

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

142-144 Whitley Wood Lane, Reading, Berkshire, RG2 8PP

Client:

Harmon Gaba

Report date:

22nd June 2024

Project:

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

“The demolition of the existing buildings followed by the subsequent erection of three residential buildings, three commercial buildings and all associated parking, access, gardens and landscaping”.

This report is supplementary to the Preliminary Ecological Appraisal 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 Ecological Appraisal completed by Arbtech Consulting Limited (2024) for the same site address and 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

No bat roosts were identified at the site. No bats were observed emerging from the building during the emergence surveys and no evidence of bats was found during the preliminary roost assessment survey. Consequently, no impacts on bats or their roosts are foreseen.

The creation of additional habitat for bats is recommended in line with the local authorities' duty to request enhancements under the NPPF (2023).

A low impact lighting strategy should be adopted for the site following guidance from the Bat Conservation Trust: **Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23**

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

The site surveys were designed and managed by Harley Stone BSc (Hons) (Natural England Bat Licence Number: 2023-11031-CL17-BAT).

See surveyor locations in the **BERS plan in Appendix 1, Bibliography in Appendix 2.**

Limitations

For all surveys there were high levels of light pollution illuminating all of the elevations, and a lot of loud road traffic, as these are the standard conditions for the site, this would not have impacted any survey data or observations.

Surveyors inside the property boundary had a delayed start at the beginning of the survey 3 due to access issues.

Field Survey							
Dusk Emergence Survey 1							
Building B1, B2, B3, B4							
Surveyor and position	Lead Surveyor 1 – Joanna Traverse – observing the southern and western elevations Surveyor 2 - Diego Landaberea - observing the southern elevation and roof structure of B2, and B3 Surveyor 3 - Autumn Nielsen – observing the western elevation and roof structure of B1 Surveyor 4 - Charlotte Quaife - observing the northern and eastern elevation and roof structure of B1 and B4 Surveyor 5 - Dan Crispin - observing the eastern and southern elevations and roof structure of B1						
Weather (start/end)	Temperature (°C): 22 Relative humidity (%): 47 Cloud cover (%): 20 Wind (m/s): 0 Rain: None			Temperature (°C): 15 Relative humidity (%): 71 Cloud cover (%): 20 Wind (m/s): 0 Rain: None			
Equipment used	Echometer Touch 2, 6x Nightfox Whisker IR cameras, 6x Nightfox XB5 Pro IR torch, Magenta 4, survey sheets and hand-held radios						
Results							
Date of survey	Sunset, Start – End time	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
09/05/2024	20:42 20:27 – 22:27	No emergences seen.	N/A	B1, B2, B3, B4	N/A	N/A	N/A
Surveyor observations							

<i>Surveyor 1</i>	No emergencies seen. At 21:13 a common pipistrelle was seen passing as it flew from the hedgerow opposite B2 to the houses across the street from west to east. A soprano pipistrelle was heard not seen at 21:22. At 21:43 a common pipistrelle was heard not seen, and 22:04 a soprano pipistrelle was heard not seen.	
<i>IR position</i>	The footage reflected the view of surveyor 1.	

<i>Surveyor 2</i>	A noctule was heard not seen at 20:55, 21:00, 21:44. A common pipistrelle was heard not seen at 21:13, 21:41, 22:20, and a soprano pipistrelle was heard not seen at 21:37, and 22:04. No emergencies seen.	
<i>IR position</i>	The footage reflected the view of surveyor 2.	

<i>IR position</i> <i>(unmanned)</i>	The footage reflected the view of surveyor 2, with a focus on the western side of B2 and the southern side of B3.	
<i>Surveyor 3</i>	No emergences seen. First bat activity at 20:55, a commuting noctule, heard not seen. At 21:17, a soprano pipistrelle was seen and heard foraging, flew into view from the south circled over shed roof and continued north out of view. At 21:35, a noctule was heard not seen. The last bat activity was at 21:42, a foraging common pipistrelle, which came into view from the north circled three times over the shed roof and continued south out of view.	

<i>IR position</i>	The footage reflected the view of surveyor 3.	
<i>Surveyor 4</i>	Two bats were recorded over the course of the survey, both heard not seen. The first was a noctule at 20:55 and the last a common pipistrelle at 21:42. No emergences seen.	

<i>IR position</i>	The footage reflected the view of surveyor 4.	 An infrared (IR) photograph of a building at night. The building is made of light-colored brick or stone. A large, dark, rectangular object, possibly a window or door, is visible on the left side. The right side of the image is heavily overexposed, showing a bright white area. A timestamp in the bottom right corner reads "05/09/2024 22:28:53".
<i>Surveyor 5</i>	No emergencies seen. First activity was a noctule that was heard not seen at 21:45. Noctules were also heard not seen at 22:15 and 22:22.	 A daytime photograph of a brick building. The building is made of red brick and has a dark roof. A large, light-colored rectangular object, possibly a window or door, is visible on the left side. The sky is a pale blue.

<i>IR position</i>	The footage reflected the view of surveyor 5.	
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Field Survey							
Dusk Emergence Survey 2							
Building B1, B2, B3, B4							
Surveyor and position		Lead Surveyor 1 – Dan Crispin – observing the southern elevation and roof structure of B2, and B3 Surveyor 2 - Diego Landaberea – observing the eastern and southern elevations and roof structure of B1 Surveyor 3 – Maddie Moxey – observing the western elevation and roof structure of B1 Surveyor 4 – Chris Drew - observing the southern and western elevations Surveyor 5 – Oli Drew - observing the northern and eastern elevation and roof structure of B1 and B4					
Weather (start/end)		Temperature (°C): 12 Relative humidity (%): 89 Cloud cover (%): 95 Wind (m/s): 3 Rain: None			Temperature (°C): 12 Relative humidity (%): 92 Cloud cover (%): 100 Wind (m/s): 2 Rain: Drizzle		
Equipment used		Echometer Touch 2, 6x Nightfox Whisker IR cameras, 6x Nightfox XB5 Pro IR torch, Magenta 4, survey sheets and hand-held radios					
Results							
Date of survey	Sunset, Start – End time	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
30/05/2024	21:08 20:54 – 22:36	No emergences seen	N/A	B1, B2, B3, B4	N/A	N/A	N/A
Surveyor observations							

<i>Surveyor 1</i>	No emergences seen. First activity recoded at 21:28 was a noctule flying high over adjacent properties. Common pipistrelles were seen flying above the canopy of B1, over the garden and out of the site at 21:45 and 21:49. Common pipistrelles were also seen flying from the south, into the garden and then returning the way they came at 22:06 and 22:15, which was the final activity of the survey.	
<i>IR position</i>	The footage reflected the view of surveyor 1. IR review of the camera footage identified no additional activity and ruled out potential emergences noted by surveyor as bats passing.	

<i>IR position</i> <i>(unmanned)</i>	The footage reflected the view of surveyor 1, with a focus on the western side of B2 and the southern side of B3.	 A nighttime infrared (IR) camera view of a stone building. The image shows a dark, rectangular opening, likely a doorway or a large window, set into a light-colored stone wall. To the right of the opening, there is a vertical structure, possibly a chimney or a corner of the building. A yellow timestamp in the bottom right corner reads "05/30/2024 22:38:12".
Surveyor 2	No emergencies observed. There was no bat activity through the night in position 2.	 A daytime photograph of a two-story brick building. The building has a dark roof with a prominent brick chimney. The walls are made of red brick. There are several windows, some of which are boarded up with light-colored material. The sky is a pale blue, suggesting a clear day.

<i>IR position</i>	The footage reflected the view of surveyor 2.	 A nighttime infrared (IR) photograph of a brick house. The house has a dark roof and a prominent chimney with three pots. A large, bright white rectangular area is visible on the left side of the house, possibly a window or a door. A timestamp in the bottom right corner reads "05/10/2024 22:37:38".
<i>Surveyor 3</i>	The first bat of the night was at 21:29 which was a noctule that was heard not seen. 21:46 common pipistrelle flew east from garden towards house, and back around garden. At 21:59 a noctule passed across the top of garden gable. Last common pipistrelle activity heard at 22:16.	 A daytime photograph of a brick house. The house is made of red brick and has a dark corrugated metal roof. A chimney is visible on the roof. A blue door is visible on the ground floor. A satellite dish is mounted on the roof. A timestamp in the bottom right corner reads "05/10/2024 22:37:38".

<i>IR position</i>	The footage reflected the view of surveyor 3.	
<i>Surveyor 4</i>	No emergences. First bat was recorded at 21:46 when a common pipistrelle circled the garden, and another passed overhead twenty minutes later.	

<i>IR position</i>	The footage reflected the view of surveyor 4.	
<i>Surveyor 5</i>	A heard not seen noctule at 21:28. No emergencies seen.	

<i>IR position</i>	The footage reflected the view of surveyor 5.	
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Field Survey							
Dusk Emergence Survey 3							
Building B1, B2, B3, B4							
Surveyor and position		Lead Surveyor 1 – Tom Smith – observing the southern and western elevations Surveyor 2 – Aga Bogucka – observing the eastern and southern elevations and roof structure of B1 Surveyor 3 – Jennifer Gibbons – observing the southern elevation and roof structure of B2, and B3 Surveyor 4 – James Jordan - observing the northern and eastern elevation and roof structure of B1 and B4 Unmanned Camera – observing western side of B2 and the southern side of B3					
Weather (start/end)		Temperature (°C): 17 Relative humidity (%): 64 Cloud cover (%): 50 Wind (m/s): 0 Rain: None		Temperature (°C): 14 Relative humidity (%): 72 Cloud cover (%): 50 Wind (m/s): 1 Rain: None			
Equipment used		Echometer Touch 2, 6x Nightfox Whisker IR cameras, 6x Nightfox XB5 Pro IR torch, Magenta 4, survey sheets and hand-held radios					
Results							
Date of survey	Sunset, Start – End time	Species and numbers	Roost type	Structure reference	Roost location	Access points (include # of them)	Dimensions and explanation of roost location
20/06/2024	21:24 21:09 – 23:09	No emergence seen	N/A	B1, B2, B3, B4	N/A	N/A	N/A
Surveyor observations							

<i>Surveyor 1</i>	No emergences or re-entries observed. First bat was a noctule heard not seen at 21:35. A noctule passed west to east in the distance of the north of B1 at 21:39. At 21:58 a common pipistrelle was heard not seen. A total of five noctule and common pipistrelle calls were heard intermittently between 22:22 and 23:05, no bats were observed during this period. The last bat was a soprano pipistrelle heard not seen at 23:08.	
<i>IR position</i>	The footage reflected the view of surveyor 1.	

<i>IR position</i>	The footage observed the western elevation and roof structure of B1.	 A thermal image showing the western elevation and roof structure of a building. A chimney is visible on the left, and a roofline runs across the frame. A timestamp in the bottom right corner reads "06/26/2024 23:12:44".
<i>Surveyor 2</i>	A very quiet survey. Recorded pass of a myotis species at 22.24, no emergences observed.	 A daytime photograph of a residential street. A two-story house with a white and red facade is the central focus. In the foreground, there are blue and red plastic barriers. A white car is parked on the street to the right. The sky is overcast with some light clouds.

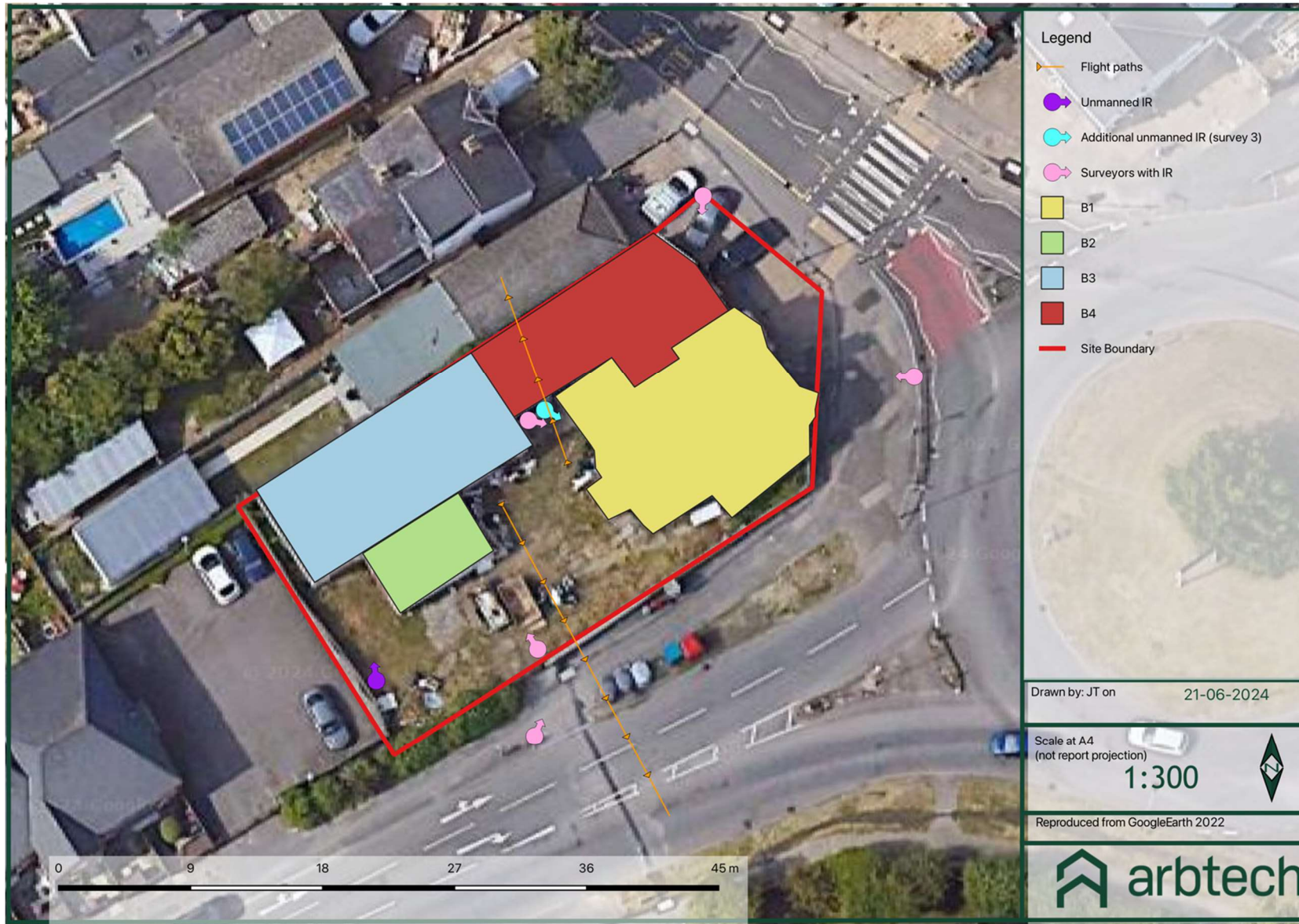
<i>IR position</i>	The footage reflected the view of surveyor 2.	
<i>Surveyor 3</i>	No emergencies seen. First activity was a Noctule at 21.38 flying high overhead from South to North direction, first Common pipistrelle seen at 21.58 flew over B2 & B3 heading south. Intermittent Common pipistrelle and Noctule activity all heard not seen from 22.22 until the end of the survey, with final bat heard not seen Soprano pipistrelle at 23.09.	

<i>IR position</i>	The footage reflected the view of surveyor 3.	
<i>Surveyor 4</i>	No emergences seen. The first bat observed on the survey was a Soprano Pipistrelle, which was heard but not seen at 22:13, it had a faint call. Following on from this, a Noctule was heard not seen at 23:01, quickly followed by a Common Pipistrelle. At 23:03 another Common Pipistrelle was heard not seen. At 23:06 a Common Pipistrelle was heard not seen, followed by a Soprano Pipistrelle which was heard not seen. A Soprano Pipistrelle was heard not seen again at 23:08. The final bat observed in this survey was a Soprano Pipistrelle which was heard not seen at 23:09.	

<i>IR position</i>	The footage reflected the view of surveyor 4.	 06/20/2024 23:08:59
<i>Unmanned Camera</i>	The footage reflected the view of the western side of B2 and the southern side of B3. No emergencies or passes observed.	 06/20/2024 23:11:00

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No bats were observed emerging from the building during the survey. No evidence of bats was present during the PRA. The surveys have concluded a likely absence of bats roosting within this building. A low level of commuting and foraging activity by common pipistrelles was recorded within the vicinity.
<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. However, bats are highly mobile creatures that switch roosts regularly and therefore, the usage of a site by bats can change over a short period of time. Any bats that begin using the buildings during the intervening period between the surveys being undertaken and works commencing could be injured or killed and their roosts destroyed. The proposed development will include the use of lighting which could spill onto bats roosting, foraging or commuting habitat and deter bats from using these areas.
<i>Recommendations</i>	No further surveys are required. 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 one bat box at the site will provide additional roosting habitat for bats. The bat boxes will be installed on the southern or western elevation of the refurbished building. 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 species such as Beaumaris Woodstone Bat Box or a similar alternative brand.

Version control			
Status	Issue	Name	Date
Draft	0.1	Harley Stone, BSc (Hons), Consultant Ecologist, (Natural England Bat Licence Number: 2023-11031-CL17-BAT).	21/06/2024
Final	1.0	Harley Stone, BSc (Hons), Consultant Ecologist, (Natural England Bat Licence Number: 2023-11031-CL17-BAT).	22/06/2024

Appendix 1: BERS plan

Appendix 2: Bibliography

- Arbtech Consulting Ltd (2024). Preliminary Ecological Appraisal.
- Bat Conservation Trust (2022). Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys.
<https://cdn.bats.org.uk/uploads/images/Interim-guidance-note-on-NVAs-May-2022-FINAL.pdf?v=1652957834>
- Collins, J. (2016). Bat Surveys for Professional Ecologists — Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Garland, L. & Markham, S. (2008) Is Important Bat Foraging and Commuting Habitat Legally Protected?
<http://biodiversitybydesign.co.uk/cmsAdmin/uploads/protection-for-bat-habitat-sep-2007.pdf>
- Institution of Lighting Professionals (2018). Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the Built Environment Series
Publication: http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting.
- Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.
- Wray, S., Wells, D., Long, E., Mitchell-Jones, T (2010) Valuing Bats in Ecological Impact Assessment. IEEM In-Practice. Number 70 (December 2010). Pp. 23-25.

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