 100



Michael Aubrey Barrow

STRUCTURE & ARCHITECTURE

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F. full schedules, specification notes and legends are located on drawings numbered '900' to '999'.

PROJECT ADDRESS

6 Hampshire Way, Wokingham.
RG41 3AX

PROJECT DESCRIPTION

Garage Conversion & Porch
Extension

CHECK'D

DRAWN

REV.

CB

OB

A

A

13.11.2025

APC

Final Issue

B

16.10.2025

OB

Planning Issue

P1

07.10.2025

OB

Preliminary Issue

REV.

DATE

BY

DESCRIPTION

STATUS

PLANNING

Drawing to support a planning application, intended for illustration purposes only, subject to statutory approval, and must not be used for construction.

CLIENT

Warren Dixon

TITLE

Plans - Roof Level - Proposed GA

SIZE

REFERENCE

241

A3

MAB-CS272-

241



Proposed 3D Illustration
3D Illustration | Scale

Michael Aubrey Barrow

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PROJECT ADDRESS

6 Hampshire Way, Wokingham.
RG41 3AX

PROJECT DESCRIPTION

Garage Conversion & Porch
Extension

CHECKED

CRAWN

P1

REV

CB

OB

REV

DATE

REV

DESCRIPTION

01

07.10.2025

OB

Preliminary Issue

STATUS

PRELIMINARY

Drawing is preliminary, intended for conceptual and design development purposes only and must not be used for construction.

CLIENT

Warren Dixon

TITLE

3D Views - Proposed GA

SIZE

REFERENCE

290

A3

MAB-C5272

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.