22 Chazey Road
Caversham
Reading
RG4 7DS

Preliminary Roost Assessment & Bat Emergence Survey

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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy (JWEC) was instructed by Mr Murray Hatch to undertake a Preliminary Roost Assessment (PRA) at 22 Chazey Road in Caversham, Reading. The PRA was commissioned to accompany a householder planning application to be submitted to Reading Borough Council seeking consent for a first-floor extension and alterations.

1.1.2 A detailed inspection of the exterior and interior of the property was undertaken on the 25th June 2025 by Conor Watson a senior ecologist registered under Natural England Bat Survey Class Licence CL18 and Lauren Hayward (a seasonal ecologist).

1.1.3 An accumulation of approximately 200 small bat droppings – resembling those typically deposited by pipistrelle species – were found inside the roof void of the bungalow. The accumulation of bat droppings was localised beneath a gap in the roof lining near the front gable end, indicating a roost site beneath the ridge tiles. However, the roof at this location was low level and no potential access points for roosting bats could be identified after a thorough investigation externally.

1.1.4 The roof tiles, gable verge mortar and fascias in proximity to the roost site did not appear recently repaired but all were in excellent condition, indicating that historic maintenance of the roof has likely obstructed access to the roost site and caused the roost to have been abandoned in the past. Therefore, the bungalow currently has <u>negligible suitability</u> for roosting bats; but in order to provide sufficient confidence that the roost is abandoned, one bat emergence survey was conducted by Conor Watson on the 30th June 2025. The detached garage has been classified as <u>negligible suitability</u>.

1.1.5 No bats were observed emerging from the bungalow during the emergence survey visit. The survey data demonstrates that the future planning application, which will likely involve reroofing the front gable end, is unlikely to result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats. As such, a European Protected Species (EPS) mitigation licence will not be required for the planned works to go ahead lawfully.

1.1.6 There is opportunity to re-instate access to the historic roost site during reroofing works by installing at least two bat access tiles either side of the ridge.

1.1.7 This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy (JWEC) was instructed by Mr Murray Hatch to undertake a Preliminary Roost Assessment (PRA) at 22 Chazey Road in Caversham, Reading. The PRA was commissioned to accompany a householder planning application to be submitted to Reading Borough Council seeking consent for a first-floor extension and alterations (see planning drawings in **Appendix 4**).

2.1.2 Following the initial PRA findings, JWEC was commissioned to complete a bat emergence survey which was conducted on the 30th June 2025 and included in this report.

2.2 Site Location and Context

2.2.1 The property is a detached bungalow located on the northern side of Chazey Road in Caversham, Reading (OS grid reference: SU 70054 75448).

2.2.2 The property is in a suburban setting to the north of the centre of Reading. The rear garden backs onto Mapledurham Playing Fields to the north, which comprises amenity grassland, a traditional orchard and deciduous woodland. The wider area includes the River Thames approximately 500m south of the property and a golf course to the west with Chazey Wood ancient replanted woodland approximately 1.2km away.

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.

2.3.2 The aim of the bat emergence survey is to determine the presence or likely absence of roosting bats and to characterise the bat roost(/s) in cases where presence is confirmed. The emergence survey findings inform an impact assessment and mitigation strategy for the development proposals and ascertain whether a European Protected Species (EPS) mitigation licence would be required to allow the works to proceed lawfully.

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 or relevant planning portal to provide background information for the site.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 25th June 2025 by Conor Watson a senior ecologist registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2024-11877-CL18-BAT) and Lauren Hayward (a seasonal ecologist), in accordance with good practice guidelines (Collins 2023). The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, and a ladder. 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

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.

4.3 Emergence Survey

Survey Details

4.3.1 One dusk emergence survey visit was undertaken for the property on the 30th June 2025 by experienced bat surveyor Conor Watson ACIEEM (CL18: 2024-11877-CL18-BAT).

4.3.2 The equipment used during surveys included a full-spectrum sampling bat detector (Batlogger M) and an infrared night vision aid (Sionyx Aurora Pro camera with infrared torches). A still shot of the darkest point of the survey has been included for the night vision aid in **Appendix 5**. The surveyor was located in the front garden with appropriate coverage of the property for the purpose of the survey – refer to emergence survey plan in **Appendix 6**.

4.3.3 The emergence survey started 15 minutes before sunset and continued for 1 hour and 30 minutes after sunset. Within a five-day period after the survey, the bat call recordings were processed and analysed using the BatExplorer computer software package and the night vision video footage was reviewed in the VLC Media Player.

Survey Limitations and Report Validity

4.3.4 There were no significant constraints to the bat inspection with full access being available to the building or to the emergence survey, which was undertaken during the optimal survey season, i.e. May to August, and in conditions suitable for bat activity, i.e. dry and calm with air temperatures 10°C or above at sunset (Collins 2023).

4.3.5 This report contains information regarding a mobile species so it will likely be valid for 12

months only (CIEEM 2019b).

5 SURVEY FINDINGS

5.1 Desk Study

5.1.1 The suburban setting north of Reading comprises linked rear gardens that provide flight paths to good quality foraging habitat at Mapledurham Playing Fields to the north, i.e. a traditional orchard and deciduous woodland priority habitats (Section 41 NERC Act 2006 habitats of principle importance). The wider area includes high quality commuting and foraging habitat such as the River Thames (approximately 500m south) and Chazey Wood ancient replanted woodland (approximately 1.2km west).

5.1.2 Bat mitigation licences that have been granted within the last 10 years within a 2km radius of the property are detailed in **Table 1** below.

Table 1. Bat mitigation licences granted within a 2km radius (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2017-29064-EPS-MIT	Soprano pipistrelle	01/09/2017 to 01/09/2027	Destruction of a breeding site	~250 SW
2015-13539-EPS-MIT	Common pipistrelle	02/09/2015 to 01/09/2016	Destruction of a resting place	~330 SW
2015-14137-EPS-MIT	Soprano pipistrelle Common pipistrelle	16/09/2015 to 15/09/2020	Destruction of a resting place	~660 SW
2015-18560-EPS-MIT	Soprano pipistrelle Brown long-eared bat	25/01/2016 to 31/01/2021	Destruction of a resting place	~730 NW
2016-27061-EPS-MIT	Brown long-eared bat Common pipistrelle	03/01/2017 to 03/01/2017	Destruction of a resting place	~820 SE
2018-35917-EPS-MIT	Common pipistrelle	27/06/2018 to 30/11/2018	Destruction of a resting place	~1700 NE

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

5.2 Building Inspection

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 (see **Figure 1** below), as follows:

External Survey

5.2.2 The property is a detached brick bungalow with a hipped roof and one pitched gable end at the front of the building (**Photographs 1 & 2)**. At the rear of the building is a detached brick, single-storey garage with a pitched roof (**Photograph 3**).

Photograph 1. Front of property viewed from south.

Photograph 2. Rear of property viewed from north.

Photograph 3. Front of detached garage viewed from south.

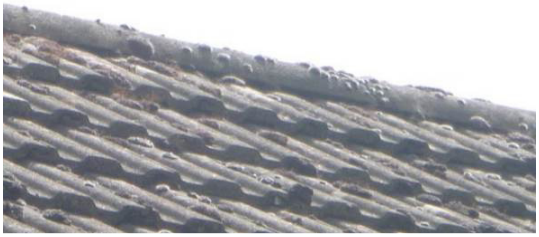
5.2.3 The interlocking tiles on the hipped roof of the bungalow were tight and intact with no visible gaps (**Photograph 4**). The interlocking roof tiles on the garage were all tight, except for one slightly lifted tile that was closely inspected and of limited extent (**Photograph 5).**

Photograph 4. Tight interlocking roof tiles on bungalow (eastern elevation).

Photograph 5. Slightly lifted tile on garage roof (western elevation).

5.2.4 The hip and ridge mortar of the bungalow was intact with no visible gaps (**Photograph 6**). The ridge mortar on the garage had recessed slightly but there were no visible holes (**Photograph 7**).

Photograph 6. Intact hip and ridge mortar on bungalow (front elevation).



Photograph 7. Recessed ridge mortar on garage roof (western elevation).

5.2.5 The uPVC soffit boxes at the eaves and on the front gable of the bungalow were intact and flush against the brickwork, and the gable verge mortar was intact (**Photographs 8 & 9**). The eaves and gable ends of the detached garage featured tight fascias and intact verge mortar (**Photograph 10**).

Photograph 8. uPVC soffits intact and flush to brickwork (eastern elevation).

Photograph 9. Tight and intact uPVC fascia on gable end (front elevation).

Photograph 10. Timber fascia on detached garage (rear elevation).

Internal Survey

5.2.6 The roof void was accessed via a ground floor loft hatch and had a floor-to-ridge height of approximately 2m; the roof was of simple hipped construction with the ridge beam lightly cobwebbed (**Photographs 11 & 12**). The roof was lined with hessian-reinforced bitumen felt, with a square hole in the lining where a chimney likely had been removed in the past (**Photograph 13**). The floor was partially boarded around the entrance of the hatch, with thick fibreglass insulation between the timber joists but open at the eaves likely down to the soffits (**Photograph 14**).

Photograph 11. Roof void viewed from eastern end.

Photograph 12. Lightly cobwebbed ridge beam (roof void).

Photograph 13. Hole in bitumen roof lining (roof void).

Photograph 14. Thick fibreglass insulation between timber joists (roof void).

5.2.7 The chimney was mostly rendered brick, with a heavily cobwebbed gap between the brick and the timber but no visible daylight (**Photograph 15**). Two covered water tanks were present on the western side of the roof void (**Photograph 16**).

Photograph 15. Gap between timber and brickwork of chimney (roof void).

Photograph 16. Covered water tanks (roof void).

5.2.8 The gable end at the front of the property was of breezeblock cavity wall construction with expanding foam present at the edges (**Photographs 17 & 18**).

Photograph 17. Blockwork front gable (roof void).

Photograph 18. Expanding foam at front gable (roof void).

5.2.9 An accumulation of approximately 200 small bat droppings, resembling those typically deposited by pipistrelle species (*Pipistrellus* spp.), were identified beneath the ridge near the front gable end (**Photograph 19**). The accumulation of bat droppings was located beneath a gap in the roofing lining at the ridge where droppings were also visible and had fallen through into the roof void (**Photograph 20; Target note 1**). There were several small old wasp nests and occasional mouse droppings throughout the void (**Photograph 22**).

Photograph 19. Accumulation of bat droppings (roof void).

Photograph 20. Small gap in roof lining at ridge (roof void).

5.2.10 The inside of the detached garage was used for storage and was open up to the roof, which was lined with bituminous felt and of 'cut and pitch' construction (**Photograph 23**). No evidence of roosting bats was found during the inspection of the garage.

Photograph 23. Garage interior.

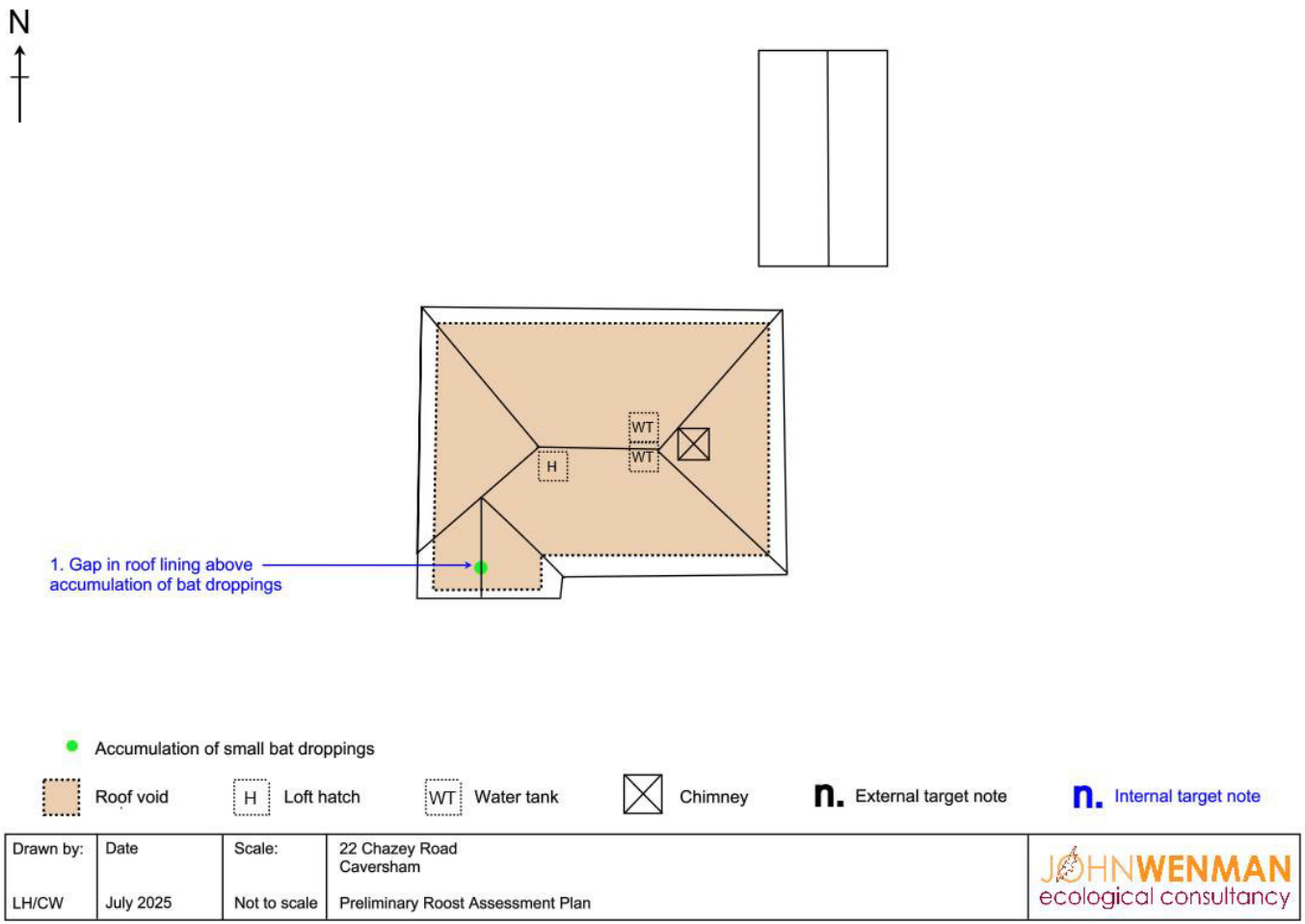


Figure 1. Preliminary Roost Assessment Plan.

5.3 Emergence Survey

5.3.1 The bat emergence survey findings are described below, summarised in the **Tables 2a & 2b** below and illustrated in the survey plan in **Appendix 6;** the raw detector data is supplied in **Appendix 7**.

30th June 2025

5.3.2 No bats were observed emerging from the property.

Table 2a. Weather conditions and survey timings

	Wind (BF0-12)	**Cloud cover (%)**	**Rain**	**Temp start (ºC)**	**Temp end (ºC)**
Weather	0	0	Dry	20	24
Start time	21:09	**Sunset time**	21:24	**Finish time**	22:54

Table 2b. Surveyor recordings at Surveyor Location 1

Species	**Recordings***	**Emergences**	**Time of first call after sunset**
Noctule	27	None	21:31 (7 mins)
Common pipistrelle	16	None	22:01 (37 mins)
Soprano pipistrelle	13	None	22:07 (51 mins)
Myotis species	1	None	22:49 (85 mins)

** recordings are the number of times that the detector was triggered when bat calls were detected.*

5.3.3 The first bat recorded during the survey was a distant noctule (*Nyctalus noctula*) that was heard but not seen by the surveyor at 21:31 (7 minutes after sunset). Common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*N. noctula*) passes were intermittently heard and seen by the surveyor, with the common pipistrelle (*P. pipistrellus*) being heard at 22:01 and the soprano pipistrelle (*Pi. pygmaeus*) at 22:07 for the first time.

5.3.4 The amount of bat activity was low and primarily comprised occasional pipistrelle bat (*Pipistrellus* spp.) foraging passes along the western elevation of the bungalow and over the surveyor in the front garden.

6 DISCUSSION

6.1 Assessment of Roost Suitability/Status

6.1.1 The suburban setting north of Reading comprises linked rear gardens that provide flight paths to good quality foraging habitat at Mapledurham Playing Fields to the north, i.e. a traditional orchard and deciduous woodland priority habitats (Section 41 NERC Act 2006 habitats of principle importance), for any bats roosting locally. Furthermore, the search of granted bat mitigation licences identified three species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*).

6.1.2 An accumulation of approximately 200 small bat droppings – resembling those typically deposited by pipistrelle species (*Pipistrellus* spp.) – were found inside the roof void of the bungalow. The accumulation of bat droppings was localised beneath a gap in the roof lining near the front gable end, indicating a roost site beneath the ridge tiles. However, the roof at this location was low level and no potential access points for roosting bats could be identified after a thorough investigation externally.

6.1.3 The roof tiles, gable verge mortar and fascias in proximity to the roost site did not appear recently repaired but all were in excellent condition, indicating that historic maintenance of the roof has likely obstructed access to the roost site and caused the roost to have been abandoned in the past. Therefore, the bungalow currently has <u>negligible suitability</u> for roosting bats (see **Appendix 1** for potential suitability categories); but in order to provide sufficient confidence that the roost is abandoned, one bat emergence survey was conducted (see **Section 6.2** below).

6.1.4 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). Roosts supporting these species hold site to county level conservation importance subject to the roost type, i.e. non-breeding roosts supporting individual bat or small groups through to maternity roosts supporting large numbers of female bats (Reason & Wray 2023).

6.1.5 The detached garage possessed no evidence of bat presence and offered no potential roosting opportunities. Therefore, the garage has been classified as <u>negligible suitability</u> for roosting bats (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Roost Presence/Absence

6.2.1 No bats were observed emerging from the bungalow during the emergence survey visit undertaken in the optimal season. This survey data provides a sufficient level of confidence that the roost site identified by the presence of droppings inside the roof void has been historically abandoned and that roosting bats are highly likely to be currently absent.

6.3 Impact Assessment and Recommendations

6.3.1 The survey data demonstrates that the future planning application, which will likely involve reroofing the front gable end, is unlikely to result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats. As such, a European Protected Species (EPS) mitigation licence will not be required for the planned works to go ahead lawfully.

6.3.2 There is opportunity to re-instate access to the historic roost site during reroofing works by installing at least two bat boxes on the two new front gable ends such as the Manthorpe Bat Ridge Roost (refer to **Appendix 8**).

6.3.3 Where access is provided for bats, a bituminous roofing felt that does not contain polypropylene/polyethylene filaments (e.g. bitumen felt type 1F) or a non-bitumen coated 'breathable' membrane that has passed the snagging propensity test (e.g. TLX 'Bat Safe') should be used; other non-bitumen coated membranes are harmful to bats and must be avoided.

6.3.4 In the unlikely event that bats are discovered during the course of the work, work must stop immediately, and a licensed ecologist must be called to site to provide further advice and attend to the bat(s).

7 REFERENCES

CIEEM (2019). *Advice Note on the Lifespan of Ecological Reports and Surveys.* CIEEM, Winchester.

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APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 3** 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 3. 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 4** below.

Table 4. 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 – PLANNING DRAWINGS

Existing plans

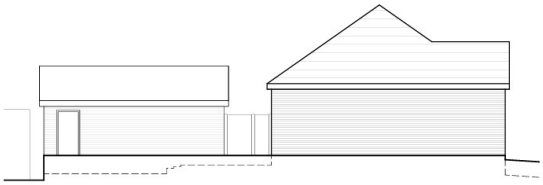
Existing Front (South) Elevation

Existing Rear (North) Elevation

All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
© Copyright reserved.

0m 1m 2m 3m 4m 5m 6m
1:100 Scale Bar

Existing Side 1 (East) Elevation



Existing Side 2 (West) Elevation

Rev	Notes	Date	Initial
P2	Updated to plans	28/05/25	LN
P1	Issued for Comment	21/05/25	LN

Status: Preliminary

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Client:
M. Hatch and H. Jeffery

Drawing Title:
Existing Elevations

Scale: 1:100 @A3	Dwg. No.:	Rev.:
Drawn by: LN Date: May 2025	2518 - S200	P1

Proposed plans

Proposed Front (South) Elevation

Proposed Rear (North) Elevation

All dimensions are to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
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0m 1m 2m 3m 4m 5m 6m
1:100 Scale Bar

Proposed Side 1 (East) Elevation

Proposed Side 2 (West) Elevation

Rev	Notes	Date	Initial
P2	Roof line updated	15/09/25	LN
P1	Issued for Planning	23/06/25	LN

Status: Planning

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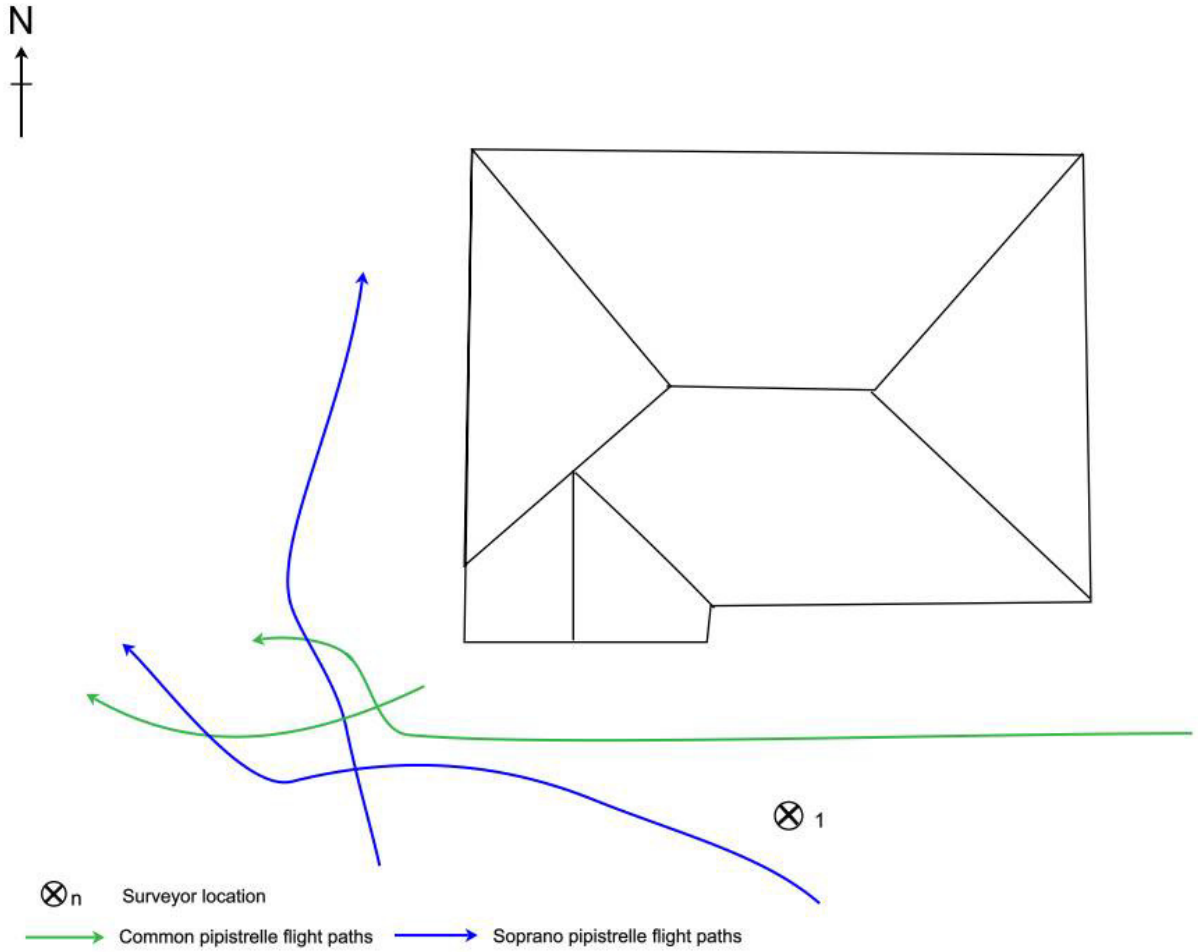
Drawing Title:
Proposed Elevations

Scale: 1:100 @A3	Dwg. No.:	Rev.:
Drawn by: LN Date: May 2025	2518 - D200	P1

APPENDIX 5 – DARKEST POINT OF SURVEY FOR NIGHT VISION AID

Sionyx Aurora Pro at Surveyor Location 1.

APPENDIX 6 – BAT EMERGENCE SURVEY FINDINGS



Drawn by:	Date:	Scale:	22 Chazey Road Caversham	JOHNWENMAN ecological consultancy
LH	Jul 2025	Not to scale	Bat Emergence Survey Findings	

APPENDIX 7 – BAT EMERGENCE SURVEY RAW DATA TABLES

30th June 2025 – Conor Watson at Location 1 (Batlogger M)

Time	Species	Calls [#]
21:31	*Nyctalus noctula*	2
21:31	*Nyctalus noctula*	5
21:31	*Nyctalus noctula*	9
21:31	*Nyctalus noctula*	1
21:31	*Nyctalus noctula*	5
21:31	*Nyctalus noctula*	2
21:31	*Nyctalus noctula*	3
21:32	*Nyctalus noctula*	4
21:32	*Nyctalus noctula*	17
21:32	*Nyctalus noctula*	4
21:32	*Nyctalus noctula*	3
21:32	*Nyctalus noctula*	11
21:32	*Nyctalus noctula*	2
21:38	*Nyctalus noctula*	1
21:38	*Nyctalus noctula*	22
21:38	*Nyctalus noctula*	18
21:56	*Nyctalus noctula*	2
22:01	*Pipistrellus pipistrellus*	0
22:07	*Pipistrellus pygmaeus*	5
22:11	*Pipistrellus pygmaeus*	0
22:12	*Pipistrellus pygmaeus*	3
22:12	*Pipistrellus pygmaeus*	5
22:13	*Pipistrellus pipistrellus*	13
22:14	*Pipistrellus pipistrellus*	4
22:17	*Pipistrellus pygmaeus*	3
22:17	*Pipistrellus pygmaeus*	3
22:21	*Pipistrellus pipistrellus*	19
22:21	*Pipistrellus pipistrellus*	6
22:21	*Pipistrellus pipistrellus*	2
22:22	*Pipistrellus pipistrellus*	2
22:23	*Nyctalus noctula*	3
22:23	*Nyctalus noctula*	23
22:23	*Nyctalus noctula*	4
22:23	*Nyctalus noctula*	1
22:24	*Pipistrellus pygmaeus*	15
22:24	*Nyctalus noctula*	1
22:24	*Pipistrellus pygmaeus*	5
22:24	*Pipistrellus pygmaeus*	4
22:27	*Pipistrellus pipistrellus*	8
22:28	*Pipistrellus pipistrellus*	21
22:28	*Pipistrellus pygmaeus*	8
22:28	*Pipistrellus pygmaeus*	18
22:29	*Pipistrellus pipistrellus*	9
22:29	*Pipistrellus pipistrellus*	28
22:34	*Pipistrellus pipistrellus*	8
22:34	*Pipistrellus pipistrellus*	20
22:35	*Pipistrellus pipistrellus*	2
22:36	*Pipistrellus pygmaeus*	4
22:37	*Nyctalus noctula*	24
22:37	*Nyctalus noctula*	18
22:37	*Nyctalus noctula*	1
22:42	*Pipistrellus pipistrellus*	5
22:44	*Pipistrellus pipistrellus*	4
22:45	*Nyctalus noctula*	1
22:48	*Pipistrellus pygmaeus*	29
22:49	*Myotis spec.*	23
22:54	*Nyctalus noctula*	1

APPENDIX 8 – BAT ROOST PROVISION

Intergral bat box e.g. Manthrorpe Bat Ridge Roost

Drawn by:	Date	Scale:	22 Chazey Road Caversham	JOHNWENMAN ecological consultancy
VP	Sept 2025	Not to scale	Propsoed bat roost provision	