

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Ropley, Botley Road, West End, Southampton, SO30 3HA

Client:

Pitter Properties Ltd

Report date:

3rd July 2024

Project:

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

The demolition of the existing garage and construction of two dwellings with associated access road and landscaping

This report is supplementary to the Preliminary Ecological Appraisal and Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (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 Ecological Appraisal and Preliminary Roost Assessment completed by Arbtech Consulting Limited (2024) 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 lead surveyor for advice.

Executive Summary

The PRA (Arbtech, 2024) classified the habitat value as moderate for roosting bats due to the features found on the building and the number of trees within the site's boundaries. The local surrounding habitat is urban, with residential and commercial buildings. No evidence was found during the internal and external inspections.

No bat roosts were identified within the survey building during the survey. No evidence of bats was recorded during the internal inspection. Consequently, no impacts on bats or their roosts are foreseen.

The creation of additional habitat for bats is recommended in line with the local authorities' duty to request enhancements under the NPPF (2023).

A low impact lighting strategy should be adopted for the site following guidance from the Bat Conservation Trust: Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23 <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

The site surveys were designed and managed by Graduate Ecologist Anna Dolby, BSc (Hons) (Accredited Agent: Natural England Protected Species Licence Numbers: [Bats] (2018-33540-CLS-CLS)

See surveyor locations in the **BERS plan in Appendix 1.**

Limitations

There was a large amount of streetlight and automatic lighting on third party land, however the vegetation on site helped to reduce the lighting on the western and southern elevations.

	It was difficult to observe the full western elevation due to the hedgerows and other vegetation on site, however due to the lack of bat activity recorded it is unlikely to change the outcome.
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Field Survey							
Dusk Emergence Survey 1							
Building B1							
Building inspection prior to survey		The loft spaces of the main two-storey element and garage extension were inspected during the survey, no evidence of bats was found.					
Surveyor and position		Lead Surveyor 1 - Anna Dolby, BSc (Hons) (Accredited Agent: Natural England Protected Species Licence Numbers: [Bats] (2018-33540-CLS-CLS) – observing the north and west elevations. Surveyor 2 – Courtney Davies – 2 years bat survey experience – observing the north and east elevations. Surveyor 3 – Ashleigh Wilkins – 3 years bat survey experience – observing the southern elevation.					
Weather (start/end)		Temperature (°C): 15 Relative humidity (%): 80 Cloud cover (%): 100 Wind (m/s): 2.4 Rain: None			Temperature (°C): 13 Relative humidity (%): 84 Cloud cover (%): 5 Wind (m/s): 2.2 Rain: light drizzle		
Equipment used		Echometer Touch 2, 3x Nightfox IR cameras & 3x Nightfox IR torches, Batbox Duet, 3x hand-held radios.					
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
04/06/2024	21:13 20:58-22:43	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							
Surveyor 1		No emergences were observed. The first and only bat was a common pipistrelle, heard not seen at 22:10.				N/A	

<i>IR position</i>	The footage reflected the view of surveyor 1. No emergences were recorded.	
<i>Surveyor 2</i>	No emergences were observed. The first and only bat was a common pipistrelle, heard not seen at 22:10.	N/A
<i>IR position</i>	The footage reflected the view of surveyor 2. No emergences were recorded.	
<i>Surveyor 3</i>	No emergences were observed. No bats observed during the survey.	N/A

<i>IR position</i>	The footage reflected the view of surveyor 3. No emergencies were recorded.	
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Field Survey							
Dusk Emergence Survey 2							
Building B1							
<i>Building inspection prior to survey</i>		N/A – was completed during the first survey.					
<i>Surveyor and position</i>		Surveyor 1 – Jayne Wilkins – 4 years bat survey experience – observing the north and west elevations. Lead Surveyor 2 – Abby Pidgen (Accredited Agent: Natural England Protected Species Licence Numbers: [Bats] (2018-33540-CLS-CLS) observing the north and east elevations. Surveyor 3 – Andy Wilkins – 3 years bat survey experience – observing the southern elevation.					
<i>Weather (start/end)</i>		Temperature (°C): 23 Relative humidity (%): 60 Cloud cover (%): 40 Wind (m/s): 0.1 Rain: None			Temperature (°C): 20 Relative humidity (%): 72 Cloud cover (%): 0 Wind (m/s): 0.2 Rain: None		
<i>Equipment used</i>		Echometer Touch 2, 3x Nightfox IR cameras & 3x Nightfox IR torches, 3x hand-held radios.					
Results							
Date of survey	Sunset Start and end time	Species and numbers	Roost type	Structure reference	Roost location	Access points (include # of them)	Dimensions and explanation of roost location
25/06/2024	21:23 21:08-22:53	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							
<i>Surveyor 1</i>		No emergences were observed. No bats observed during the survey.				N/A	

<i>IR position</i>	The footage reflected the view of surveyor 1. No emergences were recorded.	 A thermal image of a two-story house with a bay window. The image is in grayscale with a color overlay indicating temperature. A timestamp in the bottom right corner reads "08/25/2024 22:42:28".
<i>Surveyor 2</i>	No emergences were observed. No bats observed during the survey.	N/A
<i>IR position</i>	The footage reflected the view of surveyor 2. No emergences were recorded.	 A thermal image of a house with a porch and dense foliage in the foreground. The image is in grayscale with a color overlay indicating temperature. A timestamp in the bottom right corner reads "08/25/2024 22:44:10".
<i>Surveyor 3</i>	No emergences were observed. No bats observed during the survey.	N/A

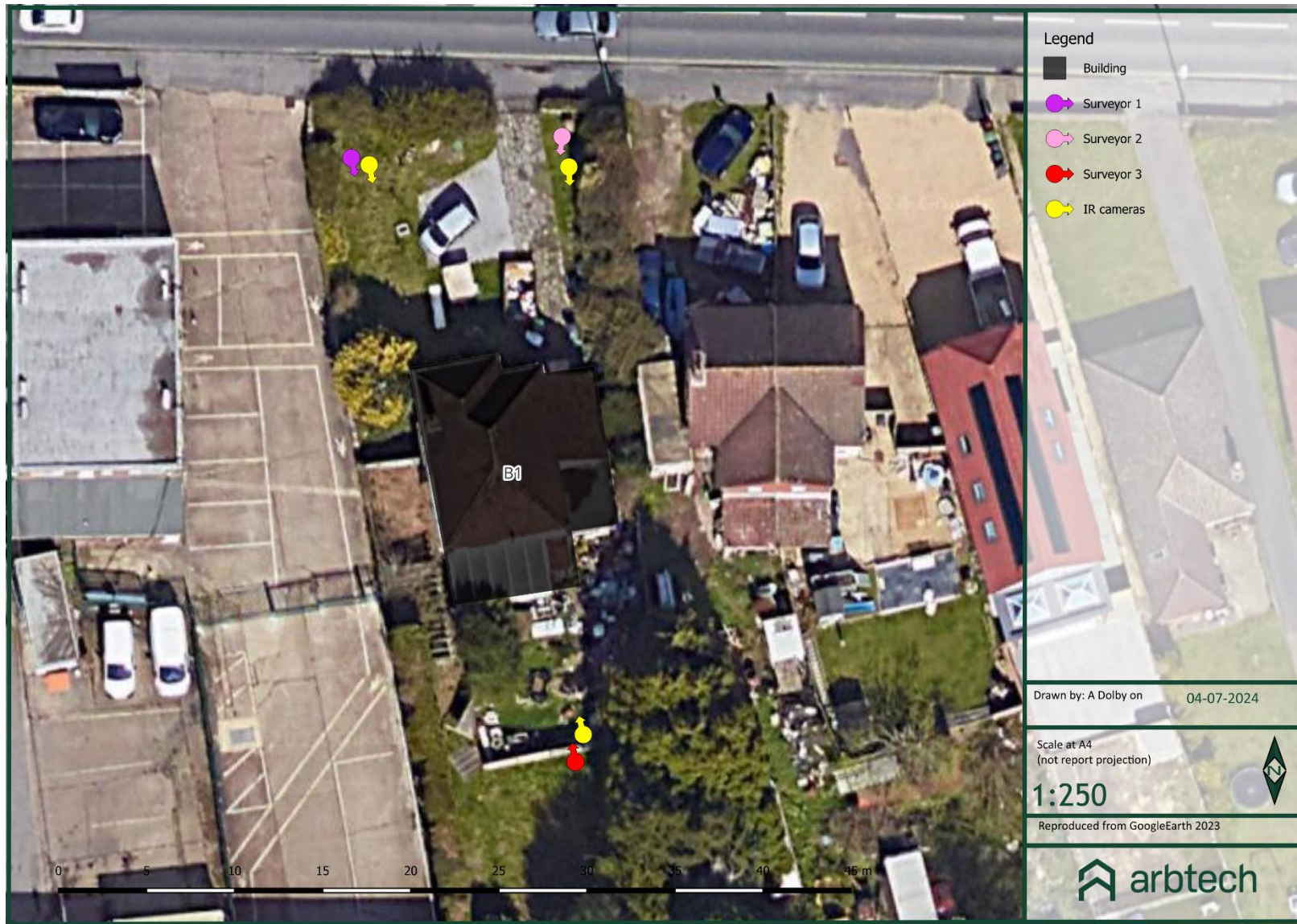
<i>IR position</i>	The footage reflected the view of surveyor 3. No emergencies were recorded.	
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No bat roosts were identified at the site. No bats were observed emerging from the buildings during the emergence survey and no evidence of bats was found during the preliminary roost assessment. Only one bat species was recorded during the surveys, common pipistrelle bat, and no roosting activity was observed.
<i>Impact Assessment</i>	Bats are unlikely to be roosting within this building; therefore, no impacts on bats are anticipated as a result of the proposed development. However, bats are highly mobile creatures that switch roosts regularly and therefore, the usage of a site by bats can change over a short period of time. Any bats that begin using the buildings during the intervening period between the surveys being undertaken and works commencing could be injured or killed and their roosts destroyed.
<i>Recommendations</i>	A precautionary working method will be implemented during and post-development. This will include the following measures: • The potential roost features (i.e. roof tiles) will be removed by hand. • In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures: • Light spill on to the northern and southern boundaries 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.
<i>Enhancements</i>	A single bat box is recommended to enhance roosting opportunities at the site for bats. Use of a bat brick integrated into the fabric of the building is favourable. Surface mounted external bat box will also provide suitable enhancement. Bat box type be targeted at providing roost provision for priority species listed on Schedule 41 of the NERC Act. 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 bat boxes will be a specification suitable for both crevice dwelling and void dwelling bats such as Vivara Pro WoodStone Bat Box or a similar alternative brand.

Version control			
Status	Issue	Name	Date
Draft	0.1	Anna Dolby, BSc (Hons), Graduate Ecologist	04/07/2024
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant	16/07/2024
Final	1.0	Anna Dolby, BSc (Hons), Graduate Ecologist	16/07/2024

Appendix 1: BERS plan



Limitations and Copyright

Limitations

The full western elevation was difficult to observe and record via IR camera, due to the vegetation and proximity to third party land. However, due to the bat activity observed during the surveys, it is unlikely to change the survey outcome.

Legal

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