

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Stanford End Farmhouse, Stanford End Farm, Swallowfield, Reading RG7 1SY

Client:

Wellington Estates

Report date:

18 July 2025

Project:

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

“The full renovation of the farmhouse and adjoining barns to create one dwelling”

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 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

Roost number	Species	Roost type	Roost location	Impact
1	BLE	Maternity	Loft 1	Destruction
2	Common pipistrelle	Maternity	Loft 1	Destruction
3	BLE X 4	Satellite	Loft 1/B1 interior	Destruction

A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

If the licence is not submitted by 9th October 2025 a material changes check will be required.

If the licence is not submitted by 1st May 2026 updated dusk surveys will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Background

PRA – A Preliminary Roost Assessment (PRA) was carried out by Arbtech Consulting Limited in August 2022, identifying a brown long-eared bat maternity roost (Roost 1) within the loft space of Building 1 (B1), please see Figure 1. This finding was subsequently supported by three bat emergence surveys, which also **confirmed** the presence of a common pipistrelle maternity roost (Roost 2) within the same structure. An updated PRA conducted in July 2024 corroborated the results of the 2022 assessment, with no internal or external structural alterations to the building having occurred in the interim. Bat droppings were observed within the loft space during the 2024 survey, further supporting continued bat use.

Number of buildings on site – 4 buildings.

Number of buildings surveyed – 4 buildings.

Explanation of why not all buildings were surveyed – All 4 buildings were surveyed. Buildings 2, 3 and 4 were assessed as **negligible** for bat roosting and are not due to be affected by the proposed development.



Figure 1: Maternity roost of brown long-eared bats within the loft space of B1 during the PRA (Arbtech, 2022). Furthermore, approximately 200 droppings were observed on the floor of the loft, directly below the ridge line.

Proposed development

Current use of building – Unoccupied residential.

Proposed use of building – Residential.

Structural changes to building – Partial demolition and re-build, including reroofing.

Cosmetic/repair work – Interior to be renovated.

Type of permission required – Full planning permission.							
The site surveys were designed and managed by Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, Class 2 Natural England Bat Licence Number: 2024-12356-CL18-BAT.							
See surveyor locations in the BERS Map in Appendix 1, Proposed Plans in Appendix 2, Photos in Appendix 3.							
Limitations		No limitations encountered.					
Field Survey							
Dusk Emergence Survey 1							
Building B1							
Building inspection prior to survey		A loft inspection was not undertaken prior to the first survey due to the high risk of disturbing pregnant females and/or dependent young pups, as previous assessments (PRA and BERS by Arbtech Consulting Limited) had confirmed the presence of both brown long-eared bat and common pipistrelle maternity roosts within the building. To minimise potential disturbance during the sensitive maternity period, the loft inspection has been deferred and will be conducted prior to the final survey, once the peak maternity season has concluded and the risk of disturbance is considered acceptably low.					
Surveyor and position		Surveyor Position	Name	BERS Licence	Experience / Bat	BCT Competency	Elevation
		1 - Lead	Jamie-Lee Anderson	3 Years / Level 2 Licence		Level 3	Observing NE
		2	Matt Halligan	4 Years		Level 2	Observing SE
		3	Madeleine Morgan	2 Years		Level 2	Observing SW
		4	Andy Forse	1 Year		Level 2	Observing NW
Weather (start/end)		Temperature (°C): 17.9 Relative humidity (%): 55 Cloud cover (%): 20 Wind (mph): 7 Rain: None			Temperature (°C): 14.6 Relative humidity (%): 62 Cloud cover (%): 0 Wind (mph): 4 Rain: None		
Equipment used		Equipment	Make	Model		Count	
		NVAs	Nightfox	Whisker		4	

	Additional Illumination	Nightfox	XB5 PRO	4
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	4
	Two Way Radio	BAOFENG	FV-88E	4
Results				
Date of survey		Sunset; Start - End		
28/05/2025		Sunset 21:06; 20:51 – 22:36		
Surveyor observations				
Surveyor 1	Emergences observed – None. Summary of general activity: Species – Common pipistrelle, brown long-eared bat, soprano pipistrelle, noctules. Flight paths – Frequent bat passes in both directions of northeast to southwest. Foraging areas – Constant foraging in front of the barn. There were approximately 30 emergences of common pipistrelles from the barn. Please refer to Appendix 3 for photos. The barn lies outside of the red line boundary and is not due to be affected by the proposed development. <i>This is discussed further in the relevant section below.</i>		 Figure 1: Elevation view of Surveyor 1.	
IR position 1 Nightfox Whisker and XB5 Pro torch	Camera position: observing northeast elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor.			

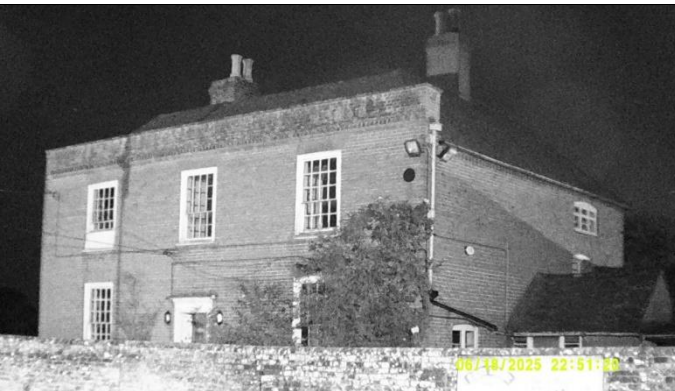
		Figure 2: Darkest point of IR position 1.
<i>Surveyor 2</i>	Emergences observed – None. Summary of general activity: Species – Common pipistrelle, noctule. Flight paths – One pass along the road at 21:49. No flight paths in the field. Foraging areas – Constant distant foraging, could be heard but not seen. The first bat observed was a common pipistrelle, seen passing along the road towards the building at 21:49. A common pipistrelle was seen feeding in the bull field at 22:14. Common pipistrelle activity was heard but not seen at frequently throughout the survey. A noctule was heard but not seen at 21:57, 22:03 and 22:19.	 Figure 3: Elevation view of Surveyor 2.
<i>IR position 2</i> <i>Nightfox Whisker and</i> <i>XB5 Pro torch</i>	Camera position: observing southeast elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 4: Darkest point of IR position 2.

<i>Surveyor 3</i>	Emergences observed – None Summary of general activity: Species – Brown long-eared bat, common pipistrelle, noctule. Flight paths – Frequent bat passes in a south-westerly direction. Foraging areas – Constant foraging from brown long-eared bats within the rear garden. Activity began with a brown long-eared bat, heard not seen at 21:37. A common pipistrelle passed at 21:37 heading south-west. A common pipistrelle was heard not seen at 21:38. Between 21:40 and 21:46, constant foraging activity by at least three brown long-eared bats was observed. This took place around the garden south-west of B1 and along the bordering hedge. Passes over B1 from the north-east were also observed in this time. At 21:46 two brown long-eared bats were observed passing over the hedge behind B1 heading south-west. Between 21:40 and 22:03 constant foraging by at least two common pipistrelles was observed throughout the garden and hedge to the south-west of B1. Passes over B1 in both north-east and south-west directions were also observed. At 21:57 a noctule was heard not seen.	 Figure 5: Elevation view of Surveyor 3.
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	Sporadic foraging by common pipistrelles in the garden area was observed until 22:15. A soprano pipistrelle was heard not seen at 22:22 and 22:29. A final noctule call was heard not seen at 22:18, and a final brown long-eared call at 22:20. Common pipistrelle calls continued to be heard not seen occasionally, with the final call at 22:33. This was the final activity recorded.	
<i>IR position 3</i> <i>Nightfox Whisker and XB5 Pro torch</i>	Camera position: observing southwest elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 6: Darkest point of IR position 3.
<i>Surveyor 4</i>	Emergences observed – None. There were occurrences of a brown long-eared bats at 21:21 and 21:40 that was heard but not seen. Between 21:41 and 21:48 there was continuous activity of four brown long-eared foraging along the hedgerow to the west of the building. At 21:50 and 22:10 there was an occurrence of a single common pipistrelle foraging the western hedgerow. From 22:03 to 22:08 a single common pipistrelle foraged around the tree next to the south-west elevation. There were ten occurrences of a common pipistrelle between 21:36 and 22:33 that were	

	heard but not seen. At 21:57 a noctule was heard but not seen. At 21:05 a barn owl flew from the north and alighted in the tree next to the south-west elevation for one minute before flying south-west away from the building and over the hedgerow (see Figure 29).	Figure 7: Elevation view of Surveyor 4.
<i>IR position 4</i> <i>Nightfox Whisker and</i> <i>XB5 Pro torch</i>	Camera position: observing southwest elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 8: Darkest point of IR position 4.

Field Survey					
Dusk Emergence Survey 2					
Building B1					
<i>Building inspection prior to survey</i>	A loft inspection was not undertaken prior to the first survey due to the high risk of disturbing pregnant females and/or dependent young pups, as previous assessments (PRA and BERS by Arbtech Consulting Limited) had confirmed the presence of both brown long-eared bat and common pipistrelle maternity roosts within the building. To minimise potential disturbance during the sensitive maternity period, the loft inspection has been deferred and will be conducted prior to the final survey, once the peak maternity season has concluded and the risk of disturbance is considered acceptably low.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Paul Bartkowiak	1 Year	Level 2	Observing NE
	2 - Lead	Benjamin Duursma	2 Years	Level 2	Observing SE
	3	Fraser Barnes	4 Years	Level 2	Observing SW
	4	Andy Forse	1 Year	Level 2	Observing NW
<i>Weather (start/end)</i>	Temperature (°C): 25 Relative humidity (%): 45 Cloud cover (%): 0 Wind (mph): 2 Rain: None		Temperature (°C): 18 Relative humidity (%): 64 Cloud cover (%): 0 Wind (mph): 2 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	4	
	Two Way Radio	BAOFENG	FV-88E	4	
Results					
Date of survey			Sunset; Start - End		
18/06/2025			Sunset 21:23; 21:08 – 22:53		

Surveyor observations		
Surveyor 1	Emergences observed – None. Summary of general activity: Species – Common pipistrelle Flight paths – From barn, west, to hedge line west of B1. Foraging areas – Constant foraging in front of the barn. There were emergences of common pipistrelles from the barn observed all night. The barn is not due to be affected by the proposed development.	 Figure 9: Elevation view of Surveyor 1.
<i>IR position 1</i> <i>Nightfox Whisker and</i> <i>XB5 Pro torch</i>	Camera position: observing northeast elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 10: Darkest point of IR position 1.

<i>Surveyor 2</i>	Emergences observed – None. Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, brown long-eared. Flight paths – Occasional bat passes in a southerly direction adjacent to the eastern elevation of B1. Foraging areas – Constant common pipistrelle foraging activity in the field adjacent to the south-eastern elevation of B1. Common Pipistrelles were heard not seen 8 times between 21:30 and 22:47. At 22:06 a common pipistrelle was spotted foraging adjacent to the eastern elevation of B1. At 22:17 a soprano pipistrelle was heard not seen and at 22:22 a Brown long-eared bat was heard not seen.	 Figure 11: Elevation view of Surveyor 2.
<i>IR position 2</i> <i>Nightfox Whisker and</i> <i>XB5 Pro torch</i>	Camera position: observing southeast elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor.	Figure 12: Darkest point of IR position 2. 

<i>Surveyor 3</i>	Emergences observed – None Summary of general activity: Species- Noctule, Common pipistrelle, Soprano Pipistrelle. Flight paths – One pass over the building, between the ridges of the roof at 21:54 Foraging areas – The hedgerow behind surveyor 3, and around the position of surveyor 3. At 21:40, a Noctule was heard but not seen. At 21:54, a bat was believed to have passed between the roof ridges; however, on observation, it did not emerge and appeared to be circling within the area. At 21:59, a Common Pipistrelle was heard but not seen. At 22:00, a Soprano Pipistrelle was observed actively feeding overhead and within the hedgerow behind the observer. From 22:02 to 22:32, multiple Common Pipistrelles exhibited continuous feeding activity surrounding the observer. At 22:34, a Noctule was sighted flying high overhead. Common Pipistrelle activity resumed at 22:35 and persisted until 22:40, after which no further bat activity was recorded	 Figure 13: Elevation view of Surveyor 3.
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<i>IR position 3</i> <i>Nightfox Whisker and XB5 Pro torch</i>	Camera position: observing southwest elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 14: Darkest point of IR position 3.
<i>Surveyor 4</i>	Emergences observed – None. Summary of general activity: Species – Common pipistrelle, Brown long-eared. Flight paths – Flying over the extension of B1 moving south Foraging areas – n/a Five passes over B1 extension by common pipistrelles were observed between 22:05 and 22:36. There was constant activity by common pipistrelles between 22:16 and 22:25 and between 22:33 and 22:40 that were heard but not seen. Two occurrences of brown long-eared bat at 22:22 and 22:25 that were heard but not seen. At 22:45 an unidentified bat passed from the direction of the B1 extension over the surveyor's position.	 Figure 15: Elevation view of Surveyor 4.
<i>IR position 4</i>	Camera position: observing southwest elevation of B1	

<i>Nightfox Whisker and XB5 Pro torch</i>	Emergences observed: No. Additional activity noted by IR review, at 22:02 and 22:17, a pass by a pipistrelle above B1 extension. Likely to be common pipistrelle from previous survey inference.	 Figure 16: Darkest point of IR position 4.
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Field Survey	
Dusk Emergence Survey 3	
Building B1	
<i>Building inspection prior to survey</i>	A loft inspection was conducted by Ben Duursma, Graduate Ecologist and an accredited agent for Level 1 (L1) bat survey activities, accredited under Jamie-Lee Anderson, BSc (Hons), Consultant Ecologist and holder of a Class 2 Natural England Bat Licence (Licence Number: 2024-12356-CL18-BAT). The inspection took place prior to the commencement of the dusk emergence survey. Abiotic environmental conditions recorded within the loft at the time of the inspection included a temperature of 30°C and relative humidity of 41%. During the inspection, a single brown long-eared bat was observed roosting within the loft space (refer to Figure 17). The loft structure and its internal features were found to be consistent with conditions recorded during the initial Preliminary Roost Assessment (PRA) undertaken in 2022 and the subsequent updated PRA carried out in 2025 (refer to Figures 18 and 19). No alterations or modifications to the loft space or its features have occurred since those assessments. Approximately 40 bat droppings were noted, dispersed throughout the loft space in a scattered manner. There were no distinct accumulations or concentrations of droppings that would suggest the presence of a maternity roost this year. Based on the distribution and quantity of droppings, it is considered unlikely that the loft currently supports a breeding colony for the 2025 season. To minimise disturbance to the roosting bat, the surveyor limited the duration of their presence within the loft. Additionally, the loft is in a state of disrepair and poses a health and safety risk, which prevented a full inspection of the entire loft space. In summary, the presence of a single brown long-eared bat and the absence of features indicative of a maternity roost suggest that the loft is being used on a low-intensity basis, likely as a satellite roost. Adding to this, no emergences on any of the surveys by brown long-eared bats was noted. Foraging intensity and timings of brown long-eared bats in the area further support that a maternity roost is located nearby.

Photos from loft inspection					
	Figure 17: Brown long-eared bat within the loft during the updated loft inspection.		Figure 18: Loft space within B1, unchanged from previous surveys.		
			Figure 19: Loft space within B1, unchanged from previous surveys. Scattered droppings can be seen on the floor.		
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Harriet Pryer	1 Year	Level 2	Observing NE
	2	Madeleine Morgan	2 Years	Level 2	Observing SE

	3 - Lead	Ben Duursma		2 Years		Level 2	Observing SW
	4	Andy Forse		1 Year		Level 2	Observing NW
<i>Weather (start/end)</i>	Temperature (°C): 22 Relative humidity (%): 53 Cloud cover (%): 60 Wind (mph): 5 Rain: None				Temperature (°C): 20 Relative humidity (%): 56 Cloud cover (%): 60 Wind (mph): 3 Rain: None		
<i>Equipment used</i>	Equipment	Make		Model		Count	
	NVAs	Nightfox		Whisker		4	
	Additional Illumination	Nightfox		XB5 PRO		4	
	Bat Detector	Wildlife Acoustics		Echo Meter Touch 2		4	
	Two Way Radio	BAOFENG		FV-88E		4	
Results							
Date of survey				Sunset; Start - End			
09/07/2025				Sunset 21:20; 21:05 – 22:58			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)	
3	BLE X 2	Satellite roost	B1	Beneath a roof tile on the apex of the pitched roof on the western elevation of B1	Small gap under roof tile	12m long x 9m wide x 2m high (floor to ridge).	
Surveyor observations							

<i>Surveyor 1</i>	Emergences observed – None. Summary of general activity: Species – Common pipistrelle. Flight paths – Frequent common pipistrelle passes along the road in front of B1. Foraging areas – In front of B2. There were approximately 20 emergences of common pipistrelles from the barn. The barn is not due to be affected by the proposed development.	 Figure 20: Elevation view of Surveyor 1.
<i>IR position 1</i> <i>Nightfox Whisker and</i> <i>XB5 Pro torch</i>	Camera position: observing northeast elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor. Common pipistrelle emergences from the barn behind Surveyor 1 were captured by the IR.	 Figure 21: Darkest point of IR position 1.

<i>Surveyor 2</i>	Emergences observed – None. Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, noctule. Flight paths – Occasional passes along the road going in both directions from west to east. Foraging areas – Frequent foraging in front of B1 and in the field to the east. The first bat observed was a common pipistrelle, seen passing along the road towards the building at 21:49. A common pipistrelle was seen feeding in the bull field at 22:14. Common pipistrelle activity was heard but not seen at regularly between 21:54 and 22:28. A noctule was heard but not seen at 21:57, 22:03 and 22:19.	 Figure 22: Elevation view of Surveyor 2.
<i>IR position 2</i> <i>Nightfox Whisker and</i> <i>XB5 Pro torch</i>	Camera position: observing southeast elevation of B1 Emergences observed: No. The activity on the IR footage confirmed the observations of the surveyor. At approximately 22:49, a bat was observed flying within the interior of Building B1 (through the window surrounded in yellow in Figure 23). The loft space within B1 is open to the remainder of the building's internal structure, allowing bats unrestricted movement throughout the interior. As the building is currently	 Figure 23: Darkest point of IR position 2.

	unoccupied, it provides a relatively undisturbed environment that is conducive to bat activity. Due to the observation being made via infrared (IR) camera footage and without an Echometer internally, it was not possible to confirm species identification based solely on the visual footage. However, two brown long-eared bats were observed emerging from B1 during the dusk emergence survey, and a single brown long-eared bat was recorded roosting during the earlier internal loft inspection. Given this supporting context, it is considered likely that the bat observed flying inside B1 was also a brown long-eared bat. This conclusion is based on the consistent species identification recorded during both internal and external surveys, as well as the known behavioural tendencies of brown long-eared bats to roost within internal building spaces.	
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<i>Surveyor 3</i>	Emergences observed - Brown long-eared bat satellite roost: Number of individuals: 1. Roost number: 1. Time(s): 21:31. Location of access point(s): Emerged from beneath a roof tile on the apex of the pitched roof on the western elevation of B1 (circled in Figure 24). Direction(s) of travel on emergence: Bat flew in a westerly direction upon emergence. Species ID confirmed on site. Summary of general activity: Species – Brown long-eared bat, common pipistrelle. Flight paths – Frequent bat passes in an easterly direction adjacent to the southern elevation of B1. Foraging areas – Frequent foraging by common pipistrelles in a circular motion adjacent to the western elevation of B1.	 Figure 24: Elevation view of Surveyor 3.
<i>IR position 3 Nightfox Whisker and XB5 Pro torch</i>	Camera position: observing southwest elevation of B1 Emergences observed: Yes. The activity on the IR footage confirmed the observations of the surveyor at 21:31.	

		Figure 25: Darkest point of IR position 3.
Surveyor 4	Emergences observed - Brown long-eared bat satellite roost: Number of individuals: 1. Roost number: 1. Time(s): 21:51. Location of access point(s): Apex of northernmost pitched roof of southwest elevation (Figure 27). Same location as emergence noted by Surveyor 3 at 21:31. Direction(s) of travel on emergence: West over garden towards and past Surveyor 4's position. Species ID confirmed on site. Summary of general activity: Species – Brown long-eared bat, common pipistrelle. Flight paths – One pass over B2 by common pipistrelle. Foraging areas – N/A.	 Figure 26: Elevation view of Surveyor 4.

		 A photograph of a three-story red brick building with white-framed windows. A red line is drawn on the image, starting from a small red circle on the roof ridge and extending down the side of the building towards the ground.
<i>IR position 4 Nightfox Whisker and XB5 Pro torch</i>	Camera position: observing southwest elevation of B1 Emergences observed: Yes. The activity on the IR footage confirmed the observations of the surveyor at 21:51.	 A black and white infrared (IR) photograph of the same building at night. The image is dark, with the building's structure visible. A timestamp in the bottom right corner reads "07/08/2025 22:54:00".

Conclusions, Impacts and Recommendations							
Survey Results Summary	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact	
	1	Brown long eared	Maternity	10	Loft	Impact to roost – Destruction Level of impact – Local	
	2	Common pipistrelle	Maternity	30	Loft	Impact to roost – Destruction Level of impact – Site	
	3	Brown long eared	Satellite	4	Loft & first floor living space of B1	Impact to roost – Destruction Level of impact – Local	
	General bat activity on site: <u>Key foraging areas</u> – Foraging activity was recorded in multiple locations surrounding Building B1. Specifically, bats were observed foraging over the field situated to the east and south of B1, as well as within the garden area located to the northeast of the building. In addition, bats were actively utilising the courtyard and parking areas situated in front of Buildings B1 and B2, as well as the area in front of the adjacent barn. Brown long-eared						

	bats were observed foraging in the field to the east of B1, and along the hedgerow to the west. The timings of these foraging bouts are consistent that the BLE maternity roost is still active in a nearby location, and B1 is an active satellite roost. <u>Key flight lines</u> – Bats were observed commuting along the hedgerow located to the east of Building B1, as well as along the roads surrounding the building complex. The network of linear features appears to facilitate bat movement across the site. As the buildings are currently unoccupied, ambient light levels remain low, resulting in minimal artificial light disturbance. This low-light environment likely enhances the suitability of the site for bat commuting, with activity recorded throughout various parts of the site. <u>Species observed</u> – Common pipistrelle, soprano pipistrelle, brown long-eared bat, noctule. Hibernation suitability: Due to the presence of a maternity roost of brown long eared bats, it is likely that the roost will be used all year round, and juveniles will over winter in their maternal roosts. It is unlikely that any other species would hibernate here, and therefore additional hibernation surveys are considered disproportionate and unnecessary for the purposes of licencing as hibernation can be assumed. Owing to the number of brown long-eared bats observed foraging, the time of recording and behaviour, it is indicative that the maternity roost is still present very nearby. Additional notes/discussion: During the first dusk emergence survey, approximately 30 common pipistrelle bats were observed emerging from a barn located outside the red line boundary of the application site. Please refer to Appendix 1 for location.
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	Although the barn (emergence point of CP is approximately 50m from the barn to B1) lies outside the site ownership and red line boundary and is not proposed to be directly impacted by the development, the potential for indirect impacts remains. Construction activities in close proximity, particularly noise, vibration, and increased artificial lighting during and post-development, may result in disturbance to bats using this nearby roost. Appropriate mitigation measures will need to be implemented to minimise the risk of disturbance. This may include sensitive lighting design, maintaining dark corridors, and timing construction activities to avoid key periods of bat activity. In additional to secondary impacts, it also needs to be considered that the works to B1 will impact the same maternity colony that are using the offsite barn. The previous records of CP maternity roosts within the survey building demonstrates that the colony are using both B1 and the offsite barn as part of a maternity roost complex.		
Impact Assessment	Roost number	Impact	
	1 (BLE maternity)	The proposed works will involve the complete removal of the existing roof structure, including the replacement of timbers, battens, lead parapet, and valley gutters. The sarking felt and internal lining will also be repaired or replaced prior to re-tiling, with additional insulation being installed. These works will alter the loft space environment both during and following construction. As a result, existing bat roost access points will be removed, leading to the loss of roosting sites. There is also a risk of bats being killed or injured during the course of the works. All roosts will be destroyed .	
	2 (CP maternity)		
	3 (BLE satellite)		
Recommendations	A Bat Licence from Natural England is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.		

	Additional survey requirements: • If the licence is not submitted by the 9th of October 2025 a Material Changes Check will be required. • If the licence is not submitted by the 1st of May 2026 updated dusk surveys will be required. The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission. For maternity roosts and roosts of rare species (there will be regional variation as to what this means), we will recommend a detailed bat mitigation and compensation plan prepared by an experienced EPSL writer, to ensure that the LPA can have full confidence that the licence application would be successful and that the 3 tests can be met. The information below gives an outline of the likely requirements. An EPSL application to Natural England will be required to legally permit the proposed works. The EPSL application requires that surveys have been undertaken within the most recent active bat season, and at a suitable time of year to fully characterise the roosts present. Planning permission must have been granted, and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so. A Material Changes Check will be required within three months of the EPSL submission, if no survey work has been undertaken within that period. The named ecologist on the EPSL will need to have visited the site, so a pre EPSL inspection may also be needed regardless of the passage of time between surveys and EPSL. The EPSL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level so as to maintain (or enhance) the Favourable Conservation Status (FCS) of the local bat population. The EPSL will include (but are not limited to) the following measures:
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	▪ Destructive work needs to be within the shoulder seasons only. All destructive work needs to be done in October-November inclusive. ▪ If the above timeframe cannot be supported, a standalone bat house will need to be built prior to the start of work. These bat houses may be subject to planning permission. • If destructive works are carried out in the March/April window and the roost will be unavailable for the maternity season that year, suitable replacement like for like maternity roost provision will need to be built prior to the start of destructive works. ▪ The installation of bat boxes or replacement bat roosts prior to work commencing to form a receptor site for any bats found during the works. Boxes may be installed on buildings or trees or can be pole mounted but must be in an undisturbed location and will need to be maintained in this location post-development. 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 provision of a toolbox talk to contractors, by the Named Ecologist or an Accredited Agent, to inform them of the presence of bat roosts. ▪ A pre-commencement inspection of any roost features by the Named Ecologist or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). ▪ The removal of all roof tiles by hand and the destruction of the loft under the supervision of the Named Ecologist or an Accredited Agent. The loft will need to be inspected prior to the commencement of work by the Named Ecologist or an Accredited Agent. ▪ Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. ▪ Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. ▪ Like for like roost replacement is required on site – the bat roosts and all bat access points will be reinstated within the building, with the bat loft included in its current dimensions. ▪ Post development monitoring will be required in years 2 and 4 post development. This will involve a dusk emergence survey to cover all replaced roosts, and inspection of any bat roosts where possible.
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	You must include a certificate that proves the roofing membrane has passed a 'snagging propensity test' if you're using a non-bitumen coated roofing membrane. A snagging propensity test checks that the membrane can stand the repeated snagging actions of roosting bats. To pass, a membrane must show no change in the average number of loops per cm² as rotations are increased from 0 to 1000. You do not need a certificate for bitumen 1F felt that has a non-woven, short fibre construction. If a BRM is being used instead of a type 1f bitumen, the installation of the membrane will need to be supervised by the ecologist to ensure everything is installed as per manufacturers specifications and no damage occurs. This is because if any damage occurs or if it is not installed correctly, the BRM is no longer 'bat safe' and therefore would no longer be permitted under the terms and conditions of the EPSL. The EPSL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favourable to move bats to the receptor bat box. EPSLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Named Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the EPSL. Wildlife Sensitive Lighting Strategy Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to key habitats or features which bats may use for roosting, foraging or commuting. Key habitats for this site include the hedgerow to the south/southeast of B1, the field to the east of B1, and the barn to the north of B1.
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<i>Enhancements</i>	Bat boxes x2 will be installed in the building. These will be placed high up at eaves level, face south/southwest if possible, and be unlit by artificial light.
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Appendix 1a: BERS Map



Appendix 2: Proposed Plan



Appendix 3: Photos



Figure 29: A barn owl was seen flying during survey 1 (28/05/2025) and landed in a tree in the rear garden between surveyors 3 and 4.

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