

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

171 Victoria Road, Wargrave, Reading, Wokingham, Berkshire, RG10 8AH

Client:

Claudia Cledwyn

Report date:

5th June 2025

Project:

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

“The demolition of the existing (single-storey) extension and then the construction of a new (single-storey) on the northern elevation. The development will also include partial demolition and the raising of the southern elevation porch to facilitate the conversion of the garage into a utility room.”

This report is supplementary to the Preliminary Ecological Appraisal and 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 Ecological Appraisal and Roost Assessment completed by Arbtech Consulting Limited (2025)¹ 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

No bat roosts were identified at the site during the survey. The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

PEA PRA – Arbtech Consulting Ltd, March 2025, B1-B3 were surveyed. B1 (B1a – B1b) was assessed as low value, B2 negligible value and B3 negligible value.

Number of buildings on site – 3 buildings.

Number of buildings surveyed – 1 building.

Explanation of why not all buildings were surveyed – Only 1 building is subject to partial demolition as part of the proposed development.

Proposed development

Current use of building – Residential

¹ Arbtech (2025). Preliminary Ecological Appraisal and Roost Assessment of 171 Victoria Road, Wargrave, Reading, Wokingham, Berkshire, RG10 8AH.

Proposed use of building – Residential Structural changes to the building – demolition of the existing rear single-storey extension and partial demolition of the front porch. Type of permission required – full planning permission	
The site surveys were designed and managed by Jade Lemm BSc (Hons) DipHE MRSB (Natural England accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS).	
See surveyor locations in the BERS plan in Appendix 1 and proposed plans in Appendix 2.	
<i>Limitations</i>	One of the northern elevation gable ends could not be observed by position 1 due to the shape of the roof and close proximity to the neighbour's fence. To minimise the blind spot, an additional unmanned IR camera was placed below the gable end to ensure robust data.
Field Survey	
Dusk Emergence Survey 1	
Building B1 (B1a – B1b)	
<i>Building inspection prior to survey</i>	The roost features identified during the PRA were inspected before the BERS to check for evidence of roosting bats. An internal inspection of the loft void was also completed. Carried out by: Jade Lemm BSc (Hons) DipHE MRSB (Natural England accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) Structures inspected: 1 Bat evidence found: 0
	Photos

						
	B1a Loft 1: loft void 1			B1a Loft 2: loft void 2		
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	1 - Lead	Jade Lemm	5 Years		Level 2	Observing south-western
	2	Sam Manning	1 year		Level 2	Observing northern
	3	Casper Vinent	1 year		Level 1	Observing south-eastern
	4	Unmanned IR	N/A		N/A	Observing north-eastern
<i>Weather (start/end)</i>	Temperature (°C): 23 Relative humidity (%): 55 Cloud cover (%): 100 Wind (m/s): 2 Rain: None			Temperature (°C): 22 Relative humidity (%): 57 Cloud cover (%): 100 Wind (m/s): 3 Rain: None		

<i>Equipment used</i>	Equipment	Make	Model	Count		
	NVAs	Nightfox	Whisker	4		
	Additional Illumination	Nightfox	XB5 PRO	3		
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3		
		Magenta Electronics	Magenta Bat4	3		
	Two Way Radio	BAOFENG	FV-88E	3		
Results						
Date of survey			Sunset; Start - End			
29/05/2025			Sunset 21:09; 20:54 – 22:39			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations						
<i>Surveyor 1</i>	Emergences observed - No bat emergences were observed. Summary of general activity: Species – Common pipistrelle, soprano pipistrelle and serotine. Commuting paths – Frequent bat passes alongside the western elevation of the house. Foraging areas – No foraging areas observed near the southern elevation.					

<i>IR position 1</i> (<i>Nightfox Whisker and XB5 PRO</i>)	Camera position: IR 1 was positioned next to surveyor 1. The IR footage showed the same results as recorded by surveyor 1, with no additional bat activity recorded. Emergences observed: No	
<i>Surveyor 2</i>	Emergences observed - No bat emergences were observed. Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, noctule and serotine. Commuting paths – Frequent bat passes alongside the north-western hedgerow and western elevation of the house. Foraging areas – Constant foraging in the rear garden.	

<i>IR position 2</i> <i>(Nightfox Whisker and XB5 PRO)</i>	Camera position: IR 2 was positioned next to surveyor 1. The IR footage showed the same results as recorded by surveyor 2, with no additional bat activity recorded. Emergences observed: No	
<i>Surveyor 3</i>	Emergences observed - No bat emergences were observed. Summary of general activity: Species – Common pipistrelle, soprano pipistrelle and serotine. Commuting paths – One common pipistrelle was noted commuting over the house. Foraging areas – No foraging areas observed near the southern elevation.	

<i>IR position 3</i> <i>(Nightfox Whisker and XB5 PRO)</i>	Camera position: IR 3 was positioned next to surveyor 1. The IR footage showed the same results as recorded by surveyor 3, with no additional bat activity recorded. Emergences observed: No	
<i>IR position 4 (Nightfox Whisker)</i>	No emergences were identified. The IR footage reflected the view of a surveyor's blind spot.	

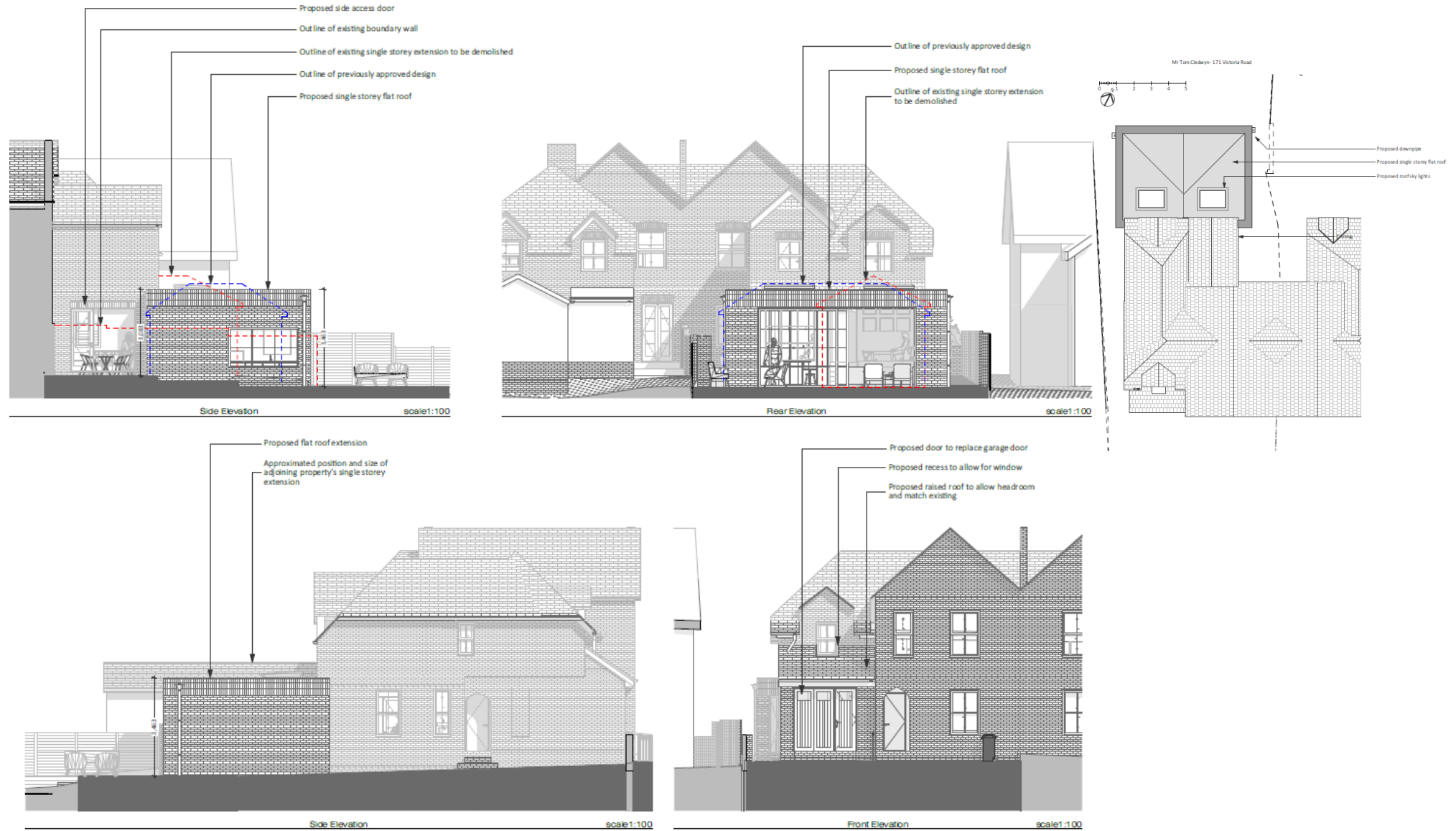
Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	General bat activity on site: Key foraging areas – frequent use of the rear garden (north of redline boundary) for foraging. Key flight lines – Frequent bat passes alongside the north-western hedgerow and western elevation of the house. Species observed – Common pipistrelle, soprano pipistrelle, noctule and serotine.
<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 the population level are anticipated. Impact site level only.
<i>Recommendations</i>	Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice. 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 onto the north-western boundary hedgerow and scattered trees 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 one bat box at the site will provide additional roosting habitat for bats. The bat boxes will be installed on the western elevation of the B1. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, 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 Beaumaris Woodstone Bat Box for crevice dwellers or a similar alternative brand.

Appendix 1: BERS plan



Appendix 2: Proposed plans



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Version control			
Status	Issue	Name	Date
Draft	0.1	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	04/06/2025
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	05/06/2025
Final	1.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	05/06/2025