



The Ecology Co-op

ENVIRONMENTAL CONSULTANTS

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9th September 2026

Ref: Justification for Avoiding a Bat EPS Licence at Roosthole, Mannings Heath – Condition 3 of DISC/26/0241.

To whom it may concern,

While previous bat surveys completed at Roosthole, Mannings Heath in 2023, as well as The Ecology Co-op in 2026 confirmed the presence of roosting bats on the southern and northern elevations and within the loft void, the current proposal for the main house has been reduced in scale to just a single-storey extension on the western elevation. This development is now considered to no longer cause any direct impact upon these identified roosts, which will be retained in full during the works.

During the scoping in 2026, no suitable roost features were identified in the proposed construction zone, with the bottom rows of hanging tiles flush against the wall; a single gap deemed suitable for roosting bats was identified under weather boarding on the western elevation, but this was located high up on this face and therefore considered to be above the line of impact. As such the zone of impact was considered to have negligible suitability to support roosting bats, and no further surveys or a licence were deemed appropriate in this case.

As the identified roosts will not be directly impacted as part of the proposed development and no further suitable roost features were identified in the construction zone, it is our assessment that the no further emergence surveys or EPS licence are considered necessary for this proposal, with the completion of works through careful working practices and sensitive timing (detailed in a non-licensed method statement), considered sufficient to ensure risks to bats are minimised.

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.

Kind regards,

[Redacted signature]

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Ben Small MSc

[Redacted contact information]