

23 Fidlers Walk
Wargrave
Reading
RG10 8BA

Preliminary Roost Assessment

Report ref.: R3035_PRA_a

Report Quality Control Information	
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CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION.....	4
2.1	Project Background.....	4
2.2	Site Location and Context.....	4
2.3	Report Objectives	4
3	LEGISLATIVE AND POLICY BACKGROUND	5
3.1	Relevant Legislation.....	5
3.2	Planning Policy	5
3.3	Mitigation Licensing	6
4	SURVEY METHODOLOGY	7
4.1	Desk Study	7
4.2	Building Inspection.....	7
5	SURVEY RESULTS.....	10
5.1	Desk Study	10
5.2	Building Inspection.....	10
6	DISCUSSION	17
6.1	Assessment of Potential Roost Suitability.....	17
6.2	Assessment of Impacts and Recommendations	18
7	REFERENCES	19
	APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS	20
	APPENDIX 2 – DEFINITION OF BAT ROOST TYPES	21
	APPENDIX 3 – FURTHER SURVEY RATIONALE	22
	APPENDIX 4 – EXISTING AND PROPOSED ELEVATIONS	23

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Ffion Jones to undertake a Preliminary Roost Assessment (PRA) for bats at 23 Fidlers Walk in Wargrave, Reading. The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey front extension, garage conversion and first floor side extension (refer to proposed plans in **Appendix 4**).
- 1.1.2** The connected private gardens and scattered trees in the suburban setting provides continuous habitat that could be used as bat flight paths and foraging habitat, connecting to additional high-quality foraging habitats in the nearby area, for any bat(s) roosting in the property. No evidence of roosting bats was found externally or internally during the building inspection and the absence of bat droppings indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present. Potential crevice roost sites that would provide sufficient space, shelter, protection and conditions for opportunistic use by individual crevice-dwelling bats such as pipistrelle bats (*Pipistrellus* spp.) were limited to a small gap at the apex, some raised lead flashing along the front elevation and porch and raised and broken hanging tiles. All these features were closely inspected and found to be of limited extent and/or had no evidence of use by bats. The property is therefore considered to be of low suitability for roosting bats.
- 1.1.3** The development proposals will not impact on the single feature of low suitability for roosting bats and therefore are considered highly 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.
- 1.1.4** In the unlikely event that bats are encountered during the course of the work, the work will stop immediately and a licensed ecologist will advise how works should proceed; this may require a EPSML to permit the work to continue lawfully.
- 1.1.5** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Ffion Jones to undertake a Preliminary Roost Assessment (PRA) for bats at 23 Fidlers Walk in Wargrave, Reading.

2.1.2 The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey front extension, garage conversion and first floor side extension (refer to proposed plans in **Appendix 4**).

2.2 Site Location and Context

2.2.1 The link-detached two-storey house is located on the northern side of Fidlers Walk in Wargrave, Berkshire (central OS grid reference: SU 79401 79004).

2.2.2 The building is in a suburban setting surrounded by residential properties. The setting includes private gardens, hedgerows and mature trees with open agricultural farmland 100 metres to the north and northeast. There is ancient semi-natural woodland and deciduous woodland 650 metres northeast of the property as well as open recreation grounds 270 metres to the south. The River Thames is located 840 metres to the west.

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 9th September 2025 by Meghan Porter-Smith registered under Natural England Bat Survey Class Licence CL17 (Registration no.: 2023-11300-CL17-BAT), and assisted by Assistant Ecologist Hannah McEwen - 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 connected private gardens and mature trees in the immediate suburban area as well as the River Thames and nearby ancient and semi-natural woodland provides continuous habitat that could be used as bat flight paths and foraging habitat.

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)
2015-7300-EPS-MIT 2015-7300-EPS-MIT-1 2015-7300-EPS-MIT-2	Brown long-eared Common pipistrelle Soprano pipistrelle	2015-2020	Destruction of resting place	1,258m N
2015-7768-EPS-MIT 2015-7768-EPS-MIT-1	Soprano pipistrelle	2015-2020	Destruction of resting place	1,850 NW
2015-7819-EPS-MIT	Common pipistrelle Soprano pipistrelle	2015-2020	Destruction of resting place	1,550 NW
2018-35667-EPS-MIT 2018-35667-EPS-MIT-1	Common pipistrelle	2018-2019	Destruction of resting place	1,030 SE
2018-34287-EPS-MIT 2018-34287-EPS-MIT-1	Common pipistrelle Soprano pipistrelle	2018-2018	Destruction of resting place	1,828 NE
2019-41331-EPS-MIT 2019-41331-EPS-MIT-1	Common pipistrelle Soprano pipistrelle	2019-2020	Destruction of resting place	1,828 NE
2020-45673-EPS-MIT-1	Soprano pipistrelle	2020-2030	Destruction of a breeding roost	1,900 SE

5.1.3 There were no pre-existing bat survey reports available for the property on the Wokingham Borough Council planning portal.

5.2 Building Inspection

5.2.1 The findings from the external and internal inspections carried out for the building are as follows:

External Survey

5.2.2 The property was a link-detached two storey house of brick construction with a pitched roof. There was an attached single storey garage which links to the neighbouring property. There was a single-storey side rear extension connected onto the garage. To the front

there was a single storey porch with pitched roof (**Photographs 1 & 2**).



Photograph 1. Front elevation, viewed from the south.



Photograph 2. Rear elevation, viewed from the north.

- 5.2.3** The property's pitched roof was covered with interlocking roof tiles that were in place and tightly interlocking. The mortar along the ridge and verge was intact at both the front and rear of the property (**Photographs 3 & 4**).



Photograph 3. Tight fitting interlocking concrete tiles with tight ridge and verge (front western elevation)



Photograph 4. Ridge and hip mortar fully intact (front eastern elevation).

- 5.2.4** There was a minor gap at the apex of the northern gable behind the soffit box, and when closely investigated with a high powered torch showed no visible evidence of use by bats (**Photograph 5; Target note 1**). The soffits were tightly fitted against the brickwork (**Photographs 6**).



Photograph 5. Minor gap at the apex (rear elevation).



Photograph 6. Tightly fitted soffits (rear elevation).

- 5.2.5** The hanging tiles to the front of the property were mostly flat, tightly fitted and in good condition. There was one lifted tile above the first floor window, which was investigated with a high powered torch. The space behind the lifted tile was blocked leaving the crevice open and unsuitable for bats (**Photographs 7 & 8; Target note 2**).



Photograph 7. Tightly fitted flat hanging tiles (front elevation).



Photograph 8. Lifted hanging tile above the first floor window (front elevation).

- 5.2.6** There was one broken hanging tile towards the apex of the front gable, although broken it was still in place and did not lead to a suitable crevice (**Photograph 9; Target note 3**). The lead flashing against the first floor windows was also slightly lifted, however deemed unsuitable when investigated with a high powered torch (**Photograph 10; Target note 4**).



Photograph 9. Broken hanging tile with no crevice (front elevation).

Photograph 10. Lifted lead flashing (front elevation)

- 5.2.7** The garage had a tightly fitted flat roof covered with bitumen felt with tightly fitted uPVC cladding along the front (**Photographs 11**). To the rear the building was rendered (**Photographs 12**).



Photograph 11: Linked garage with uPVC cladding (front elevation)



Photograph 12. Rendered extension to the garage (rear elevation).

- 5.2.8** To the front the porch had a small pitched roof. The verge mortar was in good condition and the roof tiles were tightly interlocked (**Photograph 13 & 14**). The lead flashing which ran along the top of the porch roof and the hanging tiles was cobwebbed with mortar underneath. The gaps were inspected and didn't lead into any suitable crevice for roosting bats (**Target note 5**).



Photograph 13: Porch verge mortar (eastern elevation)



Photograph 14. Flat interlocking porch tiles and top lead flashing (front elevation).

Internal Survey

- 5.2.9** The building had one roof void that covered its second-storey footprint and was accessible via a first-floor loft hatch. The void was of 'cut and pitch' construction with a ridge beam, rafters and supporting trusses, and had an approximate floor-to-ridge height of 1.5 metres

(**Photograph 15**).



Photograph 15. Roof void showing 'cut and pitch' construction.

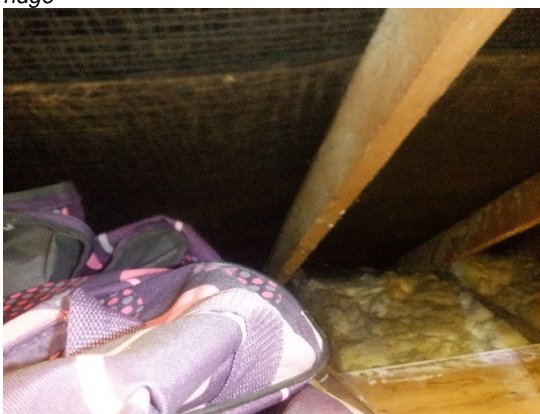
- 5.2.10** The roof was lined with a hessian-reinforced bitumen felt. It was mostly intact with occasional openings surrounding the three old flue pipes which were internally blocked (**Photograph 16 & 17; Target note 6**). The floor was boarded and insulated with fibreglass, which filled the eaves (**Photograph 18**).



Photograph 16. Loosely fitted bitumen felt along the ridge



Photograph 17. Torn bitumen felt along the ridge



Photograph 18. Fibreglass filled eaves

- 5.2.11** Both the northern and southern gables had some small gaps in the blockwork, but no

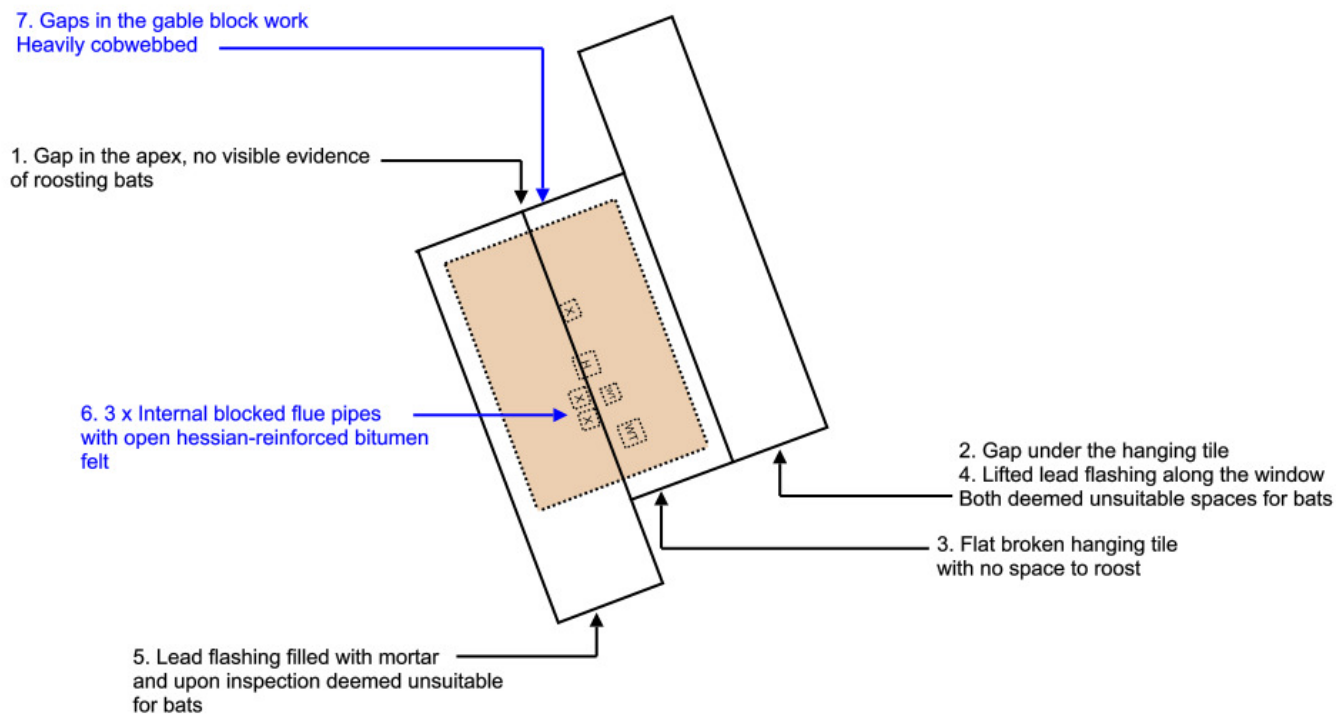
daylight was visible and both were also cobwebbed. There was a small wasps' nest, but no evidence of bats or rodents (**Photographs 19 & 20; Target notes 7**).



Photograph 19. Small gaps in blockwork, heavily cobwebbed (southern elevation)



Photograph 20. Small gaps in blockwork (northern elevation)



 Roof void
 H Loft hatch
 WT Water tank
 X Flue
 n. External target note
 n. Internal target note

Drawn by:	Date	Scale:	Site name	
HM	September 2025	Not to scale	23 Fidlers Walk, Wargrave, Reading RG10 8BA Figure 1 - Preliminary Bat Roost Assessment Findings	

Figure 1.

Preliminary Roost Assessment findings plan.

6 DISCUSSION

6.1 Assessment of Potential Roost Suitability

- 6.1.1** The linked private gardens with mature trees in the immediate suburban setting resembles continuous habitat that could be used as flight paths connecting to high-quality foraging habitats in the nearby area with open agricultural farmland 100 metres to the north and northeast as well as ancient semi-natural woodland and deciduous woodland 650 metres northeast. 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*). One licence within the search radius was granted for the destruction of a *P. pygmaeus* breeding roost which was situated approximately 1,900 metres to the southeast.
- 6.1.2** The detached property had the following suitable/potential bat access points and roost features:
- Gap in the apex behind the soffit on the rear elevation (**Photographs 5; Target note 1**);
 - A lifted hanging tile and a broken hanging tile, as well as raised lead flashing on front elevation (**Photograph 8, 9 & 10; Target note 2, 3 & 4**);
 - Raised lead flashing along the top of the porch (**Photographs 14; Target notes 5**);
 - Torn bitumen roof lining internally around 3 historic flue pipes (**Photograph 16 & 17; Target note 6**); and
 - Gaps internally in gable end blockwork (**Photograph 19 & 20; Target note 7**).
- 6.1.3** No droppings were observed within the house's roof void of the building, which had features such as loose felt that could allow bats in, and some missing blockwork at the gable ends. Therefore it is unlikely to support principally void-dwelling species, such as the locally recorded brown long-eared (*Plecotus auritus*).
- 6.1.4** The gap at the apex behind the soffit on the rear elevation and the space under the lead flashing on the front elevation and porch were deemed to be features of potential low suitability (see **Appendix 1** for potential suitability categories) for crevice dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). During a close inspection with a torch, the lead

flashing features were of limited extent and deemed to be of negligible suitability for roosting bats. The small gap at the apex showed no evidence of use externally or internally, and as such is considered unlikely to currently support roosting bats or historically.

6.1.5 The lifted and broken hanging tiles are not due to be impacted by the proposed plans, and furthermore the space under the tiles were inspected and shown to be of limited extent with inadequate space and conditions for roosting bats.

6.1.6 Overall, the survey evidence indicates that the house is unlikely to support roosting bats.

6.2 Assessment of Impacts and Recommendations

6.2.1 The development proposals seek consent for a single-storey front extension, garage conversion and first floor side extension (refer to proposed plans in **Appendix 4**). The proposals will not impact the single minor gap behind the soffit box on the rear elevation that was considered to have low suitability for roosting bats and all other features were considered to have negligible suitability on closer inspection with only the lead flashing on the front porch being directly impacted by the proposals. The survey findings demonstrate that these proposals are highly 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. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.

6.2.2 In the unlikely event that bats are encountered during the course of the work, the work will stop immediately and a licensed ecologist will advise how works should proceed; this may require a EPSML to permit the work to continue lawfully.

7 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 ELEVATIONS

