

## Bat Emergence and Re-Entry Surveys (BERS)

**Survey site:**

62 Reading Road, Woodley, Berkshire, RG5 3DB

**Client:**

Cameron Simmons, Steven Docker Associates

**Report date:**

4<sup>th</sup> July 2025

**Project:**

This report is prepared to inform a planning application for the proposal described as: Proposed erection of a new dwelling following the demolition of the existing.

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 table below summarises the roosts found on site during the survey:

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle x 1	Day roost	Small gap under a roof tile and above the soffit box on south facing corner of B1.	Destruction of the bat roost access point during modification to roof B1 during the two-storey extension on the southeast elevation causing site level impacts to the local population.
2	Soprano pipistrelle x 2	Day roost	Small gap under a roof tile and above the soffit box on south facing corner of B1.	Destruction of the bat roost access point during modification to roof B1 during the two-storey extension on the southeast elevation causing site level impacts to the local population.

A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

If the licence is not obtained by 3<sup>rd</sup> October 2025 a material changes check will be required.

If the licence is not obtained by 1<sup>st</sup> May 2026 updated dusk surveys will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

**Background**

On 26<sup>th</sup> February, Arbtech Consulting Ltd conducted a Preliminary Ecological Appraisal and Roost Assessment (PEA/PRA). There are three buildings on site, the main dwelling (B1), a detached garage (B2) and one outbuilding (B3). During the interior and exterior inspection of these buildings, B1 was determined to have low habitat value for roosting bats and B2 and B3 to have negligible habitat value for roosting bats. No bats, dropping or urine stains were observed. B1 was subject to one bat emergence survey.

**Proposed development**

The proposed development of the erection of a new dwelling following the demolition of the existing. requiring planning permission from Wokingham Borough Council.


**The site surveys were designed and managed by Assistant Ecologist, Samantha Manning in conjunction with Consultant Ecologist Kelly Clarke (Accredited Agent on Natural England Bat Licence Number: (2018-33540-CLS-CLS). who provided technical advisory oversight and ensured compliance with ecological standards.**



**See surveyor locations in the** BERS plan in Appendix 1 and proposed plans in Appendix 2.



**Limitations**

There were no limitations to the survey.


Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Building inspection prior to survey</i>	A loft inspection was not necessary as the PRA was carried out on 26 <sup>th</sup> February 2025 and is therefore within three months of the dusk emergence survey. The loft void has been converted and there was no evidence of bats anywhere else on B1.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Kelly Clarke	4 <sup>th</sup> year bat surveying	Level 3	Observing the southwest and northwest elevations
	2	Samantha Manning	1 <sup>st</sup> year bat surveying	Level 2	Observing the southeast and southwest elevations
	3	James Pitter	1 <sup>st</sup> year bat surveying	Level 2	Observing the northeast and southeast elevations
	4	Unmanned IR	N/A	N/A	Recording the northwest elevation
<i>Weather (start/end)</i>	Temperature (°C): 16.0 Relative humidity (%): 45 Cloud cover (%): 100 Wind (m/s): 0.0 Rain: None			Temperature (°C): 12.1 Relative humidity (%): 56 Cloud cover (%): 100 Wind (m/s): 0.4 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	2	
	Two Way Radio	BAOFENG	FV-88E	3	

Results						
Date of survey				Sunset; Start - End		
16/05/2025				Sunset 20:49; 20:34 – 22:34		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	Common pipistrelle x 1	Day roost	B1	Under roof tiles, south elevation	Small gap under the roof tiles.	N/A as the loft has been converted.
Surveyor observations						
Surveyor 1 - KC		<b>No emergencies observed.</b> <p>The first bat detected was a common pipistrelle at 21:26, which was heard but not seen. A noctule was heard but not seen at 21:31 and again at 21:57. A brown long-eared bat was heard but not seen at 21:45 and 22:00. The last bat activity was a serotine that was faintly heard on the bat detector at 22:29.</p> <p>These species were confirmed on site using Echo Meter Touch 2 bat detectors.</p> <p>No further bat activity detected throughout the remainder of the survey.</p>			 <p>Photo 1: Full elevation photo showing surveyor's view of position 1.</p>	



<p><i>IR position 1</i>  <i>1 x Nightfox Whisker +</i>  <i>1 x Nightfox XB5 PRO</i></p> <p><i>Recording the northwest and southwest elevations and manned by surveyor 1.</i></p>	<p><b>No emergencies recorded.</b></p> <p>No additional bat activity was recorded or observed upon full footage review.</p>	 <p>Photo 2: Darkest point photo from IR camera in position 1.</p>
<p><i>Surveyor 2 - SM</i></p>	<p><b>A common pipistrelle emergence was observed from a gap under a roof tile and above the soffit box on the south facing corner of B1 – also observed by surveyor 3.</b></p> <p>At 21:06 a common pipistrelle was observed emerging from the edge of a roof tile. At 21:26 a common pipistrelle was heard and seen flying southwest over the garage from surveyor position 3. A noctule bat was heard but not seen at 21:27, 21:31 and 21:57. A brown long-eared bat was heard but not seen at 22:00. At 21:45 a soprano pipistrelle was heard but not seen. Serotine activity was heard but not seen at 21:59, 22:05, 22:26 and 22:29. A common pipistrelle was heard but not seen at 22:25.</p> <p>These species were confirmed on site using Echo Meter Touch 2 bat detectors. No further bat activity detected throughout the remainder of the survey.</p>	 <p>Photo 3: Full elevation photo showing surveyor's view of position 2 and the emergence point.</p>

<p><i>IR position 2</i></p> <p><i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i></p> <p><i>Recording the southeast and southwest elevations elevation and manned by surveyor 2.</i></p>	<p><b>One emergence was recorded as observed by surveyors 2 and 3 – see photo 4.</b></p> <p>No additional bat activity was recorded or observed upon full footage review.</p>	 <p>05/15/2025 21:06:11</p> <p>Photo 4: Emergence point and flight path of a common pipistrelle at 21:06 on the corner of B1 between the southeast and southwest elevations.</p>  <p>05/15/2025 22:28:00</p> <p>Photo 5: Darkest point photo from IR camera 2.</p>
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<i>Surveyor 3 - JP</i>	<p><b>A common pipistrelle emergence was observed from a gap under a roof tile and above the soffit box on the south facing corner of B1 – also observed by surveyor 2.</b></p> <p>The first bat detected was a soprano pipistrelle at 21:06, which was heard and seen flying from west to east. Two common pipistrelles were observed commuting, the first southwestwardly at 21:07 and the second northeastwardly at 21:26 with a third foraging in front of the east elevation at 21:31. Serotine were regularly heard but not seen between 21:35 and 22:28. Noctule were heard but not seen at 21:33 and 21:57. A brown long-eared bat was heard at 21:43 and seen commuting southwest at 22:00. A soprano pipistrelle were heard but not seen at 21:20 and 21:46. Common pipistrelles were heard but not seen between 21:07 and 22:26. The final bat detected was a serotine that was heard but not seen at 22:28.</p> <p>These species were confirmed on site using Echo Meter Touch 2 bat detectors.</p> <p>No further bat activity detected throughout the remainder of the survey.</p>	 <p>Photo 6: Full elevation photo showing surveyor's view of position 3.</p>
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<p><i>IR position 3</i></p> <p><i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i></p> <p><i>Recording northeast and southeast elevations and manned by surveyor 3.</i></p>	<p><b>No emergences recorded.</b></p> <p>Upon review of the IR camera footage, no additional footage of bats was found.</p>	 <p>Photo 7: Darkest point photo from IR camera 3 showing the emergence point.</p>
<p><i>IR position 4</i></p> <p><i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO + Magenta Bat4</i></p> <p><i>Unmanned camera checked by surveyor 3 during the survey.</i></p>	<p><b>No emergences recorded.</b></p> <p>Upon review of the IR camera footage, no additional footage of bats was found.</p>	 <p>Photo 8: Darkest point photo from IR camera 4.</p>



Field Survey					
Dusk Emergence Survey 2					
Building B1					
<i>Building inspection prior to survey</i>	A loft inspection was not necessary as the PRA was carried out on 26 <sup>th</sup> February 2025 and is therefore within three months of the dusk emergence survey. The loft void has been converted and there was no evidence of bats anywhere else on B1.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Samantha Manning	1 <sup>st</sup> year bat surveying	Level 2	Observing the southwest and northwest elevations
	2	Harriet Pryer	1 <sup>st</sup> year bat surveying	Level 2	Observing the southeast and southwest elevations
	3	Ellie Eustace	1 <sup>st</sup> year bat surveying	Level 2	Observing the northeast and southeast elevations
	4	Unmanned IR	N/A	N/A	Recording the northwest elevation
<i>Weather (start/end)</i>	Temperature (°C): 19.2 Relative humidity (%): 51 Cloud cover (%): 100 Wind (m/s): 1.4 Rain: None			Temperature (°C): 14.4 Relative humidity (%): 72 Cloud cover (%): 90 Wind (m/s): 0.7 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	2	
	Two Way Radio	BAOFENG	FV-88E	3	

Results						
Date of survey				Sunset; Start - End		
09/06/2025				Sunset 21:34; 21:19 – 23:03		
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 - SM		<b>No emergences observed.</b> <p>The first bat detected was a noctule that was heard and seen passing south behind surveyor 1 at 21:24. A minute later at 21:25 two noctules passed over the garage flying west to east. The third noctule activity of the survey occurred at 21:28 when a noctule was seen foraging over B1 and B2. A serotine was heard but not seen at 22:11, and a common pipistrelle was heard but not seen at 22:32.</p> <p>These species were confirmed on site using Echo Meter Touch 2 bat detectors.</p> <p>No further bat activity detected throughout the remainder of the survey.</p>			 <p>Photo 9: Full elevation photo showing surveyor's view of position 1.</p>	

<p><i>IR position 1</i>  <i>1 x Nightfox Whisker +</i>  <i>1 x Nightfox XB5 PRO</i></p> <p><i>Recording the northwest and southwest elevations and manned by surveyor 1.</i></p>	<p><b>No emergencies recorded.</b></p> <p>No additional bat activity was recorded or observed upon full footage review.</p>	 <p>Photo 10: Darkest point photo from IR camera in position 1.</p>
<p><i>Surveyor 2 - HP</i></p>	<p><b>No emergencies observed.</b></p> <p>The first half of the survey was dominated by noctule activity, with the first bats seen a group of three commuting from north to south at 21:23. Between 21:24 and 21:26, three further noctules were seen using the same path and at 21:40, two returned using this path, but from south to north. At 21:27, another noctule was spotted travelling from the northeast to southwest behind position one and at 21:37, a soprano pipistrelle was seen commuting from south to north. At 21:45 and 22:04, two noctules were heard but not seen, along with two serotines, the former seen commuting over the house from south to north, then north to south, and the other, heard not seen at 22:09. The final bat was a soprano pipistrelle, heard but not seen at 22:59.</p>	 <p>Photo 11: Full elevation photo showing surveyor's view of position 2.</p>


	<p>These species were confirmed on site using Echo Meter Touch 2 bat detectors.</p> <p>No further bat activity detected throughout the remainder of the survey.</p>	
<p><i>IR position 2</i></p> <p><i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i></p> <p><i>Recording the southeast and southwest elevations elevation and manned by surveyor 2.</i></p>	<p><b>No emergences recorded.</b></p> <p>No additional bat activity was recorded or observed upon full footage review.</p>	 <p>06/09/2020 23:02:54</p> <p>Photo 12: Darkest point photo from IR camera 2.</p>
<p><i>Surveyor 3 - EE</i></p>	<p><b>No emergences observed.</b></p> <p>The first bat activity was a common pipistrelle at 21:30, followed by a soprano pipistrelle at 21:50. Both bats were foraging in the garden to the northeast of B1. At 21:30, a noctule was seen passing over B1.</p> <p>These species were confirmed on site using Echo Meter Touch 2 bat detectors.</p> <p>No further bat activity detected throughout the remainder of the survey.</p>	 <p>Photo 13: Full elevation photo showing surveyor's view of position 3.</p>



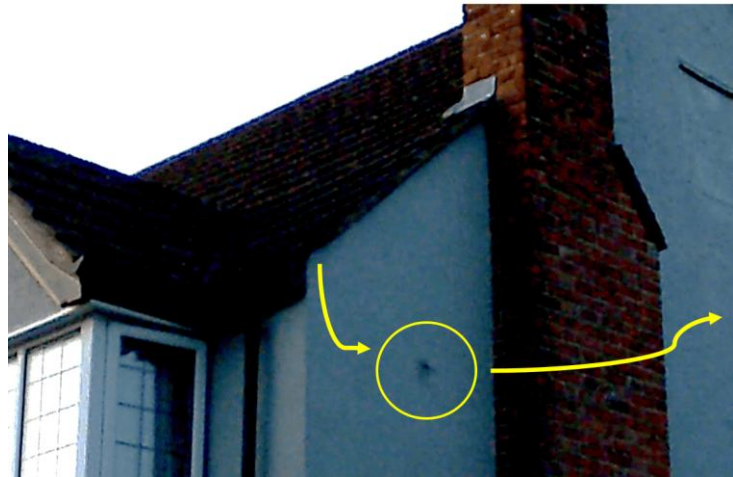
<p><i>IR position 3</i></p> <p><i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i></p> <p><i>Recording northeast and southeast elevations and manned by surveyor 3.</i></p>	<p><b>No emergencies recorded.</b></p> <p>Upon review of the IR camera footage, no additional footage of bats was found.</p>	 <p>06/09/2025 22:53:55</p> <p>Photo 14: Darkest point photo from IR camera 3.</p>
<p><i>IR position 4</i></p> <p><i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO + Magenta Bat4</i></p> <p><i>Unmanned camera checked by surveyor 3 during the survey.</i></p>	<p><b>No emergencies recorded.</b></p> <p>Upon review of the IR camera footage, no additional footage of bats was found.</p>	 <p>06/09/2025 23:04:30</p> <p>Photo 15: Darkest point photo from IR camera 4.</p>

Field Survey					
Dusk Emergence Survey 3					
Building B1					
<i>Building inspection prior to survey</i>	A loft inspection was not necessary as the PRA was carried out on 26 <sup>th</sup> February 2025 and is therefore within three months of the dusk emergence survey. The loft void has been converted and there was no evidence of bats anywhere else on B1.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Samantha Manning	1 <sup>st</sup> year bat surveying	Level 2	Observing the southwest and northwest elevations
	2	Oli Drew	3 <sup>rd</sup> year bat surveying	Level 2	Observing the southeast and southwest elevations
	3	Tom Drew	4 <sup>th</sup> year bat surveying	Level 2	Observing the northeast and southeast elevations
	4	Unmanned IR	N/A	N/A	Recording the northwest elevation
<i>Weather (start/end)</i>	Temperature (°C): 22.5 Relative humidity (%): 37 Cloud cover (%): 0 Wind (m/s): 0.5 Rain: None			Temperature (°C): 16.7 Relative humidity (%): 46 Cloud cover (%): 0 Wind (m/s): 0.5 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
		Magenta Electronics	Magenta Bat4	2	
	Two Way Radio	BAOFENG	FV-88E	3	



Results						
Date of survey				Sunset; Start - End		
03/07/2025				Sunset 21:38; 21:23 – 23:08		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
2	2 x soprano pipistrelle	Day roost	B1	Under roof tiles, south elevation	Small gap under roof tile	N/A
Surveyor observations						
Surveyor 1 - SM		<b>No emergences observed.</b>  The first bat activity was a common pipistrelle that was seen passing from the south, then flying across the south elevation of B1 and then off to the southeast at 22:23. There were four occurrences of common pipistrelles that were heard but not seen at 22:31, 22:36, 22:39 and 23:04.  These species were confirmed on site using Echo Meter Touch 2 bat detectors.  No further bat activity detected throughout the remainder of the survey.			 <p>Photo 16: Full elevation photo showing surveyor's view of position 1.</p>	

<p><i>IR position 1</i>  1 x Nightfox Whisker +  1 x Nightfox XB5 PRO</p> <p><i>Recording the northwest and southwest elevations and manned by surveyor 1.</i></p>	<p><b>No emergencies recorded.</b></p> <p>No additional bat activity was recorded or observed upon full footage review.</p>	 <p>Photo 17: Darkest point photo from IR camera in position 1.</p>
<p><i>Surveyor 2 - OD</i></p>	<p><b>Two emergencies of soprano pipistrelles were observed from a gap under a roof tile and above the soffit box on the south facing corner of B1, travelling northeast – also observed by surveyor 3.</b></p> <p>The first bat activity was a noctule that was heard but not seen at 21:36 and then again at 22:52. There were two emergencies from the gap under a roof tile above the soffit box at 21:44 and 21:58. Both flew northeast over B2. At the time, these were not picked up by the Echo Meter Touch bat detector, but as they flew over surveyor 3, they were both identified as soprano pipistrelles. At 22:04, a soprano pipistrelle passed from northeast to southwest over B2 and Reading Road. One common pipistrelle passed along the same route at 22:23 and another two at 22:26. Common pipistrelles were heard but not seen at 22:36 and 22:40. The final activity of the survey was a soprano pipistrelle that was heard but not seen at 23:00.</p>	 <p>Photo 18: Full elevation photo showing surveyor's view of position 2 and emergence point.</p>

	<p>These species were confirmed on site using Echo Meter Touch 2 bat detectors.</p> <p>No further bat activity detected throughout the remainder of the survey.</p>	
<p><i>IR position 2</i></p> <p><i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i></p> <p><i>Recording the southeast and southwest elevations elevation and manned by surveyor 2.</i></p>	<p><b>Two emergences of soprano pipistrelles were recorded at 21:44 and 21:58 from a gap under a roof tile and above the soffit box on the south facing corner of B1 travelling northeast– also observed by surveyor 3.</b></p> <p>No additional bat activity was recorded or observed upon full footage review.</p>	 <p>Photo 19: Emergence point and flight path of a soprano pipistrelle from B1 at 21:44 from position 2.</p>

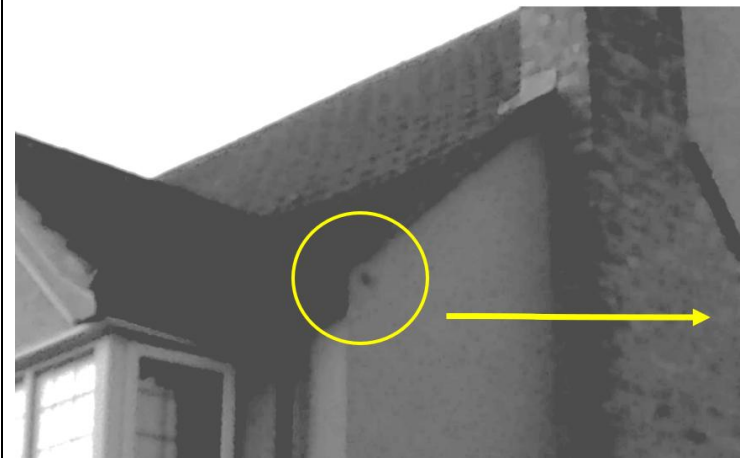




Photo 20: Emergence point and flight path of a soprano pipistrelle from B1 at 21:58 from position 2.





Photo 21: Darkest point photo from IR camera 2.


<i>Surveyor 3 - TD</i>	<p><b>Two emergences of soprano pipistrelles were observed from a gap under a roof tile and above the soffit box on the south facing corner of B1, travelling northeast – also observed by surveyor 2.</b></p> <p>The first bat activity was a soprano pipistrelle that emerged from the south facing corner of B1 at 21:44 and passed over surveyor 3 flying northeast. A second soprano pipistrelle emerged from the same access point at 21:59 and also passed northeast towards the trees at the northeast boundary. At 21:57 and again at 22:24, soprano pipistrelles passed over the fence flying from southeast to northwest. At 22:02, a soprano pipistrelle passed from the north to the south. Two common pipistrelles passed west to east at 22:10 and 22:32. A common pipistrelle passed from southwest to northeast at 22:27. In addition to these observations, soprano pipistrelles were heard but not seen at 21:52, 22:50 and 23:00. A common pipistrelle was heard but not seen at 22:51.</p> <p>There were also high levels of foraging activity in the back garden and trees at the northeast boundary. Common pipistrelles were observed foraging in this area at 22:00, 22:15 and 22:40. Multiple soprano pipistrelles spent extended periods of time foraging in this area at 22:03 – 22:10, 22:16 – 22:22 and 22:28 – 22:30.</p> <p>These species were confirmed on site using Echo Meter Touch 2 bat detectors.</p>	 <p>Photo 22: Full elevation photo showing surveyor's view of position 3.</p>
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	No further bat activity detected throughout the remainder of the survey.	
<i>IR position 3</i>  <i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO</i>  <i>Recording northeast and southeast elevations and manned by surveyor 3.</i>	<b>Two emergences of soprano pipistrelles were recorded from a gap under a roof tile and above the soffit box on the south facing corner of B1 travelling northeast – also observed by surveyor 2.</b>  Upon review of the IR camera footage, no additional footage of bats was found.	 <p>Photo 23: A soprano pipistrelle shortly after emerging from B1 at 21:44 from position 3.</p>

		 <p>Photo 24: A soprano pipistrelle shortly after emerging from B1 at 21:58 from position 3.</p>  <p>Photo 25: Darkest point photo from IR camera 3.</p>
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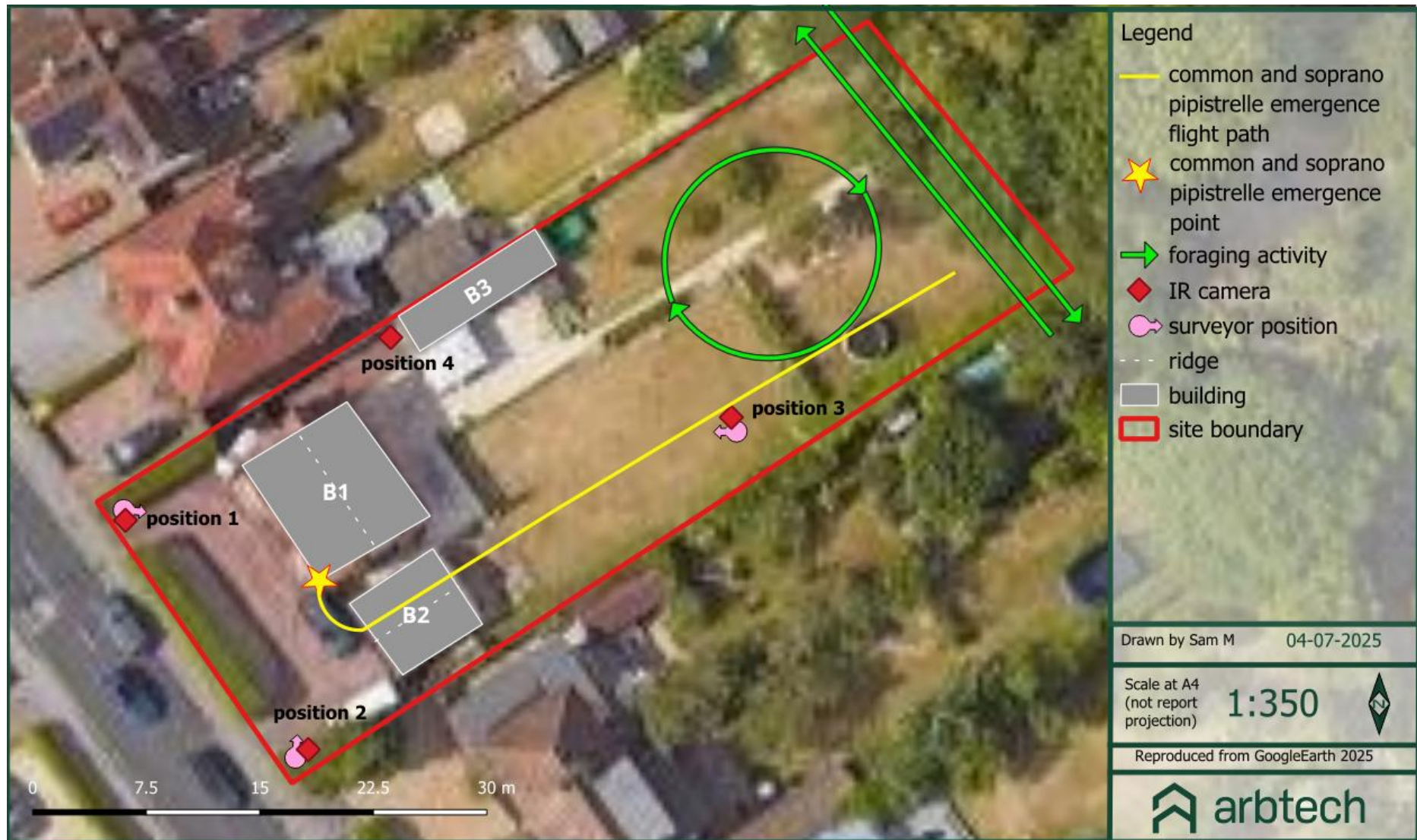
<p><i>IR position 4</i></p> <p><i>1 x Nightfox Whisker + 1 x Nightfox XB5 PRO + Magenta Bat4</i></p> <p><i>Unmanned camera checked by surveyor 3 during the survey.</i></p>	<p><b>No emergencies recorded.</b></p> <p>Upon review of the IR camera footage, no additional footage of bats was found.</p>	 <p>07/08/2025 23:09:24</p> <p>Photo 24: Darkest point photo from IR camera 4.</p>
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Conclusions, Impacts and Recommendations						
Survey Results Summary	The survey confirmed the presence of a bat roost within B1 with a maximum count of 1 emergence of a common pipistrelle bat and two emergences of soprano pipistrelles from a single feature. As summarised below:					
	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
	1	Common pipistrelle	Day roost	1	Small gap under a roof tile and above the soffit box on south facing corner of B1.	Destruction of the bat roost access point during modification to roof B1 during the two storey extension causing site level impacts to the local population.
	2	Soprano pipistrelle	Day roost	2	Small gap under a roof tile and above the soffit box on south facing corner of B1.	Destruction of the bat roost access point during modification to roof B1 during the two storey extension causing site level impacts to the local population.
In general, there was moderate bat activity on site and five species were detected: brown long-eared bat, common pipistrelle, noctule, serotine and soprano pipistrelle. Many bats were observed passing over B2 and foraging around the garden and trees at the back of the garden in the northeast of the site.						

<i>Impact Assessment</i>	<p>As there is a confirmed roost present, there will be impacts on bats during the proposed development works.</p> <table border="1" data-bbox="562 240 1944 389"> <tr> <th data-bbox="562 240 813 280">Roost number</th><th data-bbox="813 240 1944 280">Impact</th></tr> <tr> <td data-bbox="562 280 813 320">1</td><td data-bbox="813 280 1944 320" rowspan="2">The roost will be destroyed when the building is demolished. Any bats present on wall tops or between tiles and felt could be killed or injured.</td></tr> <tr> <td data-bbox="562 320 813 389">2</td></tr> </table> <p>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 a population level are anticipated and will be limited to site level only.</p>	Roost number	Impact	1	The roost will be destroyed when the building is demolished. Any bats present on wall tops or between tiles and felt could be killed or injured.	2
Roost number	Impact					
1	The roost will be destroyed when the building is demolished. Any bats present on wall tops or between tiles and felt could be killed or injured.					
2						
<i>Recommendations</i>	<p>Due to the presence of a bat roost, a Low Impact Bat Licence from Natural England is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.</p> <p>Additional survey requirements:</p> <ul style="list-style-type: none"> <li>• If the licence is not obtained by 3<sup>rd</sup> October 2025 a Material Changes Check will be required.</li> <li>• If the licence is not obtained by 1<sup>st</sup> May 2026 an updated dusk surveys will be required.</li> </ul> <p>The licence can be applied for once planning permission has been granted (where required) and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.</p> <p>There will be two bat boxes installed prior to the start of the work, preferably orientated to mimic the current roost locations. Boxes must be 3-4m above ground, have a clear flight path, and be unlit by artificial light.</p> <p>Immediately prior to the start of work, the ecologist responsible for the licence or their accredited agent will inspect the structure for any signs of bat presence. They will provide a toolbox talk to all persons working</p>					

	<p>on the site, explaining the legal protections of bats, the licence details, and how to work to cause the least risk of harm to any bats present. The ecologist will then supervise removal of the roof tiles and soffits. If any bats are found these will be moved by gloved hand into the appropriate bat box.</p> <p>If species/numbers of bats not in line with the licence are discovered, work will cease and the Named Ecologist will advise how to proceed. In some cases, this may require further surveys and a licence amendment.</p> <p>Replacement bat roosts should be built into the new structures. These will consist of two integrated bat boxes, bat adapted roof tiles or a mixture of the two</p> <p><b>Wildlife Sensitive Lighting Strategy</b></p> <p>A low impact lighting strategy will be adopted for the site during and post-development due to the foraging and commuting activity observed during the surveys. 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:</p> <ul style="list-style-type: none"><li>▪ Light spill on to the back garden at the northeast boundary should be avoided.</li><li>▪ Use narrow spectrum light sources to lower the range of species affected by lighting.</li><li>▪ Use light sources that emit minimal ultra-violet light.</li><li>▪ Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required to manage the blue shortwave length content they should be of a warm / neutral colour temperature &lt;4,200 kelvin.</li><li>▪ Avoid using bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal.</li><li>▪ 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.</li><li>▪ 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.</li></ul>
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	<ul style="list-style-type: none"><li>▪ 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.</li></ul>
<i>Enhancements</i>	The installation of two bat boxes integrated within the new build will provide additional roosting habitat for bats. The bat boxes will be integrated within the new dwellings. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing a 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 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 Development Plans


PLANNING DRAWINGS

DRAWINGS ISSUED - PLANNING				
Sheet Number	Sheet Name	Date Issued	Rev	Rev. Date
D&PM 4064 / 00	Cover Page	Nov 2025		
D&PM 4064 / 01	Location Plan	Nov 2025		
D&PM 4064 / 02	Existing Site Plan	Nov 2025		
D&PM 4064 / 03	Proposed Site Plan	Nov 2025		
D&PM 4064 / 04	Existing Roof Plan	Nov 2025		
D&PM 4064 / 05	Proposed Roof Plan	Nov 2025		
D&PM 4064 / 06	Existing Ground Floor Layout Plan	Nov 2025		
D&PM 4064 / 07	Existing First Floor Layout Plan	Nov 2025		
D&PM 4064 / 08	Existing Loft Floor Layout Plan	Nov 2025		
D&PM 4064 / 09	Proposed Ground Floor Layout Plan	Nov 2025		
D&PM 4064 / 10	Proposed First Floor Layout Plan	Nov 2025		
D&PM 4064 / 11	Proposed Loft Floor Layout Plan	Nov 2025		
D&PM 4064 / 12	Existing Elevations (1 of 2)	Nov 2025		
D&PM 4064 / 13	Existing Elevations (2 of 2)	Nov 2025		
D&PM 4064 / 14	Proposed Elevations (1 of 2)	Nov 2025		
D&PM 4064 / 15	Proposed Elevations (2 of 2)	Nov 2025		
D&PM 4064 / 16	Proposed Section A-A	Nov 2025		
D&PM 4064 / 17	Parking Provision	Nov 2025		

Proposed New Build



EXISTING 3D VIEW



PROPOSED 3D VIEW


**Applicant**  
Boyes Turner Trust Corporation

**Address**  
62 Reading Road, Woodley, RG5 3DB

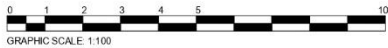
**Drawing**  
Cover Page

<b>Drawn by</b> RS	<b>Checked by</b> JPC	<b>Date</b> Nov 2025
<b>Drawing No</b> D&PM 4064 / 00	<b>Rev</b>	<b>Scale</b>  <b>Size</b> A3

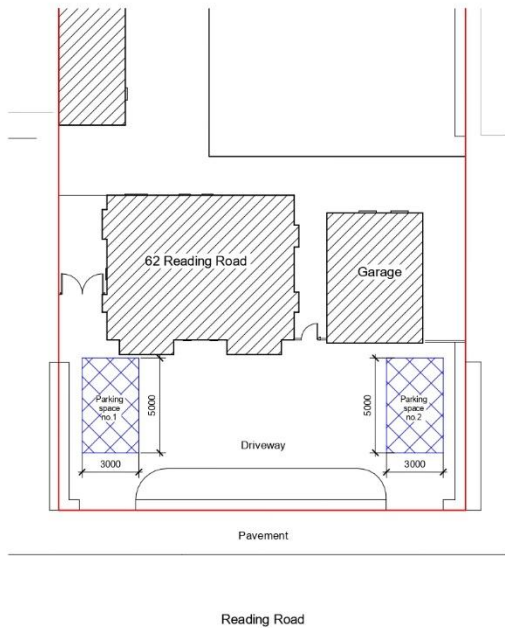
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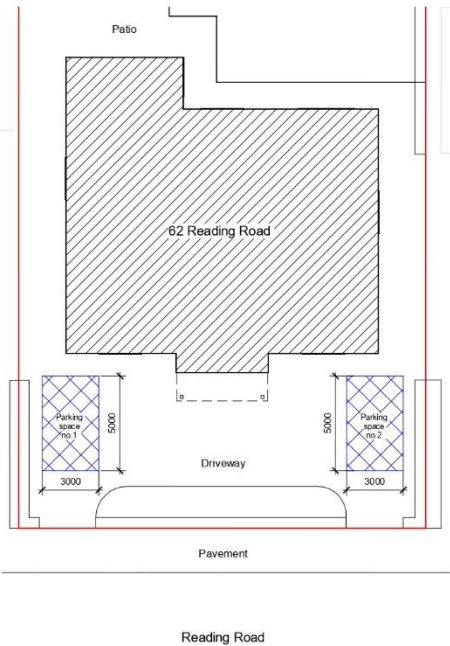




PLANNING DRAWINGS



EXISTING PARKING PROVISION  
1 : 200



PROPOSED PARKING PROVISION  
1 : 200



<b>Applicant</b> Boyes Turner Truct Corporation		
<b>Address</b> 62 Reading Road, Woodley, RG5 3DB		
<b>Drawing</b> Parking Provision		
<b>Drawn by</b> RS	<b>Checked by</b> JPC	<b>Date</b> Nov 2025
<b>Drawing No</b> D&PM 4064 / 17	<b>Rev</b>	<b>Scale</b> 1 : 200
		<b>Size</b> A3
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Version control			
Status	Issue	Name	Date
Draft	0.1	Dr Samantha Manning BSc (Hons), MSc, PhD	04/07/2025
Proof 1	0.2	Kelly Clarke (Cert H.E), Consultant Ecologist	04/07/2025
Proof 2	0.3	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	10/07/2025
Final	1.0	Dr Samantha Manning BSc (Hons), MSc, PhD	15/07/2025
Final: updated plans	2.0	Romany Poole BSc (Hons) MSc, Consultant Ecologist	19/12/2025