

Bat Emergence and Re-Entry Surveys (BERS) – Interim Report

Survey site:

66 Arbor Lane, Winnersh, Wokingham, Berkshire, RG41 5JD

Client:

Andrew Coates

Report date:

29th September 2025

Project:

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

“complete renovation including new roof of main 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/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

Roost number	Species	Roost type	Roost location	Impact
1	Soprano pipistrelle	TBC – further surveys required	The space between the roof tiles and the internal lining, on the eastern elevation of B1	To roosts: Destruction Level of impact: TBC pending further surveys
2	Soprano pipistrelle	TBC – further surveys required	The space between the roof tiles and the internal lining, on the south-west corner of B1 - This is the suspected roosting location due to the locations of emerging bats in the IR footage and the presence of lifted tiles as access points, however, the location of the roost could potentially be within the soffit box on the south-west corner. This should be confirmed during future surveys if possible, and otherwise both locations should be included in the licence.	

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.

Additional survey requirements:

- Two additional surveys between mid-May and July 2026 are required in order to characterise the roosts identified and identify any additional roosts, if present. An updated internal inspection will also be required.
- If the licence is not submitted within 3 months of the final bat emergence survey, a material changes check will be required.
- If the licence is not submitted by 1st May 2027 (following 2026 surveys) updated dusk surveys will be required.
- A daytime walkover by the named ecologist who is preparing the licence may be required if they have not visited the site before (regardless of passage of time between surveys and licence submission and can be used as a material changes check where applicable).

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

A preliminary roost assessment (PRA) was completed by Arbtech Consulting Ltd in July 2025. Three buildings are present on site. B1 is a residential dwelling, B2 is a detached garage building, and B3 is a detached single-skinned storage shed. Each of these was assessed; B1 was assessed as having moderate value to roosting bats, B2 as having low value to roosting bats, and B3 as having negligible value.

Scope of works

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

B1 – Moderate value – 2 surveys have been undertaken, and a further 2 will be required between mid-May and July 2026. This is due to multiple pipistrelle emergences being identified outside of the pipistrelle maternity season, therefore requiring further surveys within the pipistrelle maternity season in order to accurately characterise the roost.

B2 – Low value - 1 survey will be required before any works can take place on B2.

B3 - Negligible value - no further surveys required

Proposed development

Current use of buildings – One residential dwelling (B1) and two associated outbuildings (B2 and B3)

Proposed use of buildings – No change

Structural changes to building – Complete renovation of main dwelling (B1), including new roof and replacement of soffits. Type of permission required – Householder application	
The site surveys were designed and managed by Assistant Ecologist Madeleine Morgan BSc (Hons). Graduate Ecologist Emma Taylor BSc (Hons) (Accredited Agent on Natural England Bat Licence 2024-12520-CL18-BAT) provided technical advisory oversight and ensured compliance with ecological standards.	
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.	
<i>Limitations</i>	Both surveys took place outside of the active pipistrelle maternity season. Since multiple pipistrelle emergences were observed on site, further surveys will be required between mid-May and July 2026, in order to accurately characterise the identified roosts, and confirm the presence or likely absence of a maternity roost on site. For survey 1, the view of position 3 was partially obscured by vegetation towards the west side of the south elevation. However, the emergence at this area was still fully captured in the IR footage, and the view of the west elevation was fully captured by surveyor 4. This is therefore not considered to be a major limitation. On visit 2, an unmanned IR camera was added to better capture potential emergences in this location. The proposed plans for the site have not been finalised and are therefore subject to change. Changes to these plans could potentially change the level of impact to the roosts, and therefore the impacts should be checked once plans are finalised. However, the roof is to be replaced, and both roosts will be destroyed in this process, therefore minor changes to the proposed development will not alter the level of impacts on the roosts.

Field Survey					
Dusk Emergence Survey 1					
Building B1					
Building inspection prior to survey	There was no change to habitat value on the exterior of the building, and no obvious evidence of bats could be seen on the exterior of the building, though any evidence could be washed away by recent wind or rain.				
	An internal inspection was carried out in July 2025 as part of the preliminary roost assessment; therefore an additional internal inspection was not required.				
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Madeleine Morgan	2 years	Level 2	Observing north and east elevations
	2	Kristian Bullard	1 year	Level 2	Observing south and east elevations
	3	Zoe Cox	1 year	Level 2	Observing south elevation
	4	Bryony Haines	1 year	Level 1	Observing south and west elevations
Weather (start/end)	Temperature (°C): 20.8 Relative humidity (%): 46.0 Cloud cover (%): 10 Wind (m/s): 1.1 Rain: None			Temperature (°C): 15.2 Relative humidity (%): 56.9 Cloud cover (%): 10 Wind (m/s): 0.0 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
		Magenta Electronics		Magenta Bat4	3
	Two Way Radio		BAOFENG	FV-88E	4
Results					
Date of survey			Sunset; Start - End		
05/08/2025			Sunset 20:44; 20:29 – 22:14		

Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	Soprano pipistrelle x 1	TBC	B1	The space between the roof tiles and the internal lining, on the eastern elevation of B1	A lifted roof tile on the east elevation of B1	N/A
2	Soprano pipistrelle x 3	TBC	B1	The space between the roof tiles and the internal lining of B1, on the south-west corner of B1 (suspected location – see results section).	Multiple lifted tiles on the west-most section of the south elevation of B1	N/A
Surveyor observations						
Surveyor 1		No emergences or re-entries observed			Full elevation photo showing surveyor's view.	
		Summary of general activity: Species – Soprano pipistrelle, common pipistrelle, noctule Flight paths – NE<>SW to the south-east of B1 Foraging areas – No key foraging areas identified Activity began at 21:00 with a soprano pipistrelle heard and seen heading south-west, to the east of B1. Additional passes along this route were heard and seen as follows: a common pipistrelle heading south-west at 21:03, common pipistrelles heading north-east at 21:10, 21:27, 21:28, soprano pipistrelles heading north-east at 21:19 and 21:35. Common and soprano pipistrelle activity was heard not seen throughout the survey, with				

	the final soprano pipistrelle activity at 21:59 and the final common pipistrelle activity at 22:13. At 21:07, a bat was seen not heard passing from the east through the garden north of B1, heading north. Based on the size of the individual, and activity recorded by other surveyors around this time, this was likely a soprano pipistrelle. Between 21:14 and 22:08, noctule activity was sporadically heard not seen.	
<i>IR position 1</i> <i>One Nightfox Whisker</i> <i>IR camera + one</i> <i>Nightfox XB5 PRO IR</i> <i>torch</i>	Camera position: observing the north and east elevations of B1 Emergences observed: No No emergences were observed, and the footage was in line with the observations of surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 
<i>Surveyor 2</i>	Emergence observed - <u>Soprano pipistrelle roost 1:</u> Number: 1 Time(s): 20:49 Location of access point(s): Lifted tile on the east elevation of B1 Direction(s) of travel on emergence: South	Full elevation photo showing surveyor's view. Emergence point marked on image.

	Species ID confirmed on site Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, noctule, myotis sp. Flight paths – NE<>SW to the south-east of B1 Foraging areas – Garden to the south of B1 The first bat activity recorded was a soprano pipistrelle which emerged from beneath a lifted tile on the eastern elevation at 20:49. Frequent soprano pipistrelle and common pipistrelle foraging and commuting activity was observed for the remainder of the survey, with flight lines north-east to south-west across the southeastern elevation, and foraging taking place in the garden to the south of B1. Noctule activity was distantly heard not seen at 21:39 and then sporadically heard not seen for the remainder of the survey. Myotis sp. activity was heard not seen at 22:04 and 22:13.	
<i>IR position 2</i> <i>One Nightfox Whisker</i> <i>IR camera + one</i> <i>Nightfox XB5 PRO IR</i> <i>torch</i>	Camera position: observing south and east elevations of B1 Emergences observed: Yes <u>Soprano pipistrelle roost 1:</u>	Screenshot of darkest part of survey. Emergence point marked on image.

	Number of emergences: 1 Time(s): 20:49 Location of access point(s): Lifted tile on the east elevation of B1 Direction(s) of travel on emergence: South Species ID confirmed on site The emergence observed by surveyor 2 was confirmed, and all other footage was in line with the observations of surveyor 2 with no additional activity.	 08/05/2025 22:15:24
Surveyor 3	No emergences or re-entries observed Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, myotis sp. Flight paths – NE<>SW to the south-east of B1, N<>S to the west of B1 Foraging areas – No key foraging areas identified Activity began at 21:02, with a soprano pipistrelle heard and seen passing east to west to the south of B1. At 21:27 a soprano pipistrelle was heard and seen heading north along the west elevation of B1. At 21:27 and 21:29, soprano pipistrelles were heard and seen passing to the south-east of B1, heading both north-east and south-west. Soprano pipistrelle activity was also heard not seen frequently between 21:03 and 22:03.	Full elevation photo showing surveyor's view. 

	At 21:36 a common pipistrelle was heard and seen passing west over B1. Common pipistrelle activity was heard not seen between 21:16 and 21:55. At 22:03 a myotis sp. bat was heard not seen. At 22:12, a myotis sp. bat was heard and seen passing along the tree line to the south of the site, heading west.	
<i>IR position 3</i> <i>One Nightfox Whisker</i> <i>IR camera + one</i> <i>Nightfox XB5 PRO IR</i> <i>torch</i>	Camera position: observing the south elevation of B1 Emergences observed: Yes Emergences observed - <u>Soprano pipistrelle roost 2:</u> Number of emergences: 1 Time(s): 21:04 Location of access point(s): gap under lifted tile on the west end of south facing elevation Direction(s) of travel on emergence: East The surveyor did not observe the emergence, and the emergence was confirmed in IR review. This emergence lines up with soprano pipistrelle calls heard not seen by the surveyor. No other species calls were observed at this time, and therefore the individual was determined to be a soprano pipistrelle. Additional foraging by common and soprano pipistrelles was observed in the garden to the south of B1, between 21:14 and 21:44, in line with surveyor heard not seen observations.	Screenshot of darkest part of survey. Emergence point marked on image. 
Surveyor 4	No emergences or re-entries observed	Full elevation photo showing surveyor's view.

	Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, noctule Flight paths – Along the west elevation of B1 Foraging areas – Along the west elevation of B1 Activity began at 20:49 with a soprano pipistrelle heard and seen passing north along the west elevation of B1. Between 20:57 and 21:34, frequent foraging by both common and soprano pipistrelle was heard and seen to the west and north-west of B1. Common and soprano pipistrelle activity was heard not seen between 21:00 and 21:48. Noctule activity was heard not seen at 21:14, 21:21 and 21:23. At 21:33 a noctule was heard and seen passing along the west boundary of the site, heading south.	
<i>IR position 4</i> <i>One Nightfox Whisker</i> <i>IR camera + one</i> <i>Nightfox XB5 PRO IR</i> <i>torch</i>	Camera position: observing the north and west elevations of B1 Emergences observed: Yes Emergences observed - Soprano pipistrelle roost 2: Number of emergences: 2 Time(s): 21:06, 21:17 Location of access point(s): gap under lifted tiles on the west end of south facing elevation Direction(s) of travel on emergence: North	Screenshot of darkest part of survey. Emergence point marked on image.

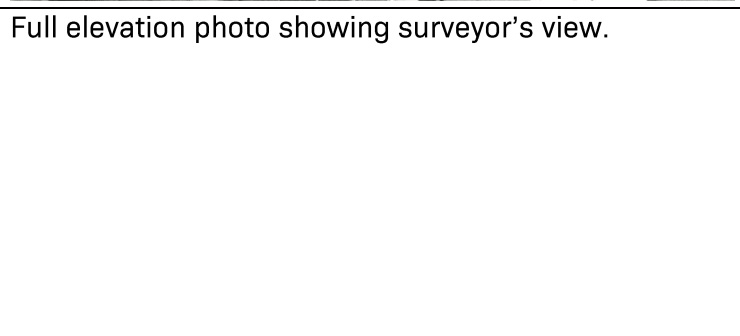
	The surveyor did not observe the emergence, and the emergence was confirmed in IR review. The first emergence lines up with soprano pipistrelle passes observed by surveyor 4, allowing the individual to be identified. No calls were recorded at the time of the second emergence, however the bat was determined to be a soprano pipistrelle based on size, species of previous emergences, and high level of soprano pipistrelle activity on site. All other footage was in line with the observations of surveyor 4 with no additional activity.				
Dusk Emergence Survey 2					
Building B1					
Building inspection prior to survey	There was no change to habitat value on the exterior of the building, and no obvious evidence of bats could be seen on the exterior of the building, though any evidence could be washed away by recent wind or rain. An internal inspection was carried out in July 2025 as part of the preliminary roost assessment; therefore an additional inspection was not required.				
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Chantal Rice	1 year	Level 1	Observing north and east elevations
	2	Iffah Iesa	1 year	Level 1	Observing south and east elevations
	3 - Lead	Madeleine Morgan	2 years	Level 2	Observing south elevation
	4	Isabel Whitaker	2 years	Level 1	Observing south and west elevations
	5	Unmanned IR	N/A	N/A	Observing the south-west corner
Weather (start/end)	Temperature (°C): 23.5 Relative humidity (%): 49.6			Temperature (°C): 18.8 Relative humidity (%): 64.1	

	Cloud cover (%): 60 Wind (m/s): 0.3 Rain: None		Cloud cover (%): 50 Wind (m/s): 0.0 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count
	NVAs	Nightfox	Whisker	5
	Additional Illumination	Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	4
		Magenta Electronics	Magenta Bat4	1
	Two Way Radio	BAOFENG	FV-88E	4

Results		
Date of survey		Sunset; Start - End
26/08/2025		Sunset 20:04; 19:49 – 21:34
Surveyor observations		
Surveyor 1	No emergencies or re-entries observed Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, noctule Flight paths – No key flight lines identified Foraging areas – No key foraging areas identified The first bat activity recorded was a noctule heard not seen at 20.21. Further noctule activity was heard not seen at 20.22 and 20.31. At 20:43, a common pipistrelle was heard and seen passing to the east of B1, heading north. At 21:01 a common pipistrelle was heard and seen passing from the east, then heading north. Common pipistrelle activity was heard not seen sporadically between 20:34 and 21:26. Soprano pipistrelle activity was heard not seen sporadically between 20:58 and 21:31.	Full elevation photo showing surveyor's view. 
<i>IR position 1</i> <i>One Nightfox Whisker</i> <i>IR camera + one</i>	Camera position: observing the north and east elevations of B1 Emergences observed: No	Screenshot of darkest part of survey.

<i>Nightfox XB5 PRO IR torch</i>	No emergencies were observed, and the footage was in line with the observations of surveyor 1 with no additional activity.	
<i>Surveyor 2</i>	No emergencies or re-entries observed Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, noctule Flight paths – No key flight paths identified Foraging areas – No key foraging areas identified Activity began with noctule calls heard not seen at 20:20 and 20:21. Further noctule activity was heard not seen at 20:30, 20:35, and 21:04. At 20:44, a bat was seen not heard passing to the south of B1, heading west. Common pipistrelle activity was heard not seen frequently between 20:26 and 21:31.	Full elevation photo showing surveyor's view. 

	Soprano pipistrelle activity was heard not seen sporadically between 20:57 and 21:33.	
<i>IR position 2</i> <i>One Nightfox Whisker</i> <i>IR camera + one</i> <i>Nightfox XB5 PRO IR</i> <i>torch</i>	Camera position: observing south and east elevations of B1 Emergences observed: No No emergences were observed, and the footage was in line with the observations of surveyor 2 with no additional activity.	Screenshot of darkest part of survey. 
Surveyor 3	No emergences or re-entries observed Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, noctule Flight paths – Along the west elevation of B1 Foraging areas – Along the west elevation of B1 Activity began at 20:21 with a noctule heard not seen. Further noctule activity was heard not seen at 20:31 and 21:05. At 20:23 and 20:25, common pipistrelles were heard and seen passing along the west elevation of B1, heading north. At 20:27, a common pipistrelle was heard and	Full elevation photo showing surveyor's view. 

	seen passing west to south. At 20:31, a common pipistrelle was heard and seen passing west through the garden to the south of B1. Common pipistrelle foraging was heard and seen frequently between 20:28 and 20:59, utilising the hedge to the west of B1. Common pipistrelle activity was heard not seen sporadically between 20:50 and 21:26. Soprano pipistrelle activity was heard not seen sporadically between 20:46 and 21:32.	
<i>IR position 3</i> <i>One Nightfox Whisker</i> <i>IR camera + one</i> <i>Nightfox XB5 PRO IR</i> <i>torch</i>	Camera position: observing the south elevation of B1 Emergences observed: No No emergences were observed, and the footage was in line with the observations of surveyor 3 with no additional activity.	Screenshot of darkest part of survey. 
<i>Surveyor 4</i>	No emergences or re-entries observed Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, noctule Flight paths – Along the west elevation of B1 Foraging areas – Along the west elevation of B1	Full elevation photo showing surveyor's view. 

	The first bat was a soprano pipistrelle heard not seen at 20:15. At 20:17 a soprano pipistrelle was seen flying north along the west elevation. This was followed by a period of soprano and common pipistrelle foraging along the hedge west of B1 and in the vegetation north-west of B1 between 20:22 and 20:31. At 20:36 a common pipistrelle was observed commuting north along the hedge west of B1, and at 20:46 a soprano pipistrelle commuted along the same flight path. Between 20:48 and 20:52 a common pipistrelle was observed foraging along the hedge west of B1 and in the vegetation north-west of B1. A noctule was heard not seen intermittently throughout the survey at 20:21, 20:31, 20:36 and 21:05. For the rest of the survey, there were frequent common pipistrelle and soprano pipistrelle calls heard not seen. The last bat was a common pipistrelle heard not seen foraging between 21:29 and 21:33.	
<i>IR position 4</i> <i>One Nightfox Whisker</i> <i>IR camera + one</i> <i>Nightfox XB5 PRO IR</i> <i>torch</i>	Camera position: observing the north and west elevations of B1 Emergences observed: No	Screenshot of darkest part of survey.

	No emergencies were observed, and the footage was in line with the observations of surveyor 4 with no additional activity.	
<i>Position 5 – Unmanned IR One Nightfox Whisker IR camera + one Nightfox XB5 PRO IR torch</i>	Camera position: observing the south-west corner of B1 Emergences observed: No No activity observed.	Screenshot of darkest part of survey. 

Conclusions, Impacts and Recommendations						
Survey Results Summary	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
	1	Soprano pipistrelle	TBC – further surveys required	1	The space between the roof tiles and the internal lining, on the eastern elevation of B1	Impact to roost – Destruction Level of impact – TBC, dependent on roost type – further surveys required
	2	Soprano pipistrelle	TBC – further surveys required	3	The space between the roof tiles and the internal lining, on the south-west corner of B1 - This is the suspected roosting location due to the locations of emerging bats in the IR footage and the presence of lifted tiles as access points, however, the location of the roost could potentially be within the soffit box on the south-west corner. This should be confirmed during future surveys if possible, and otherwise both locations should be included in the licence.	Impact to roost – Destruction Level of impact – TBC, dependent on roost type – further surveys required
	General bat activity on site: Key foraging areas – Along the west elevation of B1, utilising the hedge. Garden to the south of B1, around the trees to the south. Key flight lines – N<>S along the west elevation of B1 Species observed – Common pipistrelle, soprano pipistrelle, noctule and myotis spp.					

	Hibernation suitability - Low – there is some limited habitat in crevices, however these do not offer the stable environment generally required for hibernation. No further surveys required. Additional notes/discussion – Bats were identified to be roosting the roof tiles and internal lining in multiple locations of B1. These provide suitable habitat for a higher volume of crevice dwelling bats, including maternity roosts. Both surveys completed so far were completed outside of the maternity season for pipistrelles, therefore it is not possible to confidently rule out the presence of a maternity roost within either of these roosting locations. As such, further surveys are required during the active maternity season for pipistrelles (mid-May to July) in order to characterise the roosts and determine whether a maternity roost is present.	
<i>Impact Assessment</i>	Roost number	Impact
	1	The roost will be destroyed when the existing roof is replaced
	2	The roost will be destroyed when the existing roof is replaced
	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 impacts are anticipated to be at site level only.	
<i>Recommendations</i>	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:	

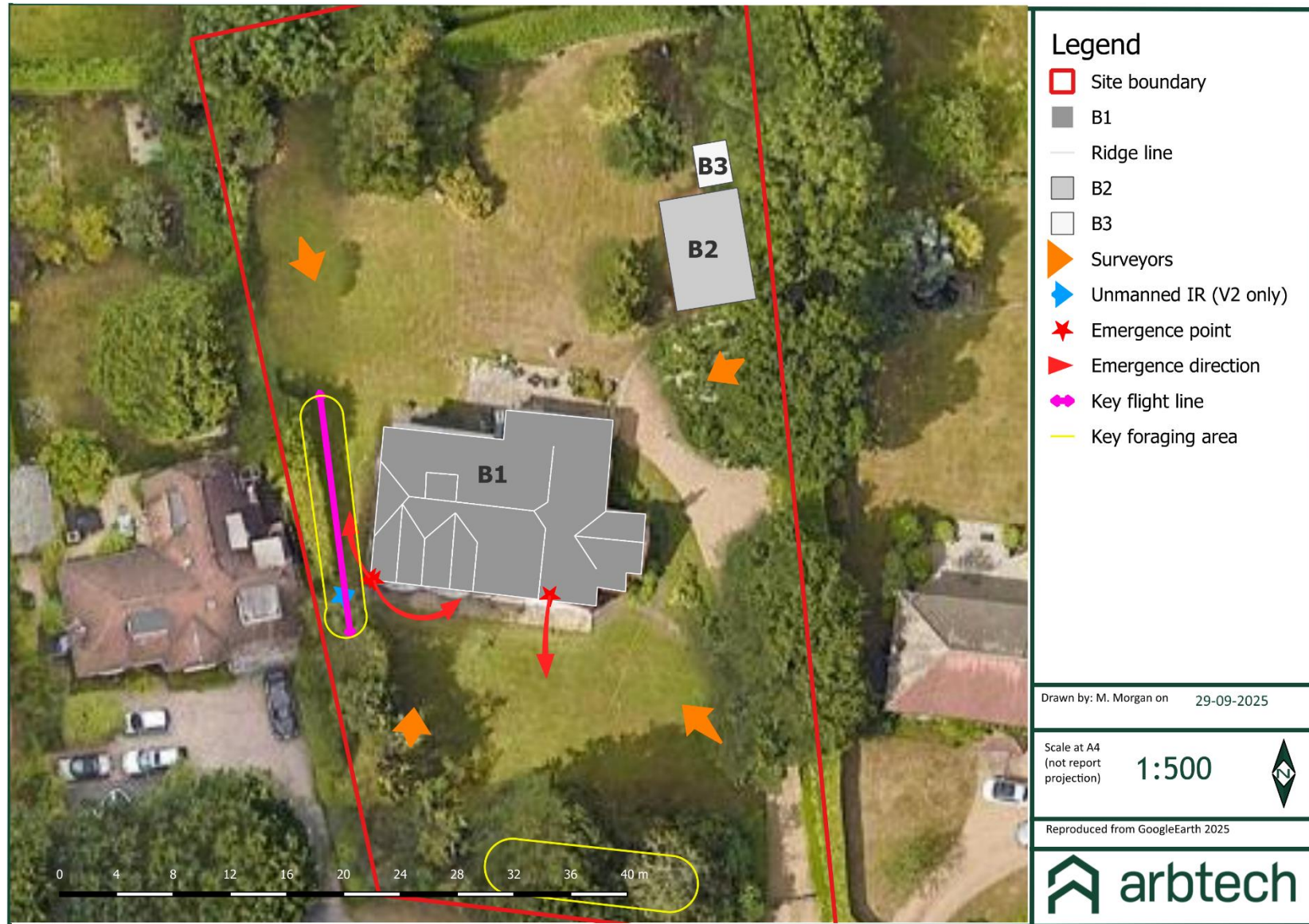
	• Two additional BERS will be required between mid-May and July 2026 in order to provide a full characterisation of the roost. • An updated internal inspection will be required. • If the licence is not submitted within 3 months of the final survey, a Material Changes Check will be required. • If the licence is not submitted by 1 May 2027, updated dusk surveys will be required. • A daytime walkover by the named ecologist who is preparing the licence may be needed if they have not visited the site before (this is regardless of passage of time between surveys and licence submission and can be used as a material changes check where applicable). 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. The requirements of the Bat Licence from Natural England cannot be determined until the surveys are complete and the roosts present have been characterised, however, requirements may include: • Timing of works to avoid the maternity season (May to September) • Where possible, destructive works should be timed to take place in the 'shoulder' seasons October-November or March-April. If this is not possible, a survey to rule out hibernating bats will be required. Impacts to hibernating bats is never approved by Natural England, so any works within the hibernation period will need to demonstrate an absence of bats before commencing. • 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 works 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.
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	• 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 hand under the supervision of 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 • 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. 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. Should timber treatment be required in bat roosts, this should follow guidance set out at the below link: https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts 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.
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	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 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 should be included: • Light spill on to the western hedgerow 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. • Do 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.
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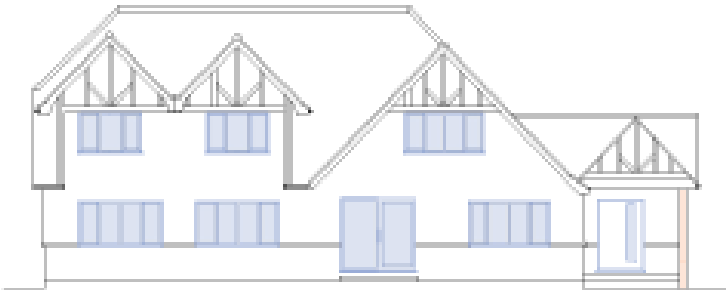
<i>Enhancements</i>	Additional enhancements for roosting bats are dependent on the outcome of further surveys required on site.
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Appendix 1: BERS plan

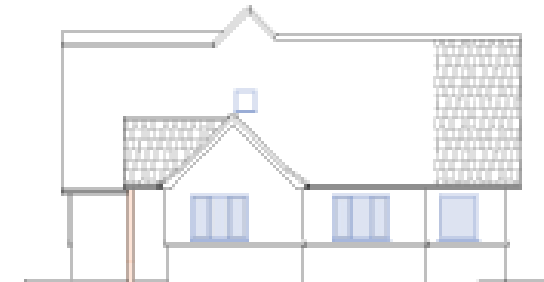


Appendix 2: Draft Proposed Plans

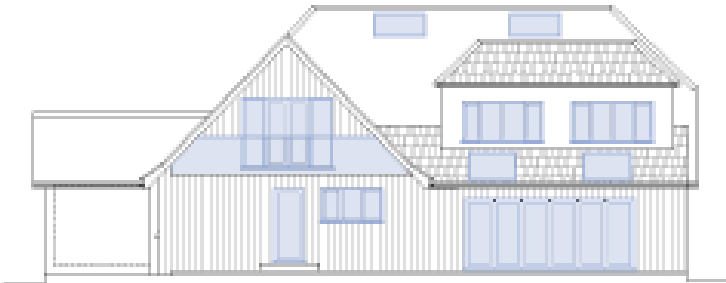




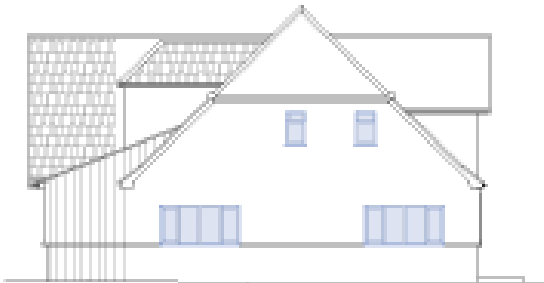
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

MR ANDY COATES

DESIGN PROPOSAL @
66 ARBOR LANE,
WINNERSH
WOKINGHAM
RG41 5JD

PROPOSED
ELEVATIONS
OPTION B

1:100 @ A2
AUGUST 2025
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ANDY C

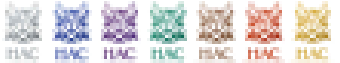
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Proof	0.2	Emma Taylor BSc (Hons) Graduate Ecologist	18/09/2025
Draft	0.3	Madeleine Morgan BSc (Hons), Assistant Ecologist	18/09/2025
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Draft	0.5	Madeleine Morgan BSc (Hons), Assistant Ecologist	29/09/2025
Proof	0.6	Jonathan Stuttard BSc (Hons) MSc, Technical Manager	08/10/2025
Final	1.0	Thomas Doarks BSc (Hons), Graduate Ecologist	10/10/2025