

Bat Emergence Surveys (BERS)

Survey site:

47 Simons Lane, Wokingham, Berkshire, RG41 3HG

Client:

Eva Morgan

Report date:

12th June 2024

Project:

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

The construction of a two-storey side and rear extension

This report is supplementary to the Preliminary Roost Assessment report completed by John Wenman Ecological Consultancy (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 John Wenman Ecological Consultancy (2024) for the same site address and client. 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	
Although no bats were observed emerging from the building during the surveys, the site had a BMCL licence for a day roost of a single brown long eared bat which was obtained in 2021 by Chase Ecology. The bat droppings found within the loft space during the PRA (John Wenman Ecological Consultancy, 2024) will need to be sent off for DNA analysis and then a new EPSL application to Natural England will be required to legally permit the proposed works. Due to the number of roosts and species present, the site is eligible for a Bat Mitigation Class Licence (BMCL). The BMCL application requires that surveys have been undertaken within the most recent active bat season (optimal May to August, suboptimal September). 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 BMCL submission, if no survey work has been undertaken within that period.	
The site surveys were designed and managed by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, 2023-11066-CL17-BAT	
See surveyor locations in the BERS plan in Appendix 1, Bibliography in Appendix 2.	
<i>Limitations</i>	None.

Field Survey	
Dusk Emergence Survey 1	
Building B1	
Inspection of the building	The building was inspected internally and externally before the survey began. There is one loft space within the main roof void of B1. The roof structure is built from modern timber beams including the ridge beam. The roof is unlined and the backs of the clay tiles can be observed. The floor of the loft space is lined with mineral wool insulation and there are timber boards in places. There are cobwebs around the ridge beam and roof to floor cobwebs. Daylight enters the loft through a window on the western elevation, allowing high levels of light internally. No evidence of roosting bats was observed internally during the building inspection.  <i>Figure 1: the loft space within B1.</i> Externally, the building is in the same condition as when the previous PRA (John Wenman Ecological Consultancy, April 2024) was undertaken. This included gaps under the ridge tiles, gaps under the lead flashing around the chimneys and gaps between the barge boards and walls on the eastern gable end.



Figure 2: the northern and western elevations of B1



Figure 3: the southern and eastern elevations of B1.

		Figure 2: the northern and western elevations of D1		Figure 3: the southern and eastern elevations of D1	
Surveyor and position	Lead Surveyor 1 – Beth Ellison-Perrett – 2023-11066-CL17-BAT – observing the north and west elevations Surveyor 2 – Anna Smith – 4 years bat survey experience – observing the south and east elevations				
Weather (start/end)	Temperature (°C): 16 Relative humidity (%): 53 Cloud cover (%): 0 Wind (m/s): 2 Rain: None		Temperature (°C): 12 Relative humidity (%): 77 Cloud cover (%): 0 Wind (m/s): 3 Rain: None		
Equipment used	Echometer Touch 2, Magenta 4, Nightfox Whisker, bat box Duet, Nightfox XB5 Pro IR torch				
Results					

Date of survey	Sunset Start and end time	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
15/05/2024	20:59 20:44- 22:59	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							
<i>Surveyor 1</i>		No emergences. The first activity was from three common pipistrelles passing along the western boundary of the site at 21:13. A common pipistrelle was observed passing east to west along the boundary line at 21:15, 21:16 and 21:22. A soprano pipistrelle was heard but not seen at 21:38.				N/A	

<i>IR position</i>	The footage reflected the view of surveyor 1.	
<i>Surveyor 2</i>	No emergences. The first activity was from three common pipistrelles passing along the western boundary of the site, flying west between 21:11 and 21:13. A common pipistrelle was observed passing east to west along the boundary line at 21:20. A soprano pipistrelle was heard but not seen at 21:38. A noctule was heard but not seen at 22:11.	N/A

<i>IR position</i>	The footage reflected the view of surveyor 1.	
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Field Survey							
Dusk Emergence Survey 2							
Building B1							
<i>Surveyor and position</i>		Lead surveyor 1 – Sarah Cooke – 4 years bat survey experience – observing the north and west elevations Surveyor 2 – John-Henry Munday – 1 year bat survey experience – observing the south and east elevations					
<i>Weather (start/end)</i>		Temperature (°C): 15 Relative humidity (%): 50 Cloud cover (%): 40 Wind (m/s): 2 Rain: None			Temperature (°C): 12 Relative humidity (%): 58 Cloud cover (%): 20 Wind (m/s): 6 Rain: None		
<i>Equipment used</i>		Echometer Touch 2, Magenta 4, Nightfox Whisker, Nightfox XB5 Pro IR torch					
Results							
Date of survey	Sunset Start and end time	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
05/06/2024	21:15 20:55- 23:15	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							
<i>Surveyor 1</i>		No emergences. First bat was seen was a common pipistrelle at 21:26 flying south to west along the south west elevation. From 21:27 to 21:41 there was constant common pipistrelles commuting south to west and back again along the hedgerow on the right side of the				N/A	

	property. As it became darker the common pipistrelle could be heard not seen. The last bat was a common pipistrelle at 22:19.	
<i>IR position</i>	The footage reflected the view of surveyor 1.	
<i>Surveyor 2</i>	No emergencies. First bat activity at 21:27, common pipistrelle was observed passing north-east to west. Numerous common pipistrelles throughout the duration of the survey, all commuting and foraging along the treeline to the west of the building. Last bat activity was an unseen common pipistrelle at 22:35.	N/A

<i>IR position</i>	The footage reflected the view of surveyor 2.	 An infrared night vision photograph showing a close-up of a building's exterior. A textured wall is on the right, and a roofline with a brick chimney is visible in the background. A white downspout runs vertically. In the upper left, there are dark, leafy branches. A yellow timestamp '06/05/2024 22:25:50' is in the bottom right corner.
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No bats were observed emerging from the building during the survey. No evidence of bats was present during the PRA undertaken before the 1st survey. However, the previous PRA (John Wenman Ecological Consultancy, 2024) found approximately 15 droppings scattered within the loft space, resembling those deposited by a long-eared species. Furthermore, previous surveys, undertaken by Chase Ecology in 2019/2020 confirmed the presence of a single brown long-eared day roost within the loft during BERS. Subsequently, an BMCL licence (registration form 5074A and within the remit of WML-CL21) for this roost was obtained by Chase Ecology, as noted on the council's portal under planning application 200805. However, no works have been undertaken under this licence for the site. A low level of commuting and foraging activity by common pipistrelles was recorded within the vicinity.
<i>Impact Assessment</i>	Although no bats were observed emerging from the building during these surveys. Previous BERS in 2019/2020 found a day roost of a single brown long-eared bat which was also supported by the PRA (John Wenman Ecological Consultancy, 2024) that found droppings consistent with a void dwelling species within the loft. Therefore, the proposed plans, which include a two-storey northern side and eastern rear extension and re-roofing will cause destruction to the brown long-eared roost.
<i>Recommendations</i>	Although no bats were observed emerging from the building during the surveys, the site had a BMCL licence for a day roost of a single brown long eared bat which was obtained in 2021 by Chase Ecology. The bat droppings found within the loft space during the PRA (John Wenman Ecological Consultancy, 2024) will need to be sent off for DNA analysis and then a new EPSL application to Natural England will be required to legally permit the proposed works. Due to the number of roosts and species present, the site is eligible for a Bat Mitigation Class Licence (BMCL). The BMCL application requires that surveys have been undertaken within the most recent active bat season (optimal May to August, suboptimal September). 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 BMCL submission, if no survey work has been undertaken within that period. The BMCL will include the following measures: • The installation of one 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 • 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. 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. Should timber treatment be required 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 BMCL 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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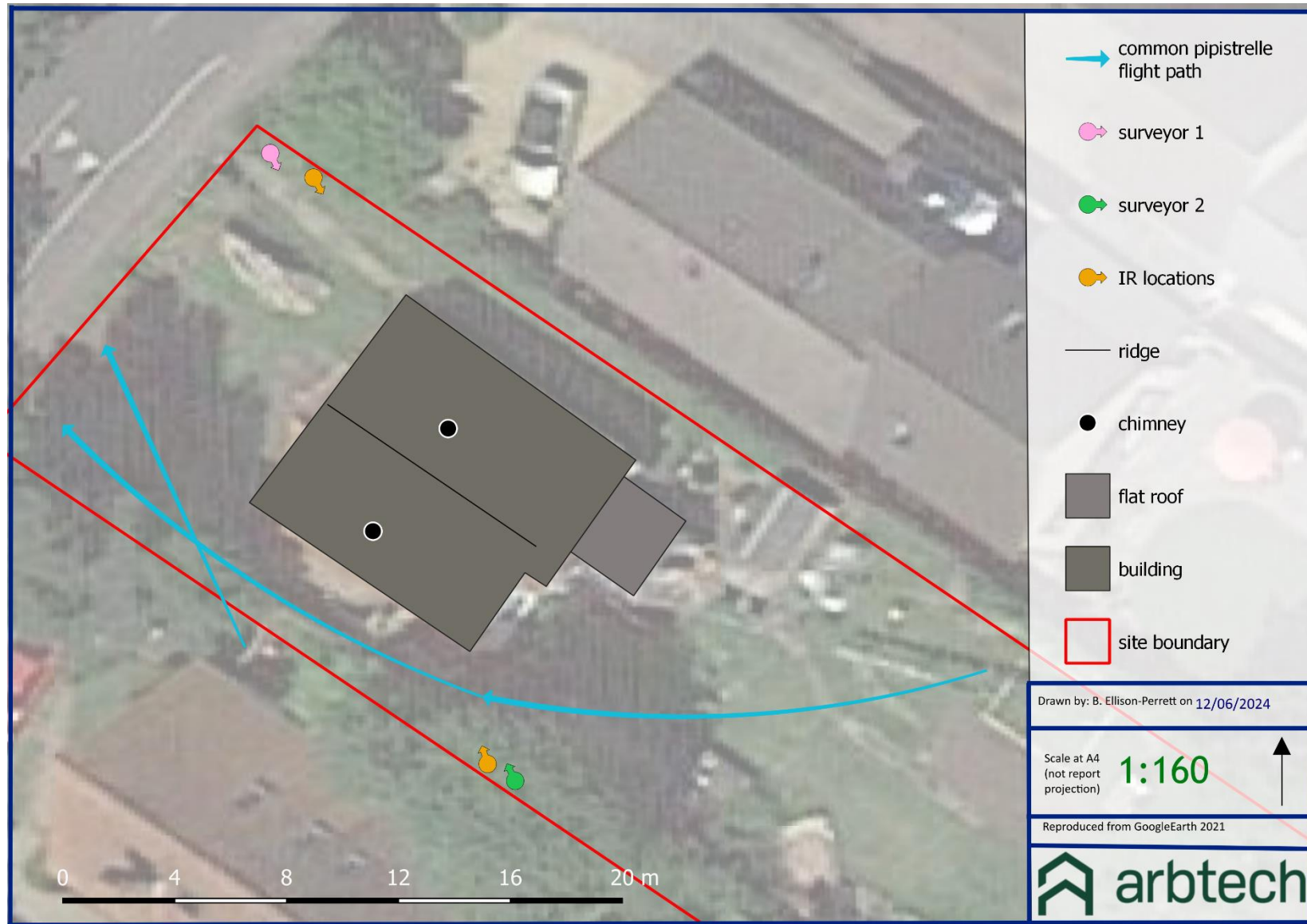
	BMCLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period November to March or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Registered Consultant regarding the possible requirement for further bat surveys and whether a BMCL is still appropriate.
<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 southern or western elevation of the refurbished building. Bat boxes should be built into the new extension and 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	Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Consultant Ecologist	12/06/2024
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	19/06/2024
Final	1.0	Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Consultant Ecologist	19/06/2024

Appendix 1: Site Location Map



Appendix 2: BERS Plan



Appendix 3: Bibliography

- Bat Conservation Trust (2022). Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys. <https://cdn.bats.org.uk/uploads/images/Interim-guidance-note-on-NVAs-May-2022-FINAL.pdf?v=1652957834>
- Collins, J. (2016). Bat Surveys for Professional Ecologists —Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Garland, L. & Markham, S. (2008) Is Important Bat Foraging and Commuting Habitat Legally Protected? <http://biodiversitybydesign.co.uk/cmsAdmin/uploads/protection-for-bat-habitat-sep-2007.pdf>
- Institution of Lighting Professionals (2018). Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the Built Environment Series Publication: http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting.
- Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.
- Wray, S., Wells, D., Long, E., Mitchell-Jones, T (2010) Valuing Bats in Ecological Impact Assessment. IEEM In-Practice. Number 70 (December 2010). Pp. 23-25.

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