

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Land at Spin Hill, Market Lavington, Devizes, Wiltshire SN10 4NS

Client:

John Price

Report date:

14th August 2025

Project:

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

Use of land for the stationing of caravans for residential use and the laying of hardstanding and erection of a dayroom ancillary to that use.

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 (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. Despite 4 droppings being found in the preliminary survey the updated internal inspection before the final visit and the three BERS surveys yielded a lack of suitable evidence to suggest the presence of bat roosting behaviour. Therefore, we are to conclude the bat droppings found within were a result of a historical exploratory visit and were not a result of current roosting behaviour.

Background

Arbtech was instructed to carry out a Preliminary Ecological Appraisal/Preliminary Roost Assessment (PEA/PRA) in October 2024. The preliminary survey identified two buildings on site: A small brick storage building (B1) and a corrugated metal storage shed (B2), both of which were assessed for their potential roosting features. A total of four droppings were identified within B1 and therefore it instantly required a full suite of three bat emergence surveys. B1 also possessed suitable habitat for roosting bats, including dense external ivy coverage, gaps within wooden window boards and gaps beneath fascia boarding. B2 was assessed to hold a **negligible** roosting potential for bats and therefore was not subject to BERS.

Scope of works

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

B1 – High value - 3 surveys

B2 – Negligible value- 0 surveys

Proposed development

Current use of building – disused storage space

Structural changes to building – complete demolition

Type of permission required – full planning permission

The site surveys were designed and managed by Assistant Ecologist Kristian Bullard, Olga Hermann accredited agent to Natural England Level 2 bat licence number 2019-41480-CLS-CLS provided technical advisory oversight and ensured compliance with ecological standards.					
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2					
<i>Limitations</i>	No specific limitations encountered				
Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Kristian Bullard	1 Year	Level 2	Western
	2	Maddeline Horner	1 Year	Level 1	Southeastern
<i>Weather (start/end)</i>	Temperature (°C): 21 Relative humidity (%): 76 Cloud cover (%): 20 Wind (m/s): 0.8 Rain: None		Temperature (°C): 19 Relative humidity (%): 84 Cloud cover (%): 15 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	2	
	Additional Illumination	Nightfox	XB5 PRO	2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey			Sunset; Start - End		
01/07/2025			Sunset 21:27; 21:12 – 22:57		
Surveyor observations					

Surveyor 1	No Emergences or re-entries observed Summary of general activity: The first bat activity was a soprano pipistrelle heard not seen (HNS) at 22:00. Intermittent common pipistrelle (CP) activity was observed from 22:13 until the end of the survey (22:54) with constant activity was observed from 22:39-39. Main CP commuting lines included north to south and southeast to northwest. A serotine was seen commuting from south-east to northwest at 22:50 along the treeline to the west of B1.	Full elevation photo showing surveyors view. 
IR position 1	Camera position: observing Western elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 
Surveyor 2	No Emergences or re-entries observed Summary of general activity: The first bat activity was two faint noctule calls HNS at 21:53 and 21:55. A soprano pipistrelle was HNS infrequently between 22:01 until 22:18 and a further call was recorded at 22:45. A common pipistrelle was seen commuting southwest to northeast at 22:31, northeast to southwest at 22:32 and northeast to southwest at 22:51. A serotine was HNS at 22:36, 22:37 and 22:48. Serotine commuting behaviour was observed at 22:50 and 22:51 flying southeast to northwest and southwest to north. The last bat activity was a faint noctule call at 22:52.	Full elevation photo showing surveyors view. 

<i>IR position 2</i>	Camera position: observing Southeastern elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 
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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 - Lead	Kristian Bullard	1 Year	Level 2	Western
	2	Max Husselbee	1 Year	Level 1	Southeastern
<i>Weather (start/end)</i>	Temperature (°C): 18 Relative humidity (%): 75 Cloud cover (%): 20 Wind (m/s): 0 Rain: None		Temperature (°C): 17 Relative humidity (%): 77 Cloud cover (%): 25 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	2	
	Additional Illumination	Nightfox	XB5 PRO	2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey			Sunset; Start - End		
22/07/2025			Sunset 21:09; 20:56 – 22:39		
Surveyor observations					

<i>Surveyor 1</i>	No Emergences or re-entries observed Summary of general activity: The first bat activity recorded was a distantly commuting from west to east over the cropland to the north of B1. Serotine commuting and foraging behaviour was observed throughout the survey with lines including east to west along the southern elevation, northeast to southwest diagonally over B1 with a foraging stint in the vegetation to the east of B1 at 22:17. At 21:53 a common pipistrelle was observed foraging to the fore of B1 flying east to west, this same behaviour was observed again at 21:58. Further intermittent common pipistrelle HNS activity was recorded until the end of the survey (22:39)	Full elevation photo showing surveyors view. 
<i>IR position 1</i>	Camera position: observing Western elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 

<i>Surveyor 2</i>	No Emergences or re-entries observed Summary of general activity: First bat activities were noctule calls, heard not seen, at 21:23 up to 21:36. At 21:49 an unidentified bat flew north from the south. Shortly after, a common pipistrelle was seen flying east from the west across the southern elevation. More common pipistrelles were then heard not seen between 22:07 and 22:13. At 22:15 a soprano pipistrelle flew east to west over the roof. A serotine was heard at 22:17 then seen flying north to south to grouping of trees. Serotines were then continuously heard but not seen from 22:20 to 22:35 where two were then seen flying north to south over the building. At 22:36 a common pipistrelle was heard not seen then finally a serotine was heard not seen at 22:37.	Full elevation photo showing surveyors view. 
<i>IR position 2</i>	Camera position: observing Southeastern elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 

Field Survey		
Dusk Emergence Survey 3		
Building B1		
Building inspection prior to survey	Carried out by: Olga Hermann accredited agent to Natural England Level 2 bat licence number 2019-41480-CLS-CLS Structures inspected: B1 & B2 Bat evidence found: N/A	
	Photos	
		
	B1&B2 external: No evidence found	B1 internal: No evidence found

					
	B2 internal: No evidence found				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Kristian Bullard	1 Year	Level 2	Western
	2	Olga Hermann	5 Years	Level 3	Southeastern
<i>Weather (start/end)</i>	Temperature (°C): 25 Relative humidity (%): 56 Cloud cover (%): 0 Wind (m/s): 0 Rain: None		Temperature (°C): 21 Relative humidity (%): 66 Cloud cover (%): 5 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	2	
	Additional Illumination	Nightfox	XB5 PRO	2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
		Magenta Electronics	Magenta Bat4	1	
	Two Way Radio	BAOFENG	FV-88E	2	

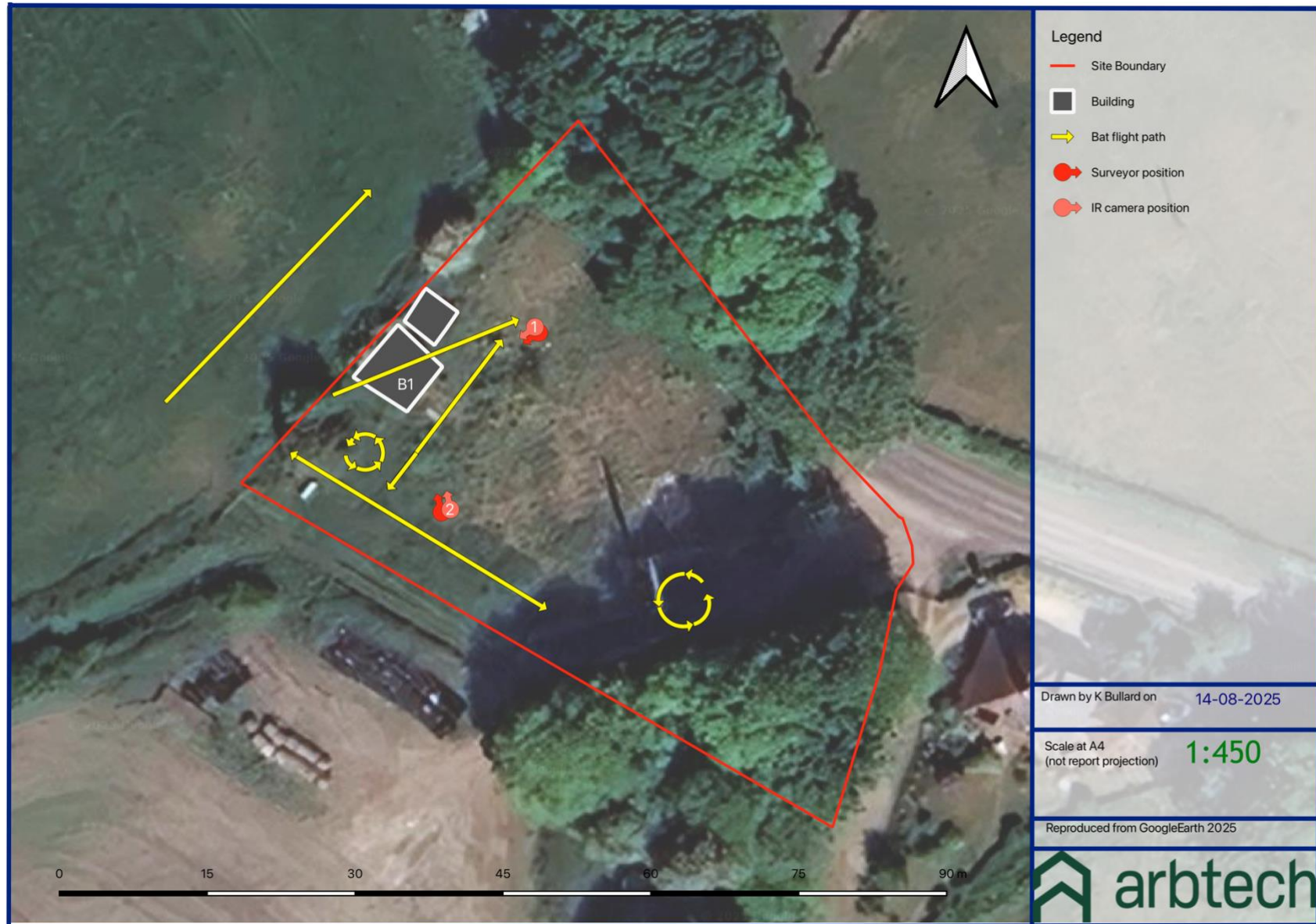
Results		
Date of survey		Sunset; Start - End
12/08/2025		Sunset 20:35; 20:20 – 22:05
Surveyor observations		
Surveyor 1	No Emergences or re-entries observed Summary of general activity: The first bat activity recorded was a serotine HNS at 21:31. At 21:33 a soprano pipistrelle was HNS. Two occurrences of myotis species HNS behaviour were recorded at 21:34 and 21:39. The final bat activity recorded was a noctule and a serotine call which was HNS.	Full elevation photo showing surveyors view. 
IR position 1	Camera position: observing Western elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 

<i>Surveyor 2</i>	No Emergences or re-entries observed Summary of general activity: The first bat activity was recorded at 21:12, comprised of a distant noctule foraging far behind the site in the north-western distance. A soprano pipistrelle was then heard not seen at 21:31, following which frequent foraging, commuting and social calls were heard and seen until 21:40, utilising the south of the site and eastern tree lines. Several myotis sp. were also seen throughout this time, commuting south to north. Finally, a noctule and serotine were both heard not seen at 21:54 and 22:03.	Full elevation photo showing surveyors view. 
<i>IR position 2</i>	Camera position: observing Southeastern elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	General bat activity on site: Key foraging areas – The vegetation to the east of B1 and the tree line in the southern portion of the site. Key flight lines – East to west across the southern elevation and north to south (approaching from adjacent farmland) Species observed – Common and Soprano pipistrelle, Serotine, Noctule and Myotis Spp. No additional evidence of bats was identified during the updated internal inspection both internally or externally.
<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. The updated internal inspection before the final BERS surveys yielded a lack of suitable evidence to suggest the presence of bat roosting behaviour. Therefore, we are to conclude the bat droppings found within were a result of a historical exploratory visit and were not a result of current roosting behaviour.
<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. 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: • Excessive light spill on to the grassland to the south of B1 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>	The installation of a minimum of one bat box at the site will provide additional roosting habitat for bats. The bat box can be installed on retained mature trees. If no suitable trees are present on site then the bat box should be pole mounted. 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 (Build-in version if incorporating into the building fabric) or a similar alternative brand.

Appendix 1: BERS plan



Bat Emergence and Re-Entry Survey



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Version control			
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Draft	0.1	Kristian Bullard- Assistant Ecologist	19/08/2025
Proof	0.2	Maddy Carter BSc (Hons) – Consultant Ecologist	21/08/2025
Final	1.0	Kristian Bullard- Assistant Ecologist	22/08/2025