

32 Sutcliffe Avenue
Earley
Wokingham
Berkshire
RG6 7JN

Preliminary Roost Assessment

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Valentina Antoniuc to undertake a Preliminary Roost Assessment (PRA) for bats at 32 Sutcliffe Avenue in Earley, Berkshire. The aim of the PRA is to determine the actual or potential presence of bats in the property and whether further survey and/or mitigation would be required for future proposed development activities.
- 1.1.2** The suburban area surrounding the property included gardens with hedgerows, scattered trees, tree lines that provide continuous habitat that could be used as a flight-path connecting to high-quality foraging habitats for any bat(s) roosting in the property. One small-sized bat dropping resembling those typically deposited by crevice-dwelling species such as the pipistrelle bats (*Pipistrellus* spp.) was observed within the roof void of the property. The location of the dropping and observed features indicates that the bat access point is likely to be associated with the gap behind the uPVC fascia along the gable and internally via the gap at the apex of the gable. These features, in addition to uneven and lifted clay roof tiles and a lifted ridge tile also have potential to lead to further crevice roost sites. The property has been assigned moderate potential suitability for bats.
- 1.1.3** The development proposals will involve the direct opening of the void in which there is evidence of the presence of roosting bats. Furthermore, the proposals will directly impact the suitable roosting features associated with the lifted roof tiles and ridge tile. As such, the work would likely obstruct access to and result in the damage/destruction of bats roosts and may lead to direct/indirect disturbance, injury and/or death of bats, with the potential to significantly affect the local distribution or abundance of a bat species.
- 1.1.4** As future development proposals cannot be altered to avoid the potential adverse effects on bats in the property, further surveys are recommended to characterise the roost and establish the presence or absence of any other bat roosts in the property, to be able to assess fully the impact of the development proposals and inform the design of an appropriate mitigation strategy.
- 1.1.5** 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 Valentina Antoniuc to undertake a Preliminary Roost Assessment for bats (PRA) at 32 Sutcliffe Avenue in Earley, Berkshire.
- 2.1.2** The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey side extension, loft conversion with addition of a rear dormer, a single-storey rear extension and front porch extension – refer to proposed plans in Appendix 4.

2.2 Site Location and Context

- 2.2.1** The semi-detached property is located on the south side of Sutcliffe Avenue in Earley, Berkshire (central OS Grid Reference: SU 75729 71435).
- 2.2.2** The property is situated within a suburban area with further neighbouring properties and their associated gardens along Sutcliffe Avenue. A recreational ground with tree lines and scattered trees is situated less than 90 metres to the southeast as well as mixed priority woodland approximately 320 metres to the southwest at Maiden Erlegh Park, 500 metres to the northwest and 630 metres to the east. A lake is also present at Maiden Erlegh Park approximately 840 m southwest, In addition, a railway corridor is situated approximately 370 metres to the north as well as the River Loddon approximately 800 metres to the east, both of which likely to be used as a commuting route for bats within the local area.

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 future 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:

- OS maps and Google Earth – maps and satellite imagery were used to identify potential flight-paths and foraging habitats for bats;
- DEFRA Data Services Platform and MAGIC – maps were used to locate relevant designated sites, habitats and granted European Protected Species licences; and
- existing bat survey reports – any available reports were obtained from the client or relevant planning portal.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 7th January 2025 by Conor Watson ACIEEM registered under Natural England Bat Survey Class Licence CL18 (Registration no.: 2024-11877-CL18-BAT), and assistant ecologist Jake Morgan (a qualifying member of CIEEM) in accordance with good practice guidance (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 less than 12 months (CIEEM 2019).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 Neighbouring gardens along Sutcliffe Avenue contain hedgerows, scattered trees and tree lines that provide continuous habitat able to be used as flight-paths for any bat(s) roosting in the property connecting to high-quality foraging habitat in the near vicinity, such as the nearby parcels of mixed priority woodland and lake to the southwest, further patches of woodland to northwest and east, or the railway and River Loddon to the north and east respectively.

5.1.2 Bat mitigation licences that have been granted within the last 15 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)
EPSM2012-4390	Brown long-eared	10/05/2012 – 30/09/2015	Destruction of a resting place and breeding site	160 N
2014-441-EPS-MIT	Common pipistrelle & soprano pipistrelle	14/04/2014 – 30/09/2019	Damage and destruction of a resting place	1540 NW
EPSM2012-4478	Common pipistrelle & soprano pipistrelle	03/09/2012 – 30/09/2016	Destruction of a resting place	1810 W
2014-500-EPS-MIT	Common pipistrelle & soprano pipistrelle	29/04/2014 – 30/09/2016	N/A	1810 W

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 annotated in a plan, as follows:

External Survey

5.2.2 The semi-detached house had a pitched roof with pebbledash walls and an existing single-storey rear extension. The roof was covered by clay tiles that were occasionally lifted, particularly at the base of the chimney, along the verge and across the front elevation of the house (**Photographs 1 & 2; Target notes 1 & 2**).



Photograph 1. Uneven clay roof tiles at the base of the chimney (rear elevation).



Photograph 2. Uneven clay roof tiles (front elevation).

- 5.2.3** Whilst the verge mortar was fully intact along the gable end and the lead flashing was sealed to the roof tiles and brickwork chimney, a ridge tile was slightly lifted against the chimney (**Photographs 3, 4 & 5; Target note 3**).



Photograph 3. Verge mortar fully intact along the gable (west elevation).



Photograph 4. Lead flashing sealed to brickwork chimney and roof tiles (rear elevation).



Photograph 5. Raised ridge tile against the chimney (front elevation).

- 5.2.4** The uPVC soffit was fully sealed to the pebbledash walls of the property, however, a slight gap was situated behind the uPVC fascia along the gable (**Photographs 6 & 7; Target note 4**).



Photograph 6. uPVC soffit sealed to pebbledash wall (rear elevation).



Photograph 7. Gap between gable and uPVC fascia (west elevation).

- 5.2.5** The existing single-storey rear extension was covered by flat slate tiles which were fully

sealed across the roof and to the pebbledash wall (**Photograph 8**).



Photograph 8. Slate tiles fully sealed (rear elevation).

Internal Survey

- 5.2.6** The roof void of the property, which was of cut & pitch construction and accessible via a loft hatch, covered the footprint of the semi-detached building and had an approximate floor-to-ridge height of 2 metres (**Photograph 9**).



Photograph 9. Roof void.

- 5.2.7** The roof was lined by timber boarding behind polystyrene which was fully intact other than along the ridge which was unlined, heavily cobwebbed and had sections of expanding foam visible (**Photographs 10 & 11; Target note 5**).



Photograph 10. Timber boarding behind polystyrene.



Photograph 11. Unlined ridge with expanding foam visible.

- 5.2.8** The floor was boarded over polystyrene that did not block the eaves, allowing access to the uPVC soffit (**Photograph 12; Target note 6**). The chimney was embedded within the brickwork party wall at the eastern gable end with the gaps on the rear elevation filled by expanding foam, but the gaps on the front elevation opening directly into the neighbouring void (**Photograph 13; Target note 7**).



Photograph 12. Open eaves with access to the uPVC soffit.



Photograph 13. Open gap within brickwork party wall, allowing access to neighbouring void.

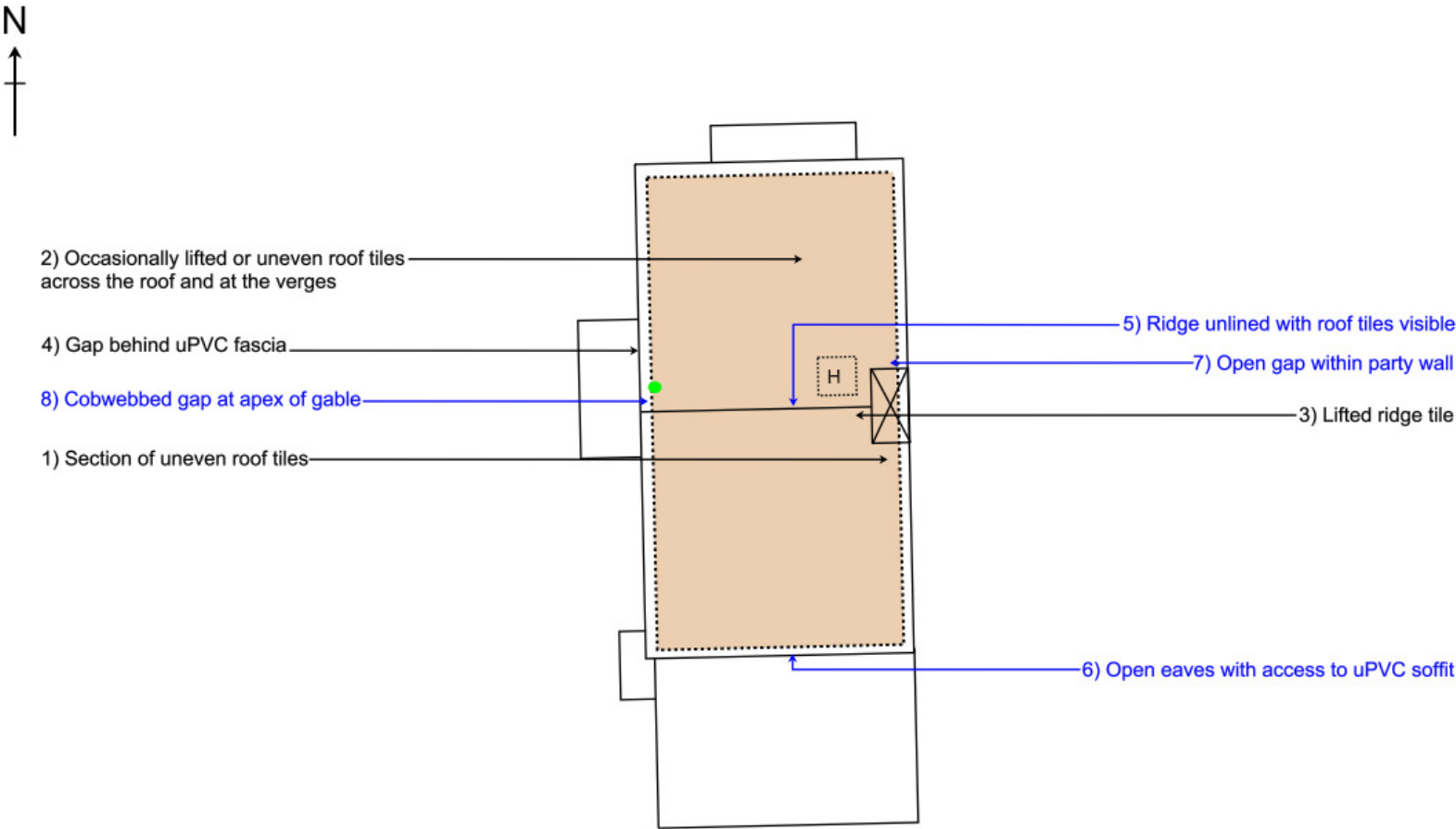
- 5.2.9** The edges of the brickwork (western facing) gable were mostly filled by expanding foam and polystyrene, however, a heavily cobwebbed gap was situated at the apex (Photograph 14; Target note 8). A single small-sized bat dropping was situated on the gable (Photograph 15).



Photograph 14. Heavily cobwebbed gap at the apex of the gable.



Photograph 15. Single small-sized bat dropping on the gable.



● Small-sized bat dropping

n. External target note **n.** Internal target note  Chimney  Roof void  Loft hatch

Drawn by:	Date:	Scale:	32 Sutcliffe Avenue, Earley	
JM	January 2025	Not to scale	Preliminary Roost Assessment Plan	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The suburban area surrounding the property included hedgerows, scattered trees and tree lines which provide continuous habitat that could be used as a flight-path for any bat(s) roosting in the property connecting to high-quality foraging habitats, such as the nearby parcels of mixed priority woodland and lake to the southwest, further patches of woodland to northwest and east, or the railway corridor and River Loddon to the north and east respectively. 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*) and brown long-eared bat (*Plecotus auritus*) with one *P. auritus* maternity colony situated approximately 160 metres to the north.

6.1.1 The semi-detached house had the following suitable/potential bat access points:

- Uneven and lifted clay roof tiles (**Photographs 1 & 2; Target notes 1 & 2**);
- A lifted ridge tile (**Photograph 5; Target note 3**);
- A gap behind the uPVC fascia along the pebbledash gable (**Photograph 7; Target note 4**);
- Unlined sections of the roof void with the ridge tiles visible (**Photograph 11; Target note 5**);
- Open eaves with access to the uPVC soffit (**Photograph 12; Target note 6**);
- Gaps within the internal party wall (**Photograph 13; Target note 7**); and
- Gaps at the apex of the brickwork gable (**Photograph 14; Target note 8**).

6.1.2 The gaps under the roof tiles and behind the uPVC fascia along the gable directly lead inside the roof void, which had sufficient space for internal flight and suitable conditions for supporting void-dwelling bats, such as the locally recorded brown long-eared bat (*Plecotus auritus*). However there was no evidence of activity by long-eared bats within the roof void and therefore the presence of void-dwelling bats is considered highly unlikely.

6.1.3 The features associated with the roof tiles, ridge tile and uPVC fascia offer potential crevice roost sites for small numbers of crevice-dwelling bats such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle

(*Pipistrellus pygmaeus*). Evidence of crevice roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation.

- 6.1.4** The property is considered to be of moderate potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Confirmed/Potential Roost Status

- 6.2.1** The observation of one small-sized dropping, resembling those typically deposited by pipistrelle bat species (*Pipistrellus* spp.), inside the roof void indicates that the property has likely been used by at least one individual pipistrelle bat, i.e. a confirmed bat roost. The location of the dropping and observed features indicates that the bat access point is likely to be associated with the gap behind the uPVC fascia along the gable end (**Photograph 7; Target note 4**).

- 6.2.2** The potential crevice roost sites in the property are considered to be suitable for use by typically crevice-dwelling bat species such as the abundant, widespread and locally recorded soprano pipistrelle (*P. pygmaeus*) & common pipistrelle (*P. pipistrellus*) and the rarer Brandt's / whiskered bats (*Myotis brandtii* / *mystacinus*). The presence of a maternity colony is highly unlikely given only one small dropping was observed and the scale and nature of the features observed.

- 6.2.3** 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, 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 include a two-storey side and single-storey rear extension with associated alterations to the existing roof, conversion of the roof void into a living space, and alterations to the existing front porch (refer to proposed plans in **Appendix 4**). The impacts of the proposals have been assessed in accordance with the mitigation hierarchy during construction and post development as follows:

Construction Phase

- 7.1.2** The development proposals will involve the direct opening of the void in which there is evidence of the presence of roosting bats. Furthermore, the proposals will directly impact the suitable roosting features associated with the roof tiles and ridge tile. The construction activities could therefore lead to direct/indirect disturbance, injury and/or death of bats if bats were found to be using these features.

Post Development

- 7.1.3** In the absence of mitigation and/or compensation, the development proposals could result in the permanent loss of a bat roost(s). The loss of a roost(s) has potential to significantly affect the local distribution or abundance of a bat species, subject to its conservation status.

7.2 Conclusions

- 7.2.1** The development proposals will unavoidably lead to adverse effects on a confirmed bat roost, and could affect other roosts, if present in the property. Therefore, further surveys are recommended to characterise the roost and determine the presence or likely absence of any other bat roosts in the property (see **Appendix 3** for further survey rationale). The recommended survey approach and indicative mitigation proposals are detailed in **Section 8** below.

8 RECOMMENDATIONS

8.1 Further Surveys

- 8.1.1** 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. The emergence surveys should be supplemented by updated loft inspections to check for bats. These surveys enable the roost characterisation necessary to inform an impact assessment and mitigation strategy.
- 8.1.2** Once roost characterisation is complete, an impact assessment with reference to the mitigation hierarchy will be made. In cases where the adverse effects caused by the development proposals are unavoidable, an application for a European Protected Species (EPS) mitigation licence or the registration of the site under the Bat Mitigation Class Licence (BMCL) would be required to permit the work to proceed lawfully. An EPS mitigation licence or BMCL can be issued by Natural England if the three licensing tests (detailed in **Paragraph 3.3.1**) have been satisfied by the proposals.
- 8.1.3** To satisfy one of the licensing tests, it would be necessary to demonstrate that the 'favourable conservation status' of the bat species using the property is maintained during the construction phase and post development. A mitigation strategy setting out avoidance, mitigation, compensation and enhancement measures would be required to achieve this. Indicative and provisional measures are summarised in **Section 8.2** below.

8.2 Indicative Mitigation Strategy

- 8.2.1** If further surveys and the impact assessment have demonstrated that an EPS mitigation licence or BMCL (if applicable) is required to permit lawful development, the commencement of construction activities impacting the bat roosts would be timed to avoid the periods when bats are most susceptible to disturbance, i.e. winter hibernation period if there is a reasonable likelihood of hibernating bats (mid-November to mid-March) and peak breeding season (May to August) if a maternity colony is present.
- 8.2.2** Alternative roost sites would be made available to bats prior to and throughout the construction phase by installing at least one woodcrete bat box (suitable for the type of roost/species present) on a suitable mature tree or a pole mount. The bat box should be positioned at least 4 metres from the ground, away from artificial lighting and sheltered from strong wind while being exposed to sunshine (usually south, south east

or south west facing).

- 8.2.3** Before the commencement of construction activities impacting the bat roost (i.e. the licensable works), a licensed ecologist or 'Registered Consultant' under the BMCL would provide a toolbox talk to all contractors working on site detailing how bats use buildings, legal protection, working methods (i.e. soft demolition/roof strip by hand), actual and potential roost sites, actions to be taken if a bat is found and personal safety procedures.
- 8.2.4** A soft demolition/roof strip approach to the works affecting the bat roosts would be adopted, i.e. careful removal of roof coverings by gloved hands and handheld tools under the direct supervision of a licensed ecologist or 'Registered Consultant'. In the event that a bat is found during the course of the works, the licensed ecologist or 'Registered Consultant' would capture the bat and transfer it directly to a woodcrete bat box installed in advance.
- 8.2.5** Replacement bat access points and roost sites may need to be created and/or reinstated into the property as part of an EPS mitigation licence or BMCL site registration. This compensation should aim for like-for-like roost sites with access points corresponding as closely as possible to the previous locations.
- 8.2.6** Where access is provided for bats, a bituminous roofing felt that does not contain polypropylene/polyethylene filaments (e.g. bitumen felt type 1F) or a non-bitumen coated 'breathable' membrane that has passed the snagging propensity test (e.g. TLX 'Bat Safe') should be used; other non-bitumen coated membranes are harmful to bats and must be avoided.

9 REFERENCES

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Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3rd edition)*. JNCC, Peterborough.

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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 1. 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 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.

APPENDIX 4 – EXISTING AND PROPOSED PLANS

