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Bat Emergence Surveys (BERS)

Survey site:

70 Reading Road, Wokingham, RG41 1EL

Client:

Ria Joyce

Report date:

27th May 2025

Project:

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

The construction of a single and two-storey extension to existing dwelling, replacement of the front entrance, bay window to front elevation and detached single storey double garage.

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

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

PRA – Arbtech Consulting Ltd (March 2025). B1 was assessed as low habitat value for roosting bats.

There are a total of 3 buildings on site; the main dwelling (B1), and two outbuildings (B2 & B3). Only B1 was surveyed as this will be impacted by the proposed development.

Proposed development

Current use of building – Residential

Proposed use of building – No change.

Structural changes to building – Construction of a single storey extension to the east and a two-storey extension to the south, replacement of the front entrance, bay window to front elevation (western elevation).

Type of permission required – Full planning permission.

The site surveys were designed and managed by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Senior Ecologist, an ecologist with four years of experience, and holder of Natural England survey licences for bats [2023-11066-CL17-BAT] and great crested newt [2024-11998-CL08-GCN].

See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2

Limitations	No limitations to note.

Field Survey

Dusk Emergence Survey 1

Building B1

Surveyor and position

Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
1 - Lead	Sarah Cooke	5 Years	Level 2	Observing east and north
2	Tom Drew	4 Years	Level 2	Observing south
3	Oli Drew	3 Years	Level 1	Observing north and west

Weather (start/end)

Temperature (°C):	15
Relative humidity (%):	60
Cloud cover (%):	0
Wind (mph):	8
Rain:	None

Temperature (°C):	11
Relative humidity (%):	62
Cloud cover (%):	0
Wind (mph):	9
Rain:	None

Equipment used

Equipment	Make	Model	Count
NVAs	Nightfox	Whisker	3
Additional Illumination	Nightfox	XB5 PRO	4
Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	
	Magenta Electronics	Magenta Bat4	
Two Way Radio	BAOFENG	FV-88E	

Results

Date of survey	Sunset; Start - End
16/05/2024	Sunset 20:50; 20:35 – 22:50

Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Surveyor observations

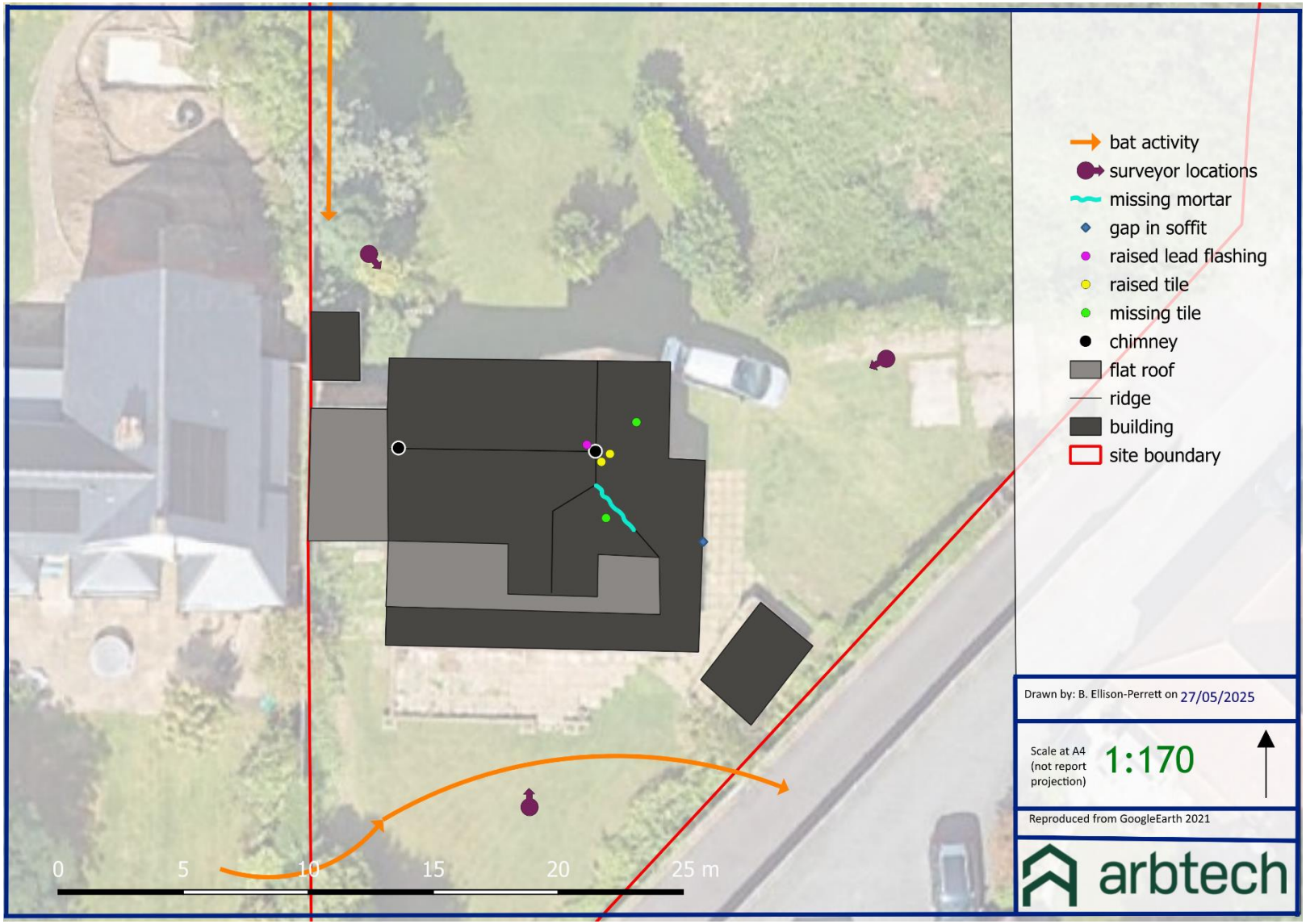
Surveyor 1	**Emergences observed - None** First bat was a soprano pipistrelle at 21.14 heard not seen (HNS). Common pipistrelles HNS at 21.17, 21.24, 21.37, 21.41 and 21.51. Soprano pipistrelles HNS at 21.14, 21.30, and 21.55. A Noctule was HNS at 21.25 and 21.49 and a Serotine was HNS at 21.33 and 21.58. Summary of general activity: Species – CP, SP, Noctule, Serotine. Commuting paths – N/A	 *Figure 1: position of surveyor 1*
IR position 1 *Nightfox Whisker and two Nightfox XB5 PRO*	Camera position: observing eastern and northern elevations of B1 Emergences observed: No	 *Figure 2: darkest point from surveyor 1*

Surveyor 2	**Emergences observed - None** The first bat seen was a common pipistrelle (CP) passing west to east across the back garden at 21:11. Further CP passes were seen at 21:16, 21:18 and 21:38. Noctule HNS were detected at 21:25, 21:45, 21:49 and 22:08. A single soprano pipistrelle HNS was detected at 21:19 and a single Common Serotine at 21:32. Summary of general activity: Species – CP, SP, Noctule, Serotine. Commuting paths – west to east across the garden	 *Figure 3: position of surveyor 2*
IR position 2 *Nightfox Whisker and one Nightfox XB5 PRO*	Camera position: observing southern elevation of B1 Emergences observed: No	 *Figure 4: darkest point from surveyor 2*

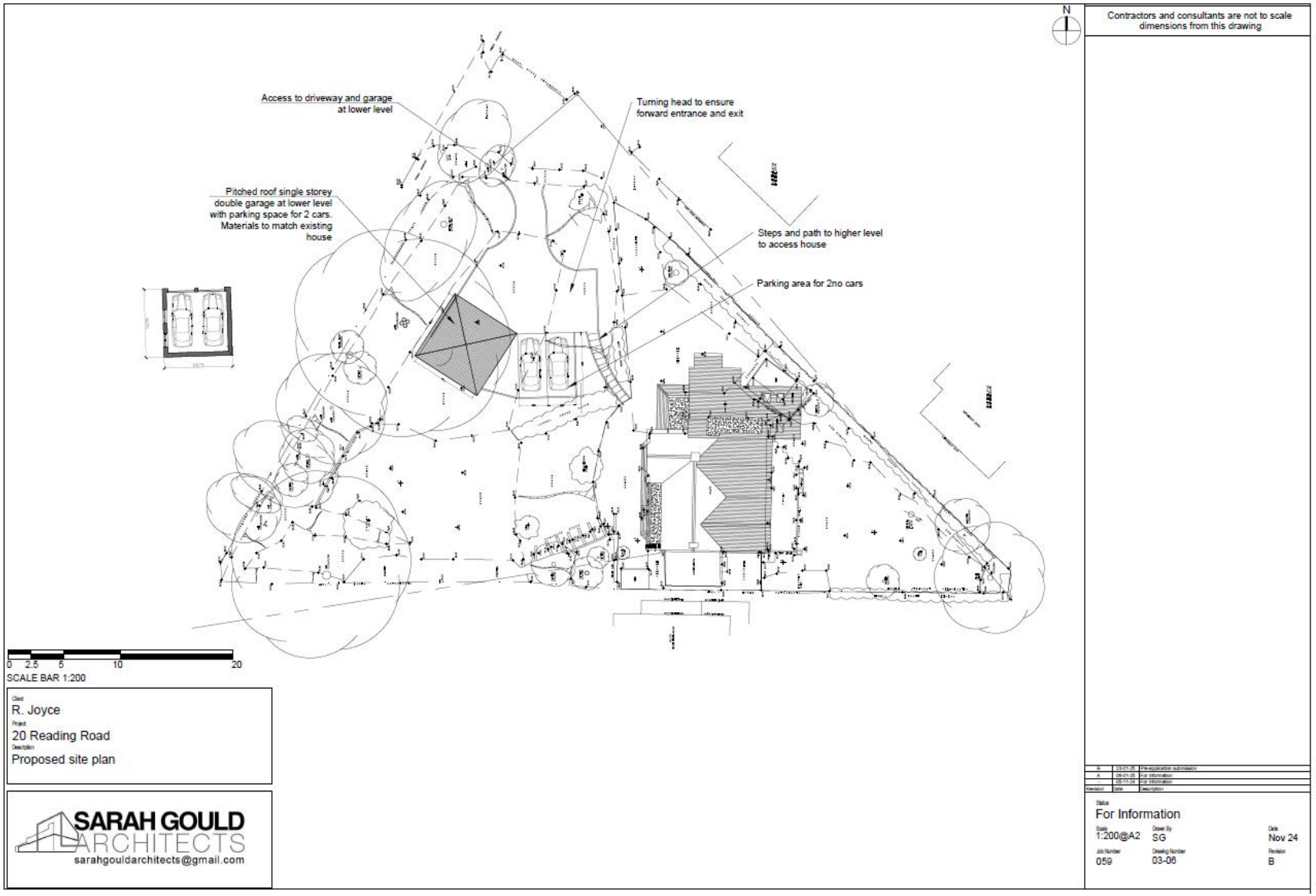
Surveyor 3	**Emergences observed - None** First bat was a soprano pipistrelle at 21.14 heard not seen (HNS). 2 common pipistrelles seen at 21:18 and 21:22 feeding in the garden around the tree and hedge line to the west of the surveyor. The CP were flying north to south along the hedge line. A noctule was HNS at 21:25 and 21:49. Summary of general activity: Species – CP, SP, Noctule Foraging paths – north to south along the hedge line	 *Figure 5: position of surveyor 3*
IR position 3 *Nightfox Whisker and one Nightfox XB5 PRO*	Camera position: observing northern and western elevations of B1 Emergences observed: No	 *Figure 6: darkest point from surveyor 3*

Conclusions, Impacts and Recommendations	
Survey Results Summary	A likely absence of roosting bats is confirmed from B1. General bat activity on site was very limited, however the survey noted: Key foraging areas – north to south along the hedge line Key flight lines – west to east across the garden Species observed – CP, SP, Noctule, Serotine.
Impact Assessment	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 population level are anticipated. Impact site level only.
Recommendations	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** Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to the hedgerow to the north-west and tree line to the north or features which bats may use for roosting, foraging or commuting.
Enhancements	The installation of one bat box at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new build extension. 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 (attach to side of building), Isabella Bat Box for void dwellers (attach to side of building or tree), Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: BERS plan



Appendix 2: Proposed Plans



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