

Claycroft,
Longfield Road,
Twyford,
Berkshire,
RG10 9AT

Preliminary Roost Assessment

Report ref.: RS2930_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Hayley Johnson to undertake a Preliminary Roost Assessment (PRA) for bats at Claycroft, Longfield Road in Twyford. The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for the proposed two-storey front and side extensions and front, eastern side and rear, single-storey extensions, following the demolition of the single storey extensions and garage.
- 1.1.2** No evidence of roosting bats was found externally or internally during the building inspection. The absence of bat droppings inside the void spaces indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present.
- 1.1.3** Externally, the property had a few potential roost sites which were considered to provide conditions suitable for use by small crevice-dwelling bat species, such as the locally recorded common pipistrelle and soprano pipistrelle. These potential roost sites were confined to behind the hanging tiles cladding around the windows at the front of the building and gap under a ridge tiles.
- 1.1.4** Due to the nature and scale of the potential roost sites, the detached property is considered to have the potential to support use by individual small crevice-dwelling bats and as such, has been classified as moderate suitability. The garage and existing rear extension, possessed no potential roost sites and has therefore been classified as negligible suitability.
- 1.1.5** The development proposals will impact the potential roost sites and do not have the scope to be altered to avoid potential adverse effects on bats. Therefore, further survey is recommended to determine the presence or likely absence of a bat roost in the detached property. The recommended survey approach and indicative mitigation proposals are detailed in **Section 7** below.
- 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 Hayley Johnson to undertake a Preliminary Roost Assessment (PRA) for bats at Claycroft, Longfield Road, Twyford.

2.1.2 The survey was commissioned to accompany a householder planning application submitted to Wokingham Borough Council seeking consent for the proposed two-storey front and side extensions and front, eastern side and rear, single-storey extensions, following the demolition of the single storey extensions and garage (see proposed plans in **Appendix 1**).

2.2 Site Location and Context

2.2.1 The property is a detached house located on the southern side of Longfield Road in Twyford, Berkshire (central OS grid reference: SU 78727 76696).

2.2.2 The property is in suburban setting surrounded by similar neighbouring residential properties to the north, east and west, and a recreation field lined with hedgerows to the south. In the wider area, arable fields are situated 225 m to the south west of the property, which connects to associated fields and floodplains along the River Loddon which flows 460m to the southwest. A network of lakes at the Loddon Nature Reserve is located just approximately 750m southwest from the site.

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 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)I – 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;
- 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.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 8th April 2025 by Vicky Potts a senior ecologist registered under Natural England bat survey Class Licence CL18 (Registration no. CL18 2016-27162-CLS-CLS) and Lauren Hayward – a seasonal ecologist. 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 The connected private gardens in the leafy suburban setting provides continuous habitat that could be used as bat flight paths and feeding habitat also connecting to additional high-quality foraging habitats in the nearby countryside including woodlands and lakes 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)
2020-44644-EPS-MIT	Common Pipistrelle Brown long-eared	05/02/2020 to 31/08/2020	Destruction of resting place	238 NE
2020-49294-EPS-MIT	Common Pipistrelle Soprano Pipistrelle	14/10/2020 to 31/08/2025	Destruction of resting place	911 SE
2019-43241-EPS-MIT	Brown long-eared Common Pipistrelle Soprano Pipistrelle	20/11/2019 to 30/04/2025	Destruction of resting place	1434 SW

5.2 Building Inspection

5.2.1 The findings from the external and internal inspections carried out for the property are Figure 1, as follows:

5.2.2 The property was a detached brick built residential dwelling with a flat roof front extension and garage and flat roof rear extension (**Photographs 1 - 3**).



Photograph 1. Front of the house viewed from the south.



Photograph 2. Rear of the house viewed from the north.



Photograph 3. Garage and existing rear extension attached to the eastern and northern sides of the house.

- 5.2.3** The plain roof tiles were flat and intact across the roof. The ridge tiles were all in place however a few gaps were present in the mortar beneath tiles on the eastern elevation (**Photograph 4; Target note 1**). The front of the house was clad with hanging tiles which were tight along the base where it joined the flat roof extension (**Photograph 5**). However there were several gaps observed, in particular around edges of the windows where they were lifted, at the apex of the roof and where they joined the soffit boxes (**Photograph 6 - 8; Target Note 2**).



Photograph 4. Tight/flat plain roof tiles and gaps in ridge tile mortar



Photograph 5. Hanging tiles tight at the base to flat roof at front of building



Photograph 6. Gaps in east side of front second-



Photograph 7. Gaps at the bottom of the front

storey window



Photograph 8. Gaps between soffit boxes and hanging tiles (south elevation)

second-storey windows

- 5.2.4** The timber soffit boxes were tight to the brick walls at the eaves to the sides of the house (east and west), and to the rendered wall to the rear of the house (**Photograph 9 & 10**). The fascia's around the main building were intact and tight to the soffit boxes (**Photograph 9 and 10**). The verge mortar was intact at the front and rear gable ends (**Photograph 11**).



Photograph 9. Soffit boxes tight to the brickwork (east elevation)



Photograph 10. Soffit boxes tight to rear (north facing) rendered wall and fascias intact



Photograph 11. Intact verge mortar (south elevation)

5.2.5 The fascias and bargeboards were tight around the garage of the property (**Photograph 12**) apart from a superficial gap at the northern side of the garage which on close inspection was observed to be heavily cobwebbed and of limited extent, and was therefore considered unsuitable for use by bats (**Photograph 13; Target note 3**). The garage roof was of flat construction with tightly fitted bitumen felt (**Photograph 14**).



Photograph 12. Tight bargeboards around garage building eastern side of property.



Photograph 13. Superficial gap in bargeboards northern side of garage building



Photograph 14. Garage flat roof with tight bitumen roofing felt.

5.2.6 The flat roof rear extension to the north-eastern side of the house had tight tongue and groove timber cladding on the walls and a tight rubber style roofing membrane (**Photograph 15 and 16**). The extension was tight to the brick wall of the house (**Photograph 17**).



Photograph 16. Existing rear extension.



Photograph 16. Flat timber cladding tight to rubber flat roof on existing rear extension.



Photograph 17. North-east rear extension tightly fitted to brick wall of main building.

Internal Survey

- 5.2.7** The building had one small roof void which was accessed via a hatch. The space had a maximum height of approximately 1.5m. The roof was lined with a bitumen felt which was all intact and tightly fitted (**Photograph 18**). The floor was partially boarded around the hatch entrance and was mostly covered in a thick fibreglass insulation which filled the eaves (**Photograph 19**). The blockwork at the gable ends were intact with no daylight visible (**Photograph 19**). The ridge beam was lightly cobwebbed. The chimney was heavily cobwebbed and tight to the bitumen felt (**Photograph 20**). The chimney had crumbling render but no visible gaps in brick work (**Photograph 20**). A covered water tank was present in the northern end of the void however overall the void was clear of items and (**Photograph 20**). No evidence of activity by bats or bats were found within the void.



Photograph 18. Tight/intact bitumen felting across whole loft void with no tears.



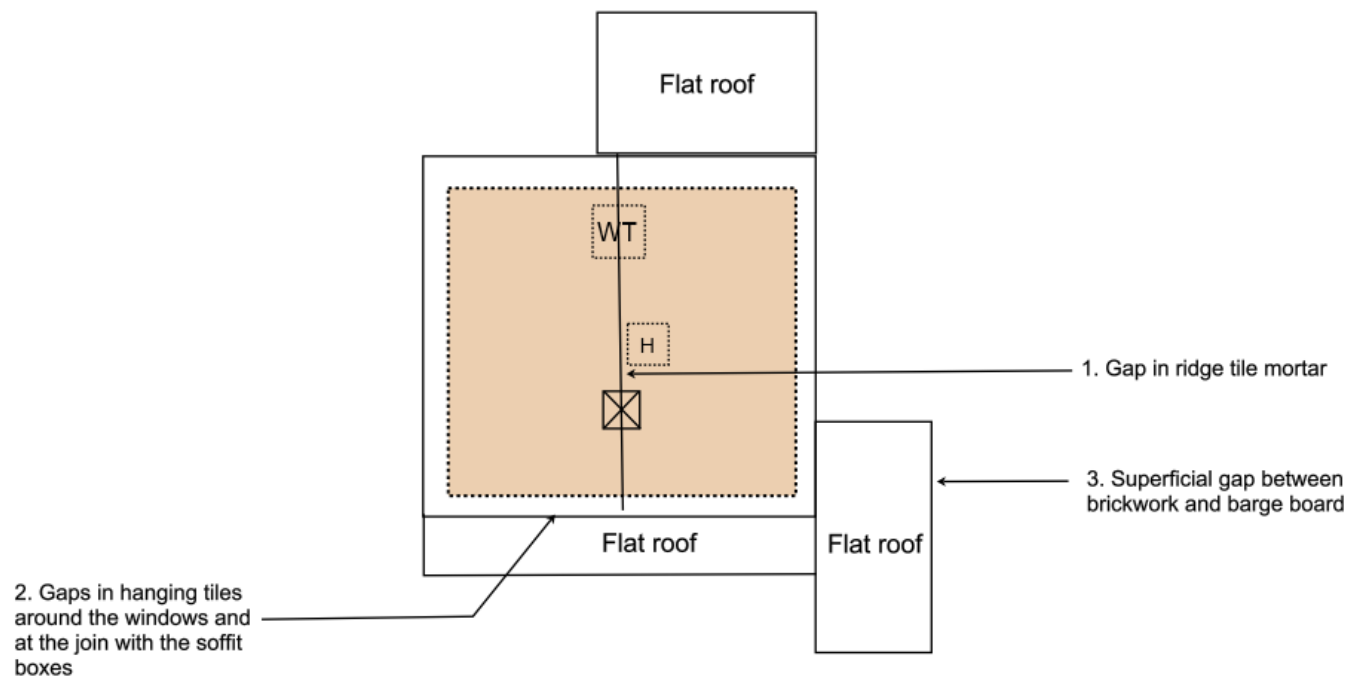
Photograph 19. Thick fiberglass insulation and no gaps in brick work.



Photograph 20. Crumbling render around chimney brick in centre of the loft void and tight to bitumen roof felting.



Photograph 21. Covered water tank to the north of the loft void.



Roof void
 Loft hatch
 Water tank
 Chimney
 n. External target note

Drawn by:	Date	Scale:	Claycroft, Longfield Road Twyford	
LH	Apr 2025	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

Claycroft, Longfield Road, Twyford - Preliminary Roost Assessment (S2930_PRA_a)

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The linked private gardens and hedgerows in the leafy suburban setting, resembles continuous habitat that could be used as flight paths connecting to high-quality foraging habitats, including the nearby lakes, River Loddon and farmland, for any 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*) and brown long-eared bat (*Plecotus auritus*).

6.1.2 The property had potential bat access points in the form of:

- Gaps in the ridge mortar (**Photograph 4; Target note 1**)
- Gaps under lifted hanging tiles, at the apex, and where they joined with the soffit boxes (**Photograph 6 - 8; Target Note 2**)

6.1.3 The roof void had limited space for internal flight and no bat droppings were found internally so the presence of void-dwelling bats is considered highly unlikely.

6.1.4 The bat access points were inspected and considered likely to lead to potential crevice roost sites between the ridge tiles and hanging tiles, and roofing membrane which would provide sufficient space, shelter, protection and conditions for use by individual crevice-dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats. Therefore, the property has been assigned moderate suitability for bats overall (see **Appendix 2** for potential suitability categories). The garage and existing rear extension, possessed no potential roost sites and has therefore been classified as negligible suitability.

6.1.5 Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) are small crevice-dwelling species and are the most abundant and widespread bats in Great Britain. These species occur in almost any habitat type and are well adapted to the built environments; they are the species most regularly reported roosting in houses and churches (Mathews *et al.* 2018). Brandt's / whiskered bat (*Myotis brandtii* / *mystacinus*) are small *Myotis* species that are widespread and will roost in the same buildings as the much more abundant pipistrelle species (Mathews *et al.* 2018). Roosts supporting these species hold site to county level conservation importance subject to the roost type (see **Appendix 3** for definitions of roost types), i.e. non-breeding roosts supporting

individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

6.2 Impact Assessment and Recommended Actions

Overview

- 6.2.1** The development proposals involve extending the second-storey of the existing detached building above the garage and the removal of some of the existing single storey extensions. The works also included extending the front of the house following the removal of the hanging tiles (see **Appendix 1** for proposed plans). The impacts of the proposals, during construction phase and post development, have been assessed in accordance with the mitigation hierarchy as follows:

Construction Phase

- 6.2.2** The development proposals will involve the direct opening of the roof. Furthermore, the proposals will directly impact the suitable roosting features associated with hanging tiles cladding the front of the house. 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

- 6.2.3** The extension to the existing detached property could potentially result in the permanent destruction of a bat roost. The loss (i.e. permanent destruction) of a bat roost has potential to significantly affect the local distribution or abundance of a bat species, subject to the species' conservation status and type of roost (see **Appendix 3** for definitions of roost types).

Recommended Actions

- 6.2.4** The development proposals will impact the potential roost sites and do not have the scope to be altered to avoid potential adverse effects on bats. Therefore, further survey is recommended to determine the presence or likely absence of a bat roost in the detached house (see **Appendix 4** for further survey rationale). The recommended survey approach and indicative mitigation proposals are detailed in **Section 7** below.

7 RECOMMENDATIONS

7.1 Further Survey

- 7.1.1** Two dusk emergence survey visits should be undertaken in May to August (in suitable weather conditions) to determine the presence or likely absence of a bat roost. The surveys should be spaced a minimum of three weeks apart. In cases where bat presence is confirmed, these survey visits form part of the roost characterisation necessary to inform an impact assessment and mitigation strategy; the roost characterisation may involve other methods, such as DNA analysis of bat droppings.
- 7.1.2** 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.
- 7.1.3** 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 (see **Section 7.2** below).

7.2 Indicative Mitigation Strategy

- 7.2.1** If further surveys and the impact assessment demonstrate 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.
- 7.2.2** Alternative roost sites would be made available to bats before 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 3 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).

- 7.2.3** 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/strip by hand), actual and potential roost sites, actions to be taken if a bat is found and personal safety procedures.
- 7.2.4** A soft demolition/strip approach to the works affecting the bat roosts would be adopted, i.e. careful removal of roof tiles by gloved hands and handheld tools under the direct supervision of a licensed ecologist or 'Registered Consultant'. If 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.
- 7.2.5** Replacement bat access points and roost sites may need to be created and/or reinstated into the replacement dwelling 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.
- 7.2.6** 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.

8 REFERENCES

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APPENDIX 1 – EXISTING AND PROPOSED PROPERTY DEVELOPMENT PLANS

All dimensions are to be checked on site before work commences.
Figural dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
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0m 2m 4m 6m 8m
1:100 Scale Bar



P1	Issued for Planning	20/03/25	LN
Rev	Notes	Date	Initial
Planning			
HOLTHAM-NEWMAN ARCHITECTS The Old Dairy, 282A High Road, Twyford, RG10 9AT Tel: 0118 7514687 Email: hnm@hnmarchitects.co.uk			
Project: Claycroft, Longfield Road Twyford RG10 9AT			
Client: Mr and Mrs Johnson			
Drawing Title: Existing Elevations 1			
Scale:	1:100 @A3	Drawn By:	LN
Drawn By:	LN	2508 - S200	P1
Date:	Mar 2025		

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0m 2m 4m 6m 8m
1:100 Scale Bar



P1	Issued for Planning	20/03/25	LN
Rev	Notes	Date	Initial
Planning			
HOLTHAM-NEWMAN ARCHITECTS The Old Dairy, 282A High Road, Twyford, RG10 9AT Tel: 0118 7514687 Email: hnm@hnmarchitects.co.uk			
Project: Claycroft, Longfield Road Twyford RG10 9AT			
Client: Mr and Mrs Johnson			
Drawing Title: Existing Elevations 2			
Scale:	1:100 @A3	Drawn By:	LN
Drawn By:	LN	2508 - S201	P1
Date:	Mar 2025		

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Proposed Front (South) Elevation



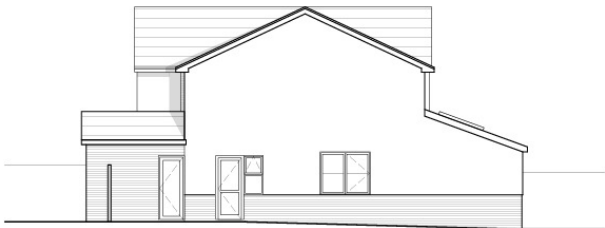
Proposed Rear (North) Elevation

P3		Updated for Planning		28/03/25	LN
Rev	Notes			Date	Initial
Status					
Planning					
HOLTHAM-NEWMAN ARCHITECTS					
 The Old Dairy, 282A Hyde End Road, Spartan Road, Reading Berkshire RG2 7DN				T: 07971 316497 E: info@hnmarchitects.co.uk	
Project: Claycroft, Longfield Road Twyford RG10 9AT					
Client: Mr and Mrs Johnson					
Drawing Title: Proposed Elevations 1					
Scale: 1:100 @A3		Dep. No.:		Rev:	
Drawn by: LN		2508 - P200		P3	
Date: Mar 2025					

All dimensions are to be checked on site before work commences.
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Proposed Side 1 (West) Elevation



Proposed Side 2 (East) Elevation

P3		Updated for Planning		28/03/25	LN
Rev	Notes			Date	Initial
Status					
Planning					
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ARCHITECTS					
The Old Dairy, 282A Hyde End Road, Spartan Road, Reading, Berkshire RG2 7DN					
				T: 07971 316497	
				E: info@hnmarchitects.co.uk	
Project:					
Claycroft, Longfield Road Twyford RG10 9AT					
Client					
Mr and Mrs Johnson					
Drawing Title:					
Proposed Elevations 2					
Scale: 1:100 @A3		Dep. No.:		Rev:	
Drawn by: LN		2508 - P201		P3	
Date: Mar 2025					

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 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.