

Preliminary Bat Roost Assessment



**151 Whiteknights Rd,
Earley,
Reading,
RG6 7BD**

May 2026

PRELIMINARY BAT ROOST ASSESSMENT

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Site Location: 151 Whiteknights
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Date of Review: 24/05/2026

Report Version: Final

This report sets out the findings of a Preliminary Roost Assessment undertaken on 22 May 2026.

There are no known previous ecological reports associated with this site.

This report has been prepared exclusively for the use of the client in connection with the development project described herein. This report may not be disclosed, reproduced, or used for any purpose other than that for which it was originally prepared without the prior written consent of the author.

The content and findings of this report are valid for a maximum period of 18 months from the date of the final review. However, this validity period may be reduced if there are significant changes to the site conditions or proposed development plans.

The information presented in this report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. I confirm that the opinions expressed herein are my genuine and professional views, provided in good faith based on my expertise and the information available at the time of assessment.

STATUTORY AND NON-STATUTORY DISCLOSURE

If the author becomes aware of any actual or potential breach of legislation relating to wildlife or the environment by the client, the author shall be entitled to report such information to the relevant authority, including but not limited to governmental bodies and law enforcement agencies.

In the interest of nature conservation, the author reserves the right to share any bat records obtained through this project with the relevant Local Environmental Records Centre (LERC) and local Bat Group, where appropriate. This information may contribute to broader conservation efforts and the protection of bat species.

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EXECUTIVE SUMMARY

Kristina Wood undertook a daytime bat roost assessment at 151 Whiteknights Road, Earley, Reading (RG6 7BD) on 22 May 2026, including a desk study and internal/external inspection of dwelling B1 to inform proposed development.

The site lies within a landscape of high ecological value for bats, with strong habitat connectivity to nearby deciduous woodland and parkland, as well as known bat roosts in the wider area.

No definitive evidence of bat roosting was found internally; however, debris may have obscured small droppings and potential access points into the loft were identified. The external inspection recorded displaced roof tiles, gaps around chimney flashing, and openings in soffits, fascias, and mortar, all providing potential bat access and roosting opportunities.

Overall, B1 is assessed as having moderate bat roosting potential, with negligible potential for hibernation due to the absence of suitable features.

The proposed works could affect bats through disturbance, habitat loss, or harm during construction, particularly via noise, vibration, dust, and lighting impacts. **Two dusk emergence surveys (May–September) are required to confirm presence or likely absence.** If bats are confirmed, one further survey and a mitigation strategy or Natural England licence will be required.

A detached garage scheduled for demolition has not yet been assessed and must also undergo a roost inspection, which may be completed alongside the first emergence survey.

Lighting controls and construction timing guidance have also been recommended to reduce impacts on bats and nesting birds.

1 INTRODUCTION

At the instruction of Muneeb Shah ('the client'), Kristina Wood conducted a Preliminary Bat Roost Assessment (PRA) at 151 Whiteknights Rd, Earley, Reading, RG6 7BD (hereafter referred to as 'the site'). The building considered for this report (B1) is a detached residential property, featuring an enclosed garden to the rear (northwest). The proposals for B1 include a part one-storey and part two-storey extension with extensive internal alterations. A detached garage (B2) will also be demolished and replaced. Collectively, these plans are hereafter referred to as 'the proposed works'.

The aim of the PRA is to assess the status of roosting bats on the site and to determine the existence and location of any ecologically valuable areas. With regards to roosting bats, this information will serve to assess the ecological impact of the proposals and identify any ecological constraints and/or mitigation measures that may be required.

1.1 Site Context

The site, centred on Ordnance Survey Grid Reference SU 74355 71961, is located on the outskirts of a high-density residential area of Earley, approximately 3 kilometres (km) southeast of Reading town centre.

The surrounding landscape is characterised by residential and commercial properties with mature gardens and boundary fencing, interspersed with areas of grassland and extensive woodland and parkland.

There is a railway line 450 metres (m) northeast.

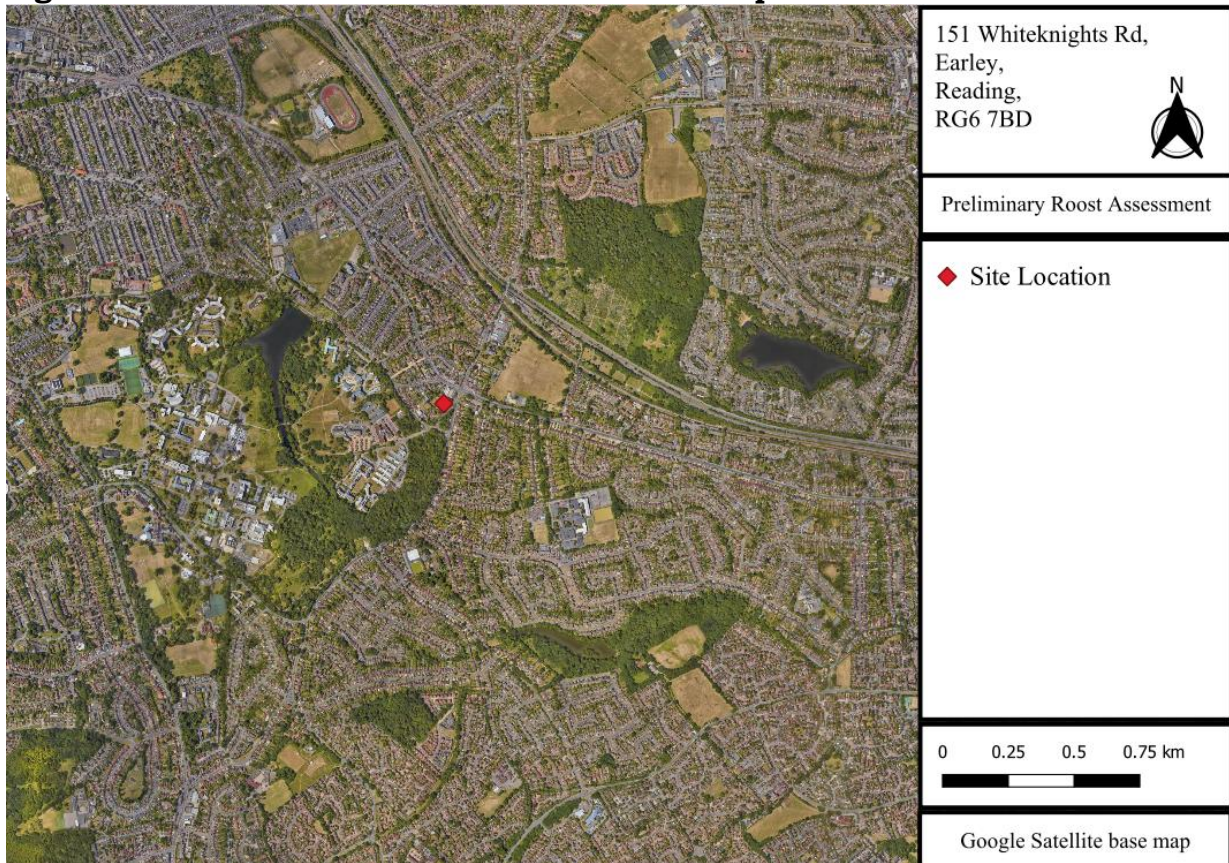
1.2 Previous Ecological Surveys

The author is unaware of any previous ecological surveys at the site.

Figure 1: 151 Whiteknights Road



Figure 2: The site in relation to the wider landscape



2 METHODOLOGY

2.1 DESK STUDY

Online databases and freely available datasets were reviewed to identify licenses granted for works involving bats within a 2 km radius of the site. Additionally, potential records of relevant Designated Sites were examined within a 2 km radius. A detailed analysis of maps and aerial imagery was also conducted to identify features of interest to bats within the surrounding area.

Resources used during the desk study include:

- **Google Earth Pro**

Assessment of the local landscape, with the latest image dated from May 2025.

- **Multi-Agency Geographic Information for the Countryside (MAGIC) website¹**

Records of licences issued by Natural England for works affecting bat species within 2 km of the site; any relevant site designations within 2 km of the site; Special Areas of Conservation designated for bat interest within 10 km of the site; Priority Habitats in the local area. Accessed: 19 May 2026.

Due to the small-scale nature of the proposed works, 2 km is considered an appropriate radius.

2.2 SITE SURVEY

A site visit was undertaken on 22 May 2026 between 13:30 and 14:30 hours. The survey was carried out by Kristina Wood.

Kristina Wood (B.Sc Hons., M.Res.) has worked as a terrestrial ecologist since 2019 and is a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Kristina has four years of experience working with bats and holds a Natural England bat Class 1 survey licence registration and is accredited on a Class 2 survey licence (licence numbers available upon request).

¹ [Magic Map Application \(defra.gov.uk\)](https://magic.defra.gov.uk/)

The work, analysis and reporting were undertaken in line with CIEEM's Code of Professional Conduct², the Bat Conservation Trust's Good Practice Guidelines³ and other relevant guidelines and legislation as listed in the Appendices of this report.

2.2.1 Built Structures

An assessment of B1 was conducted to evaluate its potential to support bat roosting. This involved both internal and external inspections of the structures to identify signs of bat activity, including droppings, rub or scratch marks, staining around potential roost sites and exit points, the presence of live or deceased bats, and structural features that may be suitable for roosting bats, such as raised or missing tiles. Special attention was given to floor and flat surfaces, window frames, and features within the roof space, which are common locations for bat activity.

The suitability of the site to support bats was rated from negligible, low, moderate, high and/or confirmed in accordance with Section 4.3 of the Bat Conservation Trust's Good Practice Guidelines, and recommendations for further survey requirements are also taken from Collins (2023).

2.2.2 Limitations

The rear flat-roofed extension restricted full views of sections of the main roof during the survey.

The Defra MAGIC mapping system has recently undergone updates (12 December 2024), and as a result, information regarding European Protected Species licences may not always be fully complete or accurately displayed. It is therefore possible that some relevant data were not captured in this assessment.

Identifying bat roosts within buildings can be challenging, particularly in larger structures or those with numerous potential roosting features. Roosting sites used by solitary bats can be especially difficult to detect. Many bat species utilise narrow crevices, where any signs of occupancy (such as droppings) may be inaccessible to surveyors. Additionally, evidence of bat presence can degrade quickly in adverse weather, further limiting the reliability of visual inspections alone.

² <https://cieem.net/resource/code-of-conduct/>

³ [Bat Survey Guidelines 23](#)

Whilst all efforts have been made to undertake a robust PRA and produce a thorough report, bats are highly mobile animals and unpredictable in nature, and as such, they can begin roosting in suitable structures at any time.

The results of this report are valid up to 18 months and/or if the conditions of the site change significantly, as per the Advice Note on the lifespan of ecological reports and surveys produced by CIEEM in 2019.

It should be noted that absence of records for and observations of bats does not mean that bats are absent. Any development that takes place should be sensitive to the considerations outlined above, ensuring that if bats (or any other protected species, or evidence of their presence) are discovered during development works, works are halted, and the advice of a qualified ecologist is sought.

3 RESULTS

3.1 DESK STUDY

3.1.1 [Natural England Protected Species Licences](#)

Within 2 km of the site there are four records of licences issued by Natural England for works affecting bats entered on the MAGIC⁴ website. These records relate to works affecting brown long-eared bats (*Plecotus auritus*), common pipistrelle bats (*Pipistrellus pipistrellus*) and soprano pipistrelle bats (*Pipistrellus pygmaeus*) between 2012 and 2014.

The closest licence record relates to the destruction of a resting place for common and soprano pipistrelle bats, 1 km northeast of the site in 2014 (licence reference: 2014-441-EPS-MIT).

Viewing of aerial imagery shows moderate connectivity between these known roosts and the site in the form of linked mature gardens, undeveloped land and woodland.

3.1.2 [Site Designations](#)

Within 2 km of the site, two Statutory Designated Sites are present: Highwood Local Nature Reserve and Maiden Erlegh Local Nature Reserve. Both sites comprise areas of mature woodland, scrub and semi-natural habitats that may provide suitable foraging and commuting opportunities for bats. The presence of mature trees and connected green corridors increases their ecological value for common bat species, although the sites are not designated specifically for bats.

Due to the distance from the proposed works and the localised nature of the development, impacts on these designated sites are considered unlikely.

No Special Areas of Conservation (SACs) designated for bats lie within 10 km of the site.

3.1.3 [Priority Habitats and Notable Landscape Features](#)

A substantial area of Wood-pasture and Parkland (a UK BAP habitat), incorporating areas of Deciduous Woodland (Priority Habitat), is located approximately 80 m south of the site.

⁴ [Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk/magic)

Additional extensive areas of these habitats occur throughout the surrounding local and wider landscape.

These habitats are of recognised ecological importance and have the potential to support a diverse assemblage of bat species. Review of aerial imagery indicates that the site maintains clear ecological connectivity with these habitat areas.

A railway line is situated approximately 450 m northeast of the site. Railway corridors are recognised as valuable wildlife commuting routes, providing relatively dark and sheltered linear features with a high abundance of invertebrate prey. Such features are of particular importance for commuting and foraging bats.

Figure 3: The site (red) in relation to Priority Habitats



3.2 SITE SURVEY

A daytime site visit was undertaken on 22 May 2026 under bright and clear conditions, with a recorded temperature of 22°C at the time of the survey.

3.2.1 Building Assessment: B1 (proposed for partial demolition and extension)

B1 comprises a brick-built residential property with wooden soffits and window frames, clad with concrete roof tiles. The building has a simple hipped roof, with two chimneys located along the lower edge of the northeast roof slope, one chimney on the lower section of the southwest slope, and a further chimney on the lower section of the northwest slope. A central gabled roof extension is present on the front (southeast) elevation above the main entrance, while a small flat-roofed extension is present to the rear of the property.

External Survey

Overall, the windows and soffits were found to be in good condition and generally well-fitted to the structure. However, several localised gaps were identified between the soffits and the brickwork, particularly along the northeast elevation. Additional gaps were noted between the fascia and brick wall of the rear flat-roofed extension. Areas of missing mortar were also identified beneath several bonnet tiles.

Observations of the southwest and northeast roof slopes were partially restricted by boundary fencing. Nevertheless, inspections undertaken from the adjacent road using binoculars identified several potential roost features (PRFs) suitable for bats. These included lifted and gappy roof tiles, particularly around the northeastern chimney, including adjacent to the lead flashing, as well as above the chimney on the southwest roof slope. Additional gaps beneath roof tiles were also observed on both the front and rear roof slopes.

The rear flat-roofed extension restricted full views of sections of the main roof during the survey.

Internal Survey

The loft void of B1 was accessed via a loft hatch located at first-floor level. The loft comprises a traditional A-framed timber structure with exposed sarking boards and no roofing membrane present.

No evidence of bats, such as droppings, feeding remains, staining, or carcasses, was identified during the survey. While no significant accumulations of bat droppings were observed, a substantial amount of general debris was present across the loft floor, meaning that small quantities of droppings could potentially have been overlooked.

Several potential bat access points into the loft void were identified. In particular, light ingress was visible at the southeast ridge line, indicating potential access beneath the roof covering. Additional potential access opportunities were noted around the flue and chimney on the northeast roof slope, corresponding with areas of gappy roof tiles identified during the external inspection.

Relevant survey photographs are included within the Appendices.

3.2.2 Detached Garage (B2)

There is a detached garage to the southwest of B1. This was no subject to any survey.

3.2.3 Bat Foraging and Commuting Habitat

A large amenity garden comprising predominantly managed lawn with areas of boundary vegetation is present to the rear of B1. Boundary trees and hedgerows provide habitat connectivity between the building and the wider surrounding landscape and may function as linear features used by commuting bats moving to and from potential roosting sites.

Overall, the site and its immediate surroundings are considered to provide moderate to high suitability for bat commuting and foraging activity.

3.2.4 Tree Assessment

No trees are due to be impacted by the proposed development; therefore, no tree assessments were undertaken.

4 EVALUATION

151 Whiteknights Road is located within a landscape of high ecological value for bats, with strong connectivity to surrounding habitats. These include areas of Deciduous Woodland and Wood-pasture and Parkland to the southwest of the site. The site is also ecologically connected to known bat roosts within the wider landscape.

An internal inspection of B1 did not identify any evidence of bat roosting, including droppings, staining, or other diagnostic indicators. However, small numbers of droppings would likely be missed in amongst the amount of debris present, and the survey confirmed the presence of potential access points into the loft void.

The external inspection identified a number of lifted and displaced roof tiles across the main roof slopes, with concentrations around chimney-associated lead flashing. Areas of lead flashing exposed to solar gain may provide locally warm and sheltered microclimates, which can be favoured by crevice-dwelling bat species.

Additional potential roost features were identified, including areas of missing mortar beneath bonnet tiles and localised gaps between soffits, fascias, and adjoining brickwork. Collectively, these features provide potential access and roosting opportunities for small numbers of bats.

In accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023), **B1 is assessed as having moderate roosting potential for bats.** Appendix 6.2 provides further explanation of this conclusion.

As no typical hibernation features such as cellars or deep masonry crevices were observed, **B1 is considered to have negligible potential for non-standard hibernation use**, with limited internal or external features likely to support prolonged torpor. Hibernation surveys are not necessary for this site currently.

4.1 Impact Assessment

The proposals for B1 comprise a part one-storey and part two-storey extension with extensive internal alterations. These works have the potential to result in the damage or destruction of a bat roost and could cause injury or mortality to bats. In addition, construction activities may

indirectly affect bats roosting elsewhere within the roof structure through disturbance arising from noise, vibration and dust. Post-construction, the proposals may also result in lighting disturbance. All such impacts constitute offences under the legislation referenced in Appendix 6.3, if undertaken without appropriate mitigation and licencing.

B2 will also be demolished and replaced. B2 has not been subject to a roosting assessment and therefore potential impacts to bats are unknown.

4.2 Recommendations

In accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023), **a programme of two dusk emergence surveys is required to confirm the presence or likely absence of roosting bats within B1.** Surveys should be undertaken between mid-May and September and spaced at least three weeks apart, with at least one survey taking place no later than July.

Surveys must be completed under suitable weather conditions to maximise the likelihood of bat activity being recorded, with dusk air temperatures exceeding 10°C and in the absence of heavy rain or strong winds. Each survey should commence no later than 15 minutes before sunset and continue for a minimum of 1.5 hours after sunset. However, to account for late-emerging species, it is recommended that surveys continue for at least two hours post-sunset.

The Phase 2 survey programme will require a minimum of three surveyors, and the deployment of four night-vision aids to ensure full coverage of B1. Surveyors should be equipped with bat detectors and night-vision recording equipment to record bat activity, including species identification and numbers, within a defined survey area. Night-vision cameras should be paired with a recording bat detector and operated by a trained and experienced surveyor.

Should bats be confirmed as roosting on site, efforts are required to characterise the type and status of any roost(s) present. In accordance with Good Practice Guidelines (Collins, 2023), this requires an additional (third) survey. In such circumstances, a Method Statement and/or a Natural England European Protected Species Mitigation Licence would be required to enable the proposed works to proceed lawfully. Full details of any necessary mitigation and compensation measures would be provided following completion of the survey programme.

B2 will be demolished and requires a roost assessment. This can be undertaken prior to the first emergence survey.

The proposed works are not expected to impact any bat commuting or foraging habitats, however, the local landscape is highly suitable to bats and therefore the following recommendations should be integrated into any new lighting scheme during the construction and operational phases.

- No artificial lighting above ground level.
- Night-time lighting should be avoided (sunset to sunrise). However, if artificial lighting is required, it should follow the following specifications:
 - Lighting should be directional, facing away from green habitats and set using a steep ground-ward angle and on short columns (no higher than 3 m);
 - Use a lamp no greater than 2000 lumens (150 watts), using light sources that peak higher than 550 nanometres, which avoids the UV, white and blue wavelengths;
 - Warm white spectrum LED (<2500 Kelvin) should be used over a cool white spectrum;
 - Cowls, hoods, baffles or louvres should be used to avoid light spillage off-site;
 - Use of reflective surfaces under the light should be avoided.

NOTE: Should bats be confirmed as roosting on site during the Phase 2 surveys, any lighting recommendations provided in the Phase 2 report will take precedence over those outlined in this report.

4.3 Nesting Birds

No evidence of bird nesting was identified on, within or near B1 or B2. However, birds could potentially begin nesting anywhere on site at any time during bird nesting season. The proposed works could therefore cause disturbance, injury or death to nesting birds.

If work is to be carried out during bird nesting season (March to August, inclusive), the homeowners and site contractors must be aware of their obligations towards nesting birds and must check for them prior to commencing the works. If an active bird nest is discovered, an exclusion zone must be put in place (minimum 5 m), and works must be halted in that area. Breeding birds and their nests are protected by law and all active nests must be retained until

the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works.

5 CONCLUSION

B1 at 151 Whiteknights Road has been assessed as offering moderate potential for bat roosting. The proposed development may result in direct or indirect impacts on roosting bats within B1; therefore, additional bat survey work is required between May and September.

Lighting recommendations have been provided to mitigate potential indirect impacts on bats that may be using the site and surrounding habitats for commuting and foraging.

Recommended working methods during the bird nesting season have also been outlined to ensure that nesting birds are not disturbed by the proposed works.

6 APPENDICES

6.1 Photos from 22 May 2026









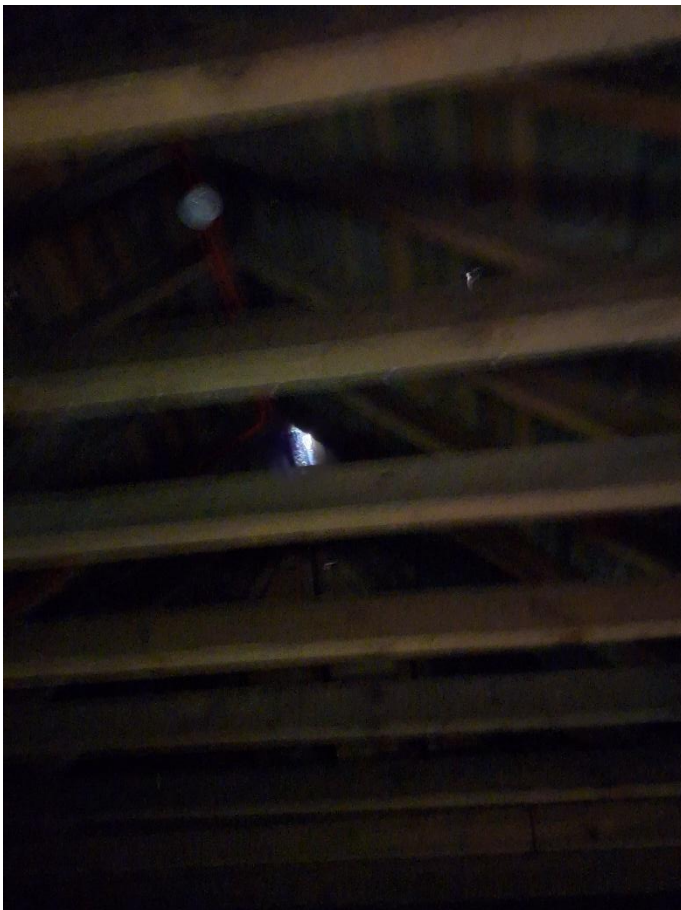












6.2 Table 4.1 from Bat Surveys for Professional Ecologists: Good Practice Guidelines

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

6.3 Table 7.2 from Bat Surveys for Professional Ecologists: Good Practice Guidelines

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey ^a (structures). No further surveys required (trees).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .
a Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see para 5.2.44). In some cases, more than one survey may be needed, particularly where there are several buildings in this category. b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more.		

6.4 Relevant Legislation

All species of bats receive special protection under UK law, including the strict species protection provisions of the EU Habitats Directive as implemented in England and Wales by Part 3 of the Conservation of Habitats and Species Regulations 2019 (the “2017 Regulations, amended by the 2019 Regulations due to Britain leaving the EU”), and, Part 1 of the Wildlife and Countryside Act 1981 (as amended).

Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended by the 2019 Regulations) makes it illegal to:

- i. Deliberately capture, injure or kill a bat;
- ii. Deliberately disturb bats in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young; or
- iii. Damage or destroy a roost – regardless of whether the action was deliberate or not.

Furthermore, the Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place which is used for shelter or protection, or to damage, destroy or obstruct access to this structure or place. As bat roosts are protected by law, any works on a building with a bat roost would require a derogation licence. This derogation licence or European Protected Species Mitigation (EPSM)

Licence is approved and issued by Natural England following the granting of planning permissions.

6.5 Relevant Guidelines and Acts

Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing.

Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd edition.

Chartered Institute of Ecology and Environmental Management (2022). Code of Professional Conduct.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

Guidance on Bat Protection and Licences. Gov.UK. <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

Mitchell-Jones, A.J. (2004) Bat Mitigation Guidelines English Nature, Peterborough.

The Conservation of Habitats and Species Regulations (2017)
<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

National Planning Policy Framework (2024) [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/121148/NPPF_2024.pdf)

Wildlife and Countryside Act (1981) [Wildlife and Countryside Act 1981 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1981/69/contents)

6.5.1 Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.