

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Cedar Cottage, Lower Beeding. RH13 6LR

Client:

BlackOnyx Becketts Ltd.

Report date:

14th April 2026

Project:

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

“The construction of ~24 dwellings.”

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 (2026) 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

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle (x1)	Day	Under roof tiles, between tiles and felt across whole northern elevation	Impact to roost – Destruction Level of impact – Site
2	Common pipistrelle (x1)	Day	Under roof tiles beneath the junction of the dormer roof and the conservatory roof.	
3	Common pipistrelle (x1)	Day	Lead flashing at the base of the northern most chimney (Southern side).	
4	Common pipistrelle (x3)	Day	Lead flashing at the base of the northern most chimney (Northern side)	
5	Brown long eared	Transitional/occasional	B1 loft space	

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 22nd November 2025 a material changes check will be required.
If the licence is not obtained by 1st May 2026 updated dusk surveys will be required.

A daytime walkover by the named ecologist who is preparing the licence will be needed if they have not visited the site before.

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

PRA – Arbtech, 17th June 2025, 2 buildings were surveyed. B1 was categorised as high habitat value for roosting bats due to the presence of lifted roof tiles, lifted lead flashing and access to the loft void. In addition, approximately 50 bat droppings of mixed ages were identified within the loft void at the base of the chimney stack. A sample was collected and sent for DNA analysis, with the droppings identified as brown long eared. B1 is therefore also considered to be a confirmed roost.

B2 was categorised as low habitat value due to gaps underneath slipped roof tiles.

Number of buildings on site – 2 buildings

Number of buildings surveyed – 2 buildings.

Scope of works

The following buildings were subject to emergence/re-entry surveys:

B1 – High value – 3 surveys

B2 – Low value – 1 survey

Proposed development

Current use of building – Residential

Proposed use of building – N/A - Full demolition of B1 and B2

Structural changes to building – Full Demolition of B1 and B2

Cosmetic/repair work – N/A

Type of permission required – Planning permission

The site surveys were designed and managed by Consultant Ecologist Dr James Fielding PhD BA (hons) PGcert (merit) (Natural England Bat License Number 2022-10412-CL17-BAT)	
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2, DNA analysis results in Appendix 3	
<i>Limitations</i>	No specific limitations

Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Building inspection prior to survey</i>	Carried out by: Paul Bartkowiak Structures inspected: An external inspection of the house was carried out and no direct evidence of bats where found. An updated internal inspection wasn't required as the PRA was conducted in June 2025.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Sylvia Breiden	1 st Year	Level 1	Observing northern of B1
	2	Liz Hadland	1 st Year	Level 1	Observing western of B1
	3	Elena Burroughs	1 Year	Level 1	Observing southern of B1
	4 - Lead	Paul Bartkowiak	1 year	Level 2	Observing eastern of B1 and B2
<i>Weather (start/end)</i>	Temperature (°C): 22 Relative humidity (%): 57 Cloud cover (%): 0 Wind (m/s): 0 Rain: None		Temperature (°C): 19 Relative humidity (%): 65 Cloud cover (%): 0 Wind (m/s): 0 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	4	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	4	

Results						
Date of survey				Sunset; Start - End		
11/07/2025				Sunset 21:13; 20:58– 22:43		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	CPx1	Day	B1	Under roof tiles, between tiles and felt across whole northern elevation	Junction between the dormer window and the main roof slope on northern elevation	N/A
2	CPx1	Day	B1	Under roof tiles, between tiles and felt beneath the junction of the dormer roof and the conservatory roof.	Gap beneath roof tiles at the junction of the dormer roof and the conservatory roof.	N/A
Surveyor observations						
Surveyor 1		Emergences observed - None Species – Common pipistrelle, soprano pipistrelle, Myotis Summary of general activity: Bat activity was recorded between 21:52 and 22:41, comprising Common Pipistrelle, Soprano Pipistrelle, and Myotis species. Most of the activity was attributed to Common Pipistrelle, with intermittent heard not seen recordings from Soprano Pipistrelle and Myotis species. Flight paths – Common pipistrelle seen circling the house and then travelling east Foraging areas – No Foraging behaviour observed				

Figure 1: Full elevation photo showing surveyors view.

<i>IR position 1</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing the northern elevation of B1 Emergences observed: Yes <u>Common pipistrelle day roost: Roost 1</u> Number: 1 Time: 21:07 Location of access point: Junction between the dormer window and the main roof slope on northern elevation Direction of travel on emergence: North Species ID confirmed on site by sound analysis No other notable activity recorded	 Figure 2: Darkest point  Figure 3: Annotated image showing the place of common pipistrelle emergence from roost 1 and direction of travel
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<i>Surveyor 2</i>	Emergences observed - None Species – common pipistrelle, soprano pipistrelle, Myotis Summary of general activity: frequent Common Pipistrelle foraging within the southern and western gardens, with additional observations near the northern chimney. Occasional activity by Noctule, Soprano Pipistrelle, and Myotis species was also recorded. Flight paths - Common Pipistrelles were frequently recorded commuting around the building, particularly near the northern chimney and to the west of the property, with occasional passes by Noctule and Myotis species. Foraging areas – Sustained foraging activity by Common Pipistrelles was concentrated within the gardens to the south of the building, with additional activity noted to the west.	 Figure 4: Full elevation photo showing surveyors view
<i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing the western elevation of B1 Emergences observed: Yes <u>Common pipistrelle day roost: Roost 2</u> Number: 1 Time: 21:53 Location of access point: Gap beneath roof tiles beneath the junction of the dormer roof and the conservatory roof. Direction of travel on emergence: North Species ID confirmed on site by sound analysis No other notable activity recorded	 Figure 5: Darkest point

		 Figure 6: Annotated image showing the place of common pipistrelle emergence from roost 2 and direction of travel
Surveyor 3	Emergences observed - None Species – common pipistrelle Summary of general activity: Flight paths – A Common Pipistrelle at 21:44 flew southeast over surveyors head going northwest. Foraging areas – Common pipistrelle where observed circling and foraging around the garden at 22:18	 Figure 7: Full elevation photo showing surveyors view

<i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing southern elevation of B1 Emergences observed: None No additional observations or bat activity recorded upon review	
<i>Surveyor 4</i>	Emergences observed - None Species – Common pipistrelle, soprano pipistrelle Summary of general activity: Common pipistrelle commuting and foraging behaviour observed between 21:45 and 21:18. One soprano pipistrelle was heard not seen at 22:33 Flight paths – Frequent common pipistrelle passes seen travelling north to south along western elevation Foraging areas – Common pipistrelle feeding activity was observed throughout the and was concentrated along the western elevation	

<i>IR position 4</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing western elevation of B1 Emergences observed: None No additional observations or bat activity recorded upon review	 Figure 10: Darkest point
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Field Survey					
Dusk Emergence Survey 2					
Building B1					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Abigail Louise Dodge	4 Years	Level 1	Observing northern of B1
	2	Liz Hadland	1 st Year	Level 1	Observing western of B1
	3	Lily Harman	2 Years	Level 1	Observing southern of B1
	4 - Lead	Paul Bartkowiak	1 year	Level 2	Observing eastern of B1 and B2
<i>Weather (start/end)</i>	Temperature (°C): 16 Relative humidity (%): 77 Cloud cover (%): 100 Wind (m/s): 0.3 Rain: None		Temperature (°C): 19 Relative humidity (%): 65 Cloud cover (%): 0 Wind (m/s): 0.2 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	4	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	4	

Results						
Date of survey				Sunset; Start - End		
1/08/2025				Sunset 20:47; 20:32– 22:17		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
3	CPx1	Day	B1	Lead flashing at the base of the northern most chimney	Lifted lead flashing at northern most chimney	N/A
Surveyor observations						
Surveyor 1		Emergences observed - None Species – Common pipistrelle, soprano pipistrelle, Myotis, serotine, noctule Summary of general activity: The survey recorded Common Pipistrelle, Soprano Pipistrelle, Noctule, Serotine, Myotis (including Daubenton's), and long-eared bats. Foraging was noted over the driveway and along a southeast–north flight line. Flight paths – Bats were observed commuting along the southern elevation, across the northwest boundary hedgerow, and repeatedly along a southeast–north axis through the site. Foraging areas - Foraging activity was concentrated over the driveway (long-eared species) and along the southeast–north flight path, with Daubenton's Myotis actively foraging on multiple occasions.			 Figure 11: Full elevation photo showing surveyors view.	

<i>IR position 1</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing the northern elevation of B1 Emergences observed: Yes No other notable activity recorded	 Figure 12: Darkest point
<i>Surveyor 2</i>	Emergences observed – Yes <u>Common pipistrelle day roost: Roost 3</u> Number: 1 Time(s): 20:58 Location of access point(s): Lead flashing at the base of the northern most chimney Direction(s) of travel on emergence: South Species ID confirmed on site by sound analysis. Species – Common pipistrelle, soprano pipistrelle, myotis Summary of general activity: One emergence observed. At 21:06 there was constant foraging in the southern garden. Myotis and soprano pipistrelle calls were recorded but were heard not seen Flight paths – Common pipistrelle were observed to be flying north over the building between 21:28 and 21:42 Foraging areas – Foraging behaviour was observed in the garden to the south of B1.	 Figure 13: Full elevation photo showing surveyors view

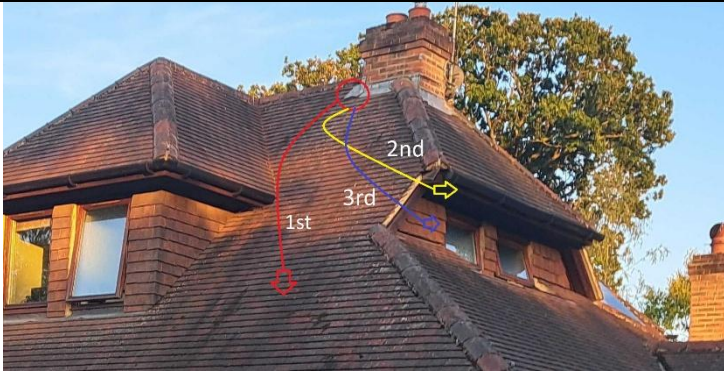
		 Figure 14: Annotated image showing the place of common pipistrelle emergence from roost 3 and direction of travel
<i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing the western elevation of B1 Emergences observed: None No other notable activity recorded	 Figure 15: Darkest point

<i>Surveyor 3</i>	Emergences observed - None Species – Common pipistrelle, noctule Summary of general activity: Constant common pipistrelle activity throughout the evening as well as a noctule heard not seen Flight paths – A common Pipistrelle at 21:00 flew southwest from the dormer window Foraging areas – Common pipistrelle where observed circling and foraging around the garden at 21:06	
<i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing southern elevation of B1 Emergences observed: None No additional observations or bat activity recorded upon review	

<i>Surveyor 4</i>	Emergences observed - None Species – common pipistrelle, Summary of general activity: Constant common pipistrelle activity between 21:06 and 22:04 consisting of foraging behaviour. Flight paths – Frequent common pipistrelle passes seen travelling north to south along western elevation Foraging areas – Common pipistrelle feeding activity was observed throughout the and was concentrated along the western elevation.	 Figure 18: Full elevation photo showing surveyors view
<i>IR position 4</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing western elevation of B1 Emergences observed: None No additional observations or bat activity recorded upon review	 Figure 19: Darkest point

Field Survey					
Dusk Emergence Survey 3					
Building B1, B2					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Abigail Louise Dodge	4 Years	Level 1	Observing northern of B1
	2	Liz Hadland	1 st Year	Level 1	Observing western of B1
	3	Elena Burroughs	1 Year	Level 1	Observing southern of B1
	4	Paul Bartkowiak	1Year	Level 2	Observing eastern of B1 and B2
	5	Unmanned IR	N/A	N/A	Observing northern B2
<i>Weather (start/end)</i>	Temperature (°C): 18 Relative humidity (%): 66 Cloud cover (%): 20 Wind (m/s): 0.1 Rain: None		Temperature (°C): 15 Relative humidity (%): 78 Cloud cover (%): 10 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	5	
	Additional Illumination	Nightfox	XB5 PRO	4	
	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		
22/08/2025				Sunset 20:08; 19:53– 21:38		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
4	CPx3	Day	B1	lifted lead flashing to the bottom left of the westerly chimney stack on the north facing elevation.	lifted lead flashing to the bottom left of the westerly chimney stack on the north facing elevation.	N/A
Surveyor observations						
Surveyor 1		Emergences observed – Yes <u>Common pipistrelle day roost:</u> Roost 4 Number: 3 Time(s): 20:20,20:32,20:42 Location of access point (s): lifted lead flashing to the bottom left of the westerly chimney stack on the north facing elevation. Direction(s) of travel on emergence: 1 st – Northwestern 2 nd – West 3 rd – West Species ID confirmed on site by sound analysis Summary of general activity: Common pipistrelles emerged from the western chimney at 20:20 and 20:32 and 20:42 with continuous activity including foraging, passes, and social calls recorded until 21:38. A noctule was heard in flight at 20:36 and a brown long-eared bat was recorded at 21:13.			 Figure 20: Full elevation photo showing surveyors view.	

	Species – Common pipistrelle, Noctule, brown long-eared Flight paths – Common pipistrelles were observed emerging from the western chimney (point A) and followed flight lines in north-westerly and westerly directions. Foraging areas – Foraging activity by common pipistrelles was detected between 20:28 and 21:38, with increased social activity recorded later in the survey period.	 Figure 21: Annotated image showing the place of common pipistrelle emergence from roost 4 and direction of travel
<i>IR position 1</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing the northern elevation of B1 Emergences observed: None No other notable activity recorded	 Figure 22: Darkest point

<i>Surveyor 2</i>	Emergences observed - None Species – Common pipistrelle, noctule, soprano pipistrelle, brown long-eared, myotis Summary of general activity: Noctules were recorded at 20:16, 20:28, 20:35, 21:14 and 21:19. A pipistrelle was seen near the northern chimney at 20:20, with common pipistrelles active from 20:33 and foraging continuously 21:02–21:36. A myotis species (likely Daubenton's) was heard at 21:15, brown long-eared bats foraged 21:26–21:35, and a soprano pipistrelle was heard at 21:37. Flight paths – Common pipistrelles were recorded following flight paths around the NW elevation, including pipistrelle activity moving north–south at 20:33 and eastward over head of surveyor at 20:49. Foraging areas – Foraging activity was concentrated around the NW elevation, with common pipistrelles active between 21:02 and 21:36 and brown long-eared bats foraging between 21:26 and 21:35.	 Figure 23: Full elevation photo showing surveyors view
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<i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing the western elevation of B1 Emergences observed: Yes No other notable activity recorded	 Figure 24: Darkest point
<i>Surveyor 3</i>	Emergences observed - None Species – Common pipistrelle Summary of general activity: Flight paths – Common pipistrelles were observed flying west at 20:22, southwest to northeast at 20:45, and north to south between 21:04 and 21:08. Foraging areas – Foraging activity by common pipistrelles was concentrated in the garden between 21:04 and 21:08.	 Figure 25: Full elevation photo showing surveyors view

<i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing southern elevation of B1 Emergences observed: None No additional observations or bat activity recorded upon review	 Figure 26: Darkest point
<i>Surveyor 4</i>	Emergences observed - None Species – Common pipistrelle, soprano pipistrelle, noctule, myotis Summary of general activity: constant pipistrelle feeding and commuting behaviour from 20:40 to 21:29. One noctule was heard not seen at 20:31 and one myotis was heard not seen at 21:09 Flight paths – common pipistrelle and soprano pipistrelle passes where observed between 20:40 and 21:29 flying north to south and south to north. Foraging areas – Common pipistrelle foraging behaviour was observed between 21:09 and 21:29 long the eastern elevation	 Figure 27: Full elevation photo showing surveyors view

<i>IR position 4</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: observing western elevation of B1 Emergences observed: None No additional observations or bat activity recorded upon review	 Figure 28: Darkest point
<i>IR position 5</i> <i>Nightfox Whisker +</i> <i>Nightfox Torch XB5</i>	Camera position: Observing western and northern elevation of B2 Emergences observed: None No additional observations or bat activity recorded upon review	 Figure 29: Darkest point

Conclusions, Impacts and Recommendations						
Survey Results Summary	Confirmed roosts:					
	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
	1	Common pipistrelle	Day	1	Under roof tiles, between tiles and felt across whole northern elevation	Impact to roost – Destruction Level of impact – Site
	2	Common pipistrelle	Day	1	Under roof tiles at the junction of the dormer roof and the conservatory roof.	Impact to roost – Destruction Level of impact – Site
	3	Common pipistrelle	Day	1	Lead flashing at the base of the northern most chimney (South side)	Impact to roost – Destruction Level of impact – Site
	4	Common pipistrelle	Day	3	Lead flashing at the base of the northern most chimney (Northern side)	Impact to roost – Destruction Level of impact – Site
	5	Brown long eared	Transitional/ occasional	1 (estimated based on volume of droppings)	B1 Loft space	Impact to roost – Destruction Level of impact – Site
General bat activity on site: Key foraging areas – foraging areas were observed along the eastern elevation in the gap between B1 and the eastern neighbours. Foraging areas were also observed in both the front and rear garden.						

	Key flight lines – Observed along the eastern elevation in the gap between B1 and the eastern neighbours. Bats were frequently observed flying over the house and travelling north. Throughout all 3 of the surveys bats were also observed to be circling the house. Species observed – Noctule, brown long-eared, myotis, common pipistrelle, soprano pipistrelle Hibernation suitability - Low – there is some limited habitat in crevices, however these do not offer the stable environment generally required for hibernation. No further surveys required Additional notes/discussion – The DNA droppings were analysed by ecotype genetics and identified as brown long eared bat droppings. The PRA concluded there were ~50 droppings of mixed ages located within the loft space. No brown long eared bats emerged from the building during the BERs surveys; therefore, the roost has been identified as a transitional/occasional roost. Based on the low number of droppings (~50), it has been estimated that 1 bat is using the roost.	
<i>Impact Assessment</i>	Roosting bats	
	Roost number	Impact
	1 (CP day roost)	The roost will be destroyed when B1 is demolished. The construction of ~24 dwellings could also affect foraging behaviour for displaced bats as it will affect the light pollution in the area.
	2(CP day roost)	The roost will be destroyed when B1 is demolished. The construction of ~24 dwellings could also affect foraging behaviour for displaced bats as it will affect the light pollution in the area.
	3 (CP day roost)	The roost will be destroyed when B1 is demolished. The construction of ~24 dwellings could also affect foraging behaviour for displaced bats as it will affect the light pollution in the area.

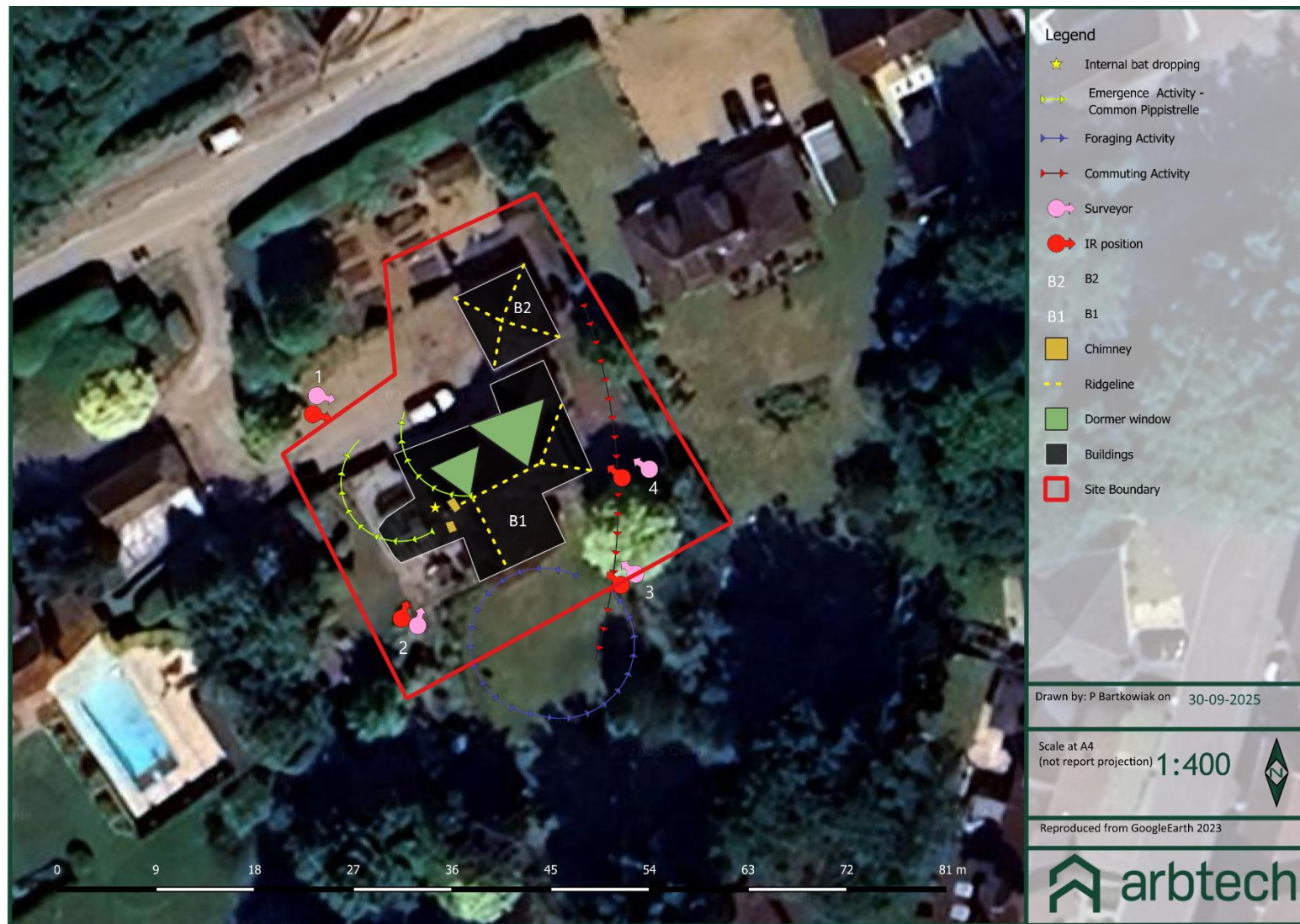
	4 (CP day roost)	The roost will be destroyed when B1 is demolished. The construction of ~24 dwellings could also affect foraging behaviour for displaced bats as it will affect the light pollution in the area.
	5 (Brown long eared transitional/occasional roost)	The roost will be destroyed when B1 is demolished. The construction of ~24 dwellings could also affect foraging behaviour for displaced bats as it will affect the light pollution in the area.
	Foraging and commuting 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.	
<i>Recommendations</i>	A Bat Licence from Natural England will be 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. Additional survey requirements: • If the licence is not obtained by 22nd November 2025 a Material Changes Check will be required. • If the licence is not obtained by 1 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. An EPSL application to Natural England will be required to legally permit the proposed works. The EPSL application requires that surveys have been undertaken within the most recent active bat season, and at a suitable time of year to fully characterise the roosts present. 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 EPSL submission, if no survey work has been undertaken within that period. The named ecologist on the EPSL will need to have visited the site, so a pre EPSL inspection may also be needed regardless of the passage of time between surveys and EPSL. The EPSL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level so as to maintain (or enhance) the Favourable Conservation Status (FCS) of the local bat population. The EPSL will include (but are not limited to) the following measures: ▪ Timing of works to avoid the maternity season (May to September) ▪ Where possible, destructive works should be timed to take place in the 'shoulder' seasons October-November or March-April. ▪ The installation of bat boxes or replacement bat roosts prior to works commencing to form a receptor site for any bats found during the works. Boxes may be installed on buildings or trees or can be pole mounted 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. Bat boxes should be of a type suitable for common pipistrelles, such as a Beaumaris bat box or rocket bat pole. ▪ The provision of a toolbox talk to contractors, by the Named Ecologist or an Accredited Agent, to inform them of the presence of bat roosts. ▪ A pre-commencement inspection of any roost features by the Named Ecologist or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). ▪ The removal of all hanging tiles (e.g. at the dormers) roof tiles and led flashing by hand under the supervision of the Named Ecologist 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.
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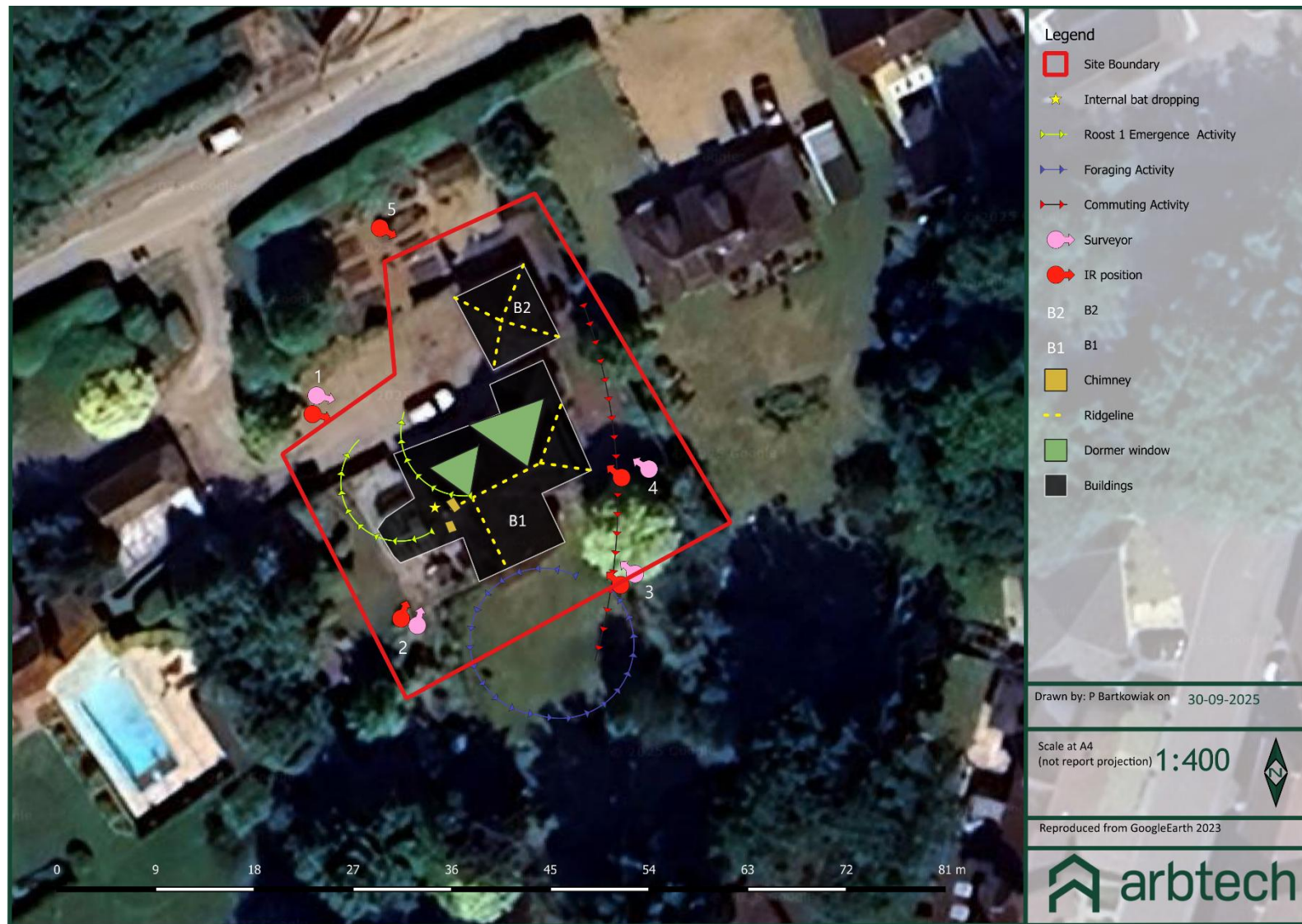
	▪ Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. ▪ Like for like roost replacement is required on site ▪ Due to the size and scale of the roosts, post development monitoring will not be required. The EPSL 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. EPSLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified, works must cease and advice must be sought from the Named Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the EPSL. 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 scattered trees 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.
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	▪ 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.
<i>Enhancements</i>	The installation of 24 bat boxes, one per new dwelling, will provide additional roosting habitat for bats. The bat boxes will be integrated within the new build dwellings. 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 Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

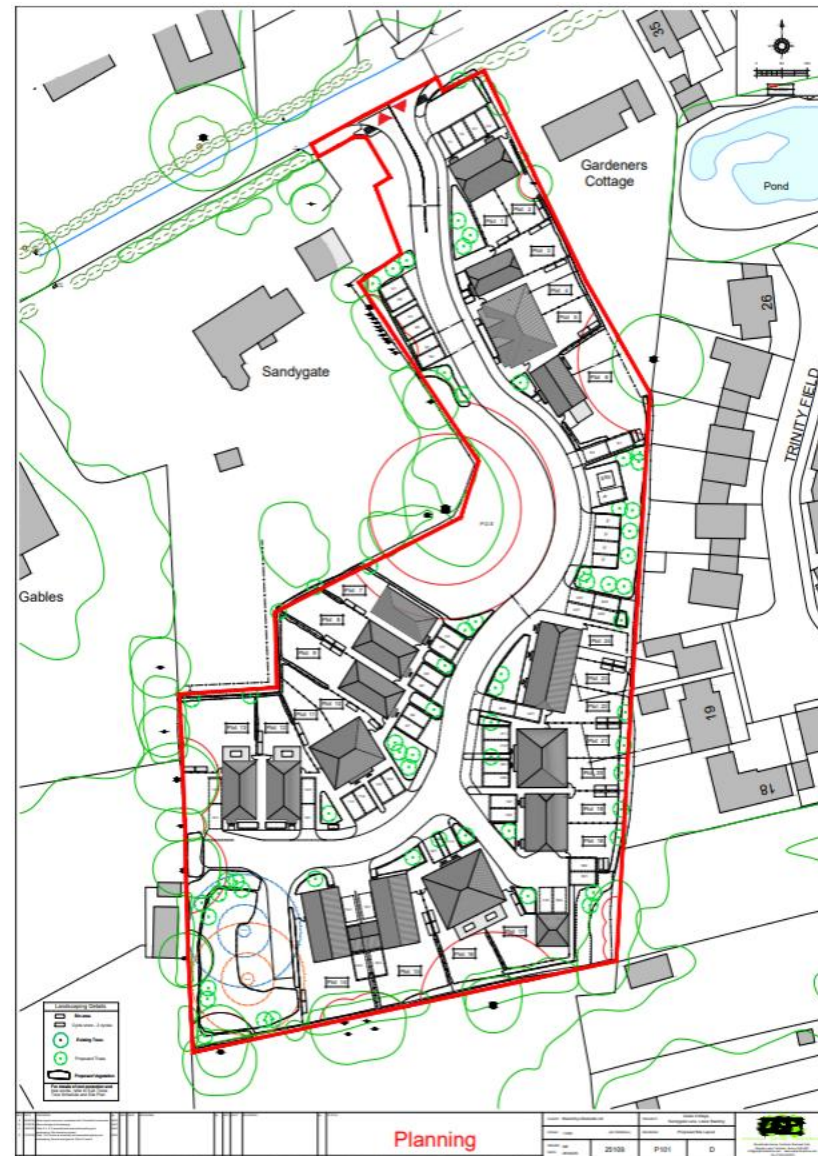
Appendix 1a: BERS plan for survey 1 and 2



Appendix 1b: BERS plan for survey 3



Appendix 2: Proposed Plans



Appendix 3: DNA analysis results

Results

Sample ID: EG-2714-1

*Sample information:***Sample type:** Faecal**Species group:** Bats**Suspected species:****Site Location:** RH13 6LR**Comments:** RH13 6LR*Laboratory information:***DNA Extraction Code:** EG-2025-2427**Identification method:** qPCR**Analysis Procedure Notes:**

All UK bat species tested for - only a single species detected in this sample.

Laboratory Comments:

None

*Species Identified:***Species 1:** Plecotus auritus (Brown long-eared bat)**qPCR Ct Value:** 21

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Version control			
Status	Issue	Name	Date
Draft	0.1	Paul Bartkowiak BSc (Hons) - Assistant Ecologist	03/10/2025
Proof	0.2	Dr James Fielding PhD BA (Hons) PGcert (Merit) - Consultant Ecologist	04/10/2025
Proof	0.3	Leo Plevin BSc (Hons), MSc, MCIEEM - Principal Ecologist (L2 Bat Licensed)	16/10/2025
Draft	0.4	Amber Church BSc (Hons) - Graduate Ecologist	21/10/2025
Proof	0.5	Ashleigh Domblides BA (Hons) - Consultant Ecologist	22/10/2025
Draft	0.6	Amber Church BSc (Hons) - Graduate Ecologist	22/10/2025
Proof	0.7	Ashleigh Domblides BA (Hons) - Consultant Ecologist	22/10/2025
Final	1.0	Amber Church BSc (Hons) - Graduate Ecologist	22/10/2025
Final	2.0	Amber Church BSc (Hons) - Graduate Ecologist	04/03/2026
Final	3.0	Amber Church BSc (Hons) - Graduate Ecologist	09/04/2026

Final	4.0	Amber Church BSc (Hons) - Graduate Ecologist	10/04/2026
Final	5.0	Amber Church BSc (Hons) - Graduate Ecologist	14/04/2026

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