

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

253 Winchester Road, Chandler's Ford, Eastleigh, Hampshire, SO53 2DX

Client:

Shai Tank

Report date:

25th August 2025

Project:

This report is prepared to inform a planning application with Eastleigh District Council. The proposal is described as:
The destruction of the current detached dwelling and the building of two semi-detached properties with associated gardens.

This report is supplementary to the 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 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 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

The PRA was completed by Arbtech Consulting Limited on the 6th November 2024. The residential dwelling (B1) was surveyed and assessed to have low roosting suitability and habitat value for bats. There was no bat evidence found.

Number of buildings on site – 1 building.

Number of buildings surveyed – 1 building.

Scope of works

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

B1 – Low value, one survey required.

Proposed development

Current use of building – Residential

Proposed use of building – No change

Structural changes to building – Destruction of the current dwelling and the building of two semi-detached properties.

Type of permission required – Full planning permission.

The site surveys were designed and managed by Assistant Ecologist Vicki Clarke BSc (Hons) supervised by Consultant Ecologist Georgina Rennie level 1 bat license.	
See surveyor locations in the BERS plan in Appendix 1.	
<i>Limitations</i>	The IR torch located with the unmanned camera stopped working throughout the survey making the footage dark. This was overcome by adjusting the brightness and contrast whilst reviewing the footage. These methods resolved the issue and the footage was reviewed with certainty of no emergencies. No other limitations were incurred during the survey. The weather conditions and time of year were optimal for undertaking bat surveys to ensure no important roost types were missed. The building was fully accessible throughout the duration of the survey, and no external lighting was present that may have reduced visibility.

Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Building inspection prior to survey</i>	The PRA concluded there was no evidence of bat occupation in the loft void and there is no roosting bat suitability. Prior to the bat emergence surveys Vicki Clarke undertook an external inspection of the building and did not find any features in addition to those already mentioned in the PRA report (Arbtech Consulting Limited, 2025) and during the external inspection ahead of the survey no evidence or features were identified that disagreed with the assigned moderate value.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Vicki Clarke	1 Year's bat survey experience	Level 2	Observing west
	2	Unmanned IR	N/A	N/A	Observing east
	3	Andy Wilkins	5 Year's bat survey experience	Level 1	Observing east
	4	Jayne Wilkins	5 Year's bat survey experience	Level 1	Observing northwest
<i>Weather (start/end)</i>	Temperature (°C): 21.4 Relative humidity (%): 60.5 Cloud cover (%): 40 Wind (m/s): 0 Rain: None			Temperature (°C): 17 Relative humidity (%): 63 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	3	
		Magenta Electronics	Magenta Bat4	1	

	Two Way Radio	BAOFENG	FV-88E	3
Results				
Date of survey		Sunset; Start - End		
21/08/2025		Sunset 20:14; 19:59 – 21:44		
Surveyor observations				
Surveyor 1	No emergencies observed. Summary of general activity: Species – Common pipistrelle, serotine and soprano pipistrelle. Flight paths – Northeast to west. Foraging areas – None observed. One soprano pipistrelle was heard not seen at 20:44. A serotine passed from northeast to west at 20:54. There were four occurrences of common pipistrelle heard not seen between 21:15 and 21:33. There was one serotine heard not seen at 21:36.			
IR position 1 Nightfox Whisker & IR torch	Camera position observing west elevation of B1. No emergencies were observed and the footage was in line with the observations of surveyor 1 with no additional activity.			
			Darkest point	

<i>IR position 2</i> <i>Nightfox Whisker & IR torch</i>	Camera position observing east elevation of B1. No emergences or bat activity were observed upon review of footage.	 08/21/2025 19:56:29 Field of view  08/21/2025 21:41:52 Darkest point
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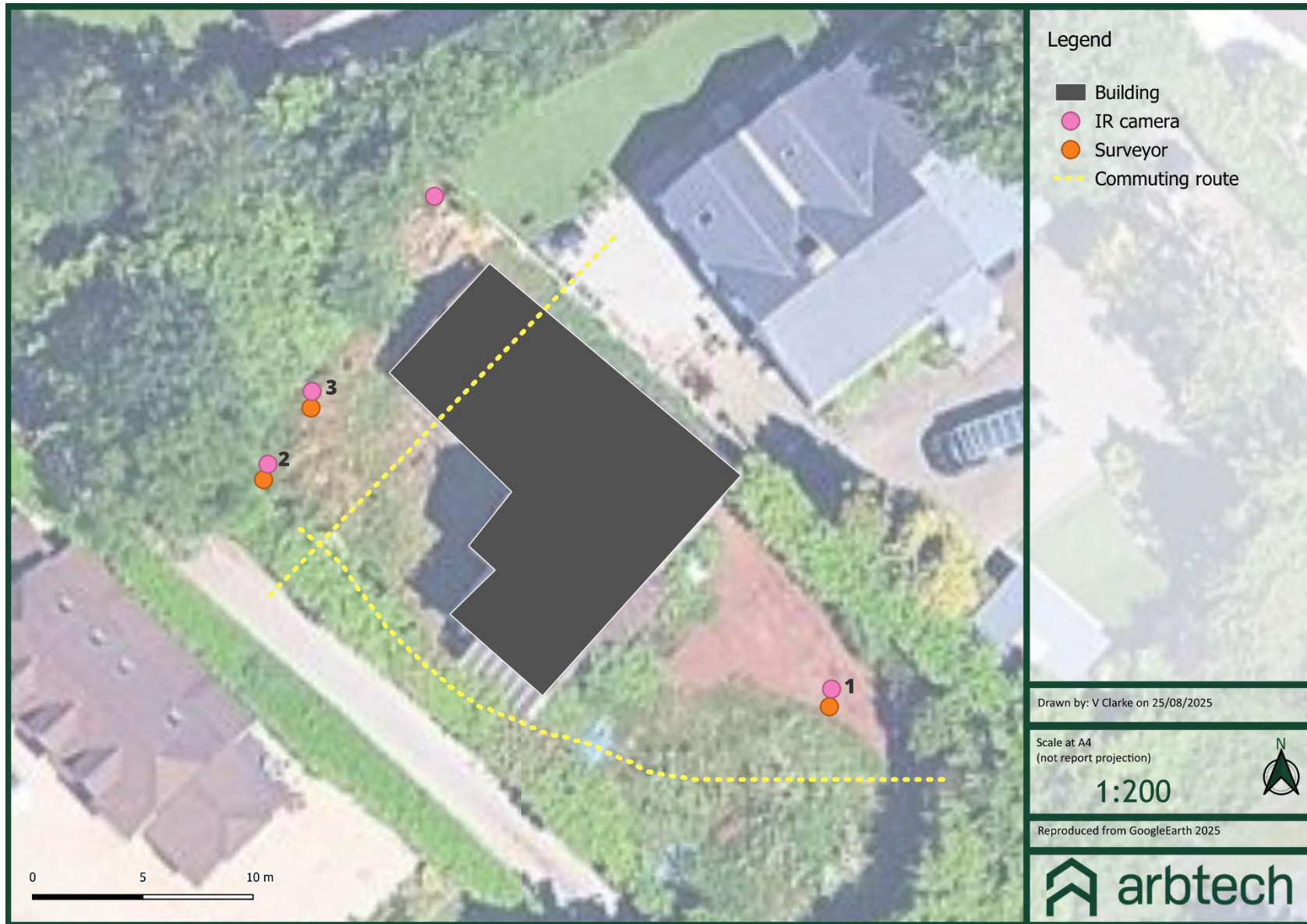
<i>Surveyor 2</i>	No emergences observed. Summary of general activity: Species: Common pipistrelle and serotine. Flight paths: north to southeast. Foraging areas: None observed. The first recorded activity was a common pipistrelle at 20:33, this was heard not seen. At 20:43 a common pipistrelle passed from next door north to southeast over the house. At 20:55 a serotine passed from southeast to north. Common pipistrelles were heard not seen at 21:09, 21:16, 21:26, and 21:37.	 Surveyor field of view
<i>IR position 3 Nightfox Whisker & IR torch</i>	Camera position observing east elevation of B1. No emergences were observed and the footage was in line with the observations of surveyor 2 with no additional activity.	 Darkest point

<i>Surveyor 3</i>	No emergences observed. Summary of general activity: Species: Common pipistrelle and soprano pipistrelle. Flight paths: north to southeast and southeast to north. Foraging areas: None observed. First bat was a common pipistrelle heard not seen at 20:33 and another 4 times throughout the survey. At 20:43 a common pipistrelle was seen passing north to southeast. At 20:55 a soprano pipistrelle was seen passing southeast to north over the building.	 Surveyor field of view
<i>IR position 4</i>	Camera position observing northwest elevation of B1. No emergences were observed and the footage was in line with the observations of surveyor 3 with no additional activity.	 Darkest point

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	<u>General bat activity on site</u> Key foraging areas – None observed. Key flight lines – northeast to west, north to southeast, and southeast to north. Species observed – Common pipistrelle, serotine, and soprano pipistrelle. These species were observed commuting, the flights paths are shown in appendix 1. <u>Hibernation suitability</u> Negligible habitat value - the site does not offer any suitable hibernation habitat. No further surveys required <u>Additional notes/discussion</u> Building B1 was considered to contain low value for roosting bats during the PRA. No evidence of roosting bats was observed during the PRA survey and no bats were seen emerging, re-entering or foraging around possible entry/exit locations during the emergence survey.
<i>Impact Assessment</i>	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.
<i>Recommendations</i>	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. Bat lighting 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 key habitats or features which bats may use for roosting, foraging or commuting.
<i>Enhancements</i>	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the two new buildings. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction (or facing vegetated areas/gardens), 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



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Version control			
Status	Issue	Name	Date
Draft	0.1	Vicki Clarke BSc (Hons), Assistant Ecologist	25/08/2025
Proof	0.2	Georgina Rennie BSc (Hons), MSc. Consultant Ecologist. Class 1 Bat License (Number available on request)	02/09/2025
Final	1.0	Vicki Clarke BSc (Hons), Assistant Ecologist	03/09/25