

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

12 Wychcotes, Caversham, Reading, RG4 7DA

Client:

John Charles

Report date:

3rd June 2024

Project:

This report is prepared to inform a planning application for the proposal described as:

“Loft conversion and rear two storey extension”

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2024) for the same site address client.

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Executive Summary

Summary of Results and Recommendations

A likely absence of roosting bats is confirmed from B1. Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats as a result of the proposed development. The creation of additional habitat for bats is recommended in accordance with the local authorities' duty to request enhancements under the NPPF (2023). New lighting schemes for the developed site should follow guidance from the Bat Conservation Trust.

Background

In 2024, Arbtech Consulting Ltd conducted a preliminary roost assessment of the building. No evidence of bats was found on site. Gaps in the timber panels were identified as low-value habitat for crevice-dwelling bats. Following good practice guidelines (Collins, 2023), one bat emergence survey was recommended.

The site surveys were designed and managed by Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, (Accredited Agent on Natural England Bat Licence Number: 2019-41480-CLS-CLS).

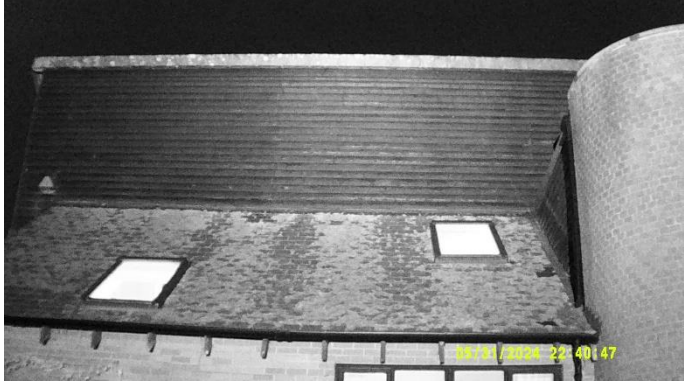
See surveyor locations in the **BERS plan in Appendix 1.**

Limitations

This BERS was conducted without any limitations.

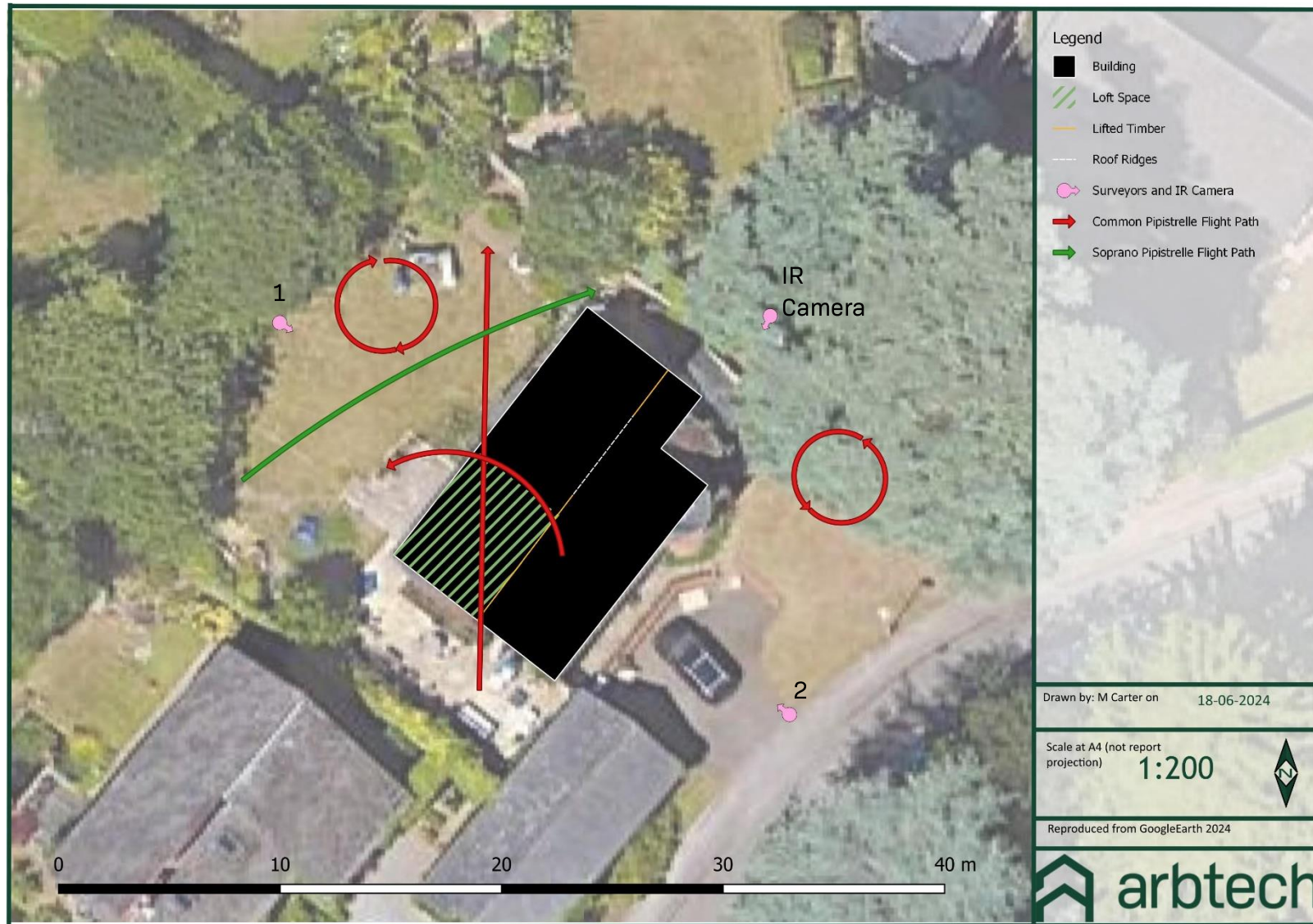
Field Survey							
Dusk Emergence Survey 1							
Building B1							
<i>Building inspection prior to survey</i>		B1 was subject to an internal inspection by Arbtech Ltd in 2024. Please refer to the Preliminary Roost Assessment (Arbtech Ltd, 2023). No evidence of bats was found within the loft, and no ingress points for bats were identified.					
<i>Surveyor and position</i>		Lead Surveyor 1 – Katie Harris – one year bat survey experience – observing the northwest elevation Surveyor 2 – Dan Crispin – one year bat survey experience – observing the southwest elevation Additional unmanned IR – observing northeast elevation					
<i>Weather (start/end)</i>		Temperature (°C): 14 Relative humidity (%): 75 Cloud cover (%): 85 Wind (mph): 10 Rain: None			Temperature (°C): 13 Relative humidity (%): 79 Cloud cover (%): 100 Wind (mph): 8 Rain: None		
<i>Equipment used</i>		2x Echo meter Touch 2, 3 x Nightfox Whisker IR cameras & 3 x Nightfox XB5 Pro IR torch 2 x hand-held radios.					
Results							
Date of survey	sunset Start and end time	Species and numbers	Roost type	Structure	Roost location	Access points	Dimensions and explanation of roost location
31/05/2024	21h10 20h55 22h40	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							

<i>Surveyor 1</i>	No emergencies observed. First bat was a common pipistrelle heard at 21:11 which passed from southeast to northwest over the ridge of the building. At 21:18 two common pipistrelles were observed foraging in the front garden. At 21:20 a common pipistrelle was observed commuting over the ridge of the building towards the southwest. A direct pass by a common pipistrelle bat was observed at 21:23. The bat passed southwest to northeast over the rear garden and across the northwest elevation. At 21:32, 21:46, 22:10 and 22:35 a soprano pipistrelle was heard not seen. Between 21:32-21:42 two common pipistrelles were observed foraging in the rear garden in front of the northwest elevation. At 21:47 a soprano pipistrelle passed from southwest to northeast in front of the northwest elevation. At 21:49 a common pipistrelle was observed foraging in the rear garden in front of the northwest elevation. At 22:01-22:34 a common pipistrelle was heard not seen. At 22:01 a natterers bat was heard not seen. At 22:06 a brown long-eared bat was heard not seen. At 22:16 a noctule was heard not seen. From 22:35-22:39 a common pipistrelle was seen foraging in the rear garden. No further activity was recorded by Surveyor 1.	
<i>IR position</i>	The footage reflected the view of surveyor 1.	

<i>Surveyor 2</i>	No emergencies observed. At 21:10, two common pipistrelles were observed foraging around the large tree in the front garden. There was constant activity between 21:15-25 around this tree. Common pipistrelles were seen feeding around B1 and in the surrounding gardens from 21:10 until 21:53. Common pipistrelles were heard not seen at 22:05, 22:12, 22:25-37. Noctules and brown long-eared bats were heard not seen at 22:06. Soprano pipistrelles were heard not seen at 22:22 and 22:34. The final activity of the survey was a pass by a common pipistrelle at 22:37. The bat was heard not seen.	
<i>IR position</i>	The footage reflected the view of surveyor 2.	

<i>Additional unmanned IR</i>	No emergencies were observed.	
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	A likely absence of roosting bats is confirmed from B1. No bats were observed emerging from the building during the emergence survey, and no evidence of bats was found during the preliminary assessment survey. Foraging activity by common pipistrelles was recorded onsite during the survey and at least four species of bat were recorded commuting within the vicinity. Key foraging areas on site included the rear garden and the mature tree located along the northern boundary of the site.
<i>Impact Assessment</i>	Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.
<i>Recommendations</i>	A precautionary working method will be implemented during and post-development. This will include the following measures: • The potential roost features will be removed by hand prior to any mechanical demolition. • In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.
<i>Enhancements</i>	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes can be e installed on the mature trees associated with foraging activity during the survey, or incorporated into the fabric of the extension during construction. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes will be a specification suitable for crevice dwelling bats such as https://www.nestbox.co.uk/products/crevice-bat-box or a similar alternative brand.

Appendix 1: BERS plan

Limitations and Copyright

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Version control			
Status	Issue	Name	Date
Draft	0.1	Jamie-Lee Anderson, BSc (Hons), Consultant Ecologist	04/06/2024
Proof	0.2	Josephine McCarthy, Consultant Ecologist, [Natural England Bat Licence Number: 2019-41480-CLS-CLS (CL18 Level 2)]	12/06/2024
Final	1.0	Jamie-Lee Anderson, BSc (Hons), Consultant Ecologist	18/06/2024