



Preliminary Roost Assessment

with Daytime Bat Walkover

Prepared on behalf of: James Clark



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Document Control

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Project Personnel

Role	Name	Position	Date
Client	James Clark	N/A	N/A
Consultant	Jess Dahl	Ecologist	28/06/2026
Surveyor	Jess Dahl	Ecologist	19/06/2026

Revision History

Date	Version	Summary of Changes
02/07/2026	1.0	First Draft
03/07/2026	1.0	First Issue

Supplementary Documents

- [Supplementary Document - Preliminary Bat Roost Assessment \(SP-1\)](#)
- [Supplementary Document - Potential Roosting Features \(SP-2\)](#)

Acknowledgements

The data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database.

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1 Introduction

ROAVR Group were commissioned to undertake a preliminary roost assessment survey at Renvyle Farm Okehurst Lane Billingshurst, RH14 9HR.

The survey consisted of a desktop study, which was undertaken on 28/06/2026 and a site survey, which was carried out by Jess Dahl on 19/06/2026.

The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.

The report is to be submitted to support a planning application. Full details of the proposals can be found on the planning portal.

The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

1.1 Site Description

The survey site covers an area of approximately 0.17 hectares and is centred on grid reference TQ08802754.

The site is situated in Billingshurst in the Horsham District Council control area. The site is located on the north side of the town and is accessed via Okehurst lane.

The site comprises a farmstead supporting a range of agricultural buildings and associated hardstanding, tracks, yards and working areas. The farm buildings vary in age, construction and condition, and are set within a wider rural landscape dominated by agricultural land.

The site is bordered by other farm holdings and is surrounded by a mixture of pastoral and/or arable farmland, hedgerows, scattered trees and field boundaries. These surrounding habitats provide ecological connectivity through the wider landscape and may support common farmland and edge species, including nesting birds, foraging and commuting bats, small mammals and other wildlife associated with rural agricultural environments.

1.2 Development Proposals

The site is to be redeveloped with the construction of a new barn building and associated access.

1.3 Scope of Works

The aims of this assessment were to:

- Assess the presence/potential for roosting bats within the existing building.
- Identify potential access/egress points for bat species.
- Assess potential habitat usage for foraging/commuting bats on-site.
- Determine whether further bat surveys may be necessary.
- Provide recommendations for suitable mitigation and ecological enhancement (if required).

2 Methodology

2.1 Desktop Study

Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZOI) was sourced from DEFRA MAGIC.

In order to ensure that ecological data searches were up to date, species data were screened, and all data records pre-2016 were omitted from the results.

Results of the desktop study should be considered to be indicative only.

2.1.1 No EPSL licences granted within 2km ZOI. DEFRA MAGIC 2026.

2.2 Preliminary Bat Roost Assessment (PRA)

A Preliminary Roost Assessment, consisting of a preliminary ground-level roost assessment, was undertaken during the site survey on 19/06/2026. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.3. PRFs of built structures are listed in Table 2.2. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

Table 2.2.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

External	Internal
Access/egress through windowsills, window panes and walls	Behind wooden panelling
Behind peeling paintwork or lifted rendering	In lintels above doors and windows
Behind hanging tiles	Behind window shutters, curtains, and within cupboards
Weatherboarding	Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows
Eaves	Inside chimneys accessible from fireplaces
Soffit boxes	Within attic roof voids
Fascias	The top of the gable end or dividing walls

Lead flashing	Ridge, hip, and other roof beams (including mortise and tenon joints, and all beams generally)
Gaps under felt (even including those of flat roofs)	Junctions of roof timbers, especially where ridge and hip beams meet
Under tiles/slats	Behind purlins and between tiles and the roof lining
Existing bat boxes	The top of the chimney breasts
Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls	Under flat felt roofs

2.3 Ground Level Tree Assessment (GLTA)

A Preliminary Bat Roost Assessment, consisting of a preliminary ground-level roost assessment, was undertaken by Jess Dahl during the site survey on 19/06/2026. The GLTA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.3.1. The lists are not exhaustive but show examples of the most commonly used roosting features of trees.

Table 2.3.1: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
Woodpecker holes	Lighting strikes	Fluting
Squirrel holes	Hazard beams	Ivy
Knot holes	Subsidence	
Pruning cuts	Cracks	
Tear outs	Shearing cracks	
Wounds	Transverse snaps	
Cankers	Welds	
Compression forks	Lifting bark	

Butt rots	Desiccation	
	Fissures	

Table 2.3.2: Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement, reproduced from Table 6.6. (Collins, 2023).

Suitability	Description
NONE	Either no PRFs in the tree, or there is unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

2.4 Suitability Assessment

The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.4.1 and 2.4.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat, for example).

Table 2.4.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).

Likelihood of Occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to high-quality habitat in the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats.
Negligible	While presence cannot be discounted, the site includes very limited or poor-quality habitat for a particular species. Connected habitats do not fulfil the ecological

	requirements of the species. There are no local records, and/or the site is outside the known national range of the species.
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Table 2.4.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1).

Suitability	Roosting Bats	Potential Flight Paths and Foraging Habitats
None	No habitat features on-site are likely to be used by any roosting bats at any time of the year.	No habitat features on-site are 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 for foraging bats).
Negligible	No obvious habitat features on-site are likely to be used by roosting bats; however, a small element of uncertainty remains, as bats can use small and unsuitable features on occasion.	No obvious habitat features on-site are likely to be used as flight paths or by foraging bats; however, a small element of uncertainty remains 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. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used regularly or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats but is isolated (i.e. not very well connected to the surrounding landscape by other habitats). Suitable, but isolated habitat that could be used by small numbers of bats for foraging, 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, appropriate conditions and/or suitable surrounding habitat, but unlikely to support a roost of high conservation status (with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths, such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging, such as trees, scrub, grassland or water.
High	A structure or tree 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	Continuous, high-quality habitat that is well connected to the wider landscape and is likely to be used regularly by commuting bats. High-quality habitat that is well

	for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	connected to the wider landscape is likely to be used regularly by foraging bats. The site is close to and connected to known roosts.
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2.5 Ecological Constraints and Mitigation

An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

2.6 Limitations

Assuming that existing site conditions remain unchanged, the results of this report are likely to remain valid for 12 months, in line with guidance published by CIEEM and the Bat Conservation Trust

3 Bat Ecology and Legislation

3.1 National Legislation

All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implement the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.

Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with this legislation to conserve the bat populations.

3.2 Local Planning Policy

All bat species are also a Local Biodiversity Action Plan priority species.

Horsham District Planning Framework, adopted in November 2015 advises on the design of development proposals and reference should be made to

Policy 31, Green Infrastructure and Biodiversity.

Policy 25, Strategic Policy: The Natural Environment and Landscape Character

Policy 24, Environmental Protection

[Horsham District Planning Framework](#)

4 Desktop Study

4.1 Site Designations

There is one designated sites within the 2km search area.

Table 4.1.1: Designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (m)
Coppedhall Hanger SSSI	TQ07822763	0.63	917m W

*Data from DEFRA MAGIC

4.2 Local Habitat

There were more than 3 priority habitats that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (m)
Traditional Orchards	812m SE
Deciduous woodland	270m E
Coastal and Floodplain Grazing Marsh	1635m W

*Data from DEFRA MAGIC 2026

4.3 Historical Species Records

Protected species records relating to the site and 2km search area were obtained from the publicly available records as part of the desktop study.

A full list of identified species recorded within the 2km search area can be requested from the Local ecological record centre.

The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.

4.3.1 Bat Species Records

Records for bats are present within 2km of the site, including records for common pipistrelle (*Pipistrellus pipistrellus*); noctule bat (*Nyctalus noctula*); soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared bat (*Plecotus auritus*). These records were obtained through a search of publicly available records on 02/07/2026

5 Site Survey

The site survey was undertaken on 19/06/2026. The weather conditions were considered to be appropriate for the survey (Table 5.1.1).

Table 5.1.1: Weather conditions at the time of survey.

Condition	Detail
Date of site survey	19/06/2026
Temperature	21 degrees
Wind	5mph wind
Precipitation	100%

*Data from BBC Weather.

5.1 On-Site Roosting Potential

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars. The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats, in addition to a detailed focus on potential features which could be utilised by bats, as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

5.2 Trees T1 & T2

Two mature oak trees are present adjacent to the proposed barn location. The trees were subject to a ground-level external inspection for features with potential to support roosting bats, including cavities, splits, cracks, lifted bark, woodpecker holes, tear-outs, rot holes, dense ivy cover and other crevice features. No obvious potential roost features suitable for bats were identified from ground level during the inspection, and no external evidence of bat use, such as staining, droppings, feeding remains or visible access points, was recorded.

The proposed barn is understood to be located beneath or adjacent to the retained tree canopy, with both oak trees to remain in situ and no tree removal or significant arboricultural works proposed. On this basis, and provided the trees are retained and protected throughout the works, no direct impacts on potential tree roosting features are anticipated. A precautionary approach should nevertheless be adopted, and no pruning, limb removal, crown reduction or other works to the oak trees should be undertaken without prior inspection by a suitably qualified ecologist. If any previously unrecorded cavities, splits or other potential roost features are exposed during works, works in the immediate area should cease and ecological advice should be sought.

5.3 Foraging and Connectivity

The wider landscape provides good suitability for foraging and commuting bats. The site is situated within a rural agricultural setting, with surrounding farmland, hedgerows, mature trees, scattered farm buildings and small woodland blocks. Nearby wooded habitats, including Church Wood to the south-east and Pratt's Copse to the south-west, provide additional structure and are likely to support increased invertebrate abundance. Hedgerows and field boundaries in the surrounding landscape provide linear commuting features, linking the site with nearby woodland, farmsteads and other foraging habitats. Overall, the surrounding landscape is considered to offer good foraging and commuting opportunities for bats, although the proposed barn location itself is relatively localised and the adjacent oak trees are to be retained.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites (such as those found to the south east and west of the site). Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as the grassland found within the cemetery, are crucial commuting routes.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and

offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Rivers, ponds, lakes, and wetlands attract a large quantity of insects, making them attractive foraging sites for bats. Water bodies are also commonly used as commuting routes, with some species like the Daubenton's bat, specifically adapted to forage over water surfaces.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

6 Evaluation and Assessment

Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per tables 2.4.1 and 2.4.2). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.

Protected Feature / Species	Likelihood of Occurrence / Suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Bats (Chiroptera)	Roosting bats			
	Negligible	Bat records are present within the wider local area. The site is located within a rural agricultural landscape with hedgerows, mature trees, farm buildings and nearby woodland, including Church Wood and Pratt's Copse, which provide suitable foraging and commuting habitat for bats. Two mature oak trees are present adjacent to the proposed barn location. These trees were inspected externally from ground level for potential roost features, including cavities, splits, cracks, lifted bark, woodpecker holes, tear-outs, rot holes, dense ivy and other crevice features. No obvious potential roost features suitable for bats were identified during the inspection, and no external evidence of bat use, such as staining, droppings, feeding remains or visible access points, was recorded. The proposed barn is understood to be located beneath or adjacent to the retained tree canopy, with both oak trees	The proposed development is unlikely to directly impact roosting bats, provided the adjacent oak trees are retained and protected throughout the works. Potential indirect impacts could arise if works result in damage to tree limbs, pruning, disturbance to previously unidentified roost features, or increased lighting of retained trees, hedgerows or woodland-edge habitats used by commuting or foraging bats.	No further bat roost survey is considered necessary at this stage, provided the two oak trees are retained and no pruning, crown reduction, limb removal or other works to the trees are proposed. A precautionary approach should be adopted during construction. The retained oak trees should be protected from accidental damage, and no works should be undertaken to the trees without prior review by a suitably qualified ecologist. If any previously unrecorded cavities, splits or other potential roost features are exposed during works, or if a bat is discovered, works in the immediate area must cease and ecological advice must be sought. External lighting should be minimised and directed away from the retained oak trees, hedgerows and surrounding boundary habitats. Any necessary lighting should be low-level, warm-spectrum, downward-directed and cowed where

		to remain in situ and no tree removal, pruning or other arboricultural works currently proposed. On this basis, the proposed works are unlikely to result in the loss, damage or disturbance of a bat roost.		required, with motion sensors or timers used where practicable.
	Foraging/Commuting bats			
	Moderate	The site lies within a rural agricultural landscape with surrounding farmland, hedgerows, mature trees, farm buildings and nearby woodland blocks, including Church Wood and Pratt's Copse. These features provide suitable foraging and commuting opportunities for bats and are likely to support invertebrate prey and linear movement routes through the wider landscape. The immediate proposed barn footprint is relatively localised and comprises part of the existing farmstead, but the adjacent oak trees, hedgerows and wider field boundary network provide habitat connectivity to the surrounding countryside.	The proposed barn is unlikely to result in significant loss of foraging or commuting habitat, provided the adjacent oak trees and surrounding boundary features are retained. Potential indirect impacts could arise from increased artificial lighting, construction disturbance, or accidental damage to retained trees, hedgerows or boundary habitats. Lighting of retained trees, hedgerows or woodland-edge features could reduce their value for commuting and foraging bats	Construction works should be undertaken during daylight hours where practicable, with no unnecessary night working or illumination of retained trees, hedgerows or woodland-edge habitats. The adjacent oak trees and boundary habitats should be retained and protected throughout the works. External lighting associated with the completed barn should be minimised and designed sensitively to avoid light spill onto retained trees, hedgerows, woodland edges and adjacent agricultural habitats. Any required lighting should be low-level, warm-spectrum, downward-directed and cowled where necessary, with motion sensors or timers used where practicable. Subject to these measures, the proposed development is unlikely to have a significant adverse effect on local foraging or commuting bats.

7 Conclusions

The site at Renvyle Farm, Okehurst Lane, Billingshurst, RH14 9HR is proposed for redevelopment through the construction of a new barn building and associated access within the existing farmstead. The proposed barn is located adjacent to two mature oak trees, both of which are to be retained as part of the development.

The two oak trees were subject to an external ground-level inspection for potential roost features suitable for bats, including cavities, splits, cracks, lifted bark, woodpecker holes, tear-outs, rot holes and other crevice features. No obvious potential roost features suitable for bats were identified from ground level, and no external evidence of bat use, such as staining, droppings, feeding remains or visible access points, was recorded.

On this basis, the proposed development is unlikely to result in the loss, damage or disturbance of a bat roost, provided the retained oak trees are protected throughout the works and no pruning, limb removal or other arboricultural works are undertaken. If any works to the trees become necessary, or if any previously unrecorded potential roost features are identified during construction, works in the immediate area should cease and advice should be sought from a suitably qualified ecologist.

7.1 Ecological Constraints

The presence of two mature oak trees adjacent to the proposed barn location. These trees are to be retained and were inspected from ground level for potential roost features suitable for bats. No obvious potential roost features or external evidence of bat use were recorded during the inspection; however, due to the maturity of the trees, they remain an ecological feature of value within the site and should be protected during the works.

The wider landscape surrounding the site provides suitable habitat for foraging and commuting bats, including hedgerows, mature trees, agricultural land and nearby woodland blocks. Although the proposed barn footprint is localised and no bat roost has been identified, increased lighting or disturbance around retained trees, hedgerows and woodland-edge habitats could reduce the suitability of these features for nocturnal wildlife.

No significant ecological constraints were identified within the proposed barn footprint itself, provided the retained oak trees are not directly affected. The main ecological sensitivities are therefore associated with avoidance of impacts to retained trees, protection of surrounding boundary habitats, and prevention of unnecessary lighting disturbance to bats and other nocturnal wildlife.

8 References and Bibliography

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9 Disclaimer

This report has been prepared by ROAVR Group solely for the use of the Client named within this document. It may not be relied upon by any third party without the prior written consent of ROAVR Group, and no responsibility is accepted to any third party in the absence of such consent.

The report has been prepared in accordance with CIEEM's Guidelines on Ecological Report Writing (2017), the Guidelines for Preliminary Ecological Appraisal (2017), and BS 42020:2013, and all work has been carried out by suitably qualified ecologists in accordance with CIEEM's Code of Professional Conduct (2023).

The findings are based on conditions recorded at the time of survey and should be considered valid for no more than 12 months from that date. Should more than 12 months elapse prior to commencement of development, or should proposals change materially, updated surveys and/or further ecological advice may be required. Third-party data has been incorporated in good faith and is considered indicative only; the absence of records for a particular species does not confirm its absence from the site.

Responsibility for compliance with all applicable wildlife legislation and for the implementation of recommended mitigation measures rests with the Client and their appointed contractors. ROAVR Group recommends that all works with the potential to affect protected species are supervised by a suitably qualified ecologist. This report is the copyright of ROAVR Group and may not be reproduced without prior written permission.

Should you require any further information, please do not hesitate to contact us.

Jess Dahl

Ecologist

ROAVR Group

A handwritten signature in a cursive script, reading 'J. Dahl'.

Prepared by: Jess Dahl MSc

Checked by: Antony Aslam MSc QCIEEM



Appendix 1: Site Location and Assessment Boundary

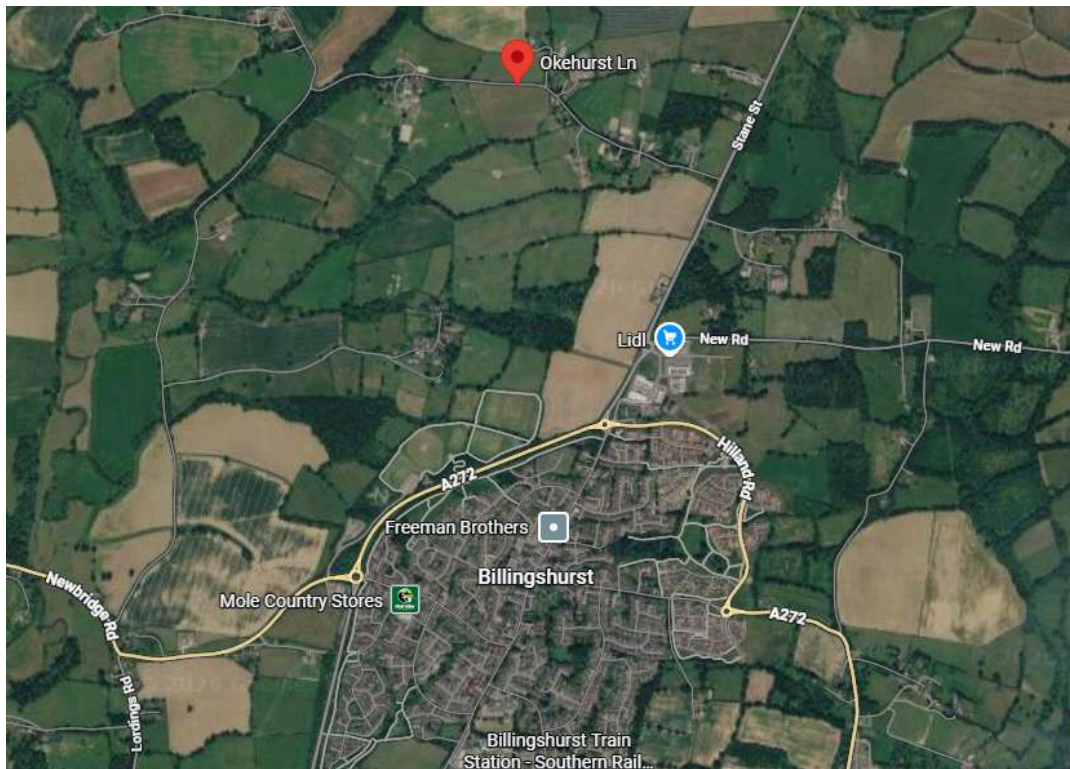


Figure A1.1: Extract from Google Maps showing the site location. (Google, 2026).

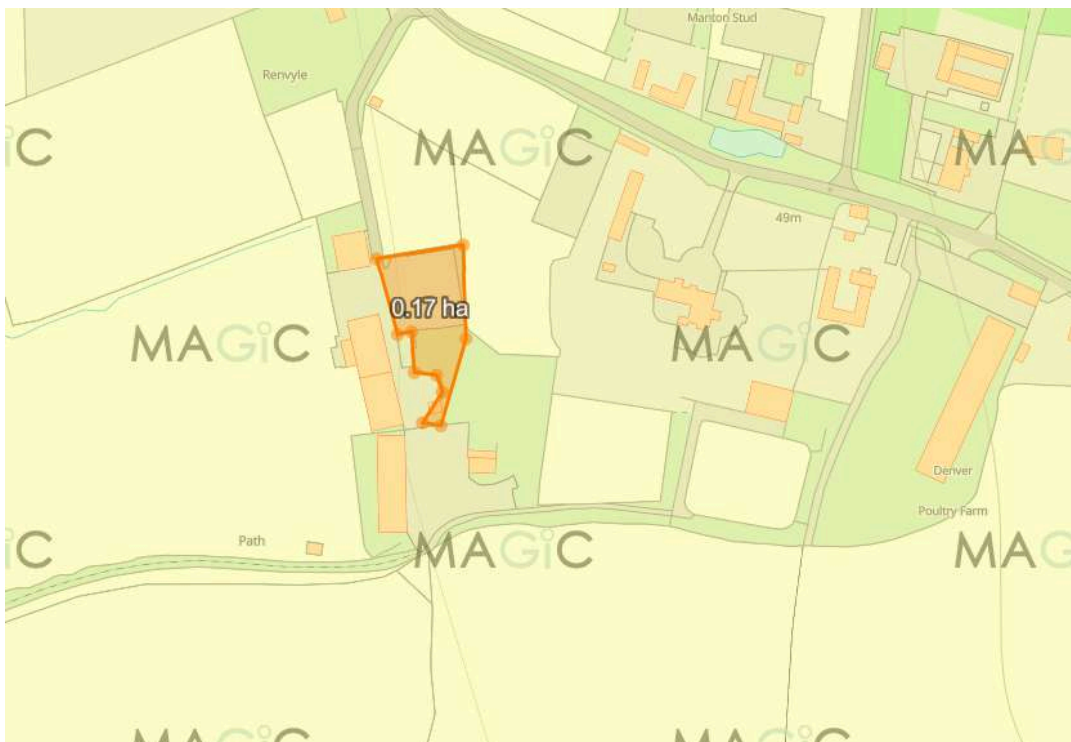


Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGIC, 2026.)

Appendix 2: Additional Site Photographic Plates & Target Notes

Detail	Photograph
Main project footprint. Area of existing farmyard/rough ground where the proposed barn is to be constructed.	
T1. Mature oak tree located adjacent to the proposed barn footprint. The tree supports ivy cover and was subject to a ground-level inspection for potential bat roost features. Approximately 55 cm DBH. The tree is to be retained and protected during the proposed works.	

	
T2. Mature oak tree located adjacent to the proposed barn footprint, supporting ivy cover. Approximately 65 cm DBH. The tree was subject to a ground-level inspection for potential bat roost features and is to be retained and protected during the proposed works.	

Site context. Active rural farmstead with agricultural buildings, hardstanding, machinery storage, rough grassland, mature trees, hedgerows and surrounding farmland. The wider landscape provides suitable habitat for common farmland wildlife, including foraging and commuting bats and nesting birds.



What Are PRFs & What Does It Mean For My Project?

Potential Roosting Features (PRFs) are specific structures or characteristics in buildings, trees, or other parts of the environment that might provide suitable places for bats to roost, or set up home.

These can include things like gaps under roof tiles, holes in walls, hollows in trees, and other sheltered, undisturbed spaces that bats might find attractive.

A **Preliminary Bat Roost Assessment** is a survey conducted by an ecologist to check a property or area for these Potential Roosting Features. The goal is to identify whether there's a likelihood of bats being present, which could impact development plans because bats and their roosts are legally protected.

Now, what does this mean for a client, typically someone planning a development or construction project?

If the assessment finds **no PRFs**, or if the features found are assessed as offering **negligible potential** for bats, the client can usually proceed with their plans without further steps to mitigate bat impact.

However, if the assessment **finds PRFs** that could potentially house bats, the next step would typically be **a more detailed** bat survey, **carried out at dusk or dawn** when bats are most active.

If bats are indeed found, **this doesn't mean the project can't proceed**, but there might be some requirements to meet first. Usually this involves drawing up mitigation measures which are implemented **after planning** is determined.