3 Woodward Close
Winnersh
Wokingham
Berkshire
RG41 5NW

Preliminary Roost Assessment

Report ref.: S3037_PRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy LLP was instructed by Charlie Fu to undertake a Preliminary Roost Assessment (PRA) for bats at 3 Woodward Close in Winnersh Wokingham. The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for an extension to the front of the existing garage, with the addition of a second storey above the garage (see proposed drawings in **Appendix 4**).

1.1.2 The rear garden and nearby urban landscape comprises mature gardens and tree lines that provide continuous habitat that could be used as bat flight paths and feeding habitat, connecting to high-quality foraging habitats in the nearby area, for any bat(s) roosting in the property.

1.1.1 No evidence of roosting bats were observed during the survey. The lack of evidence observed internally within the roof void of the house or the garage, indicates that primarily void-dwelling species are likely to be absent from the property. There were potential features identified on the external of the property, including gaps below the soffit beside the chimney at the northern elevation, lifted ridge tile and lifted lead flashing that may offer potential crevice roost sites for occasional use by small numbers of crevice-dwelling bat species. The house has been assigned moderate potential suitability for bats.

1.1.2 The moderate suitability roost features identified during the survey will be retained and un-affected by the development proposals, which are restricted to the southern elevation above the existing garage. Therefore the work is considered unlikely to contravene the legislation protecting bats and their roosts.

1.1.3 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 LLP was instructed by Charlie Fu to undertake a Preliminary Roost Assessment (PRA) for bats at 3 Woodward Close, a detached house in Winnersh, Berkshire.

2.1.2 The PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for an extension to the front of the existing garage with the addition of a second storey above the garage.

2.2 Site Location and Context

2.2.1 The detached two-storey property is located on the western side of Woodward Close in Winnersh, Berkshire (central OS Grid Reference: SU 78525 70363).

2.2.2 The property is situated within a suburban setting with neighboring properties and their associated gardens along Woodward Close. Small parcels of woodland are situated less than 30 metres to the southwest and 60 metres to the southeast with a larger parcel approximately 130 metres to the south. In addition, a railway corridor is situated approximately 90 metres to the northeast.

2.2.3 Further surroundings are primarily suburban to the north and rural to the south beyond the M4.

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
- 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 9th September 2025 by Meghan Porter-Smith (a qualifying member of CIEEM) - registered under Natural England Bat Survey Class Licence CL17 (Registration no.: 2023-11300-CL17-BAT) 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 The property's garden and further gardens along Woodward Close comprise hedgerows and scattered trees that provide continuous habitat able to be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area such as the parcels of woodland situated less than 30 metres to the southwest, 60 metres to the southeast and 130 metres to the south as well as the railway corridor approximately 90 metres to the northeast.

5.1.2 Bat mitigation licences that have been granted 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)
2015-13607-EPS-MIT	Common pipistrelle	26/08/2015 – 05/08/2020	Destruction of a resting place	550 SE
2015-13607-EPS-MIT-1	Common pipistrelle	01/12/2015 – 05/08/2020	Destruction of a resting place	550 SE
2016-24486-EPS-MIT	Common pipistrelle	19/07/2016 – 18/07/2021	Damage and destruction of a resting place	1580 E
2016-22176-EPS-MIT	Brown long-eared	01/04/2016 – 31/03/2021	Destruction of a resting place	2000 SE

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 detached house had a pitched roof with a conservatory at the rear and an attached garage with a pitched roof on the southeast elevation (**Photographs 1 & 2**).

Photograph 1. Front of the property viewed from northeast.

Photograph 2. Rear of the property viewed from southwest.

5.2.3 The pitched roof was covered by overlapping roof tiles that were tight across both elevations, and featured a dry-fixed ridge that were mostly intact other than a section of missing plastic on the rear elevation by the chimney at the northern end of the roof (**Photographs 3 & 4; Target note 1**). The verge caps along the southeast, northwest and front gables were tight to the barge boards (**Photograph 5**).

Photograph 3. Roof tiles and dry-ridge tiles flat and sealed (rear elevation).

Photograph 4. Missing section of plastic under the ridge (rear elevation).

Photograph 5. Verge caps fully sealed (front elevation).

5.2.4 The lead flashing along the garage was sealed to the tiles and brickwork (**Photograph 6**). The lead flashing was slightly lifted beside the brickwork on both sides of the chimney (**Photograph 7; Target note 2**).

Photograph 6. Lead flashing sealed at the base of the chimney (rear elevation).

Photograph 7. Gap between lead flashing and brickwork chimney

5.2.5 Whilst there was a slight gap within the timber soffit across the front gable, close inspection with a high-powered torch confirmed the feature to be of limited extent with no signs of use by roosting bats (**Photograph 8; Target note 3**). Slight gaps were situated behind the timber soffit along the northern gable with evidence of bird droppings visible on the brickwork below (**Photograph 9; Target note 4**). The soffit was damaged at the south-eastern corner of the southern gable with evidence of bird nesting material observed within the soffit (**Target note 5**). A piece of plastic vent was missing from the soffit on the rear of the garage, which lead into the internal of the void (**Photograph 10; Target note 6**).

Photograph 8. Gap of limited extent behind soffit along the front gable.

Photograph 9. Gap between timber soffit and brickwork (northwest elevation).

Photograph 10. Missing vent in timber soffit (rear elevation).

Internal Survey

5.2.6 The property had two roof voids. The first roof void covered the second-storey footprint of the house and was accessible via a loft hatch on the first-floor. The void was of trussed construction, lightly cobwebbed throughout and had an approximate floor-to-ridge height of 2.5 metres (**Photograph 11**).

Photograph 11. Void of trussed construction (First roof void).

5.2.7 The roof was lined by a hessian and bitumen felt that had occasional tears throughout the void and along the ridge (**Photographs 12 & 13; Target note 7**). The floor was partially boarded over fibreglass insulation which went up to the eaves that were obstructed by plastic vent guards (**Photographs 14**).

Photograph 12. Tear in roof felt (First roof void).

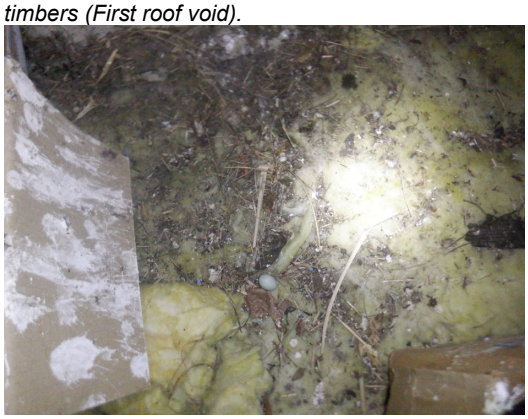
Photograph 13. Tear in roof lining along the ridge (First roof void).

Photograph 14. Eaves blocked by plastic vent guards (First roof void).

5.2.8 Whilst the southeast blockwork gable was sealed, open gaps were situated along the edges of the northwest blockwork gable with bird nesting material observed at its base (**Photographs 15 – 17; Target notes 8 & 9**).

Photograph 15. Southeast blockwork gable tight to timbers (First roof void).

Photograph 16. Gaps along the edges of the northwest blockwork gable (First roof void).



Photograph 17. Bird nesting material at the base of the northwest blockwork gable (First roof void).

5.2.9 The second roof void covered the footprint of the attached garage and was accessible via a ground-floor hatch. The void was of trussed rafter construction and had an approximate floor-to-ridge height of 1.5 metres, and was lightly cobwebbed throughout (**Photograph 18**).

Photograph 18. Cobwebbed trussed rafters (Second roof void).

5.2.10 The void was lined by hessian reinforced bitumen felt that was intact throughout (**Photograph 19**). The floor was partially boarded and uninsulated, with the eaves open to the soffit (**Photograph 20; Target note 10**).

Photograph 19. Fully intact bitumen & hessian felt (Second roof void).

Photograph 20. Open eaves with access to the soffit (Second roof void).

5.2.11 Whilst the southern brickwork gable was fully sealed to the roof felt with intact mortar, daylight visible was visible between the external house wall and roof at the northern gable end, with no signs of use by bats observed (**Photographs 21 & 22; Target note 11**).

Photograph 21. Southern gable fully sealed (Second roof void).

Photograph 22. Daylight visible along the edge of the northern blockwork gable (Second roof void).

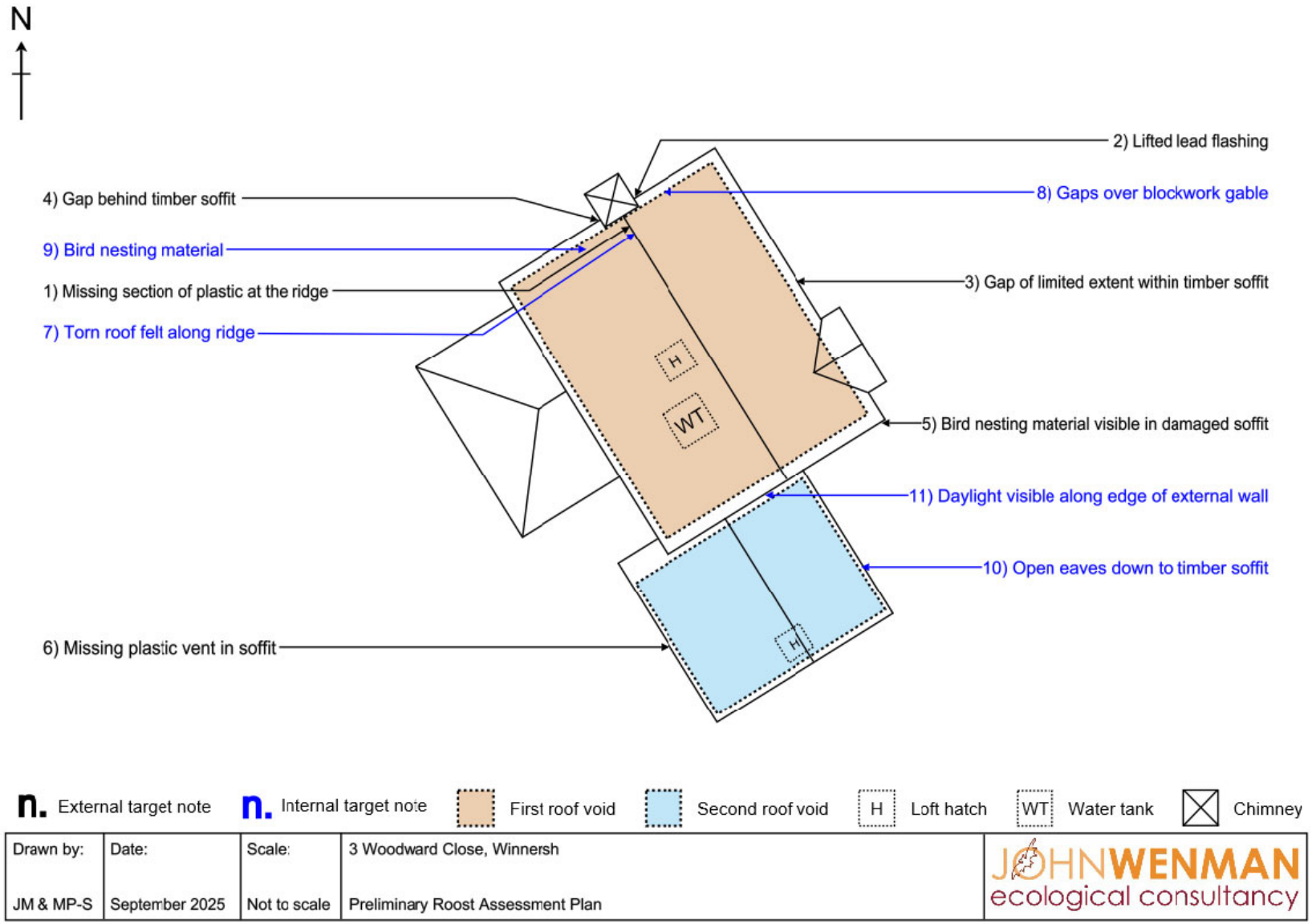


Figure 1. Preliminary Roost Assessment Survey Findings

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The rear garden and neighbouring gardens comprise hedgerows and scattered trees that provide continuous habitat able to be used as bat flight paths and feeding habitat, connecting to additional high-quality foraging habitats in the nearby area such as the parcels of woodland and railway corridor, for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified two species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared (*Plecotus auritus*). The closest licence granted is for a residential site situated approximately 550 metres to the southeast.

6.1.2 The detached property had the following suitable/potential bat access points and roost features:

- A missing section of plastic under the ridge tile adjacent to the chimney (**Photograph 4; Target note 1**);
- Lifted lead flashing at the base of the chimney (**Photograph 7; Target note 2**);
- Gaps under and within the timber soffit (**Photographs 9 & 10; Target notes 3 – 5**);
- Tears within the bitumen & hessian felt roof lining within the main roof (**Photographs 12 & 13; Target note 6**);
- Open gaps along the external gables within the main void and garage (**Photographs 16 & 22; Target notes 7 & 10**); and
- Open eaves within the garage (**Photograph 20; Target note 9**).

6.1.3 The features associated with the ridge, lead flashing and soffit at the northern gable end may directly lead inside the second-storey roof void, which was of a suitable size and condition for void dwelling bats, such as the locally recorded brown long-eared (*Plecotus auritus*). A lack of evidence, i.e. droppings, observed within either of the roof voids indicates void-dwelling species are highly unlikely to be present. There was evidence of nesting birds visible externally and within the roof void, with confirmation form the client that birds had been nesting within the property in previous years.

6.1.4 These features, as well as the features associated with the timber soffit at the south-eastern corner of the house may lead to potential crevice roost sites 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. The south-eastern corner of the soffit also featured evidence of bird nesting material. The daylight visible between the northern gable of the garage roof void and the external wall of the house was due to slight gaps under the lead flashing, but was of limited extent to offer access or roosting opportunities for bats.

6.1.5 The house is considered to be of moderate potential suitability for bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Potential Roost Status

6.2.1 The potential crevice roost sites identified externally are considered to be suitable for use by typically crevice-dwelling bat species such as the abundant and widespread soprano pipistrelle (*Pipistrellus pygmaeus*) and common pipistrelle (*P. pipistrellus*) and the less abundant Brandt's / whiskered bats (*Myotis brandtii / mystacinus*). The presence of a maternity colony is considered highly unlikely due to the nature and scale of the features observed. No evidence of roosting bats was found during the internal and external survey of the property.

6.2.2 The 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 (*M. 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 householder planning application to be submitted to Wokingham Borough Council seeking consent for an extension onto the existing garage with the addition of a second storey above the garage. 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 avoid directly impacting the lifted lead flashing and gaps under soffit at the northern gable, therefore these potential crevice roost sites identified will be unaffected throughout the construction activities. The section of roof to be impacted by the proposals lacks potential roost features with no evidence of roosting bats. Therefore, the removal of the southern elevation roof tiles to join the extension to the existing roof is considered unlikely to contravene the legislation protecting bats and their roosts.

Post Development

7.1.3 The proposed roof works do not result in the loss of any potential roost sites identified in the property. As such, it is considered highly unlikely that the proposals will result in the permanent damage/loss of a bat roost or affect significantly the local distribution or abundance of bats.

7.2 Conclusion

7.2.1 The development proposals are considered unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation licence would not be required for the planned works to go ahead lawfully.

7.2.2 In the unlikely event that bats are encountered during the construction activities, the works must stop immediately and a licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed; works should bot continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the work to recommence lawfully.

8 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.

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

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

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 2** below are derived from the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)'* (Collins 2023) and provide guidance for assessing the potential suitability of buildings (and other structures) for roosting bats. These categories are applied using professional judgement and irrespective of whether the presence of a bat roost has been confirmed during a survey, as additional bat roosts could be present which have not yet been discovered.

Table 2. Categories for potential suitability of buildings (and other structures) for roosting bats.

Potential Suitability	Category Justification
None	A building (or structure) that has no features likely to be used by any roosting bats at any time of the year (i.e. a complete absence of cracks, crevices or voids that could provide suitable shelter).
Negligible	A building (or structure) that has no obvious features likely to be used by roosting bats, but in this case a small element of uncertainty remains as bats will occasionally use small and apparently unsuitable features. This category may also be used where a bat could potentially roost due to one attribute, but it is considered unlikely due to another attribute (e.g. a feature that is subject to constant illumination from artificial lighting).
Low	A building (or structure) that has one or more potential roost sites suitable for opportunistic use by individual bats at any time of the year. However, these potential roost sites for bats do not provide sufficient space, shelter, protection, conditions and/or surrounding suitable habitat to be used regularly or by large numbers (i.e. unlikely to be suitable for a maternity colony and not a classic hibernation site).
Moderate	A building (or structure) that has one or more potential roost sites suitable for regular use by individual bats, or small non-breeding groups, due to sufficient space, shelter, protection, conditions and surrounding habitat. However, these potential roost sites for bats are unlikely to support a roost of high conservation status with regards to the type of roost only (i.e. maternity colonies and classic hibernation sites).
High	A building (or structure) that has one or more potential roost sites suitable for use by large numbers of bats more regularly and for longer periods of time due to sufficient space, shelter, protection, conditions and surrounding habitat. These potential roost sites for bats are capable of supporting high conservation status roosts (i.e. maternity colonies and classic hibernation sites).

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES

The potential suitability of a building in conjunction with any evidence of bat presence is used to provide an initial assessment of likely roost type and importance. The types of roost considered are based on the following Natural England definitions:

- Day roost – a summer resting place used by individual bats, or small non-breeding groups, during the day;
- Night roost – a resting place used by individual bats on occasion, or by a whole colony regularly, during the night;
- Feeding perch – a resting place used by individual bats, or a few individuals, primarily for short periods of feeding during the night;
- Transitional roost – a place used by a few individual bats, or occasionally small groups, for a short period of time upon waking from hibernation or in the period prior to hibernation;
- Maternity roost – a place used by small to large groups of female bats to give birth and raise their young to independence;
- Hibernation roost – a place used by individual bats, or in groups, during winter where there is a constant cool temperature and high humidity; and
- Satellite roost – a place used by a few individuals to small groups of breeding female bats found in close proximity to the main nursery colony throughout the breeding season.

The importance of a bat roost is underpinned by the conservation status of the suspected species (i.e. the distribution/rarity of a species in a specific geographic location) and the type of roost (i.e. not all roosts have the same level of importance in supporting the local bat population). Further roost characterisation surveys may be required to fully determine the importance of a confirmed roost to allow for a robust impact assessment.

APPENDIX 3 – FURTHER SURVEY RATIONALE

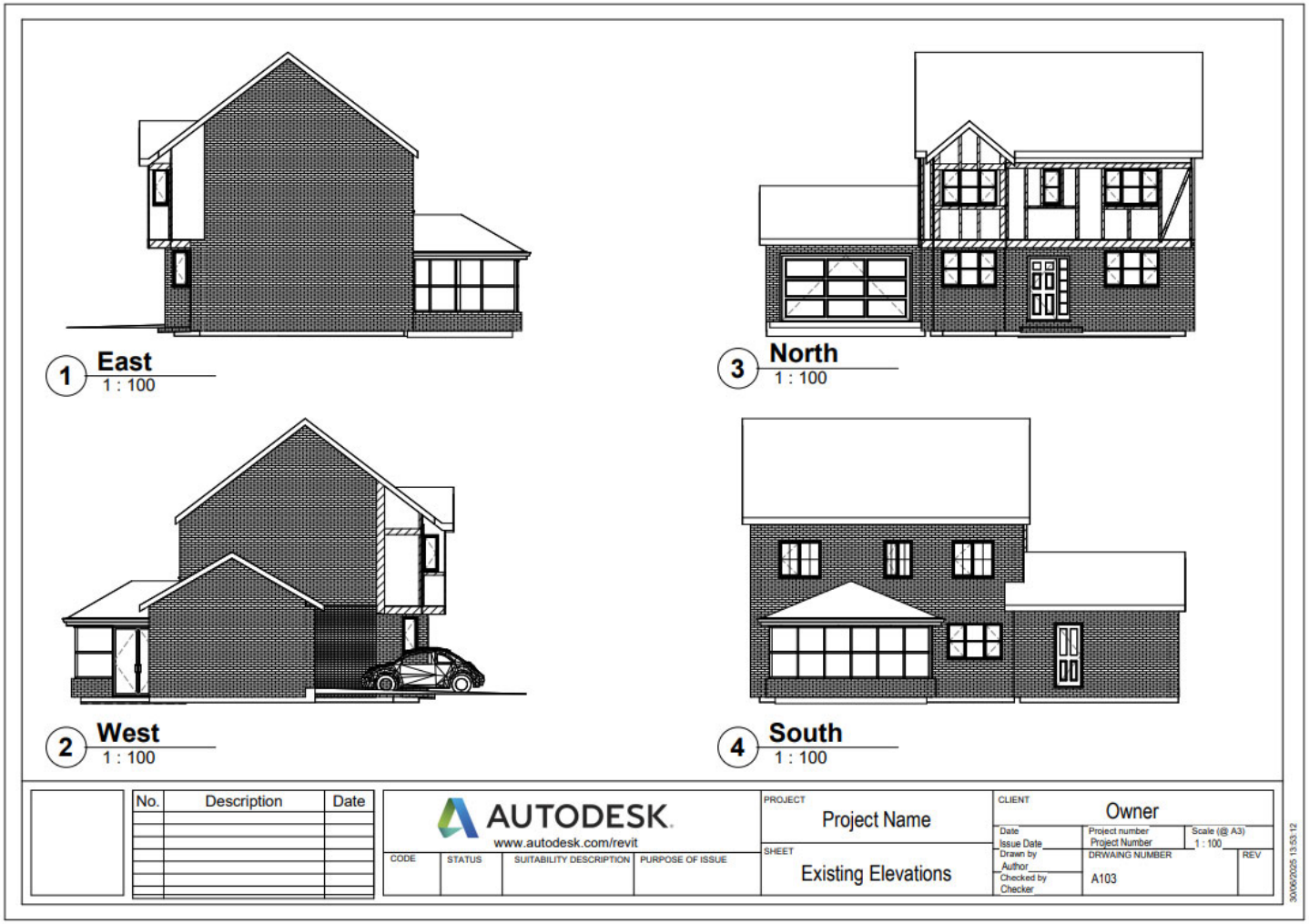
In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites. Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)'* (Collins 2023) detailed in **Table 3** below.

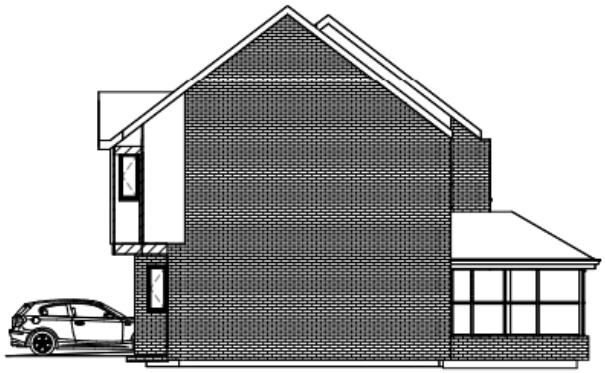
Table 3. Recommended further survey for establishing presence/likely absence of roosting bats in buildings (and other structures).

Potential Suitability	Further Survey
None	No further surveys are required.
Negligible	No further surveys are required.
Low	A minimum of one dusk emergence survey visit should be undertaken in the period of May to August. However, if all areas (including cracks, crevices and voids) can be thoroughly inspected and no evidence of use by bats is found, then emergence surveys may not be required. In cases where a complete inspection cannot be carried out, professional judgement and proportionality should be applied when assessing the impacts of the development proposals.
Moderate	A minimum of two dusk emergence survey visits should be undertaken in the period of May to September, with at least one of the surveys between May and August; the survey visits should be spaced at least three weeks apart.
High	A minimum of three separate dusk emergence survey visits should be undertaken in the period of May to September (inclusive), with at least two of the surveys between May and August; the survey visits should be spaced at least three weeks apart.

In cases where the PRA and/or further survey establishes the presence of roosting bats in a building (or structure), this will likely trigger the need for roost characterisation to collect sufficient information to inform the impact assessment and mitigation strategy. The roost characterisation comprises information collected during the PRA, emergence surveys and by other methods, such as DNA analysis of bat droppings, and ultimately aims to determine the bat species roosting; the number of bats the roosts support; the roost access points; the locations of the roosts and the types of roost present. This information is crucial when applying for planning permission and/or a European Protected Species mitigation licence.

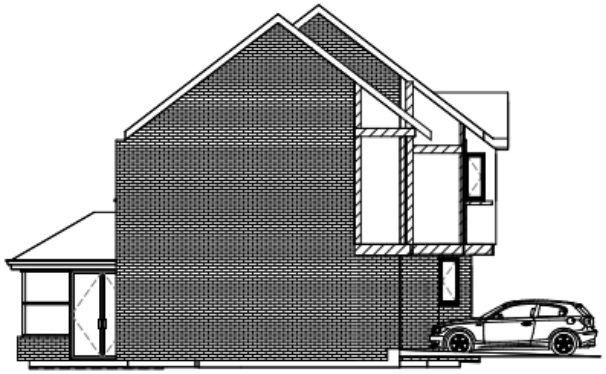
APPENDIX 4 – EXISTING AND PROPOSED DRAWINGS



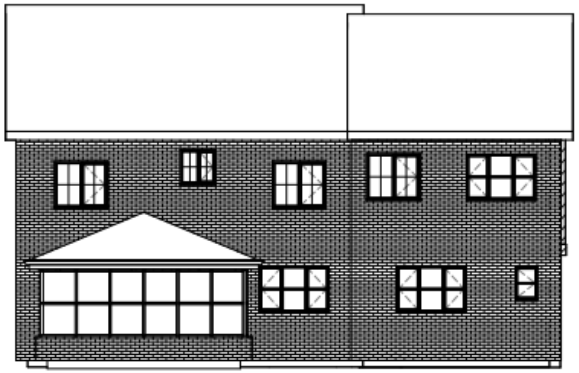


1 East
1 : 100

3 North
1 : 100



2 West
1 : 100



4 South
1 : 100

No.	Description	Date

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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT: Project Name

SHEET: Elevations

CLIENT: Owner

Date	Project number	Scale (@ A3)
Issue Date	Project Number	1 : 100

Drawn by	DRWAING NUMBER	REV
Author	B103	

Checked by: Checker

30/06/2025 14:54:30