

Springfields
Basingstoke Road
Spencers Wood
Berkshire
RG7 1PH

Updated Preliminary Roost Assessment

Report ref.: R2710_UpdPRA_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed Jessica Pike to undertake an Updated Preliminary Roost Assessment (Upd_PRA) for bats at Springfields – a detached bungalow in Spencers Wood, Berkshire. The updated PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey front extension and two-storey rear extension with associated roof alterations (refer to existing and proposed elevations in **Appendix 4**).
- 1.1.2** The aim of the updated PRA is to ascertain if there is a continued lack of evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for the proposed development activities.
- 1.1.3** The surrounding suburban habitats provide low-moderate quality flight paths and foraging opportunities for any roosting bats.
- 1.1.4** No evidence of roosting bats was observed during the survey. External features that resemble potential roosting sites/access points that are likely to have sufficient space, shelter, protection, conditions and surrounding habitat to support use by individual or small numbers of small crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*) were restricted to lifted roof tiles, and lifted lead flashing and gaps behind the soffits which were considered to be of limited extent. The bungalow is still considered to be of low potential suitability for bats.
- 1.1.5** The low suitability potential roost features in particular the lifted roof tiles will be affected by the development proposals and if bats are present the work would result in the damage/destruction of bats roosts and could injury and/or death crevice dwelling bats.
- 1.1.6** The future development proposals cannot be altered to avoid the potential adverse effects on bats in the property; therefore further survey comprising a close endoscopic inspection is recommended to establish the presence or absence of bat roosts in the property, in order to be able to assess fully whether the development proposals will have an adverse effect on bats and design a mitigation strategy if necessary.
- 1.1.7** 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 Jessica Pike to undertake an Updated Preliminary Roost Assessment (Upd_PRA) for bats at Springfields – a detached bungalow in Spencers Wood, Berkshire.

2.1.2 The updated PRA was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey front extension and two-storey rear extension with associated roof alterations (refer to existing and proposed elevations in **Appendix 4**).

2.1.3 An initial Preliminary Roost Assessment (PRA) was undertaken by John Wenman Ecological Consultancy LLP in June 2024 (Report reference: R2710_PRA_a) as part of a previous planning application for a single storey extension. During the survey, whilst no bat droppings were observed internally, slight gaps were situated around a pipe that passed through the roof on the rear elevation. During the internal inspection, this feature was accessible and showed no signs of the presence of bats. Slight gaps that may lead to roosting sites/access points that are likely to have sufficient space, shelter, protection and conditions to support use by individual or small numbers of small crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*) were therefore restricted to lifted lead flashing at the chimney. Overall, the bungalow was considered to be of low bat roost potential (see **Appendix 1** for potential suitability categories).

2.2 Site Location and Context

2.2.1 Springfields is situated off a track on the western side of Basingstoke Road in Spencers Wood, Berkshire (OS grid reference SU71346587). The bungalow is situated in the built-up area of Spencers Wood with further residential and commercial buildings on all sides. The land immediately to the south comprises the established gardens of properties on Basingstoke Road and Lambs Lane and this supports scattered mature trees.

2.2.2 In the wider area, beyond the built up area of Spencers Wood, the land is primarily arable farmland with tree lined margins. The closest area of lowland mixed deciduous woodland – a UK priority habitat – is about 460m to the west. A further, larger block of deciduous woodland is just over 500m to the north west.

- 2.2.3** The habitats surrounding the bungalow are of low to moderate value for feeding and commuting bats.

2.3 Report Objectives

- 2.3.1** The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for the proposed development activities.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that '*the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.*' This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of *'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.'*
- (9)(a) – there is *'no satisfactory alternative'* to the derogation; and
- (9)(b) – *'the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'*

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Desk Study

4.1.1 A desk-based study for bats was undertaken to collate and review existing information about the site and the surrounding land. The study utilised the following open access resources:

- Google Earth – satellite imagery was used to identify potential flight paths and foraging habitats for bats;
- MAGIC – examined to locate granted European Protected Species licences; and
- pre-existing bat survey reports – any available reports were obtained from the client and relevant planning portal to provide background information for the site.

4.2 Building Inspection

Survey Details

4.2.1 An updated detailed inspection of the exterior and interior of the bungalow was undertaken on January 21st 2026 by Meghan Porter-Smith - registered under Natural England Bat Survey Class Licence CL17 (Registration no.: 2025-86253-CL17-BAT) and Jake Morgan – registered under Natural England Bat Survey Class Licence CL17 (Registration no.: 2025-85343-CL17-BAT), 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 building 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 2019b).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 Ordnance Survey mapping shows the surrounding residential area provides low - moderate quality habitat for any bats 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)
2015-15306-EPS-MIT	Brown long-eared	07/10/2015- 06/10/2020	Damage & destruction of resting place	1132NE
2017-31574-EPS-MIT	Brown long-eared	04/10/2017- 31/10/2017	Destruction of resting place	1493NE
2018-36705-EPS- MIT-1	Brown long-eared Common pipistrelle	23/07/2019- 05/10/2028	Destruction of resting place & destruction of breeding site	1901NE
2016-25203-EPS-MIT	Brown long-eared Common pipistrelle	23/09/2016- 30/09/2026	Damage of breeding site & destruction of resting place	1785NW
2015-7206-EPS-MIT	Brown long-eared Common pipistrelle Soprano pipistrelle	27/03/2015- 31/03/2020	Damage & destruction of resting place	1705E
2015-7206-EPS-MIT- 1	Brown long-eared Common pipistrelle Soprano pipistrelle	11/02/2016- 31/03/2020	Damage & destruction of resting place	1705E
2017-32777-EPS-MIT	Brown long-eared	21/12/2017- 30/04/2018	Destruction of resting place	1493NE
2017-32777-EPS- MIT-1	Brown long-eared	11/05/2018- 31/10/2018	Destruction of resting place	1493NE
2018-36705-EPS-MIT	Brown long-eared Common pipistrelle	05/10/2018- 05/10/2028	Destruction of breeding site & resting place	1901NE

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 are annotated in a plan, as follows:

External Survey

- 5.2.2** The property was a detached bungalow of brick, cavity wall construction with a pitched, gabled roof covered with interlocking concrete tiles; a conservatory was attached to the rear (southern) elevation (**Photographs 1 & 2**).



Photograph 1. Front of property viewed from north.



Photograph 2. Rear of property viewed from south.

- 5.2.3** The roof was covered in interlocking concrete tiles, which were slightly lifted above the southwest gable where the roof battens were visible (**Photograph 3; Target note 1**). There were also slight gaps under raised tiles around a pipe passing through the roof on the rear elevation that created gaps that could allow potential access for crevice dwelling bats or access for species that principally occupy roof voids (**Photograph 4; Target note 2**).



Photograph 3. Lifted interlocking tiles with roof battens visible (rear elevation).



Photograph 4. Slightly raised tiles around flue (rear elevation).

- 5.2.4** Whilst the soffit was sealed to the brickwork across the front and rear elevations, a heavily cobwebbed gap was situated between the soffit and southwest gable (**Photograph 5; Target note 3**). Timbers could also be seen behind the soffits suggesting that the gap was of limited extent. Whilst a slight gap was situated along the

northeast gable, close inspection with a high-powered torch confirmed the feature to be superficial (**Photograph 6; Target note 4**). There was a gap of limited extent beneath the lead flashing at the base of the chimney on the front elevation, which showed no evidence of the presence of bats (**Photograph 7; Target note 5**).



Photograph 5. Heavily cobwebbed gap between soffit and brickwork gable (southwest elevation).



Photograph 6. Superficial gap within crumbling brickwork (northeast elevation).



Photograph. 7 Gap of limited extent under slightly raised chimney lead flashing (front elevation).

Internal Survey

5.2.5 The roof void was accessible via a first floor loft hatch. A boiler and water tank were mounted to boarding in the void. The void had a floor-to-ridge height of approximately two metres and was of trussed rafter construction (**Photograph 8**). The roof was lined with bitumen and hessian felt, which was intact and tightly fitted (**Photograph 9**); a small section had been replaced with a white breathable membrane where a former chimney had been removed (**Photograph 10**). Gaps in the felt were visible around pipes passing through the roof where the underside of the roof tiles were visible (**Photograph 11; Target note 6**).

5.2.6 The floor was boarded throughout and the soffit box was visible at the eaves (**Photograph 9**). The northeast and southwest facing gables had gaps along their edges which were filled with fibreglass insulation (**Photograph 12**). Whilst rodent

droppings were scattered throughout the void, no evidence of roosting bats was observed inside the roof void (**Photograph 13**).



Photograph 8. Roof void of trussed construction.



Photograph 9. Roof lining and open soffits (roof void).



Photograph 10. Removed chimney replaced by a breathable roofing membrane (roof void).



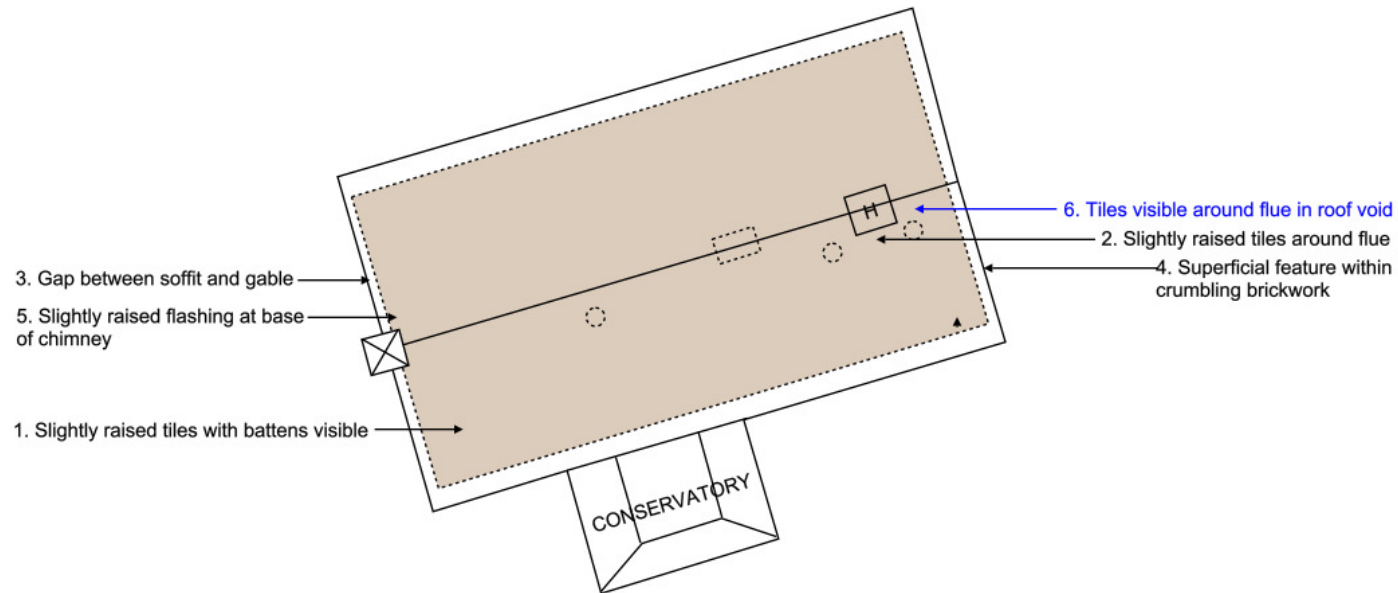
Photograph 11. Tiles visible around pipe (roof void).



Photograph 12. Gaps around the edges of the blockwork gables filled with fibreglass (roof void).



Photograph 13. Rodent droppings (roof void).



 Chimney
  Roof void
  Boiler
  Flue pipe
  External target note
  Internal target note

Drawn by:	Date:	Scale:	Springfields Basingstoke Road, Spencers Wood	
JM	February 2026	Not to scale	Updated Preliminary Bat Roost Assessment Plan	

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

6.1.1 The surrounding suburban habitats provide potentially low-moderate quality flight paths and foraging opportunities for any bats locally. Nine mitigation licences have been issued by Natural England in the surrounding area for brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats, but these are all more than 1km from the bungalow.

6.1.2 External features that resemble potential roosting sites/access points that are likely to have sufficient space, shelter, protection, conditions and surrounding habitat to support use by individual or small numbers of small crevice-dwelling bats, such as the locally recorded common pipistrelle (*P. pipistrellus*) were restricted to lifted roof tiles towards the verge on the rear roof elevation (**Photographs 3; Target note 1**). There was a slight gap under lead flashing around the chimney and gaps behind the soffit along the southwest gable (**Photographs 5 & 7; Target notes 3 & 5**). Both features were ruled out as they were considered to be of limited extent. Timbers were visible behind the gap in the soffit along the southwest gable end which was a heavily cobwebbed, and the soffits were open into the loft where no evidence was found internally. The gap in the lead flashing around the chimney was of limited extent. Whilst slight gaps were situated under tiles around a pipe that passed through the roof on the rear elevation, this feature was accessible during the internal survey with no signs of recent or historic use by bats (**Photographs 4 & 11; Target notes 2 & 6**). Furthermore, whilst the brickwork was crumbling at the southeast corner, close inspection with a high-powered torch confirmed this feature to be superficial (**Photograph 6; Target note 4**).

6.1.3 Overall, the bungalow continues to be of low bat roost potential (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Potential Roost Status

6.2.1 Of the crevice dwelling species that may be present, 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 (see **Appendix 2** 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 2025).

7 IMPACT ASSESSMENT

7.1 Potential Impacts of Development Proposals

Overview

- 7.1.1** The development proposals include a two-storey front extension and two-storey rear extension with associated roof alterations (refer to existing and proposed elevations in **Appendix 4**). The impacts of the proposals, during construction and post development, have been assessed in accordance with the mitigation hierarchy as follows:

Construction Phase

- 7.1.2** The proposals will involve the direct removal of the potential access / crevice roosting features identified across the southwest gable, comprising the lifted roof tiles. As such, the works could therefore lead to direct/indirect disturbance, injury and/or death of bats.

Post Development

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

7.2 Recommended Actions

- 7.2.1** The development proposals cannot be altered to avoid the potential adverse effects on bats in the house. Therefore, a further survey is recommended to determine the presence or absence of bat roosts in the bungalow, in order to be able to assess fully whether the development proposals will have an adverse effect on bats (see **Appendix 4** for further survey rationale). The recommended further survey is detailed in **Section 8.1** below

8 RECOMMENDATIONS

8.1 Further Survey

- 8.1.1** An endoscopic inspection of the features along the southwest gable should be carried out to look for evidence of roosting bats and to confirm presence or absence. The work should be carried out by a suitably qualified ecologist, registered under Natural England Class Licence CL18 or above.
- 8.1.2** If the endoscopic inspection were to show evidence of use by bats or if the feature could not be full inspected, further survey work (comprising bat emergence surveys carried out between May – September may be necessary to determine the species and characterisation of the roost to inform a mitigation strategy to support a European Protected Species licence or confirmation of the site's registration under the Bat Mitigation Class Licence CL21 (if applicable) if deemed necessary for the required for the work to begin lawfully.
- 8.1.3** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

9 REFERENCES

CIEEM (2019b). *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*. CIEEM, Ampfield.

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 1** 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 2** below.

Table 2. Recommended further survey for establishing presence/likely absence of roosting bats in buildings (and other structures).

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

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

APPENDIX 4 – EXISTING AND PROPOSED ELEVATIONS



This drawing may be scaled with reference to the scale bar for planning application purposes only. Do not scale for any other purpose. Use only projected dimensions. All dimensions are to be checked off by parties using the drawing, and any errors or omissions are to be reported to James Potter Associates Ltd.

Rev	Date	By	Check
001	11/10/2024	001	001



INDICATIVE FRONT 3D VIUSAL - OPTION 2



INDICATIVE REAR 3D VIUSAL - OPTION 2

Project		Drawing	
LOFT CONVERSION & EXTENSION SPRINGFIELDS BASINGSTONE ROAD RH7 1PH		INDICATIVE 3D VISUALS	
Client		Job/Draw Number	24016-PL-008
Status		Rev	P01
Scale		 JAMES POTTER ASSOCIATES www.jpa.design JPA - PROJECTS 117 Highland Road, Southampton, PO4 9SD T: +44(0)2380 554 887	
JPA Project No.	24016	Drawn By	AD
Date	OCT 2025		

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