

Preliminary Bat Roost Assessment



August 2026

110 Severn Way,
Tilehurst,
Reading,
RG30 4HH

PRELIMINARY BAT ROOST ASSESSMENT

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This report sets out the findings of a Preliminary Roost Assessment undertaken on 07 August 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

EchoWood Ecology was commissioned to undertake a daytime bat roost assessment at 110 Severn Way, Tilehurst, Reading, RG30 4HH. The survey, carried out on 06 August 2026, included a desk study and an internal and external inspection of the dwelling (B1) proposed for development.

The site is located within a highly suitable landscape for bats, comprising interconnected woodland and parkland that provide extensive foraging and commuting opportunities. Records of bat-related development licences within 2 km of the site indicate the presence of established local bat populations.

The assessment of B1 identified a limited number of potential roosting features (PRFs), principally associated with gaps beneath the fascia of the single-storey rear extension. Although the exposed fascia gap was considered too wide and open to provide suitable roosting habitat itself, access to narrower concealed crevices beneath the roof covering could not be ruled out. No bats or evidence of bat roosting were identified during the detailed internal inspection of the loft void. **B1 is therefore assessed as having low suitability for roosting bats, in accordance with Collins (2023),** and low suitability for hibernating bats.

The proposed development includes demolition of the existing rear extension and construction of a two-storey extension tying into the lower courses of the existing roof. These works will directly affect the identified PRFs and, should bats be present, could result in the damage or destruction of a roost and injury or mortality of bats.

Given the limited and readily accessible nature of the affected PRFs, a pre-works inspection and supervised soft strip by a suitably licenced bat worker is recommended as a proportionate alternative to a dusk emergence survey. The affected fascia and roof features should be carefully removed by hand under ecological supervision. If no bats or evidence of roosting are identified, supervision may cease once all PRFs have been removed or fully exposed, and works may thereafter proceed normally. If bats or evidence of a roost are discovered, works must cease and further survey, mitigation and/or an appropriate European Protected Species licence may be required.

An active pigeon nest containing young was also recorded beneath the solar panels on the rear roof slope. Where works are undertaken during the main nesting bird season (generally March to August inclusive), a pre-works nesting bird check should be completed. Any active nest must remain undisturbed, with an appropriate exclusion zone maintained until the young have fledged and the nest is no longer in use.

Subject to implementation of the precautionary measures detailed above, no further bat survey is considered necessary prior to commencement of the proposed works, unless bats or evidence of roosting are identified during the supervised works.

1 INTRODUCTION

At the instruction of Carla Richardson ('the client'), EchoWood Ecology conducted a Preliminary Bat Roost Assessment (PRA) at 110 Severn Way, Tilehurst, Reading, RG30 4HH (hereafter referred to as 'the site'). The building considered for this report (B1) is a semi-detached residential property, featuring an enclosed garden to the rear (south). The proposals for B1 comprise the removal of the existing front porch and construction of a slightly larger single-storey replacement porch, together with the demolition of the existing single-storey rear extension and construction of a two-storey, flat-roofed extension. The proposed rear extension will tie into the lower courses of the existing roof tiles. These works are hereafter collectively 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 67976 72711, is located within a high-density residential area to the southeast of Tilehurst, Reading.

The surrounding landscape is characterised by residential properties with mature gardens and boundary fencing, interspersed with connected woodland parcels and grassland.

1.2 Previous Ecological Surveys

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

Figure 1: 110 Severn Way



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 licences 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 July 2022.

- **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: 06 August 2026.

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

2.2 SITE SURVEY

A site visit was undertaken on 07 August 2026 between 18:00 and 19:00 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 2 survey licence registration (licence number available upon request).

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

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 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 five 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 2010 and 2020.

The closest licence records relate to the destruction of a resting and breeding places for all three species, 720 m northwest of the site in 2010 and 2011 (licence references: EPSM2011-3499 and EPSM2010-2341).

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

3.1.2 [Site Designations](#)

Within 2 km of the Site, four statutory designated sites are present: McIlroy Park Local Nature Reserve (LNR), Round Copse LNR, Loushill Copse LNR and Blundells Copse LNR, the closest of which is Loushill Copse LNR, situated approximately 500 m northeast of the Site. These Local Nature Reserves comprise mature broadleaved woodland, with Loushill Copse also containing areas of meadow and a pond, forming part of the West Reading Woodlands Biodiversity Opportunity Area.

Collectively, these designated sites contribute significantly to the local ecological value for bats by providing a mosaic of high-quality roosting, foraging, and commuting habitat within the wider landscape. The proximity and ecological connectivity of these sites increase the suitability of the surrounding landscape for both common and rarer bat species, enhancing the overall bat assemblage value within the local area.

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

3.2 SITE SURVEY

A daytime site visit was undertaken on 07 August 2026 under bright and clear conditions, with a recorded temperature of 25°C at the time of the survey.

3.2.1 Building Assessment: B1

B1 comprises the eastern half of a two-storey semi-detached residential property of brick construction, with a pitched roof clad in interlocking concrete roof tiles. A small single-storey porch is present on the front (north) elevation, with a single-storey extension to the rear (south).

Windows, doors and soffits throughout B1 are predominantly uPVC. Solar panels are installed on the south-facing roof slope.

Relevant survey photographs are contained within the Appendices.

External Survey

Overall, the roof of B1 was in good condition, with all interlocking concrete roof tiles present and well fitted, with no lifted, slipped or missing tiles identified. Mortar was generally intact and in good condition, including along the east gable verge, where no soffit or fascia was present. A small gap was present between the uPVC soffit and adjoining brickwork on the front (north) elevation.

The external brickwork was also in good condition, with no significant cracks, gaps or areas of deterioration identified that could provide potential roosting features for bats.

The rear extension, which is proposed for demolition, comprises a single-storey structure with a flat roof and uPVC fascias. A high-powered torch was used to inspect along the full length of the fascia, where a substantial continuous gap was identified.

The exposed gap itself was considered unsuitable for crevice-roosting bats due to its width and open nature. However, it could not be determined from the external inspection whether the gap provides access to narrower, concealed crevices beneath the roof covering that may offer suitable roosting opportunities.

Figure 4: Gaps beneath the single-storey fascia might lead into further PRFs



No additional potential roost features were identified on the extension.

An active pigeon nest containing squabs was identified beneath the solar panels on the south-facing roof slope of B1.

Internal Survey

The loft void of B1 was accessed via a hatch at first-floor level and comprised a traditional A-frame roof structure. A detailed inspection of accessible roof timbers, surfaces, stored items and the floor of the loft void identified no bats or evidence of bat use, such as droppings, feeding remains, staining or other characteristic signs.

Several tears were present within the roofing membrane, locally exposing the underside of the roof tiles. No bat droppings or other evidence of bat activity were identified on the membrane beneath or immediately surrounding these areas. Of the exposed sections inspected, only one showed visible light penetration into the loft void, indicating a potential external access point.

Small gaps were present within the brickwork where the purlins entered the adjoining gable wall. However, widespread undisturbed cobwebs were present around these features. Gaps between the terminal rafters and adjoining brickwork were similarly heavily cobwebbed, indicating an absence of regular bat access through these locations.

Overall, no evidence of current or previous use of the loft void by roosting bats was identified during the internal inspection.

3.2.2 Bat Foraging and Commuting Habitat

The Site comprises a private residential garden surrounding B1. Habitats within the garden are generally of low ecological value, with areas having recently been cleared in preparation for landscaping. Several trees are present towards the rear (south) of the Site.

The remaining trees and garden habitats provide some opportunities for foraging and commuting bats and contribute to ecological connectivity between the Site and higher-value habitats within the local and wider landscape. However, vegetation immediately surrounding B1 is limited, with no continuous tree or shrub cover providing a sheltered flight line directly to the building.

3.2.3 Tree Assessment

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

4 EVALUATION

The Site is situated within a well-connected and relatively favourable landscape for bats, with areas of deciduous woodland and wood-pasture and parkland present within the surrounding area. These habitats are connected to the Site through a network of mature tree lines, residential gardens and undeveloped land, providing extensive opportunities for bat foraging and commuting. The surrounding landscape is also likely to support a diverse and abundant invertebrate prey resource and maintain functional connectivity between potential roosting and foraging habitats.

A search of available records identified five European Protected Species (EPS) licences relating to bats within 2 km of the Site since 2010, with the nearest associated with a property located approximately 720 m from the Site. These records provide evidence of bat roosting activity within the local area and, together with the availability of suitable habitat, indicate that bats are likely to occur regularly within the surrounding landscape.

The external inspection of B1 identified a limited number of features with potential to support crevice-roosting bats. These included a small gap between the uPVC soffit and adjoining brickwork on the front (north) elevation. This feature is not anticipated to be directly affected by the proposed works.

The single-storey rear extension, which is proposed for demolition, supports a substantial continuous gap beneath the fascia. The exposed portion of this gap was considered too wide and open to provide a suitable crevice roosting feature. However, it was not possible to determine from the external inspection whether the gap provides access to narrower, concealed spaces beneath the roof covering or behind the fascia which could provide suitable roosting opportunities for bats. The presence of such concealed features therefore cannot be ruled out.

Internal inspection of the accessible loft void identified limited potential access points for bats, but no bats or evidence indicative of bat roosting, such as droppings, feeding remains or staining, were recorded. The absence of evidence reduces the likelihood of a substantial or regularly used internal roost; however, it does not exclude the potential presence of small numbers of crevice-dwelling bats occupying inaccessible external features.

Taking into account the limited number and quality of potential roosting features identified on B1, the absence of bats or evidence of roosting during the internal inspection, and the favourable and well-connected surrounding landscape, **B1 is assessed as having low suitability for roosting bats in accordance with Collins (2023).**

No features typically associated with hibernation roosts, such as cellars, underground structures, deep cavities or extensive stonework crevices, were identified. The limited crevice features present are considered unlikely to provide the stable and buffered microclimatic conditions typically required by hibernating bats. **B1 is therefore considered to have low suitability for supporting hibernating bats.**

4.1 Impact Assessment

The proposed works to B1 comprise the removal of the existing front porch and construction of a slightly larger single-storey replacement porch, together with the demolition of the existing single-storey rear extension and construction of a two-storey, flat-roofed extension. The proposed rear extension will tie into the lower courses of the existing roof tiles.

The proposed works will result in the complete removal of the existing rear extension, including the potential roosting features associated with the roof structure. In addition, works where the new extension ties into the existing roof may affect the lower courses of roof tiles and any associated concealed crevices.

Should bats be roosting within these features, the proposed works could result in the damage or destruction of a bat roost, as well as the disturbance, injury and/or killing of individual bats. The presence or likely absence of a bat roost within the affected features should therefore be established prior to works commencing.

In the absence of appropriate avoidance, mitigation and, where required, licencing, these impacts could result in offences under the wildlife legislation detailed within the Appendices.

4.2 Recommendations

In accordance with Collins (2023), a dusk emergence survey is an accepted method for establishing the presence or likely absence of roosting bats within a building assessed as having

Low suitability. However, bats are highly mobile and may use several different roosting locations in response to environmental conditions and other factors. Consequently, a single emergence survey provides only a snapshot of bat activity and may not detect the occasional or intermittent use of a potential roosting feature.

Given the limited and readily accessible nature of the potential roosting features (PRFs) that will be directly affected by the proposed works, **a precautionary inspection and supervised soft strip is considered an appropriate and proportionate alternative approach** in this instance.

Prior to demolition of the rear extension, a suitably licenced bat worker should inspect the accessible gaps beneath the flat-roof fascia and associated potential roosting features, using an endoscope where appropriate. The fascia, roof covering and any associated features with bat roosting potential should subsequently be carefully removed by hand under the supervision of the bat worker.

If no bats or evidence of roosting are identified, and once all features with bat roosting potential have been removed or fully exposed and confirmed to be absent, bat supervision may cease and the remaining demolition and construction works may proceed using conventional methods and machinery.

Should a bat or evidence of a bat roost be identified at any stage, works affecting the feature must cease immediately and the supervising ecologist will advise on the appropriate course of action. Depending on the nature and status of the roost identified, this may include additional survey, mitigation and/or obtaining an appropriate European Protected Species licence before works can proceed.

4.3 Nesting Birds

An active pigeon nest was recorded beneath the solar panels on the rear (south-facing) roof slope of B1 during the survey. In addition, other suitable nesting opportunities are present within and around the Site, and birds may establish new nests at any time during the nesting season. The proposed works therefore have the potential to result in the disturbance of nesting birds and/or the damage or destruction of active nests, eggs or young.

Where works affecting suitable nesting habitat are undertaken during the main bird nesting season (generally March to August inclusive), a pre-works check should be undertaken by a suitably experienced ecologist immediately prior to works commencing. The homeowner and all contractors should also be made aware of their legal obligations in respect of nesting birds and remain vigilant for newly established nests throughout the works.

If an active nest is identified, the nest must be left undisturbed until the young have fledged and the nest is no longer in use. An appropriate exclusion zone should be established around the nest, with the extent determined by the ecologist according to the species, nest location and nature of the works. As a general precaution, a minimum 5 m exclusion zone should be maintained unless otherwise advised by the ecologist. No works should take place within the exclusion zone until the ecologist has confirmed that the nest is no longer active.

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 110 Severn Way has low suitability for roosting bats, with a limited number of potential roosting features identified and no bats or evidence of roosting recorded during the internal inspection.

The proposed works will affect potential roosting features associated with the rear extension. Given the limited and accessible nature of these features, a pre-works inspection and supervised soft strip by a suitably licenced bat worker is considered an appropriate and proportionate approach. Should bats or evidence of a roost be identified, works must cease and further ecological advice, survey and/or licencing may be required.

An active pigeon nest was also recorded beneath the solar panels on the rear roof slope. Where works are undertaken during the main nesting bird season (March to August inclusive), a pre-works nesting bird check should be completed, with any active nests retained and appropriately protected until they are no longer in use.

Subject to implementation of the measures detailed within this report, the proposed development is considered capable of proceeding without significant adverse effects on protected species.

6 APPENDICES

6.1 Photos from 07 August 2026















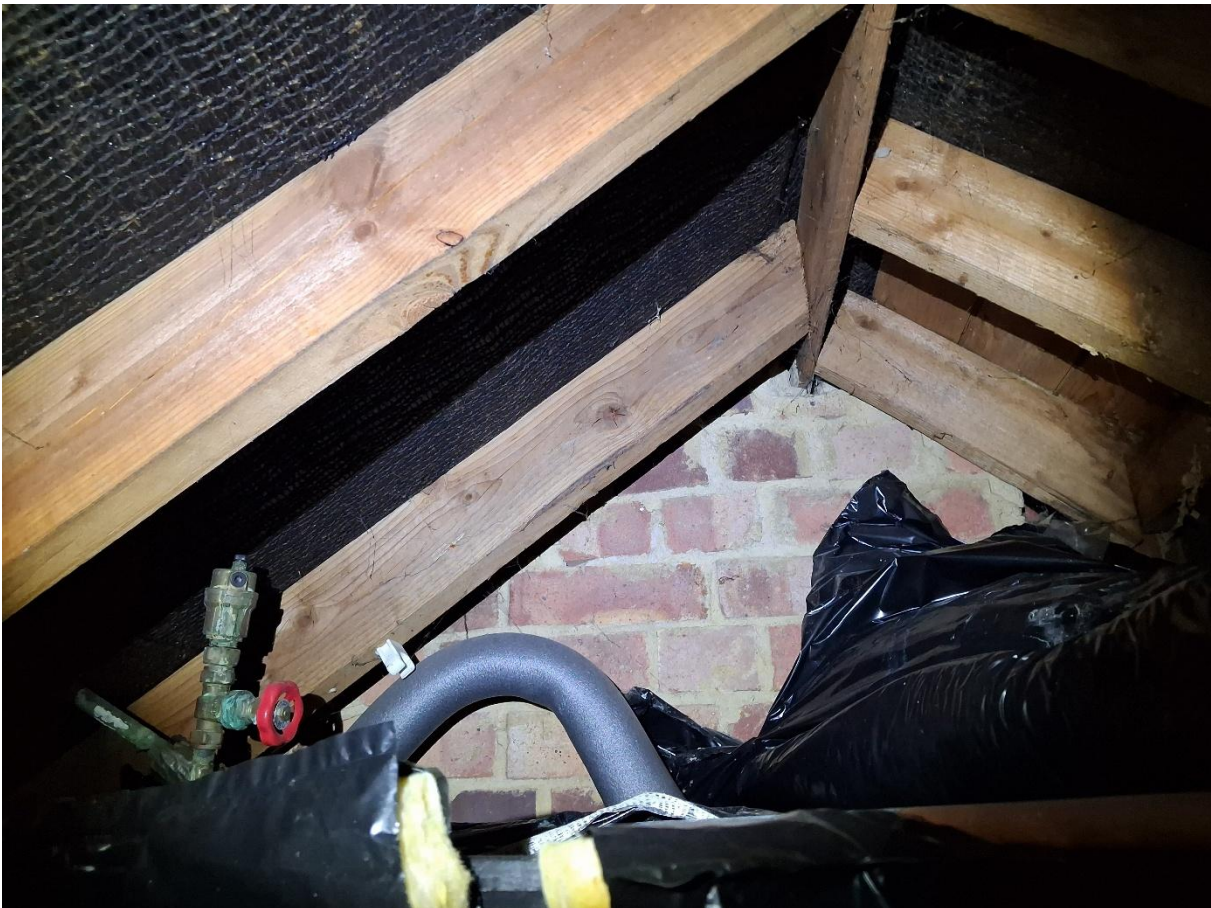














6.2 Table 4.1 from Bat Surveys for Professional Ecologists: Good Practice Guidelines

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.