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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Brunninghams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Report date:

9th July 2025

Project:

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

"*Proposed erection of 8 no. detached dwellings with associated access, parking and landscaping, following demolition of the existing buildings.*"

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) 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

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, 8th April 2025. 4 buildings were surveyed. B1 was assessed as having **moderate** habitat value due to having several gaps in the corrugated roofing and wall covering. B2 was assessed as having **negligible** habitat value due to a lack of roosting features. B3 was assessed as having **low** habitat value due to gaps in the brickwork. B4 was assessed as having **negligible** habitat value due to a lack of roosting features.
Number of buildings on site – 4 buildings.
Number of buildings surveyed – 4 buildings. Buildings requiring further survey - B1 (moderate habitat value) and B3 (low habitat value).

Proposed development

Current use of building – Formerly agricultural, unmanaged for 10 years.
Proposed use of building – N/A – full demolition.
Structural changes to buildings – Existing buildings to be demolished.
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 & 2. Proposed plans in Appendix 3.	
Limitations	Dense vegetation prevented the surveyor from occupying the originally proposed position to the west of Building B3, as outlined in the PRA. However, this area was assessed as having a low likelihood of bat emergence due to the density of vegetation. As a mitigation measure, the surveyor was reassigned to monitor the eastern elevation of Building B1 to ensure effective coverage. More broadly across the site, dense vegetation partially obstructed surveyor visibility and complicated the placement of infrared cameras. To address these challenges, continuous radio communication was maintained among surveyors throughout the survey period. This allowed observations to be contextualised and cross-referenced in real time, thereby ensuring that bat activity could be accurately detected and recorded despite the physical limitations. As a result, the survey data remain valid and robust.

Field Survey

Dusk Emergence Survey 1

Building B1

Building inspection prior to survey: The preliminary roost assessment was undertaken in April 2025. As this was within three months of the first emergence survey and there were no visible changes to the exterior or habitat value of the buildings, an updated internal inspection was not required.

Surveyor and position

Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
1	Tom Drew	4 Years	Level 1	Observing N & W
2	Chantal Rice	1 Year	Level 1	Observing N & E
3	Sarah Ward	2 Years	Level 1	Observing S & E
4 - Lead	Andy Forse	1 Year	Level 2	Observing S & W
5	Gemma Uniacke	1 Year	Level 1	Observing E

Weather (start/end)

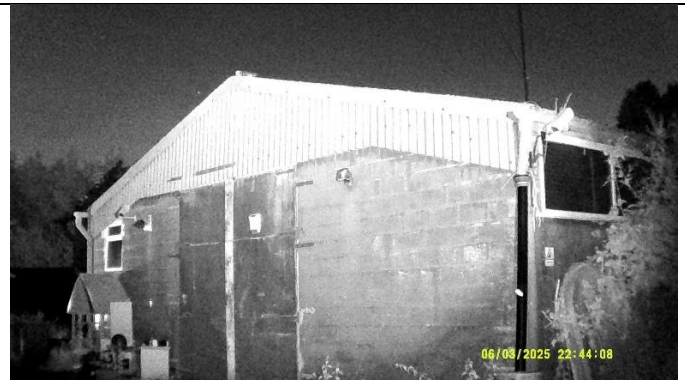
Temperature (°C):	16.1
Relative humidity (%):	72.2
Cloud cover (%):	100
Wind (mph):	8.9

Temperature (°C):	9.8
Relative humidity (%):	80.5
Cloud cover (%):	10
Wind (mph):	8.9

	Rain: None		Rain: None	
Equipment used	**Equipment**	**Make**	**Model**	**Count**
	NVAs	Nightfox	Whisker	5
	Additional Illumination	Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5
		Magenta Electronics	Magenta Bat4	1
	Two Way Radio	BAOFENG	FV-88E	5
Results				
Date of survey		**Sunset; Start - End**		
03/06/2025		Sunset 21:12; 20:57 – 22:42		
Surveyor observations				
Surveyor 1	**Emergences observed - none** Summary of general activity: Species – Common pipistrelle (CP) Flight paths – The first bat seen was a CP passing south at 21:54 followed by a second CP foraging along the treeline around the surveyor position at 21:55. A final CP pass was observed passing from the road south at 22:07. Foraging areas – CP foraging along the treeline around the surveyor position. Other activity - A single CP was heard but not seen at 22:15		 Figure 1: Elevation viewed by Surveyor 1.	

IR position 1 *Nightfox Whisker + Nightfox XB5 Pro (850nm)*	Camera position: observing N & W elevation of B1. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 2: Darkest point of IR position 1.
Surveyor 2	**Emergences observed - none** Summary of general activity: Species – CP, soprano pipistrelle (SP), myotis sp. Flight paths – The first bat activity recorded was an SP at 21.28, foraging the northeast corner of the site along the treeline. CP was seen foraging along the northern elevation, west to east at 21.54. Foraging areas – Treeline at northeast corner of the site above surveyor position. In front of north elevation of building. Other activity - There were five occurrences of bats that were heard but not seen. CP at 21:52, 22:07 and 22:15, Myotis sp. at 22:01 and SP at 22:37.	 Figure 3: Elevation viewed by Surveyor 2.

IR position 2 *Nightfox Whisker + Nightfox XB5 Pro (850nm)*	Camera position: observing N & E elevation of B1. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 4: Darkest point of IR position 2.
Surveyor 3	**Emergences observed - none** Summary of general activity: Species – CP, SP, myotis sp. Flight paths – SP seen foraging around the trees adjacent to the eastern elevation of B1 from 21:42-21:44 and again at 21:59. CP seen passing the southwest of B1 at 21:55, 22:08 and 22:15. Foraging areas – Trees adjacent to the eastern elevation of B1. Other activity - There were three occurrences of bats that were heard but not seen. CP at 22:26, myotis sp. at 22:01 and SP at 22:38.	 Figure 5: Elevation viewed by Surveyor 3.

IR position 3 *Nightfox Whisker + Nightfox XB5 Pro (850nm)*	Camera position: observing S & E elevation of B1. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 6: Darkest point of IR position 3.
Surveyor 4	**Emergences observed - none** Summary of general activity: Species – SP, CP. Flight paths – Two passes by SP, one at 21:41 along the western and then southern elevations of B1 and at 21:43 from east to west along the southern elevation. At 22:07 a CP passed east to west along the southern elevation. At 22:15 a CP was observed foraging from east to west along southern elevation. Foraging areas – Along southern elevation and above B1. Other activity - Two occurrences of bats that were heard but not seen, SP at 21:50 and CP at 21:53.	 Figure 7: Elevation viewed by Surveyor 4.

IR position 4 *Nightfox Whisker + Nightfox XB5 Pro (850nm)*	Camera position: observing S & W elevation of B1. Emergences observed: None. At 22:09 and 22:37 pipistrelle sp. were observed foraging above B1. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 8: Darkest point of IR position 4.
Surveyor 5	**Emergences observed - none** Summary of general activity: Species – CP, SP, myotis sp. Flight paths – Two passes by a CP at 21:55 and 22:08 from south to east. SP foraging along the eastern elevation at 21:42. Foraging areas – Foraging of the vegetation along the eastern elevation of B1. Other activity - Three occurrences of bats that were heard but not seen, myotis sp. at 22:01, CP at 22:15 and SP at 22:38.	 Figure 9: Elevation viewed by Surveyor 5.

IR position 5 Nightfox Whisker + Nightfox XB5 Pro (850nm)	Camera position: observing E elevation of B1. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 10: Darkest point of IR position 5.

Building B3

Building inspection prior to survey	The preliminary roost assessment was undertaken in April 2025. As this was within three months of the first emergence survey and there were no visible changes to the exterior or habitat value of the buildings, an updated internal inspection was not required.

Surveyor and position

Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
1 - Lead	Sarah Cooke	5 Years	Level 2	Observing N
2	Carol Cutting	2 Years	Level 1	Observing N & E
3	Matt Halligan	4 Years	Level 2	Observing S

Weather (start/end)

Temperature (°C):	16.1
Relative humidity (%):	72.2
Cloud cover (%):	100
Wind (mph):	8.9
Rain:	None

Temperature (°C):	9.8
Relative humidity (%):	80.5
Cloud cover (%):	10
Wind (mph):	3.9
Rain:	None

Equipment used

Equipment	Make	Model	Count
NVAs	Nightfox	Whisker	3

	Additional Illumination	Nightfox	XB5 PRO	3
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3
	Two Way Radio	BAOFENG	FV-88E	3

Results		
Date of survey	**Sunset; Start - End**	
03/06/2025	Sunset 21:12; 20:57 – 22:42	
Surveyor observations		
Surveyor 1	**Emergences observed - none** Summary of general activity: Species – CP. Flight paths – No bat activity was observed during the survey. Foraging areas – None. Other activity - There were 4 occurrences of CP that were heard but not seen between 21:54 and 22:16.	 Figure 11: Elevation viewed by Surveyor 1.

IR position 1 *Nightfox Whisker + Nightfox XB5 Pro (850nm)*	Camera position: observing N elevation of B3. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 12: Darkest point of IR position 1.
Surveyor 2	**Emergences observed - none** Summary of general activity: Species – None. Flight paths – No bat activity was observed during the survey. Foraging areas – None	 Figure 13: Elevation viewed by Surveyor 2.

IR position 2 Nightfox Whisker + Nightfox XB5 Pro (850nm)	Camera position: observing N&E elevation of B3 from within small courtyard. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 14: Darkest point of IR position 2.
Surveyor 3	**Emergences observed - none** Summary of general activity: Species – SP, CP. Flight paths – No bat activity was observed during the survey. Foraging areas – None. Other activity - There were 4 occurrences of bats that were heard but not seen. SP at 21:45 and CP at 21:55, 22:08 and 22:16.	 Figure 15: Elevation viewed by Surveyor 3.

IR position 3 Nightfox Whisker + Nightfox XB5 Pro (850nm)	Camera position: observing S elevation of B3. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 16: Darkest point of IR position 3.

Dusk Emergence Survey 2					
Building B1					
Surveyor and position	**Surveyor Position**	**Name**	**BERS Experience / Bat Licence**	**BCT Competency**	**Elevation**
	1	Sarah Cooke	5 Years	Level 2	Observing N & W
	2	Cecilia Montauban	8 Years	Level 4	Observing N & E
	3	Tom Connelly	1 Year	Level 1	Observing S & E
	4 - Lead	Andy Forse	1 Year	Level 2	Observing S & W
Weather (start/end)	Temperature (°C): 21 Relative humidity (%): 70 Cloud cover (%): 25 Wind (mph): 7 Rain: None		Temperature (°C): 17 Relative humidity (%): 84 Cloud cover (%): 25 Wind (mph): 7 Rain: None		

Equipment used	**Equipment**	**Make**	**Model**	**Count**
	NVAs	Nightfox	Whisker	3
		Canon	XA50	1
	Additional Illumination	Nightfox	XB5 PRO	3

	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**		
24/06/2025		Sunset 21:24; 21:09 – 22:54		
Surveyor observations				
Surveyor 1	**Emergences observed - none** Summary of general activity: Species – SP, CP, noctule and serotine. Flight paths – SP and CP were observed passing the northern elevation of B1 from west to east and from east to west between at 21:59 and 22:30. Foraging areas – None. Other activity - Further activity from SP and CP was seen but not heard between 21:54 and 22:48. A noctule at 22:10 and a serotine at 22:46 were heard but not seen.		 Figure 17: Elevation viewed by Surveyor 1.	

IR position 1 *Nightfox Whisker + Nightfox XB5 Pro (850nm)*	Camera position: observing N & W elevation of B1. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 18: Darkest point of IR position 1.
Surveyor 2	**Emergences observed - none** Summary of general activity: Species – CP, SP, noctule, serotine. Flight paths – SP and CP observed foraging along the treeline at the northern and eastern edge of the site between 21:51 and 22:32. Foraging areas – Constant foraging along the treeline at the northern and eastern edge of the site. Other activity - Five occurrences of bats that were heard but not seen. SP at 21:37, noctule at 21:38 and 22:09, CP at 22:11 and serotine at 22:46.	 Figure 19: Elevation viewed by Surveyor 2.

IR position 2 *Nightfox Whisker + Nightfox XB5 Pro (850nm)*	Camera position: observing N & E elevation of B1. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 20: Darkest point of IR position 2.
Surveyor 3	**Emergences observed - none** Summary of general activity: Species – CP, SP, noctule, serotine. Flight paths – SP and CP multiple passes over surveyor position heading west along southern elevation of B1 between 22:00 and 22:30. SP foraging at tree to south of B1 at 22:04 and 22:26. CP foraging around vegetation adjacent to eastern elevation at 22:17. Foraging areas – Tree to south of B1 and adjacent to eastern elevation. Other activity - Four occurrences of bats that were heard but not seen. CP at 21:11 and 22:37, noctule at 22:10 and serotine at 22:45.	 Figure 21: Elevation viewed by Surveyor 3.

IR position 3 Nightfox Whisker + Nightfox XB5 Pro (850nm)	Camera position: observing S & E elevation of B1. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 22: Darkest point of IR position 3.
Surveyor 4	**Emergences observed - none** Summary of general activity: Species – CP, SP, noctule, serotine. Flight paths – No bat activity was observed during the survey. Foraging areas – None. Other activity - There were 10 occurrences of bats that were heard but not seen. Noctule at 21:39 and 22:10, SP at 21:59, 22:04 and 22:32, CP at 22:30 and 22:35 and serotine at 22:36, 22:45 and 22:47.	 Figure 23: Elevation viewed by Surveyor 4.

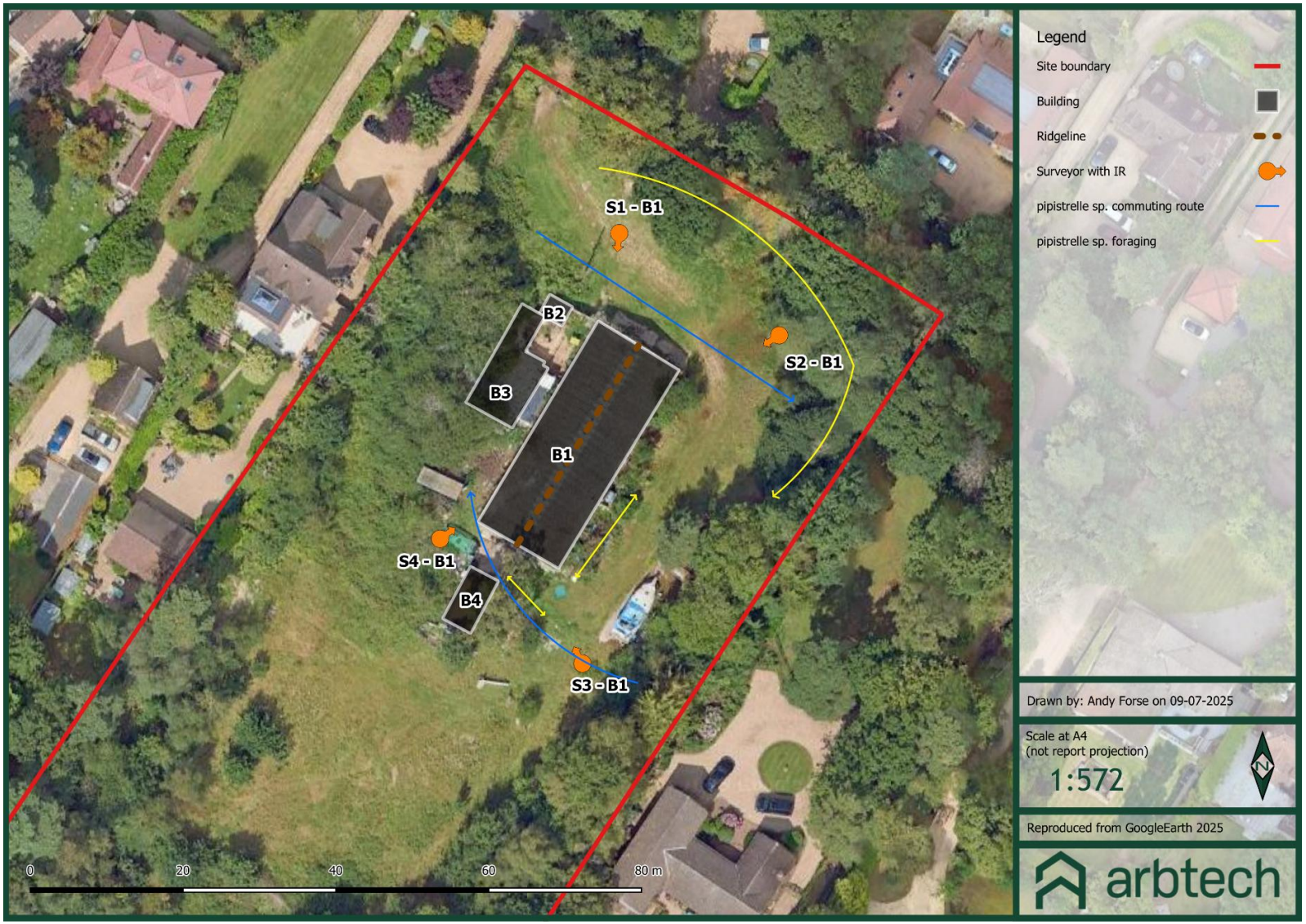
IR position 4 *Nightfox Whisker + Nightfox XB5 Pro (850nm)*	Camera position: observing S & W elevation of B1. Emergences observed: None. No additional observations or bat activity recorded upon review. The activity on the IR footage confirmed the observations of the surveyor.	 Figure 24: Darkest point of IR position 4.

Conclusions, Impacts and Recommendations	
Survey Results Summary	General bat activity on site: Key foraging areas – Treelines at northern and eastern extent of the site were key foraging areas. Silver birch to south of B1 and adjacent to B4 and vegetation along eastern elevation of B1 were additional foraging areas. Key flight lines – Commuting routes for common pipistrelle and soprano pipistrelle from west to east along northern elevation of B1 and north to south along eastern elevation of B1 then east along southern elevation of B1. Species observed – Common pipistrelle, soprano pipistrelle, myotis sp., noctule and serotine.
Impact Assessment	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site and the removal of trees which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.

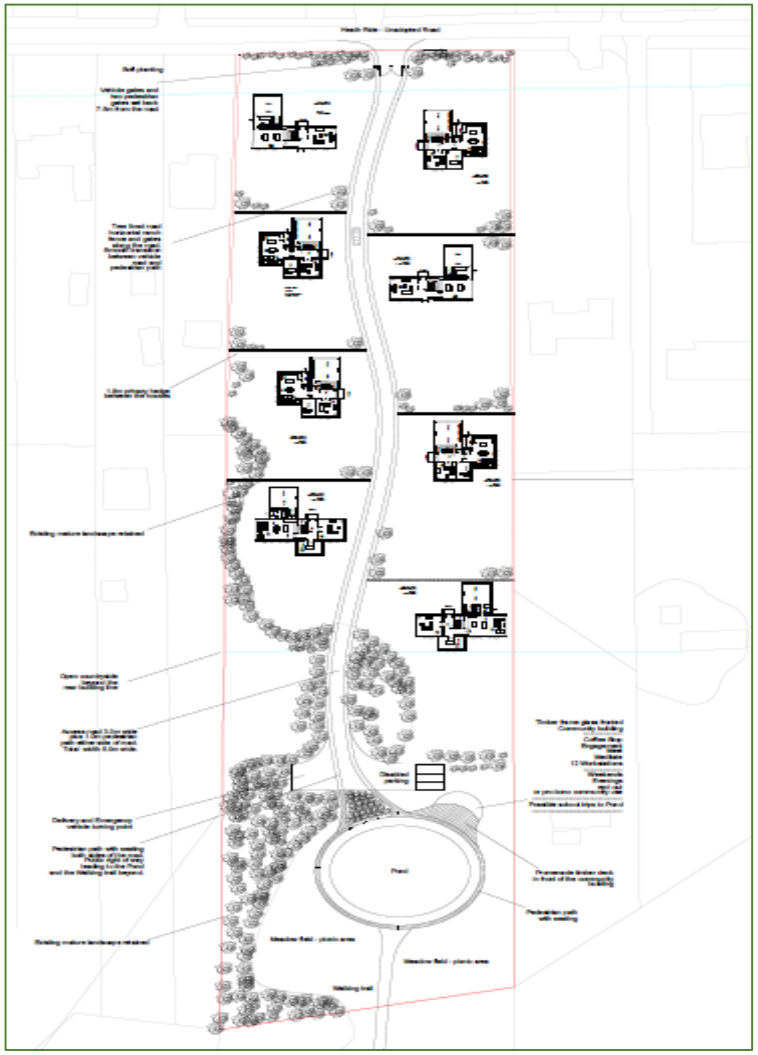
Recommendations	Works can proceed without the need for any further requirements. In the unlikely event bats are found, work must stop immediately, and a suitably qualified ecologist will be contacted for further advice. **Wildlife Sensitive Lighting Strategy** A low impact lighting strategy will be adopted 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 on to the northern and eastern tree lines 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.
Enhancements	Integrated bat boxes x2 will be installed in each of the eight new dwellings (16 total). These will be placed high up at eaves level, face south/southwest if possible and be unlit by artificial light.

Appendix 1: BERS Map – Visit 1

Appendix 2: BERS Map – Visit 2



Appendix 3: Proposed Plan



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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Andy Forse, BSc (Hons), MSc, Assistant Ecologist	09/07/2025
Proof	0.2	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, CL18 licence	10/07/2025
Proof	0.3	Ashleigh Domblides, BA (Hons), Consultant Ecologist	15/07/2025
Final	1.0	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, CL18 licence	15/07/2025