

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Calne Town Hall, The Strand, Calne, SN11 0EN

Client:

Philip Sutterby

Report date:

12th September 2025

Project:

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

“Full refurbishment and conversion into office spaces and storage facilities”

This report is supplementary to the Preliminary Roost Assessment report completed by ROAVR Group (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2025.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by ROAVR Group (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

No evidence of bats has been found on site during any of the surveys. However, the surveys undertaken to date have demonstrated that there is still risk to bats as a result of the proposed works, therefore precautionary working measures are needed to reduce risk to an acceptable level, (full details on p.27).

Background

PRA – The building on site was subjected to a preliminary roost assessment by ROAVR Group in 2025. There was no direct evidence of bats roosting, such as droppings or moth wings, found throughout the ground floor of B1. However, due to health risks associated with biological contaminants and unstable flooring the upper levels and a closed off room to the rear of B1's ground floor was unable to be fully assessed, therefore features and evidence of bats may have been missed. The pitched roof of B1 is clad in poor condition terracotta clay pantiles, in which there are multiple areas of lifted, slipped or missing tiles on each elevation. Additionally, the central ridge on the main roof exhibits multiple gaps due to missing mortar. Gaps within the stonework across both the main building and adjoining shed of B1 can be observed across all elevations which further increases habitat suitability for crevice dwelling species. Internally the structure is derelict, with extensive pigeon fouling and remnants, mould accumulation and high ambient dampness. Due to the features identified, **B1** was classified as having **high habitat value** for roosting bats.

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 – High value – 3 surveys

Proposed development Current use of building – Storage Proposed use of building – Split use for storage and office spaces Structural changes to building – Full refurbishment, roof reconstruction, 1st storey flooring and stairs to be replaced Cosmetic/repair work – Full refurbishment (Mortar gaps filled in and glass windows replaced) Type of permission required – Listed building consent	
The site surveys were designed and managed by Consultant Ecologist Anna Dolby BSc (Hons), [Accredited Agent: Natural England Protected Species Licence Numbers: [Bats] (2018-33540-CLS-CLS) and BCT Competency Level 2.	
See surveyor locations in the BERS plan in Appendix 1	
<i>Limitations</i>	No specific limitations.

Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Sam Tofts	1 Years	Level 2	Observing north
	2	Unmanned IR	N/A	N/A	Observing east
	3	Rhys Wareham	2 Years	Level 1	Observing south and east
	4	Reuben Sparke	2 Years	Level 1	Observing south and west
	5 - Lead	Kiera Horman	1 Years	Level 2	Observing west and north
<i>Weather (start/end)</i>	Temperature (°C): 17 Relative humidity (%): 84		Temperature (°C): 16 Relative humidity (%): 88		

	Cloud cover (%): 100 Wind (m/s): 1.5 Rain: None		Cloud cover (%): 100 Wind (m/s): 1 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count
	NVAs	Nightfox	Whisker	5
	Additional Illumination	Nightfox	XB5 PRO	5
	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	
21/07/2025			Sunset 21:11; 20:56 – 22:41	
Surveyor observations				
<i>Surveyor 1</i>	No emergencies observed. Key flight paths: N/A Key foraging activity: N/A Species observed: Soprano pipistrelle, common pipistrelle and serotine. Summary of general activity: The first bat activity recorded was a soprano pipistrelle heard and not seen at 21:24. A soprano pipistrelle was then sporadically hear and not seen till 21:51. There were three occurrences of serotines heard and not seen during the survey: 21:38, 22:32 and 22:33. Between 22:31 and 22:37 a common pipistrelle was regularly heard and not seen. Additionally, pigeons were seen entering B1 through missing roof tiles on the northern elevation.		Full elevation photo showing surveyor's view. 	

<i>IR position 1</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing north elevation of building. No emergencies or entries into the building seen upon review. Summary of additional observations: At 21:40 a soprano pipistrelle can be seen commuting north to south in front of the western elevation. From 22:32 and 22:33 a serotine can be seen foraging north to south past the building's eastern elevation.	Darkest point full elevation photo showing surveyor's view. 
<i>IR position 2</i> <i>Unmanned IR</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing east elevation of building. No emergencies or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Full elevation photo showing surveyor's view.  Darkest point full elevation photo showing unmanned IR's view.

		
Surveyor 3	No emergencies observed Key flight paths: North to south in front of the eastern elevation. Key foraging activity: N/A Species observed: Soprano pipistrelle and serotine Summary of general activity: The first bat activity recorded was a soprano pipistrelle heard and not seen at 21:36. At 21:38 a serotine was seen commuting north to south in front of the eastern elevation of B1. The final bat activity observed was a soprano pipistrelle heard and not seen at 21:40.	Full elevation photo showing surveyor's view. 
IR position 3 Nightfox Whisker and Nightfox XB5 PRO	Camera position: observing south and east elevation of building. No emergencies or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view.

		
Surveyor 4	No emergencies observed Key flight paths: East to west above the southern elevation of B1 and north to south along the western elevation. Key foraging activity: Along the street southwest of B1 and in front of the southern elevation above neighbouring houses. Species observed: Soprano pipistrelle, Common pipistrelle, serotine and myotis species. Summary of general activity: The first bat activity recorded during the survey was a soprano pipistrelle seen foraging along the street southwest of B1 at 21:35. A serotine was seen commuting from east to west above the southern elevation of B1 at 21:38. At 21:55 a soprano pipistrelle was seen commuting from north to south along the road in front of the western elevation. A serotine was recorded foraging in front of the southern elevation above neighbouring houses at 22:31 followed by a common pipistrelle foraging in the same area at 22:35. Between 21:35 and 22:37 there were four occurrences of bats heard and not seen: two soprano pipistrelles, one common pipistrelle and one myotis species.	Full elevation photo showing surveyor's view. 

<i>IR position 4</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing west elevation of building. No emergencies or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 5</i>	No emergencies observed Key flight paths: East to west above the southern elevation of B1, north to south in front of the western elevation. Key foraging activity: In front of the western elevation. Species observed: Soprano pipistrelle, common pipistrelle, serotine and a Natterer's. Summary of general activity: The first bat activity recorded during the survey was a soprano pipistrelle heard and not seen at 21:35. A serotine was seen commuting from east to west above the southern elevation of B1 at 21:38. At 21:54 a soprano pipistrelle can be seen foraging in front of the western elevation followed by another soprano pipistrelle at 21:55 seen commuting from north to south in front of the western elevation. The final bat seen was a natterers seen flying south at 22:11. Between 22:30 and 22:38 there were six occurrences of bats heard and not seen: four common pipistrelles, one soprano pipistrelle and one serotine.	Full elevation photo showing surveyor's view. 

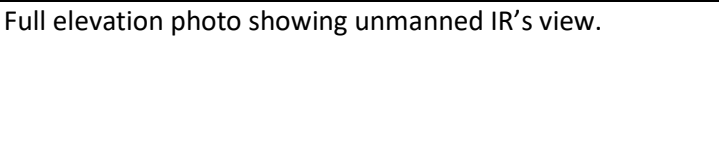
<i>IR position 5</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing north and west elevations of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 
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Dusk Emergence Survey 2	
Building B1	
<i>Building inspection prior to survey</i>	An inspection of the exterior and the ground floors of both B1 and the adjoining shed on the southern elevation was completed by Jade Lemm BSc (Hons) DipHE MRSB Natural England Class 1 Bat Licence (Natural England Bat Licence Number: 2025-12750-CL17-BAT) to search for evidence of roosting bats, prior to the BERs commencing. No evidence of bats roosting such as droppings or moth wings were found. However, access to the first floor and loft void was limited due to health and safety risks, such as unstable flooring, and therefore evidence of roosting bats may have been missed. The exterior and accessible interior rooms of B1 and the adjoining shed remained unchanged since the original site visit in June 2025. Photos

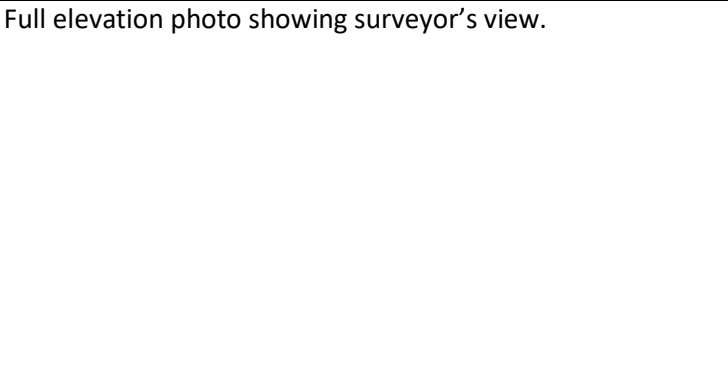
					
		B1 adjoining shed: Internal from eastern barn doors.		B1 adjoining shed: Internal from western elevation	
					
		B1 adjoining shed: Nesting pigeon.		B1 adjoining shed: Neglected stairs preventing access to first story and loft.	

					
		B1 main building: Internal from eastern barn doors		B1 main building: Internal from western elevation	
					
		B1 main building: Neglected stairs preventing access to first story and loft.		B1: External from east.	

<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Sam Tofts	1 Years	Level 2	Observing north
	2	Unmanned IR	N/A	N/A	Observing east
	3	Rhys Wareham	2 Years	Level 1	Observing south and east
	4	Jade Lemm	3 Years	Level 2	Observing south and west
	5	Unmanned IR	N/A	N/A	Observing north
	6 - Lead	Kiera Horman	1 Years	Level 2	Observing west and north
<i>Weather (start/end)</i>	Temperature (°C): 22 Relative humidity (%): 58 Cloud cover (%): 0 Wind (m/s): 0 Rain: None		Temperature (°C): 20 Relative humidity (%): 65 Cloud cover (%): 0 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	6	
	Additional Illumination	Nightfox	XB5 PRO	6	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	4	
		Magenta Electronics	Magenta Bat4	2	
	Two Way Radio	BAOFENG	FV-88E	4	
Results					
Date of survey			Sunset; Start - End		
14/08/2025			Sunset 20:31; 20:16 – 22:01		
Surveyor observations					
<i>Surveyor 1</i>	No emergencies observed.		Full elevation photo showing surveyor's view.		
	Key flight paths: North to south past the eastern elevation.				

	Key foraging activity: N/A Species observed: Common pipistrelle, soprano pipistrelle and noctule. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle seen commuting from north to south past the building's eastern elevation at 20:48. A soprano pipistrelle was heard and not seen at 21:01 and 21:27. Between 21:21 and 21:55 common pipistrelles were regularly heard and not seen. Two noctules were heard during the survey: one at 21:49 and another at 21:52. Additionally, pigeons were seen entering B1 through missing roof tiles on the northern elevation.	
<i>IR position 1</i> <i>Nightfox Whisker and Nightfox XB5 PRO</i>	Camera position: observing north and east elevations of building. No emergences or entries into the building seen upon review. Summary of additional observations: Between 21:32 - 21:50 a bat can be seen foraging in both the south and north directions past B1s eastern elevation. This activity coincides with common pipistrelle calls heard during the survey. Additionally, from 21:49 to 21:55 a common pipistrelle is observed foraging above the North facing gabled roof in an Easterly direction.	Darkest point full elevation photo showing surveyor's view. 
<i>IR position 2</i> <i>Unmanned IR Nightfox Whisker and Nightfox XB5 PRO</i>	Camera position: observing east elevation of building. No emergences or entries into the building seen upon review.	Full elevation photo showing unmanned IR's view. 

	No additional observations or bat activity recorded upon review.	 Darkest point full elevation photo showing unmanned IR's view. 
<i>Surveyor 3</i>	No emergences observed. Key flight paths: North to south and south to north in front of the eastern elevation. Key foraging activity: N/A Species observed: Soprano pipistrelle and common pipistrelle. Summary of general activity:	Full elevation photo showing surveyor's view.

	The first activity recorded during the survey was a soprano pipistrelle heard and not seen at 20:56. A common pipistrelle was seen commuting from north to south, then back north in front of the eastern elevation at 21:02. From 21:03 till 21:20 there was a period of continuous soprano pipistrelle heard and not seen activity. A common pipistrelle was heard and not seen at 21:29. At 21:34 a soprano pipistrelle was observed commuting from northeast to south. The final bat activity recorded was a soprano pipistrelle heard and not seen at 21:55.	
<i>IR position 3</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing south and east elevation of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 4</i>	No emergences observed. Key flight paths: west to east in front of the northern elevation of B1, north to south and south to north in front of the western elevation. Key foraging activity: Around B1 and neighbouring streetlamps. Species observed: Common pipistrelle, soprano pipistrelle and natterers.	Full elevation photo showing surveyor's view. 

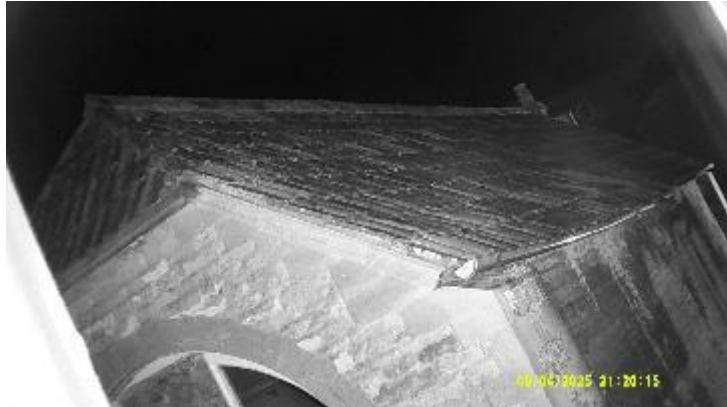
	Summary of general activity: The first activity recorded during the survey was a soprano pipistrelle heard and not seen at 21:03. Between 21:12 and 21:34 there were five occurrences of bats heard and not seen: three common pipistrelles, one soprano pipistrelle and one natterer's. There was constant foraging activity recorded from 21:35 till the end of the survey where bats were seen looping around the site and foraging under neighbouring streetlamps.	
<i>IR position 4</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing west elevation of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 
<i>IR position 5</i> <i>Unmanned IR</i> <i>Nightfox Whisker</i>	Camera position: observing north elevation of building. No emergences or entries into the building seen upon review. Summary of additional observations: At 21:03 a bat can be seen commuting from west to east in front of the northern elevation, this correlates to a soprano pipistrelle call detected during the survey. Two common	Full elevation photo showing unmanned IR's view.

	pipistrelles can be seen commuting past the northern elevation: one at 21:28 and another at 21:42.	 Darkest point full elevation photo showing unmanned IR's view. 
Surveyor 6	No emergences observed. Key flight paths: North to south in front of the western elevation. Key foraging activity: In front of the northern and western elevations of B1 as well as repetitive loops around the building. Species observed: Soprano pipistrelle and common pipistrelle. Summary of general activity:	Full elevation photo showing surveyor's view.

	The first bat activity recorded during the survey was a soprano pipistrelle heard and not seen at 21:02, followed by a common pipistrelle heard and not seen at 21:10. At 21:17 a common pipistrelle was seen commuting from north to south in front of the western elevation. Between 21:23 and 21:36 there were four occurrences of common pipistrelles heard and not seen. Constant common pipistrelle foraging activity was recorded from 21:44 till 22:00. Bat were seen foraging in front of the northern and western elevations as well as repetitive loops around the building.	
<i>IR position 6</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing north and west elevations of building. No emergences or entries into the building seen upon review. Summary of additional observations: A constant period of foraging activity was recorded from 21:34 till 21:36. Bats were seen looping both clockwise and anticlockwise around the building. This corresponds with common pipistrelle calls detected during the survey. This same activity was seen again at 21:40 and 21:41. A common pipistrelle can also be seen foraging in front of the western elevation at 21:57.	Darkest point full elevation photo showing surveyor's view. 

Dusk Emergence Survey 3					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Oli Smith	1 Years	Level 1	Observing north
	2	Unmanned IR	N/A	N/A	Observing east

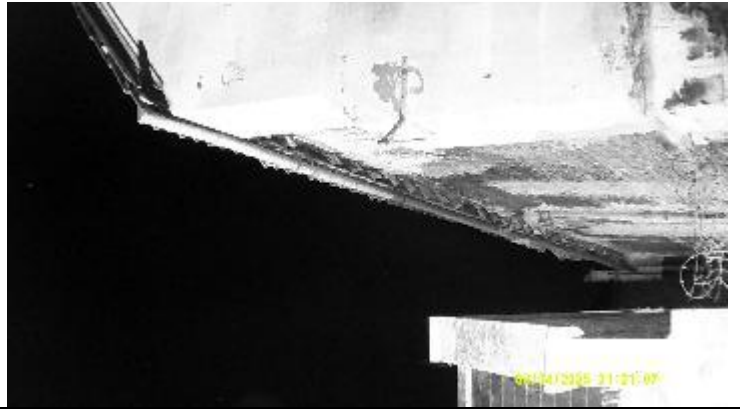
	3	Rhys Wareham	2 Years	Level 1	Observing south and east
	4	Jade Lemm	3 Years	Level 2	Observing south and west
	5	Unmanned IR	N/A	N/A	Observing north
	6 - Lead	Kiera Horman	1 Years	Level 2	Observing west and north
Weather (start/end)	Temperature (°C): 18 Relative humidity (%): 73 Cloud cover (%): 60 Wind (m/s): 2 Rain: None			Temperature (°C): 15 Relative humidity (%): 78 Cloud cover (%): 0 Wind (m/s): 2 Rain: None	
Equipment used	Equipment	Make	Model		Count
	NVAs	Nightfox	Whisker		6
	Additional Illumination	Nightfox	XB5 PRO		6
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		4
		Magenta Electronics	Magenta Bat4		2
	Two Way Radio	BAOFENG	FV-88E		4
Results					
Date of survey			Sunset; Start - End		
04/09/2025			Sunset 19:47; 19:32 – 21:17		
Surveyor observations					
Surveyor 1	No emergencies observed. Key flight paths: N/A Key foraging activity: N/A Species observed: Common pipistrelle and soprano pipistrelle. Summary of general activity:			Full elevation photo showing surveyor’s view.	

	The first activity recorded during the survey was a common pipistrelle heard and not seen at 20:17. Between 20:26 and 20:31 there were three occurrences of soprano pipistrelles heard and not seen. The final activity recorded was a common pipistrelle heard and not seen at 20:50.	
<i>IR position 1</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing north elevation of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 
<i>IR position 2</i> <i>Unmanned IR</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing east elevation of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Full elevation photo showing unmanned IR's view.

		 Darkest point full elevation photo showing unmanned IR's view.  Full elevation photo showing surveyor's view.
Surveyor 3	No emergences observed. Key flight paths: N/A Key foraging activity: N/A Species observed: Soprano pipistrelle Summary of general activity:	

	The first and only bat activity recorded during the survey was a soprano pipistrelle heard and not seen at 20:25.	
<i>IR position 3</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing south and east elevation of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 4</i>	No emergences observed. Key flight paths: North to southwest of the site. Key foraging activity: South of B1 Species observed: Common pipistrelle and soprano pipistrelle. Summary of general activity: The first bat activity recorded during the survey was a soprano pipistrelle seen commuting from north to south along the road	Full elevation photo showing surveyor's view.

	at 20:11. Another soprano pipistrelle was recorded foraging south of B1 at 20:26 for two minutes. The final bat seen was a common pipistrelle commuting along the same north to south flight path at 20:31. Between 20:30 and 21:14 there were two occurrences of common pipistrelles heard and not seen, including the final activity recorded.	
<i>IR position 4</i> <i>Nightfox Whisker and Nightfox XB5 PRO</i>	Camera position: observing west elevation of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 
<i>IR position 5</i> <i>Unmanned IR Nightfox Whisker and Nightfox XB5 PRO</i>	Camera position: observing north and west elevations of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Full elevation photo showing unmanned IR's view.

		 Darkest point full elevation photo showing unmanned IR's view. 
Surveyor 6	No emergences observed. Key flight paths: West in front of the northern elevation before flying south in front of the eastern elevation. Key foraging activity: In front of the western elevation. Species observed: Common pipistrelle and soprano pipistrelle. Summary of general activity:	Full elevation photo showing surveyor's view.

	The first activity recorded during the survey was a common pipistrelle seen commuting west in front of the northern elevation before flying south in front of the southern elevation at 20:16. A soprano pipistrelle seen foraging in front of the western elevation at 20:25. Between 20:31 and 21:14 there were three occurrences of common pipistrelles heard and not seen, including the final activity.	
<i>IR position 6</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing north and west elevations of building. No emergences or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	Darkest point full elevation photo showing surveyor's view. 

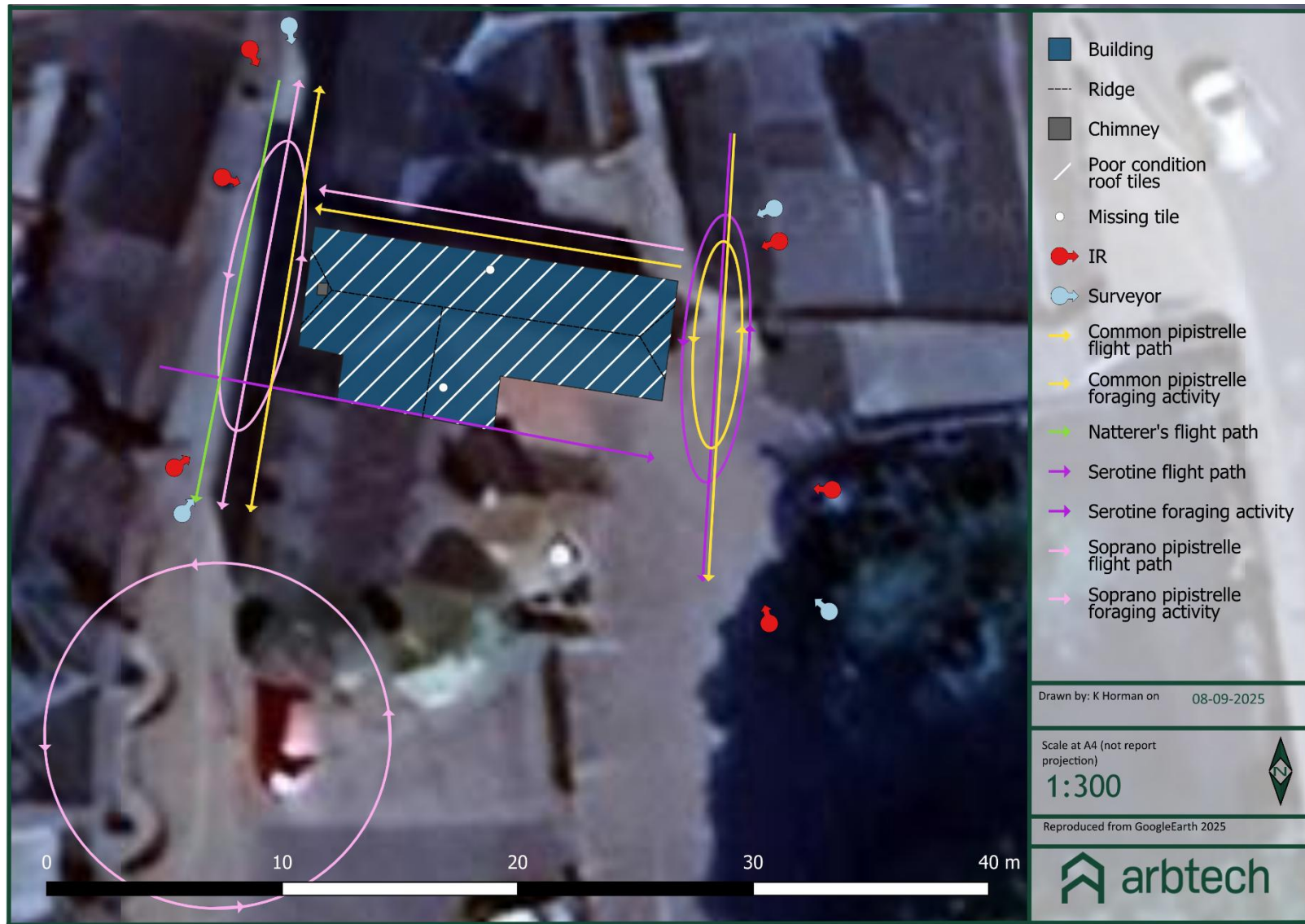
Conclusions, Impacts and Recommendations

<i>Survey Results Summary</i>	General bat activity on site: Key flight paths: North to south and south to north in front of the western elevation, north to south and south to north in front of the eastern elevation, east to west above the southern elevation of B1 and west to east in front of the northern elevation of B1 Key foraging activity: In front of the northern, western and southern elevations of B1 as well as repetitive loops around the building and nearby streetlamps.
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	Species observed: Common pipistrelle, soprano pipistrelle, noctule, serotine, myotis sp. and Natterer's. Additionally, pigeons were seen entering B1 through missing roof tiles on the northern elevation and a sitting parent bird was observed on a nest during the updated internal inspection? Hibernation suitability - Negligible- the site does not offer any suitable hibernation habitat. No further surveys required. Additional notes/discussion – There are three bat EPSLs within a 2km radius of the site, the closest being 2020-50391-EPS-MIT; damage and destruction of a common pipistrelle, soprano pipistrelle and lesser horseshoe roost approximately ~0.1km northwest. This EPSL is directly connected to the site due to its close proximity. The other EPSLs are not directly connected to the site through close proximity or suitable habitats but they both involve impacts to common pipistrelle roosts and one a soprano pipistrelle roost. There is a parcel of deciduous woodland approximately ~0.05km south of the site which is directly connected to the site. Some individuals which were seen foraging around the site were observed travelling to and from this parcel of woodland. Although no roosts were confirmed on site at the time of the surveys, the surveys still only provide data from a snapshot in time, and bats roost switch regularly. Due to the high habitat value and the significant level of bat activity on and around the building, roosting cannot be entirely discounted at other times of the year
<i>Impact Assessment</i>	If any bats were roosting in the building, they could be disturbed, injured, or killed during the works, and any roosting spaces could be destroyed. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population.
<i>Recommendations</i>	It is recommended that this low risk to bats be mitigated through precautionary working methods, in line with the Bat Conservation Trust Good Practice Guidelines (Collins, 2023, p. 53).

	A suitably qualified ecologist should attend the site prior to works commencing to provide a toolbox talk and ecological supervision during the removal of tiles or any suitable bat features. The ecologist will use a torch and an endoscope where necessary to inspect these features during the works and will provide a written record of all activities undertaken. If any evidence of bats is found during these works, all activity must cease immediately, and a licence must be obtained from Natural England before work can continue. This may also need to be supplemented with bat emergence surveys or by referencing existing data. If works are started prior to May 2026 - Prior to removal of the roof tiles, another visual inspection using torch will be carried out by a suitably qualified ecologist. If works are started after May 2026 – an updated inspection and dusk emergence survey will be carried out in the June/July prior to the start of works to check for any changes in roost status. If evidence of roosting bats is found, then further surveys and a licence will be required to proceed with the works. 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 woodland south of the site and the north to south commuting routes 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. Avoidance of Impacts to Nesting Birds In order to avoid disturbance / harm to nesting birds or damage to their nests, all demolition works will be undertaken outside of the bird nesting season (bird nesting season is typically between March – August, dependent on weather). If this is not possible, any potential nesting sites must be checked before the works commence. If an active nest is identified a 5m buffer will be established, within which no works will be able to take place until the Ecologist has confirmed the fledglings have left the area of impact.
<i>Enhancements</i>	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes can be integrated within the new roof tiles or externally. 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 Beaumaris Woodstone Bat Box for crevice dwellers (attach to side of building) or a similar alternative brand. Integrated enhancements are favourable and therefore the two external bat boxes could be replaced by bat access tiles on the newly repaired roof. An example includes Tudor Roof Tiles. Additionally, the installation of a general use nesting bird box on site will provide additional roosting habitat for birds. An example includes the Vivara Pro Seville 32mm WoodStone® Nest Box or a similar alternative brand.

Appendix 1: BERS plan

Limitations and Copyright

Legal

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Version control			
Status	Issue	Name	Date
Draft	0.1	Kiera Horman BSc (Hons) – Assistant Ecologist	12/09/2025
Review	0.2	Anna Dolby BSc (Hons) – Consultant Ecologist	12/09/2025
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