

Bat Roost Potential Report

Outbuilding

129 Victoria Road

Wargrave

RG10 8AB

NGR: SU 7904 1862



12th March 2026

Sylvatica Ecology Ltd

Company Registration Number: 07705793

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It is the duty of the landowner, developer and operations managers to act responsibly and to comply with current environmental legislation if protected species are suspected or found prior to, or during works.

The recommendations and information contained within this report are based on the information provided on the development works prior to the surveys being carried out. Should the development proposals change then the findings and recommendations contained within would potentially require revision.

The findings within this report do not constitute legal advice. Should this be required, then a suitably qualified professional practitioner should be contacted.

Approved by	Signed	Contact
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1.0 SUMMARY

- 1.1 This report presents the findings of a preliminary bat roost assessment undertaken on 2nd March 2026 at 129 Victoria Road, Wargrave, in connection with a planning application to convert and partially demolish and rebuild the rear outbuilding on the northern end of the main building. The survey was carried out by Richard Law BSc MRes CEnv MCIEEM FLS in accordance with the Bat Conservation Trust Good Practice Guidelines (4th Edition, 2023).
- 1.2 Survey conditions were recorded as cool at 9°C, with no precipitation, no wind, and no cloud cover, and were considered suitable for a bat roost potential assessment. The site comprises a small, roughly rectangular plot situated at a road junction within a suburban environment. The wider neighbourhood supports moderate to large broadleaved trees providing foraging and commuting habitat for bats.
- 1.3 Local records data identified three bat species within the surrounding area, comprising common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, and brown long-eared bat *Plecotus auritus*. Seven European Protected Species Mitigation licences, all relating to the destruction of bat resting places, were also identified within 2.0km of the site, further underlining the relevance of bats to residential development in this suburban context.
- 1.4 The outbuilding subject to the proposed works was assessed as presenting **negligible** potential for roosting bats. The structure is of modern brick construction with a pitched roof in good condition, modern guttering and fascia boards, and a whitewashed interior with no visible access points to any roof void. No bat field signs were recorded internally or externally, and the small gap noted at the brick gable was not considered sufficient to support a sustainable roost.
- 1.5 On the basis of the survey findings, the outbuilding is assessed as negligible potential for roosting bats and no further surveys are recommended. In the unlikely event that a bat is encountered during works, all activity should cease immediately and advice sought from a suitably qualified ecologist. If a bat is found injured, contact should be made with the National Bat Helpline on 0345 1300 228.

2.0 INTRODUCTION

Aim of this Study

- 2.1 This report presents the findings of a preliminary bat roost assessment that was carried out on the property of 129 Victorica Road, Wargrave, RG10 8AB, NGR: SU 7904 1862. A planning application is to be made to convert the rear outbuilding on the northern end of the main building. This would involve demolition and then a subsequent rebuild, which is to improve the space available internally.

2.2 **Figure 1: Location of Property**



Legal Status of Bats

- 2.3 The potential presence of bat roosts within a proposed development site has to be considered as all eighteen of the UK's bat species are protected under Section 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended). The WCA states that *'a person is guilty of an offence if intentionally or recklessly they disturb [a bat] while it is occupying a structure or place which it uses for shelter or protection; or he obstructs access to any structure or place which [a bat] uses for shelter or protection'*.
- 2.4 Bats are also protected under the Conservation of Habitats and Species Regulations 2017. Bats are listed as European protected species under which it is an offence if;
- *a person deliberately captures, injures or kills any wild animal of a European protected species;*
 - *deliberately disturbs wild animals of any such species;*

- *damages or destroys a breeding site or resting place of such an animal.*

- 2.5 Disturbances of animals include in particular any disturbance which is likely to impair their ability to;
- *survive, breed or reproduce, or to rear or nurture their young;*
 - *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
 - *to affect significantly the local distribution or abundance of the species to which they belong.*

3.0 METHODOLOGY

- 3.1 This survey was carried on the 2nd March 2026 using standard guidance and best practice methodology outlined in the Bat Surveys Guidelines for Professional Ecologists – Good Practice Guidelines (BCT 2023a). **Table 1** below details the specific categories for bat potential against the features within the building. This assessment classification has been made in accordance to these criteria.

- 3.2 **Table 1: Criteria for the Classification of Buildings and Trees for Bats (BCT 2023)**

Category	Bat Roosting Habitat
Known Roost	Evidence of bat present (e.g.) droppings, live or dead bats and/ or desk study results.
High/ PRF-M	Building or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats.
Moderate/ PRF-M	Building or tree with one or more potential roosting features that could be used by several bats due to their size, shelter, protection, conditions and surrounding habitats, but unlikely to support a roost of high conservation concern.
Low/ PRF-I	Building or tree with one of more potential roost features that could be used by individual bats opportunistically. However, there potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/ or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. (i.e. unlikely to be suitable for maternity or hibernation).

Negligible

Building or tree with no potential to support bats.

Lead Surveyor

- 3.3 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 20 years on a number of differing locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576-CLS-CLS) reptiles, amphibians including great crested newt (*Triturus cristatus*) (Class 1 2016-20290-CLS-CLS) and terrestrial mammals including dormice (*Muscardinus avellanarius*) (2015-13188-CLS-CLS) and birds including barn owl licence (*Tyto alba*) (CL29/00236). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com).

Equipment Used

- 3.4 A Trident Night Master torch was utilised to illuminate any external areas of interest, with a less intrusive head torch used for assessing internal spaces. Crevices were checked ,where necessary, using a PCE300 Endoscope and Nikon Monarch 8x42 binoculars were used to further assess external areas from the ground.

4.0 RESULTS

- 4.1 This section provides an account of the results from the survey carried out on the buildings and provide the justification for any further recommendations outlined within this report.

Meta Data

- 4.2 ***Table 2: Weather Conditions at Time of Survey***

Temperature	Precipitation 24hrs		Wind Direction	Wind Speed (Beaufort Scale)	Cloud Cover
	Prior to Survey or during the survey				
9°C	None		None	Still	None

- 4.3 Survey conditions were recorded as cool, with a temperature of 9°C. No precipitation was recorded in the 24 hours prior to or during the survey, conditions were still with no wind, and no cloud cover was noted. Overall, conditions were considered suitable for bat roost potential survey.

Bat Records

4.4 Table 4: Bat Species Records

Species (Common Name)	Latin Name	Number of Records	Year of Most Recent Record
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	1	No Data
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	3	2021
Brown Long Eared Bat	<i>Plecotus auritus</i>	2	2022

- 4.5 Common pipistrelle has a single record with no date information available. Soprano pipistrelle is the most frequently recorded species, with three records, the most recent dating from 2021. Brown long-eared bat has two records, with the most recent record from 2022. The presence of these species in the local area, combined with the mature trees and building fabric present on site, underlines the need for a bat roost assessment to be carried out as part of any proposed development or demolition works.

Granted Bat Mitigation Licences

4.6 Table 9: Granted Bat Mitigation Licence Applications within 2.0km

Licence Number	Distance and Direction	Species	Type	Date	NGR
EPSM2021-4004	1.7km northwest	Soprano Pipistrelle	Destruction of a Resting Place	15/03/2012 to 01/09/2014	SU 7822 7959
2015-7819-EPS-MIT	1.8km northwest	Common Pipistrelle and Soprano Pipistrelle	Destruction of a Resting Place	24/02/2015 to 30/04/2020	SU 7792 7959
2015-7768-EPS-MIT	1.9km northwest	Soprano Pipistrelle	Destruction of a Resting Place	27/04/2015 to 30/04/2020	SU 7773 7992
2015-7300-EPS-MIT	1.0km north	Brown Long Eared Bat, Common Pipistrelle,	Destruction of a Resting Place	07/04/2020 to 30/03/2020	SU 7912 8020

			Soprano Pipistrelle			
EPSM2013- 6116	1.7km northeast	Brown Long Eared Bat	Destruction of a Resting Place	02/09/2013 to 31/07/2015	SU 8020 8050	
		Common Pipistrelle, Soprano Pipistrelle, Brown Long Eared Bat, Nathusius's Pipistrelle	Destruction of a Resting Place	19/07/2010 to 28/02/2011	SU 8071 7911	
2018-35667- EPS-MIT	1.3km east	Common Pipistrelle	Destruction of a Resting Place	01/09/2018 to 31/08/2019	SU 8040 7868	

- 4.7 A search of licensed bat mitigation records reveals seven European Protected Species Mitigation (EPSM) licences recorded within a 2.0km radius of the site, all relating to the destruction of a bat resting place. The licences cover a range of species, with soprano pipistrelle being the most frequently recorded, featuring in five of the seven licences. Common pipistrelle is recorded in four licences, brown long-eared bat in three, and Nathusius's pipistrelle in one licence located 1.5km to the east of the site. The licences span a period from 2009 to 2020, indicating a sustained history of bat roost disturbance associated with development activity in the surrounding suburban area. T

Summary of Habitats Present

- 4.8 The site, delineated by the red dashed polygon, comprises a small, roughly rectangular plot situated at a road junction within a dense suburban environment. The plot contained a single residential building with an extended garden to the rear of the property with deciduous trees present in the wider landscape. Hardstanding in the form of a driveway or forecourt appears to be present to the front of the building.
- 4.9 The immediate surroundings are characterised by a mixture of built structures, roads, and private gardens, with a notable number of moderate to large broadleaved trees visible across the wider area, particularly to the north and west of the site. These trees, which appear to include a mix of deciduous species, contribute to the green canopy cover characteristic of this part of the suburban matrix and are likely to support foraging and commuting bats as well as nesting birds.

Building

- 4.10 The outbuilding is considered to present ***negligible*** potential for roosting bats based on the evidence gathered during the walkover survey. The structure was a small, single-storey brick-built outbuilding of relatively modern construction, with a pitched slate roof in good condition and fitted with modern guttering and fascia boards. Modern construction of this type typically offers very limited opportunity for bats to gain access to the roof void or wall cavities, as contemporary building materials and methods leave few of the gaps, crevices, and voids that older structures commonly present.
- 4.11 Internal inspection of the outbuilding revealed a whitewashed brick interior with a flat painted ceiling and no visible access points into any roof void space above. The interior was actively used for storage, and showed no evidence of bat activity in the form of droppings, feeding remains, or staining around potential roost entry points. Externally, the roofline was inspected closely and whilst a small gap was noted between the brick gable and the roof covering but this feature was not considered to present sufficient depth or shelter to support a sustainable roost.
- 4.12 On the basis of the modern construction, good state of repair, absence of any bat field signs, and the lack of any suitable access points or void spaces identified during both internal and external inspection, the outbuilding is assessed as presenting ***negligible*** potential for roosting bats and no further survey work is considered necessary in relation to this structure.

5.0 DISCUSSION AND RECOMMENDATION

- 5.1 No evidence of bats was observed within the building and there were no suitable features within the buildings that could potentially provide roosting locations for bats. The building surveyed can be considered all as negligible potential to support roosting bats. Therefore, no further surveys are recommended.
- 5.2 In the highly unlikely event that a bat is found during the development works, then works should cease, the bat left undisturbed *in situ* and consultation be made with a suitably qualified ecological consultant as to the most appropriate way to proceed. If the bat is injured, then contact should be made with the National Bat Helpline on 0345 1300 228.

6.0 REFERENCES

BCT (2023) Bat Survey Guidelines for Professional Ecologist – Good Practice Guidelines 4rd Edition.

HMSO (1981) The Wildlife and Countryside Act 1981 (as amended) HMSO, London.

HMSO (2019). The Conservation (Natural Habitats, &c). (As amended) Regulations 2019.

Michell-Jones, T & McLeish, A. P (2004) Bat Workers Manual, JNCC.

7.0 SITE PHOTOS

Plate 1: Outbuilding



Plate 2: First Internal Section



Plate 3: Second Internal Section

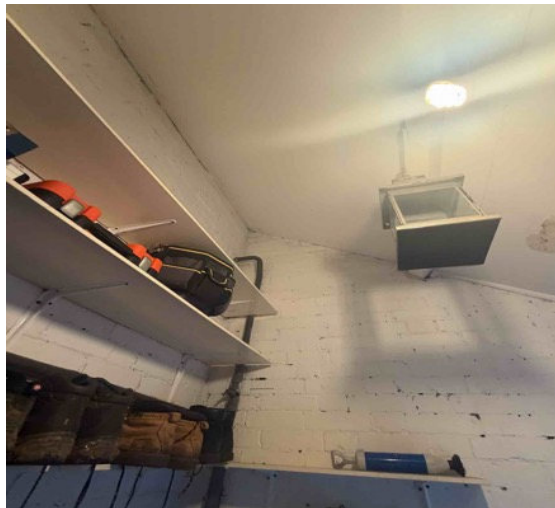


Plate 4: Slate Tiled Roof

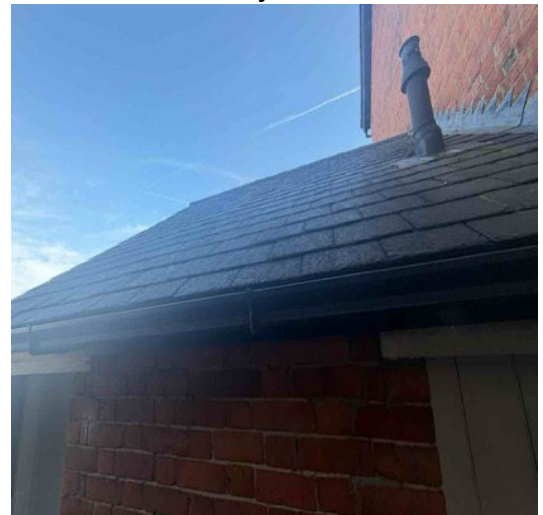


Plate 5: Lead Flashing on Adjacent Wall

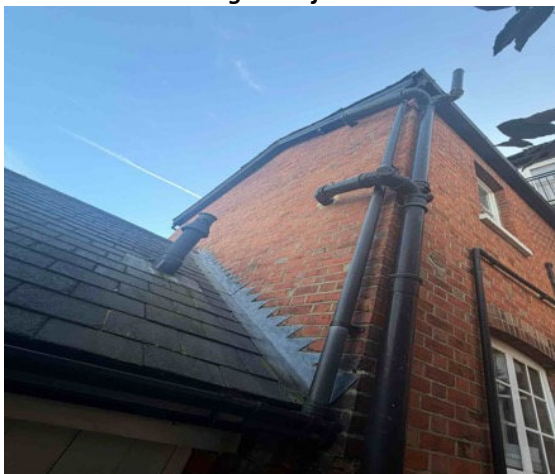


Plate 6: Soffits on Northern Gable End

