

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

146 Southampton Street, Reading, RG1 2RD

Client:

Chike Ezechukwu

Report date:

31th July 2025

Project:

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

A single-story rear extension, two story side extension, construction of an outbuilding and associated landscaping.

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

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 (2025) for the same site address. 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 consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

The surveys undertaken to date have demonstrated that there is still risk to bats as a result of the proposed works, therefore precautionary working measures are needed to reduce risk to an acceptable level.

Background

PRA – The building was subject to an internal inspection by Arbtech Ltd in 2025. One building on site was surveyed. B1 is a derelict residential dwelling constructed of brick and mortar with a slate tile-clad roof. There are multiple external features present which provide suitable roosting features for crevice dwelling species such as gaps in the mortar between bricks, gaps around window frames and lifted leaf flashing throughout the western elevation. Furthermore, lifted, missing and slipped roof tiles are present throughout the roof as well as gaps at the eaves on the western and southwestern elevations providing both roosting features for crevice dwelling species and potential access points to the interior for void dwelling species. Additionally, there are sections of the roof which are heavily damaged or have been removed, providing access for void dwelling species. B1 has multiple internal features suitable for roosting bats such as bricks missing from the chimney, missing mortar between exposed bricks, damaged walls providing access to the cavity wall and gaps around the doors. A separate loft void is present in B1, due to gaps between timber beams, damaged and slipped tiles, gaps along the ridge and large gaps above the brick and mortar at the southern gable end, the high light levels make the void unsuitable for void dwelling species. However, it does provide access to other areas with the house which are of a suitable condition. There was no evidence of bats, such as droppings or moth wings, present within the interior. As a result of the features present throughout B1, it has been assessed as having **high habitat value** for roosting bats.

Number of buildings on site – 1 building

Number of buildings surveyed – 1 building

Scope of works

The following buildings were subject to emergence/re-entry surveys:

B1 – High Value, 3 Surveys

Proposed development

Current use of building – Derelict residential building.

Proposed use of building – Renovated residential dwelling

Structural changes to building – A single storey rear extension and a two-storey side extension.

Cosmetic/repair work – Mortar gaps filled in and Broken roof tiles replaced.

Type of permission required – Householder planning permission

The site surveys were designed and managed by Matthew Halligan, BERS Lead, with oversight and input from Harley Stone BSc (Hons), Senior Consultant Ecologist Natural England Bat Licence Number: 2023-11031-CL17-BAT.

See surveyor locations in the BERS plan in Appendix 1

Limitations

Overgrowth in the rear garden and the height of the building meant it was not possible to position surveyors without a small blind spot on the south-western elevation. On survey 1, any activity in this area was discerned via walkie-talkie communication and on surveys 2 and 3 an additional unmanned IR was deployed to cover the area. This IR was placed atop a small shed and it was not possible to safely view through the camera once it was in place, meaning footage from V3 was slightly blurred. This is not a significant limitation as there were no roosting features in this blind spot meaning the IR was merely supplementary to the view of surveyor 2, and the quality was still sufficient to determine that there was no anomalous activity occurring in the blind spot that surveyor 2 could not see.

Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Building inspection prior to survey</i>	No internal inspection carried out during BERS. As a Preliminary Roost Assessment was conducted on the building in April 2025, further internal inspections were deemed to not be worth further health and safety risk due to the derelict nature of the building. However an external inspection carried out on 23/07/2025 found no evidence of bats.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Matt Halligan	4 Years	Level 2	Observing east
	2	Carol Cutting	2 Years	Level 1	Observing west
<i>Weather (start/end)</i>	Temperature (°C): 19.9 Relative humidity (%): 58/7 Cloud cover (%): 10 Wind (m/s): 0.2 Rain: None		Temperature (°C): 15.9 Relative humidity (%): 16.5 Cloud cover (%): 0 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	2	
	Additional Illumination	Nightfox	XB5 PRO	2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey			Sunset; Start - End		
11/06/2025			Sunset 21:20; 21:05 – 23:15		
Surveyor observations					
<i>Surveyor 1</i>	No emergences observed.		Full elevation photo showing surveyors view.		
	Key flight paths: Over B1 between the chimneys.				

	Key foraging activity: Throughout the front garden. Species observed: Common pipistrelle, soprano pipistrelle and noctule. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle seen commuting southeast across the garden at 21:42. Common pipistrelles were seen passing over the building, between the chimneys at 21:43, 21:57, and 22:07. From 21:44 and 21:50 a further two common pipistrelles were seen foraging in the front garden. A soprano pipistrelle was seen foraging in the front garden at 22:06. There was constant common pipistrelle heard but not seen activity between 22:44 and 22:53, followed again briefly at 23:07. A soprano pipistrelle was constantly heard but not seen from 22:56 to 23:11 and a noctule was heard but not seen at 23:03 and 23:07.	
<i>IR position 1</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the eastern elevation of the building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 

<i>Surveyor 2</i>	No emergencies observed. Key flight paths: west to east above B1 and west to east/ east to west above the single-storey section of B1. Key foraging activity: In front of the western elevation and above the single-storey section of B1. Species observed: Common pipistrelle and soprano pipistrelle. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle heard and not seen at 21:43, followed by another at 21:47. There was constant, intermittent common pipistrelle activity heard and not seen throughout the survey. At 21:49 a common pipistrelle was seen commuting above the single-storey section of B1 south of the site. Another common pipistrelle was seen commuting from west to east above B1 at 21:53. At 21:58 and 22:06 two common pipistrelles were seen foraging in the garden in front of the western elevation and above the single-storey section of B1. A soprano pipistrelle was heard and not seen at 23:09. The final bat activity recorded during the survey was a common pipistrelle at 23:13.	Full elevation photo showing surveyors view. 
<i>IR position 2</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the western elevation of the building. No emergencies or entries into the building seen upon review. A common pipistrelle can be seen flying north to south across the garden at 21:43, followed by another common pipistrelle seen foraging in front of the western elevation at 21:47.	Darkest point full elevation photo showing surveyor's view.

	Identification can be confirmed through calls detected during the survey.	
--	---	---

Dusk Emergence Survey 2					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Matt Halligan	4 Years	Level 2	Observing east
	2	Carol Cutting	2 Years	Level 1	Observing west
	3	Unmanned IR	N/A	N/A	Observing southwest
Weather (start/end)	Temperature (°C): 20.5 Relative humidity (%): 36.3 Cloud cover (%): 0 Wind (m/s): 1.2 Rain: None		Temperature (°C): 16.8 Relative humidity (%): 42.8 Cloud cover (%): 0 Wind (m/s): 0.1 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	3	
	Additional Illumination	Nightfox	XB5 PRO	2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
		Magenta Electronics	Magenta Bat4	1	

	Two Way Radio	BAOFENG	FV-88E	2
Results				
Date of survey		Sunset; Start - End		
02/07/2025		Sunset 21:23; 21:08 – 23:08		
Surveyor observations				
Surveyor 1	No emergencies observed. Key flight paths: South to north across the front garden and east to west between the two chimneys above B1. Key foraging activity: Throughout the front garden, in front of the eastern elevation. Species observed: Common pipistrelle Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle, seen passing northwards through the garden at 21:52. A common pipistrelle was observed feeding in the front garden, with constant activity from 21:53 to 22:20. Common pipistrelles were seen passing between the chimneys of the building at 21:28, 22:01, 22:07 and 22:12. Between 22:30 and 23:07 there were six occurrences of common pipistrelles heard and not seen, including the final bat activity.		Full elevation photo showing surveyors view. 	

<i>IR position 1</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the eastern elevation of the building. No emergencies or entries into the building seen upon review. Three common pipistrelles were seen commuting from west to east between the two chimneys above B1 at 22:04, 22:12 and 22:15. Two further common pipistrelles were seen commuting from east to west along the same flight path at 22:18 and 22:30.	Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 2</i>	No emergencies observed. Key flight paths: Above the single-storey section between the two chimneys. Key foraging activity: N/A Species observed: Common pipistrelle. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle heard and not seen at 21:49. There was constant common pipistrelle heard and not seen activity from 21:56 to 22:30. Two common pipistrelles were seen commuting above the single-story section, one at 21:57 and the other at 22:01. Between 22:35 and 22:48 there were three final occurrences of common pipistrelles heard and not seen, including the final bat activity of the night.	Full elevation photo showing surveyors view. 
<i>IR position 2</i>	Camera position: observing the western elevation of the building.	Darkest point full elevation photo showing surveyor's view.

<i>Nightfox Whisker and Nightfox XB5 PRO</i>	No emergencies or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	
<i>IR position 3 Unmanned IR Nightfox Whisker</i>	Camera position: observing the southwestern elevation of the building. No emergencies or entries into the building seen upon review. There are three occurrences of common pipistrelles commuting between the chimneys heading east towards the front garden. One common pipistrelle can be seen flying towards the front garden at 22:07 and then returning to the back garden at 22:08. The final bat activity detected on the unmanned camera were two common pipistrelles commuting west between the chimneys towards the back of the garden at 22:18 and 22:30.	Darkest point full elevation photo showing unmanned IR's view. 

Dusk Emergence Survey 3					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Matt Halligan	4 Years	Level 2	Observing east

	2	Carol Cutting	2 Years	Level 1	Observing west
	3	Unmanned IR	N/A	N/A	Observing southwest
Weather (start/end)	Temperature (°C): 20.1 Relative humidity (%): 55.4 Cloud cover (%): 100 Wind (m/s): 0.1 Rain: None			Temperature (°C): 17.5 Relative humidity (%): 68 Cloud cover (%): 100 Wind (m/s): 0.1 Rain: None	
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	3	
	Additional Illumination	Nightfox	XB5 PRO	2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey			Sunset; Start - End		
23/07/2025			Sunset 21:05; 20:50 – 22:50		
Surveyor observations					
Surveyor 1	No emergencies observed. Key flight paths: southeast through the front garden, west over B1 between the chimneys and northwest through the front garden. Key foraging activity: Throughout the front garden Species observed: Common pipistrelle and noctule Summary of general activity: The first bat was a common pipistrelle seen commuting southeast through the garden at 21:18. There was constant common pipistrelle foraging activity in the front garden			Full elevation photo showing surveyors view.	

	between 21:24 and 21:38. At 21:30 a common pipistrelle was seen passing over the building between the chimneys, towards the rear garden, and again at 21:45. A common pipistrelle was seen passing through the garden heading northwest at 21:41 and again at 22:04. A common pipistrelle was heard but not seen at 22:11 and a noctule was heard but not seen at 22:34.	
<i>IR position 1</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the eastern elevation of the building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 2</i>	No emergences observed.	Full elevation photo showing surveyors view.

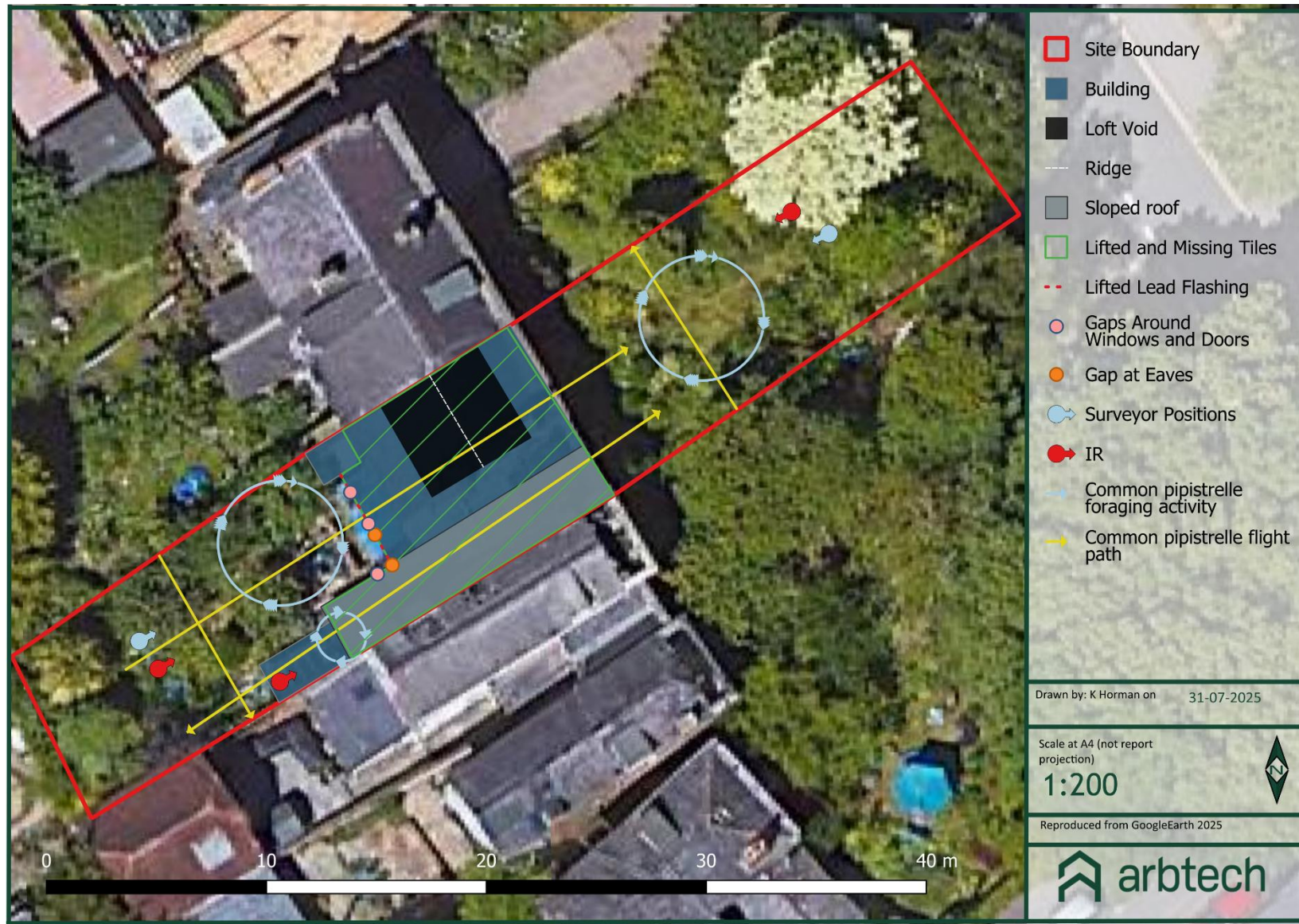
	Key flight paths: North to south across the rear garden and above the single-story section of B1. Key foraging activity: N/A Species observed: Common pipistrelle and noctule. Summary of general activity: The first activity recorded during the survey was a common pipistrelle heard but not seen at 21:28. Two common pipistrelles were seen commuting above the single-story section of B1 at 21:30 and 21:33. At 21:34 another common pipistrelle was seen flying north to south across the rear garden. Two additional individuals were heard and not seen between 21:34 and 21:44. More commuting activity was observed along the previous flight path above the single-story section of B1 at 21:45 and 21:46. Between 21:51 and 22:47 there were eight occurrences of bats being heard and not seen; five common pipistrelles and three noctules.	
<i>IR position 2</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the western elevation of the building. No emergences or entries into the building seen upon review. Six additional bats were seen within the IR footage between 21:31 and 22:40. Two were recorded commuting north to	Darkest point full elevation photo showing surveyor's view.

	south across the garden, three foraging throughout the garden and above the single storey.	
<i>IR position 3</i> <i>Unmanned IR</i> <i>Nightfox Whisker</i>	Camera position: observing the southwestern elevation of the building. No emergencies or entries into the building seen upon review. Two common pipistrelles can be seen flying west between the chimneys above B1 at 21:30 and 21:45.	Darkest point full elevation photo showing unmanned IR's view. 

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	General bat activity on site: Key flight paths – North to south across the rear garden, South to north across the front garden, west to east above B1 and west to east/east to west above the single-storey section of B1 between the chimneys. Key foraging areas – Throughout the front garden in front of the eastern elevation, In front of the western elevation and above the single-storey section of B1. Species observed – Common pipistrelle, soprano pipistrelle and noctule. Although no roosts were confirmed on site at the time of the surveys, the surveys still only provide data from a snapshot in time, and bats roost switch regularly. Due to the high habitat value, and the high level of bat activity on site/around the building, roosting cannot be discounted entirely. Hibernation suitability - Low – There are multiple crevices present and internal voids, such as the missing bricks in the chimney, however these do not offer the stable environment generally required for hibernation. No further surveys required
<i>Impact Assessment</i>	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only. Due to the high habitat value/bat activity on site, risks of impacting roosts will still require some additional mitigation and precautionary working measures.
<i>Recommendations</i>	Due to the high habitat value of the building, there remains an elevated risk that bats could be present during the works, as bats are highly mobile creatures known to roost switch regularly. The removal of the roof tiles etc will be carried out by hand under the supervision of a suitably qualified ecologist.

	If works are started prior to May 2026 - Prior to removal of the roof tiles, another visual inspection using torch and endoscope will be carried out by a suitably qualified ecologist to inspect the gaps behind the hanging tiles. If works are started after May 2026 – an updated inspection and dusk emergence survey will be carried out in the June/July prior to the start of works to check for any changes in roost status. If evidence of roosting bats is found then further surveys and a licence will be required to proceed with the works. Wildlife Sensitive Lighting Strategy A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: • Light spill on to both the front and rear gardens should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
<i>Enhancements</i>	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new extensions. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings),

	facing in a south or south-westerly direction (or facing vegetated areas/gardens), with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Vivara Pro Build-In Woodstone Bat Tube (integrated), Istock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.
--	--

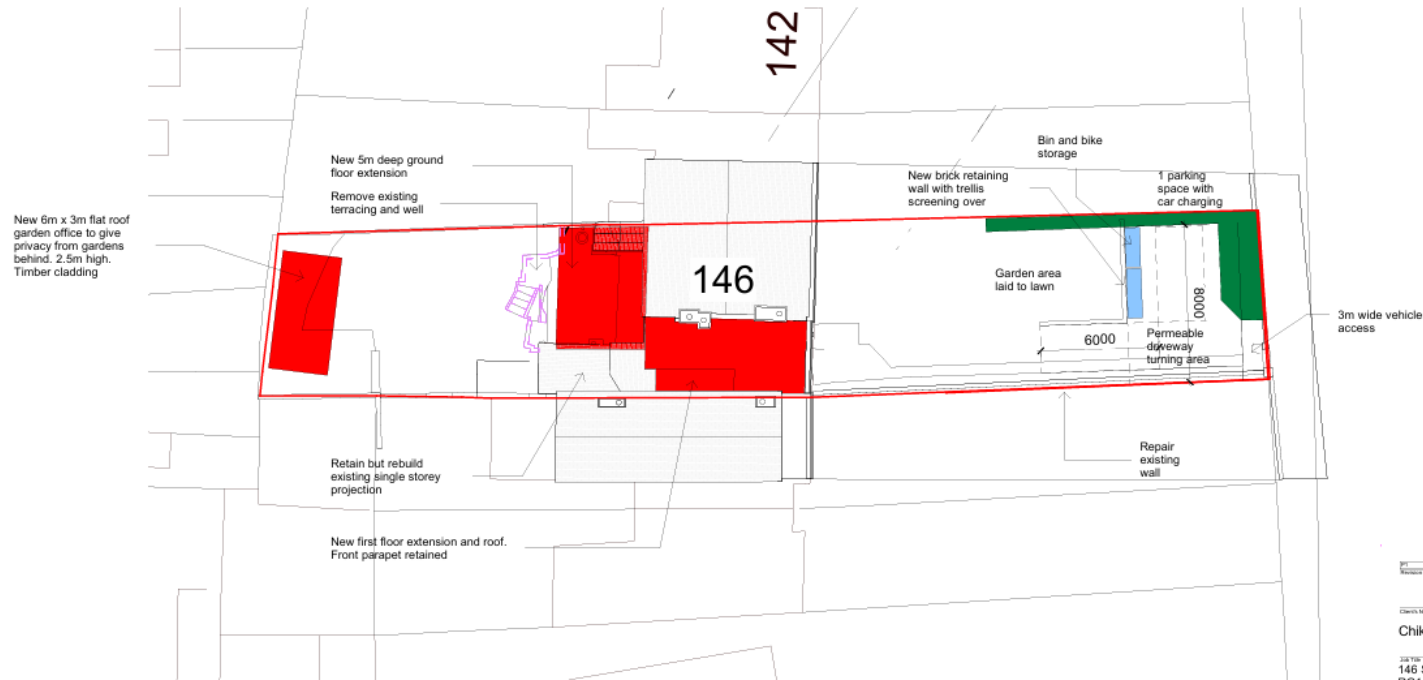
Appendix 1: BERS plan

Appendix 2: Location Map



Appendix 3: Proposed Plan

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



Site Block Plan Proposed

1 : 200

Client Name
Chike Ezechukwu

Address
146 Southampton Road, Reading,
RG1 2RD

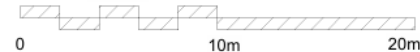
Drawing Title
Proposed Site Plan

Scale
1 : 200 @A3

Drawing No.
2138 P100

Rev
P1

SCALE : 1 to 200



Note: This maybe a reduced sized print, check scales below

**HERITAGE
FUSION**
CONSERVING THE PAST
INSPIRING THE FUTURE

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Kiera Horman, BSc (Hons), Assistant Ecologist	30/07/2025
Proof	0.2	Matt Halligan, BA (Cantab), BERS Lead	31/07/2025
Proof	0.3	Harley Stone BSc (Hons), Senior Consultant Ecologist	05/08/2025
Proof	0.4	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	07/08/2025
Final	1.0	Matt Halligan, BA (Cantab), BERS Lead	12/08/2025