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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Hatchgate End, Hatchgate Lane, Cockpole Green, Wargrave, Berkshire, RG10 8NE

Client:

Nicholas Hart

Report date:

10th August 2026

Project:

This report is prepared to inform a proposal described as:

"Demolition of dwelling and construction of a new dwelling."

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: BERS Methodology and Legislation – 2024.

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2024) 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 lead surveyor for advice.**
Executive Summary
An occasional roost of one brown long-eared bat has been previously identified within the two loft voids of B1, with an access point at the ridgeline near the central chimney (identified in 2017, 2018 and 2020 by Windrush Ecology). Subsequent survey effort by Arbtech in 2022 and 2024 has found no significant changes to the site, and no further bat emergences were observed. To update the report, an additional survey has been conducted in 2026, detailed in this document: no significant changes were noted during either the internal inspection or the dusk emergence survey (although a handful of fresh droppings were noted) and no emergences were observed.
The site surveys were designed and managed by Dr James Fielding PhD BA (Hons) PGCert (merit), Senior Ecologist, Bat licence no. 2022-10412-CL17-BAT.
See surveyor locations in the **BERS plan in Appendix 1.**

Limitations	None.

Prior Survey effort Summary:	
Building B1	
Prior survey effort	A preliminary roost assessment (PRA) and a suite of 3x BERS were conducted by Windrush Ecology in 2017 and 3 more were conducted in 2018. A day roost of one brown long-eared bats was identified within the loft of B1, as evidenced by droppings found within the loft void in 2017.

	A brown long-eared bat was found within the first (southern) loft space on the 19th September 2017 and on the 6th June 2018 (Windrush Ecology Ltd, 2018). The bat was located at the hip of the roof, towards its south-eastern end. Two distinct accumulations of bat droppings, containing approximately 100-150 droppings each, were recorded within the south-eastern loft space. The droppings were relatively fresh and were considered likely to have been left during 2016 and 2017. A loose accumulation of approximately 40 bat droppings was recorded towards the northwestern end of the north-western loft space. The droppings were relatively fresh and were considered likely to have been left during the 2016 and 2017 bat activity seasons (Windrush Ecology Ltd, 2018).  Photograph 2. An accumulation of brown long-eared bat droppings within the south-eastern loft space. September 2017. **Figure 1:** photograph drawn from appendix 1 of Windrush report showing dropping accumulation in 2017. A brown long-eared bat was observed to emerge from the ridge near the chimney stack on 6th June 2018. An inspection by Windrush Ecology on the 6th August 2020 noted approximately 15 fresh bat droppings within an existing accumulation in the north-eastern loft space (Loft 2). Further MCC & dusk and dawn re-entry surveys were conducted by Arbtech in 2022 (05/05/2022, 02/06/2022 and 02/08/2022) and 2024 (04/06/2024) but no emergences or fresh bat droppings were observed.

	The proposals were granted planning permission on 8th September 2025.
Field Survey	
Dusk Emergence Survey	
Building B1	
Building inspection prior to survey	The interior loft voids were inspected prior to the dusk bat survey. No significant changes were noted to the loft void. A large number of brown long-eared type bat droppings were noted in the loft, including the dense accumulations noted in 2017. A side by side comparison of a pile of droppings in loft 1 noted several droppings of mixed age which were not present in 2024, indicating use of the space by a brown long-eared bat sometime between 2024 and 2026. Aproximately 15 new droppings are estimated to be present.



Figure 2: bat droppings within loft 1



Figure 3: comparison photo of same droppings from 2024

	 Figure 4: highlighted new droppings in 2026 (vs 2024)	 Figure 5: bat droppings in loft 2.
Surveyor and position	**Survey Position 1 –** Dr James Fielding, five years of bat survey experience – surveying the western elevation **Survey Position 2** – Fraser Barns, four years of bat survey experience – surveying the north and eastern elevations **Survey Position 3 -** 1 unmanned camera (supervised by James Fielding) – surveying the southern elevation	
Weather (start/end)	Temperature (°C): 23.6 Relative humidity (%): 48 Cloud cover (%): 100 Wind (km/h): 6.4 Rain: 0mm	Temperature (°C): 20.7 Relative humidity (%): 69 Cloud cover (%): 100 Wind (km/h): 8.2 Rain: 0mm
Equipment used	Echometer Touch, Magenta. Nightfox Whisker IR camera, Nightfox Pro XB5 IR torches	

Results

Date of survey	Start, end and sunset time	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location

16/07/2026	21:02-23:07 21:17	No emergences (single brown long-eared bat previously noted).	Occasional roost	B1	Brown long-eared roost in both internal loft spaces	The ridge, near the chimney stack, of the dwelling's south-eastern half (data from 2018).	There are two loft spaces within B1, and BLE droppings are present in both. Loft 1: southern loft space, measuring 7m x 6m x 2m Loft 2: northern loft space, measuring 8m x 15m x 2m
Surveyor observations							
Survey Position 1 *(surveying western side of B1)*	**Summary: No emergences were observed.** The first recorded bat was a common noctule which was heard-but-not-seen at 21:35. At 21:35 a soprano pipistrelle flew west to south-east along the southern elevation of B1, followed by a common pipistrelle following the same route at 21:36. At 21:51 and 21:55 a common pipistrelle flew south to north west over the garden. At 21:56 and 22:07 a common pipistrelle briefly foraged over the surveyors head. Heard-but-not-seen common pipistrelle calls were observed at 21;39, 21:46, 21:55, 22:02, 22:02, 22:05, 22:12, 22:15, 22:17, 22:23, 22:38 and 22:42. A common noctule call was observed at 22:18. No further bat activity was seen during the survey.	 Figure 6: view of B1 from position 1					

		 Figure 7: darkest point of IR from position 1
Survey Position 2 *(viewing north and west of B1)*	**Summary: No emergences were observed.** A common pipistrelle bat was observed flying anti clockwise around the house from the driveway to the north at 21:56 and 22:58. Noctule calls were heard at 21:46, 21:52, 21:54 and 22:28. Common pipistrelle calls were heard-but-not-seen at 21:56, 22:13, 22:30, 22:41, 22:43, 22:45 and 22:51. Soprano pipistrelle calls were heard-but-not-seen at 22:09, 22:15 and 22:23.	 Figure 8: view of B1 from position 2

		 Figure 9: darkest point of IR from position 2
Survey Position 3 *(viewing southern side of B1)*	**Summary: no emergences were observed.** Heard-but-not-seen common pipistrelle calls were observed at 21:25, 21;39, 21:46, 21:55, 21:56 22:02, 22:02, 22:05, 22:12, 22:15, 22:17, 22:23, 22:38 and 22:42. Noctule calls were observed at 21:25 and 22:18.	 Figure 10: view of B1 from position 3

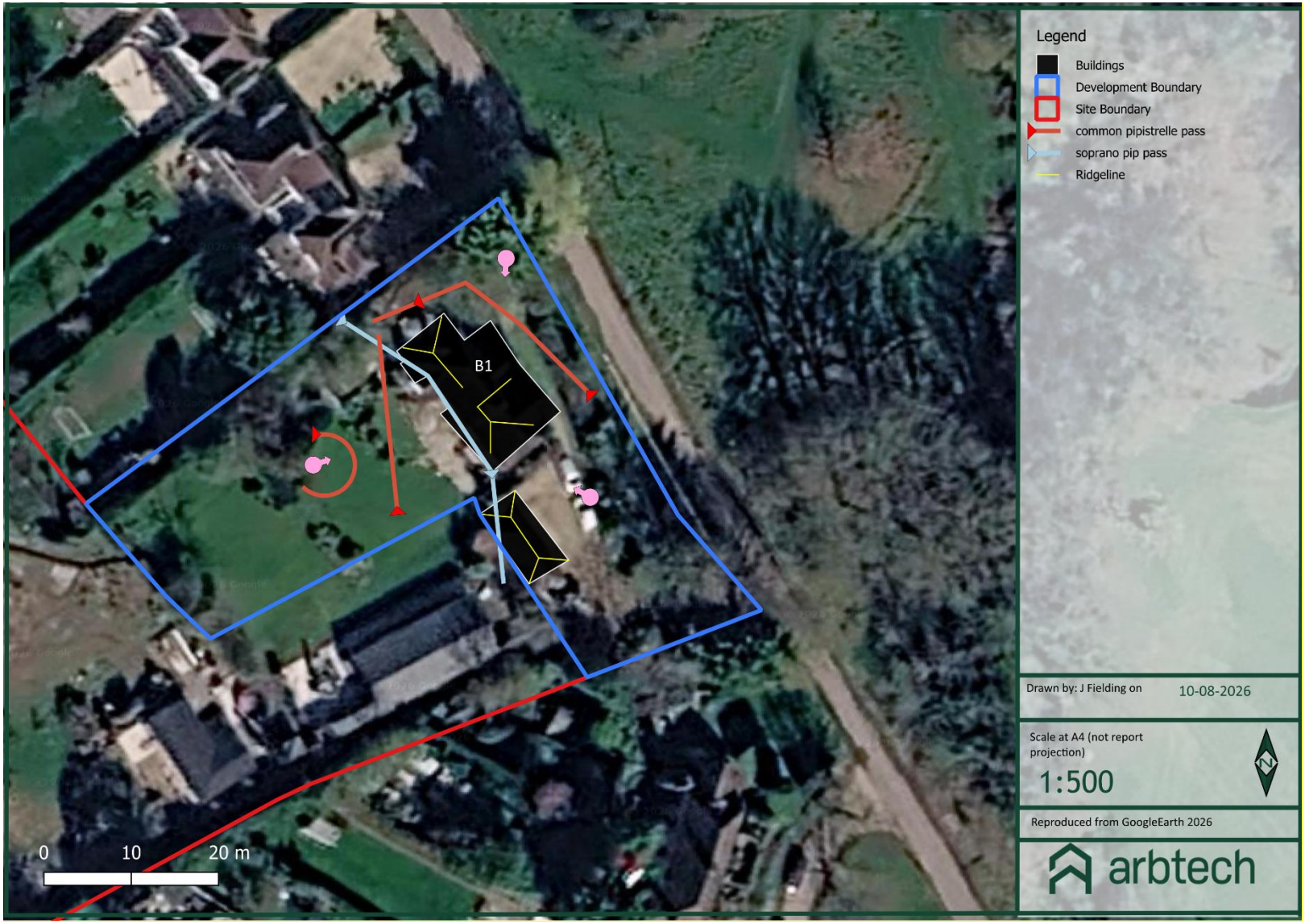
		 Figure 11: darkest point of IR from position 3

Conclusions, Impacts and Recommendations	
Survey Results Summary	An occasional roost of one brown long-eared bat is identified within the loft of B1, as evidenced by droppings found within the loft void in 2017, 2018 (Windrush Ecology ltd, 2018) and 2022 (Arbtech Consulting Ltd, 2022), and a brown long-eared bat being found within the first (southern) loft space on the 19th September 2017 and on the 6th June 2018 (Windrush Ecology Ltd, 2018) and the emergence of a brown long-eared bat from the ridge near the chimney stack on the same evening. Further MCC & dusk and dawn re-entry surveys were conducted by Arbtech in 2022 (05/05/2022, 02/06/2022 and 02/08/2022) and 2024 (04/06/2024) but no emergences were observed. No emergences or significant material changes to this roost were determined by this set of surveys. The MCC found the building to be in the same condition with bat droppings still present in the loft void, including a slight increase (~15) in the number of droppings based on comparative photos of the lofts between 2024 and 2026. No emergences have been recorded by this updated set of surveys. Therefore the site is concluded to support an occasional roost of a single BLE, used only occasionally. This roost is considered to have low conservation value, in line with the Bat Mitigation Guidelines (English Nature, 2004).
Impact Assessment	The proposed development will result in the demolition of the dwelling. This will destroy the bat roost. This may also result in disturbance, death or injury to bats.
Recommendations	An EPSL application to Natural England will be required to legally permit the proposed works. Due to the number of roosts and species present (one of low conservation value), the site is eligible for a Bat Mitigation Class License (BMCL). The BMCL application requires that surveys have been undertaken within the most recent active bat season (May to September) and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. The BMCL will include the following measures: • The installation of one cavity-style bat box at the site (one bat box per species) prior to works commencing to form a receptor site for any bats found during the works. These boxes may be installed on buildings or trees 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 Registered Consultant or an Accredited Agent, to inform them of the presence of bat roosts. • A pre-commencement inspection of any roost features by the Registered Consultant or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). • The removal of bat roost features by hand under the supervision of the Registered Consultant or an Accredited Agent (where it is not possible conclude absence of bats during the pre-commencement inspection). • 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.
Enhancements	The installation of a minimum of one additional bat box (for a total of two) integrated into the new dwelling will provide additional roosting habitat for bats e.g. Habibat bat box EcoCavity bat box Or a similar alternative brand. 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.

Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Dr James Fielding PhD BA (Hons) PGCert (merit), Senior Ecologist, Bat licence no. 2022-10412-CL17-BAT.	10/08/2026
QC	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	17/08/2026
Update	0.3	Dr James Fielding PhD BA (Hons) PGCert (merit), Senior Ecologist, Bat licence no. 2022-10412-CL17-BAT.	18/08/2026
Final	1.0	Dr James Fielding PhD BA (Hons) PGCert (merit), Senior Ecologist, Bat licence no. 2022-10412-CL17-BAT.	20/08/2026

Appendix 1: BERS plan



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