

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Methuen Arms, 2 High Street, Corsham, SN13 0HB

Client:

Concorde BGW Ltd

Report date:

12th February 2026

Project:

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

“Internal alterations to the existing structures comprising (but not limited to) refurbishment of barn and attached outbuilding, installation of toilets at first floor level, creation of new food preparation area, installation of new floor, new wall finishes and repairs throughout. External alterations comprising new single storey rear extension, new doors, repairs and maintenance to rainwater goods”.

This report is supplementary to the Preliminary Roost Assessment report completed by Luscinia Ecology (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 Luscinia Ecology (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

Even though three individual common pipistrelle droppings were found within the loft void of B1, the fact no emergence or re-entry activity was observed during the surveys indicates that these droppings would be as a result of an exploratory visit. However, this demonstrates 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.

If works are started before May 2026 - Prior to removal of the roof tiles, another visual inspection using a torch will be carried out by a suitably qualified ecologist to inspect the roof tiles and loft void of B1.

Background

PRA – The buildings on site were subjected to a preliminary roost assessment by Luscinia Ecology in 2025. There was no evidence of bats roosting found within the loft space of B1 or within B2 and B3 which do not have loft cavities. There was limited access within B3 where four out of the six garage blocks were not internally accessible therefore features and evidence of bats may have been missed. The roof of B1 is clad with stone tiles in which all elevations displayed broken, weathered and poorly fitted tiles. Additionally, there are holes present on all elevations of stone wall and nesting holes for birds on the western elevation. B2 was an essentially derelict / unused, single storey adjoining barn located on B1's eastern elevation, it has a dual pitched roof clad with stone tiles. Similarly to B1 all elevations of B2's roof displayed broken, weathered and poorly fitted tiles. B3 is a six-block garage used for storage which has a roof clad with manmade clay tiles and walls constructed of concrete block except for the eastern elevation which is made of stone. There are holes present throughout all elevations. Due

to the features identified, **B1** and **B2** were classified as having **high habitat value** for roosting bats where as **B3** was classified as having **moderate habitat value** for roosting bats.

Number of buildings on site – 4 buildings.

Number of buildings surveyed during the PRA – 3 buildings.

Number of buildings requiring BERS surveys – 3 buildings

Explanation to why not all buildings were surveyed – The fourth building on site will not be impacted during development and was not assessed during the PRA.

Proposed development

Current use of building – Storage

Proposed use of building – Change of use to commercial

Structural changes to building – “*Removal of suspended floor, introduction of steel beam on blockwork columns to support the above and a replacement staircase.*”

Cosmetic/repair work – All poor condition features such as roof tiles, guttering and fascia’s are to be repaired or replaced.

Type of permission required – full planning permission

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]

See surveyor locations in the BERS plan in Appendix 1

<i>Limitations</i>	Visit 1: Artificial lighting: After visit one it was noted that a security camera present on the northern elevation of B3 partially blinded the IR camera present at position seven. Contact was made with the client, and tape was used to cover the security camera for the second visit to prevent the glare. Visit 3: Adverse weather conditions: At approximately 20:36 a period of light rain started and continued until 21:00, during which there was a period of heavy rain for approximately 10 minutes. The final bat activity recorded when the rain started was at 20:38, activity then ceased until 20:59. As a result of this, an additional fifteen minutes were added onto the end of the survey.
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Field Survey					
Dusk Emergence Survey 1					
Building 1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Lucy Balinski	1 Years	Level 1	Observing east
	2	Oli Smith	1 Years	Level 1	Observing south and east
	3	Samuel Tofts	1 Years	Level 2	Observing south and west
	4	Unmanned IR	N/A	N/A	Observing west
	5 - Lead	Kiera Horman	1 Years	Level 2	Observing north and west
Building B2					
	1	Lucy Balinski	1 Years	Level 1	Observing north
	2	Oli Smith	1 Years	Level 1	Observing south
Building B3					
	6	Unmanned IR	N/A	N/A	Observing south
	7	James Pitter	1 Years	Level 2	Observing north and west
Weather (start/end)	Temperature (°C): 18 Relative humidity (%): 76 Cloud cover (%): 0 Wind (m/s): 0 Rain: None			Temperature (°C): 14 Relative humidity (%): 84 Cloud cover (%): 30 Wind (m/s): 0 Rain: None	
Equipment used	Equipment		Make	Model	Count
	NVAs		Nightfox	Whisker	7
	Additional Illumination		Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics		Echo Meter Touch 2	5
		Magenta Electronics		Magenta Bat4	2
	Two Way Radio		BAOFENG	FV-88E	5
Results					

Date of survey		Sunset; Start - End
14/07/2025		Sunset 21:19; 21:04 – 23:05
Surveyor observations		
Surveyor 1	No emergences observed Key flight paths: N/A Key foraging activity: Above surveyor positions one and five, throughout the tree foliage. Species observed: Common pipistrelle and serotine. Summary of general activity: The first activity recorded during the survey was a common pipistrelle seen foraging above surveyor position throughout the tree foliage and east towards surveyor position five at 21:41. This continued intermittently until 22:10 with one recording of a serotine at 22:01. Between 22:15 and 22:25 there were four occurrences of common pipistrelles heard and not seen. From 22:31 till 22:49 there was continuous foraging throughout the same area as before. The final bat activity was a common pipistrelle heard and not seen at 22:56.	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 east elevation of B1 and the north elevation of B2. 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 2</i>	No emergences observed. Key flight paths: North to south above B2. Key foraging activity: N/A Species observed: Common pipistrelle, noctule and serotine. Summary of general activity: The first bat recorded was a Common Pipistrelle heard and not seen at 21:42. Common Pipistrelles were heard frequently throughout the survey, often seen commuting north to south over B2 as confirmed by other surveyors. At 22:12 a noctule was heard and not seen. There were two occurrences of serotines heard and not seen: 22:45 and 22:50.	Full elevation photo showing surveyor's view. 
<i>IR position 2</i>	Camera position: observing the east elevation of B1 and the south elevation of B2.	Darkest point full elevation photo showing surveyor's view.

<i>Nightfox Whisker and Nightfox XB5 PRO</i>	No emergencies or entries into the building seen upon review. No additional observations or bat activity recorded upon review.	
<i>Surveyor 3</i>	No emergencies observed Key flight paths: West to east above B1, north to east away from B1s eastern elevation Key foraging activity: Above surveyor 3's position southwest of B1. Species observed: Common pipistrelle, soprano pipistrelle, serotine and noctule. Summary of general activity: The first bat activity recorded during the survey was a noctule heard and not seen at 21:33; it was then sporadically heard between 22:44 and 22:58. Two common pipistrelles were seen commuting west to east over the road and above B1 at 21:42, followed by another at 21:48. At 21:44 a common pipistrelle was observed commuting North-East past B1s East elevation. At 21:49 another common pipistrelle was seen foraging above the surveyor's location southwest of B1. There were multiple	Full elevation photo showing surveyor's view. 

	common pipistrelles seen commuting south to north in front of B1s western elevation between 21:51 and 22:02. There were three occurrences of serotines heard and not seen during the survey from 22:02 to 22:46. Soprano pipistrelles were intermittently heard and not seen between 22:32 and 22:47, including the final activity recorded during the survey.	
<i>IR position 3</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the south and west elevation of B1. No emergences or entries into the building seen upon review. Summary of additional observations: At 22:07 a bat was seen not heard commuting northeast past the buildings West elevation.	Darkest point full elevation photo showing surveyor's view. 
<i>IR position 4</i> <i>Unmanned IR</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the west elevation of B1. No emergences or entries into the building seen upon review. Summary of additional observations: Common pipistrelles can be seen commuting south to north over B1 and in front of the western elevation.	Full elevation photo showing unmanned IR's view. 

		Darkest point full elevation photo showing surveyor's view. 
Surveyor 5	No emergencies observed Key flight paths: South to north in front of the western elevation of B1 before flying east in front of the northern elevations of both B1 and B2. Key foraging activity: Throughout the woodland and between the northern elevation of B1 and the southern elevation of B3, as well as in front of the northern elevation of B2 and the eastern elevation of B1. Species observed: Common pipistrelle, noctule and serotine. Summary of general activity: At 21:41 the first bat activity was recorded. Two common pipistrelles seen flying north in front of the western elevation of B1 before flying east in front of the northern elevations of both B1 and B2. Between 21:46 and 22:03 there were six more occurrences of common pipistrelles using this flight path as well as one serotine at 22:02. A noctule was heard and not seen at 22:12. At 22:28 a	Full elevation photo showing surveyor's view. 

	common pipistrelle was seen exiting the woods northeast of the site and foraging between the southern elevation of B3 and the norther elevation of B1 before flying east and re-entering the wooded area. This same foraging activity was recorded as constant between 22:37 and 22:41. Between 21:44 and 23:05 there were ten occurrences of bats being heard and not seen; one noctule, three serotines and six common pipistrelles. During this time there were three periods of constant common pipistrelle heard and not seen activity, 22:12 – 22:16, 22:22 – 22:35 and 22:41 till the end of the survey at 23:05.	
<i>IR position 5</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the north elevation of B1. 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 6</i> <i>Unmanned IR</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the south elevation of B3. 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.

		 07/14/2025 21:04:07 Darkest point full elevation photo showing unmanned IR's view.  07/14/2025 22:56:21 Full elevation photo showing surveyor's view.
Surveyor 7	No emergencies observed. Key flight paths: N/A Key foraging activity: N/A Species observed: Common pipistrelle, noctule, serotine and brown long-eared.	

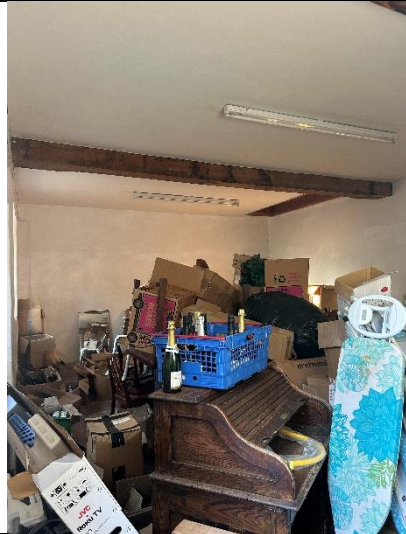
	Summary of general activity: First bat recorded was a common pipistrelle at 21:44 that was heard not seen. Common pipistrelles were constantly heard not seen throughout the survey. A noctule was heard not seen at 22:12. In addition to constant common pipistrelle activity, between 22:16 and 23:04 there was a further six occurrences of bats being heard and not seen; four serotines and two brown long-eared. The final bat detected was a common pipistrelle at 23:04.	
<i>IR position 7</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the north and west elevations of B3. 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. 

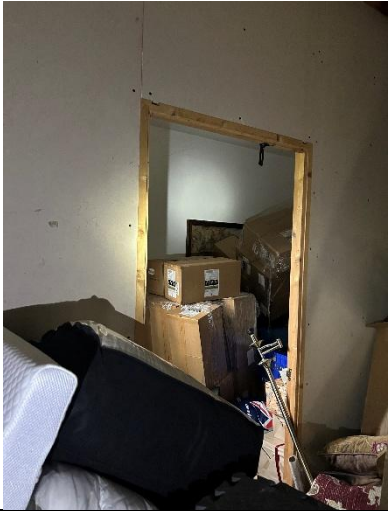
Dusk Emergence Survey 2

Buildings B1, B2 & B3

Building inspection prior to survey	An inspection of both the exterior and interior of B1, B2 and B3 was completed by Jade Lemm BSc (Hons) DipHE MRSB Natural England Class 1 Bat Licence (Natural England Bat Licence Number: 2025-12750-CL17-BAT) prior to the BERs commencing, to search for evidence of roosting bats. Three separate bat droppings were found within the loft void of B1: two were found on the floor in the northern half of the void and one on a chair in the southern half. DNA analysis was undertaken and the results indicated that they were those of a common pipistrelle. Aside from the newly identified droppings, the exterior of B1 remained relatively unchanged since the original site visit in July 2025. There was no evidence of bats roosting within B2 and B3. However, access was limited to both the loft void of B2, due to damage and missing floorboards, and the internal space of B3, two of the six sheds were locked. Therefore, this means that evidence of roosting bats may have been missed.	
	Photos	
		
	B1 northern half of loft void: loft void from north elevation	B1 northern half of loft void: loft void from central wall.

				
	B1 northern half of loft void: Roof structure with gaps and wooden beams.		B1 northern half of loft void: Bat dropping observed x1 observed	
				
	B1 northern half of loft void: Bat dropping observed x1 observed		B1 southern half of loft void: loft void from southern elevation	

					
		B1 southern half of loft void: loft void from central wall.		B1 southern half of loft void: Bat dropping observed x1 observed	
					
		B1 northern storage room: northern half from central spot		B1 northern storage room: southern half from central spot	

					
		B1 southern storage room: inaccessible small side room		B1 southern storage room: storage room from central wall	
					
		B1 southern storage room: storage room from southern elevation.		B2: Internal space from eastern elevation.	

					
		B2: Internal space from western elevation.		B2: loft void	
					
		B3 Shed 3: Internal space from western barn doors.		B3 Shed 4: Internal space from western barn doors.	

		
	B3 Shed 5: Internal space from eastern elevation.	B3 Shed 5: Internal space from western barn doors.
		
Building 1		

Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation	
	1	James Pitter	1 Years		Level 2	Observing east	
	2	Oli Smith	1 Years		Level 1	Observing south and east	
	3	Samuel Tofts	1 Years		Level 2	Observing south and west	
	4	Unmanned IR	N/A		N/A	Observing west	
	5 - Lead	Kiera Horman	1 Years		Level 2	Observing north and west	
Building B2							
	1	James Pitter	1 Years		Level 2	Observing north	
	2	Oli Smith	1 Years		Level 1	Observing south	
Building B3							
	6	Unmanned IR	N/A		N/A	Observing south and west	
	7	Jade Lemm	3 Years		Level 2	Observing north and west	
	8	Unmanned IR	N/A		N/A	Observing east	
Weather (start/end)	Temperature (°C): 19 Relative humidity (%): 50 Cloud cover (%): 0 Wind (m/s): 2.5 Rain: None				Temperature (°C): 15 Relative humidity (%): 63 Cloud cover (%): 0 Wind (m/s): 2.5 Rain: None		
Equipment used	Equipment		Make		Model		Count
	NVAs		Nightfox		Whisker		8
	Additional Illumination		Nightfox		XB5 PRO		7
	Bat Detector		Wildlife Acoustics		Echo Meter Touch 2		5
			Magenta Electronics		Magenta Bat4		2
	Two Way Radio		BAOFENG		FV-88E		5
Results							
Date of survey			Sunset; Start - End				
04/08/2025			Sunset 20:51; 20:36 – 22:36				

Surveyor observations		
Surveyor 1	No emergencies observed Key flight paths: north from the western elevation of B1 and above the trees along the eastern elevation of B3. Key foraging activity: In front of the eastern elevation of B1 and the norther elevation of B2. Species observed: Common pipistrelle, noctule and serotine. Summary of general activity: At 21:07 the first bat activity was recorded during the survey. A common pipistrelle seen commuting north from the western elevation of B1 and above the trees along the eastern elevation of B3. Two additional common pipistrelles were observed using this flight path at 21:08 and 21:16. There were two periods of constant common pipistrelle foraging activity from 21:17 – 21:29 and 21:31 – 21:47 where multiple bats were observed in front of the eastern elevation of B1 and northern elevation of B2. The bats were seen arriving and leaving from the woodland to the north. Heard but not seen common pipistrelle activity was recorded from 21:15 – 21:36. A noctule was heard and not seen at 22:02 with a serotine heard and not seen at 22:16. The final activity recorded was a common pipistrelle heard and not seen at 22:36.	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 east elevation of B1 and the north elevation of B2. 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 2</i>	No emergences observed. Key flight paths: N/A Key foraging activity: Across the southern elevation of B2. Species observed: Common pipistrelle, noctule and serotine. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle heard and not seen at 21:04. Between 21:07 and 21:19 there were two further common pipistrelles and a noctule heard and not seen. Common pipistrelles were seen foraging in front of the southern elevation of B2 at 21:31, 21:33, 21:46 and 22:11. Between 21:41 and 22:26 there were seven occurrences of bats heard and not seen: three noctules, three common pipistrelles and one serotine. The final bat	Full elevation photo showing surveyor's view. 

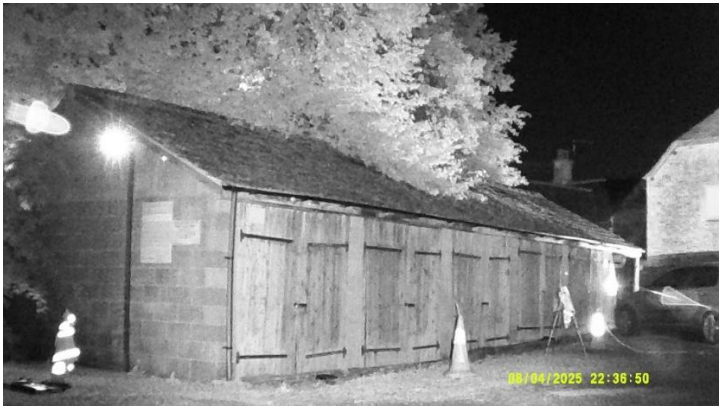
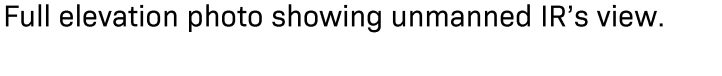
	activity was a common pipistrelle heard and not seen at 22:26.	
<i>IR position 2</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the east elevation of B1 and the south elevation of B2. No emergences or entries into the building seen upon review. Summary of additional observations: Frequent common pipistrelle foraging activity across the southern elevation of B2 from 21:31 – 22:10.	Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 3</i>	No emergences observed Key flight paths: North above the eastern elevation of B2 and north above the road and in front of the western elevation of B1. Key foraging activity: N/A Species observed: Common pipistrelle, noctule and serotine. Summary of general activity: The first bat activity recorded was a common pipistrelle heard and not seen at 21:07. A common pipistrelle was seen commuting north above the eastern elevation of B2 at 21:08. Between 21:16 and 21:18 three common pipistrelles were observed commuting north over the	Full elevation photo showing surveyor's view. 

	road and in front of the western elevation of B1. Another common pipistrelle was observed using the same flight path at 21:30. Between 21:08 and 22:16 noctules were occasionally heard and not seen with two serotines heard and not seen at 22:05 and 22:11. Common pipistrelles were heard and not seen throughout the survey with the final bat activity recorded being a common pipistrelle heard and not seen at 22:33.	
<i>IR position 3</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the south and west elevation of B1. No emergences or entries into the building seen upon review. Summary of additional observations: At 21:38 a bat can be seen foraging high above B2 which coincides with a noctule heard at the time. Another bat can be seen foraging in front of the eastern elevation of B1 at 22:10. This coincides with serotine calls detected during the survey.	Darkest point full elevation photo showing surveyor's view. 

<i>IR position 4</i> <i>Unmanned IR</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the west elevation of B1. No emergences or entries into the building seen upon review. Summary of additional observations: Common pipistrelles can be seen commuting south to north over B1 and in front of the western elevation from 21:06 – 21:27.	Full elevation photo showing unmanned IR's view.  Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 5</i>	No emergences observed Key flight paths: North along the western elevation of B1 before flying east in front of the northern elevation and west to east in front of the northern elevation of B1. Key foraging activity: In front of the eastern elevation of B1, between the northern elevation of B1 and southern elevation of B3 and amongst the trees above surveyor 1.	Full elevation photo showing surveyor's view.

	Species observed: Common pipistrelle, noctule and serotine. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle seen flying north along the western elevation of B1 before flying east in front of the northern elevation of B1 at 21:01. Another common pipistrelle was seen using this flight path at 21:31. There was continuous common pipistrelle foraging activity in front of the eastern elevation of B1 from 21:23 – 21:25. At 21:26 a common pipistrelle was seen commuting west to east in front of the northern elevation of B1. Another was seen foraging above surveyor one's position and amongst the trees at 21:28. Between 21:34 and 21:57 there was constant common pipistrelle foraging activity in front of the northern and eastern elevations of B1. During the survey there was a period of continuous common pipistrelle heard and not seen activity from 21:28 till 22:15. This was followed by six additional occurrences of bats being heard and not seen between 22:02 and 22:36; one noctule, one serotine and four common pipistrelles.	
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<i>IR position 5</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the north and west elevations of B1. No emergences or entries into the building seen upon review. Summary of additional observations: Two common pipistrelles can be seen commuting from southeast to northwest over B1 at 21:01.	Darkest point full elevation photo showing surveyor's view. 
<i>IR position 6</i> <i>Unmanned IR</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the south elevation of B3. 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. 
<i>Surveyor 7</i>	No emergences observed.	Full elevation photo showing surveyor's view.

	Key flight paths: N/A Key foraging activity: In between the southern elevation of B3 and northern elevation of B1. Species observed: Common pipistrelle, noctule and serotine. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle heard and not seen at 21:07. This was followed by a noctule heard and not seen at 21:08. Common pipistrelles were seen intermittently foraging between the southern elevation of B3 and the northern elevation of B1 from 21:39 to 22:29. Between 21:47 and 22:17 there were seven occurrences of bats heard and not seen: three noctules and four serotines.	
<i>IR position 7</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the north and west elevations of B3. 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 8</i> <i>Unmanned IR</i>	Camera position: observing the east elevation of B3.	Full elevation photo showing unmanned IR's view. 

<i>Nightfox Whisker and Nightfox XB5 PRO</i>	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 unmanned IR's view. 
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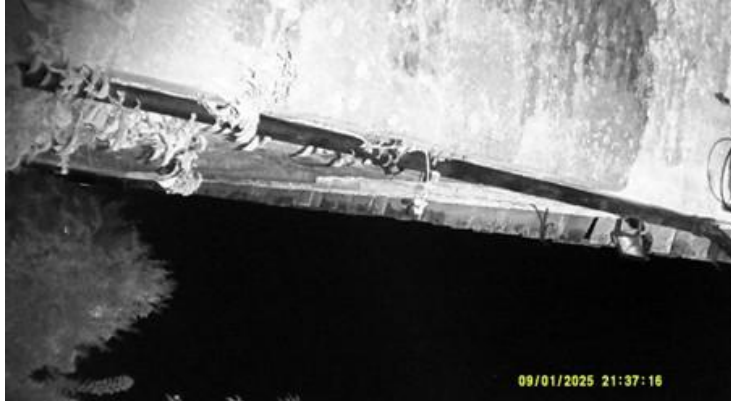
Dusk Emergence Survey 3					
Building 1					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	James Pitter	1 Years	Level 2	Observing east
	2	Oli Smith	1 Years	Level 1	Observing south and east

	3	Samuel Tofts	1 Years	Level 2	Observing south and west
	4	Unmanned IR	N/A	N/A	Observing west
	5 - Lead	Kiera Horman	1 Years	Level 2	Observing north and west
Weather (start/end)	Temperature (°C): 16 Relative humidity (%): 65 Cloud cover (%): 25 Wind (m/s): 0 Rain: None			Temperature (°C): 14 Relative humidity (%): 85 Cloud cover (%): 0 Wind (m/s): 0 Rain: None	
Equipment used	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		2
	Two Way Radio	BAOFENG	FV-88E		4
Results					
Date of survey			Sunset; Start - End		
01/09/2025			Sunset 19:54; 19:39 – 21:30		
Surveyor observations					
Surveyor 1	No emergencies observed Key flight paths: N/A Key foraging activity: N/A Species observed: Noctule and Common pipistrelle Summary of general activity: The first activity recorded during the survey was a noctule heard but not seen at 20:06. There was a constant period of common pipistrelle heard and not seen activity from 20:06 till 20:29. The final two bats			Full elevation photo showing surveyor's view. 	

	detected during the survey was a common pipistrelle heard and not seen at 21:04 and 21:30.	
<i>IR position 1</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing east elevation of B1 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 2</i>	No emergences observed. Key flight paths: North in front of the eastern elevation. Key foraging activity: Above the trees northeast of the site and in front of the eastern elevation. Species observed: Common pipistrelle, soprano pipistrelle, noctule and serotine. Summary of general activity: The first bat activity recorded was a noctule heard but not seen at 19:56. This was followed by another noctule at 20:01 which was seen foraging above the trees northeast of the site. Two common pipistrelles were seen commuting north in front of the eastern elevation of B1 at 20:06 and 20:10. Common pipistrelle foraging activity in front of the eastern elevation was then frequently seen and heard throughout the remainder of the survey.	Full elevation photo showing surveyor's view. 

	Soprano Pipistrelles were also occasionally seen and heard exhibiting the same behaviours during this period. At 20:23 and 20:26 there were two occurrences of noctules heard and not seen. A serotine was heard and not seen at 20:31 and 21:31, this was the final activity recorded during the survey.	
<i>IR position 2</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the east and south elevations of B1 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 3</i>	No emergences observed Key flight paths: south to north in front of the eastern elevation and north in front of the buildings west elevation. Key foraging activity: Above the road southeast of the building. Species observed: Common pipistrelle, soprano pipistrelle and serotine. Summary of general activity: The first bat activity recorded during the survey was a common pipistrelle commuting south to north in front of	Full elevation photo showing surveyor's view. 

	the eastern elevation of B1 at 20:06. This was recorded again at 20:10. Between 20:12 and 21:04 there were five occurrences of common pipistrelles commuting North past the building's west elevation. At 20:14 and 20:19 there were two occurrences of common pipistrelles foraging across the road to the southeast of the building. At 21:25 and 21:31 a soprano pipistrelle was observed foraging in the same area. A serotine was heard and not seen at 21:31.	
<i>IR position 3</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the south and west elevation of B1. No emergences or entries into the building seen upon review. Summary of additional observations: At 20:41 and 20:43 two bats were seen commuting north past the east elevation.	Darkest point full elevation photo showing surveyor's view. 

<i>IR position 4</i> <i>Unmanned IR</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the west elevation of B1. No emergences or entries into the building seen upon review. Summary of additional observations: There were three occurrences of common pipistrelle activity recorded on the IR camera. At 20:27 a bat can be seen commuting south to north in front of the western elevation. Two further common pipistrelles were recorded foraging in front of the western elevation at 20:29. The final bat activity recorded was a bat commuting south to north at 21:13. Species identification was completed post survey through call detected via an EMT2.	Full elevation photo showing unmanned IR's view.  Darkest point full elevation photo showing surveyor's view. 
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Surveyor 5	No emergencies observed Key flight paths: West to east above surveyor 5. Key foraging activity: Above the trees northeast of the site. Species observed: Noctule, common pipistrelle, soprano pipistrelle and serotine. Summary of general activity: The first bat activity recorded was a noctule heard and not seen at 20:01. This was followed by a common pipistrelle heard and not seen at 20:11. At 20:14 a common pipistrelle was seen commuting from west to east above surveyor position five. The final bat observed was a common pipistrelle foraging above the trees northeast of the site. From 20:27 till 20:38 there were six occurrences of bats heard but not seen: three common pipistrelles, one soprano pipistrelle, one serotine and one noctule. There was a period of continuous rain from 20:36 till 20:56. Between 20:59 and 21:27 there were seven occurrences of common pipistrelles heard and not seen.	Full elevation photo showing surveyor's view. 
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<i>IR position 5</i> <i>Nightfox Whisker and</i> <i>Nightfox XB5 PRO</i>	Camera position: observing the north and west elevations of B1. No emergencies or entries into the building seen upon review. Summary of additional observations: At 20:21 a bat can be seen commuting west before heading south in front of the western elevation. Additionally, another bat can be seen commuting north in front of the western elevation before heading east in front of the northern elevation. This activity corresponds with a serotine call detected during the survey.	Darkest point full elevation photo showing surveyor's view. 
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Conclusions, Impacts and Recommendations

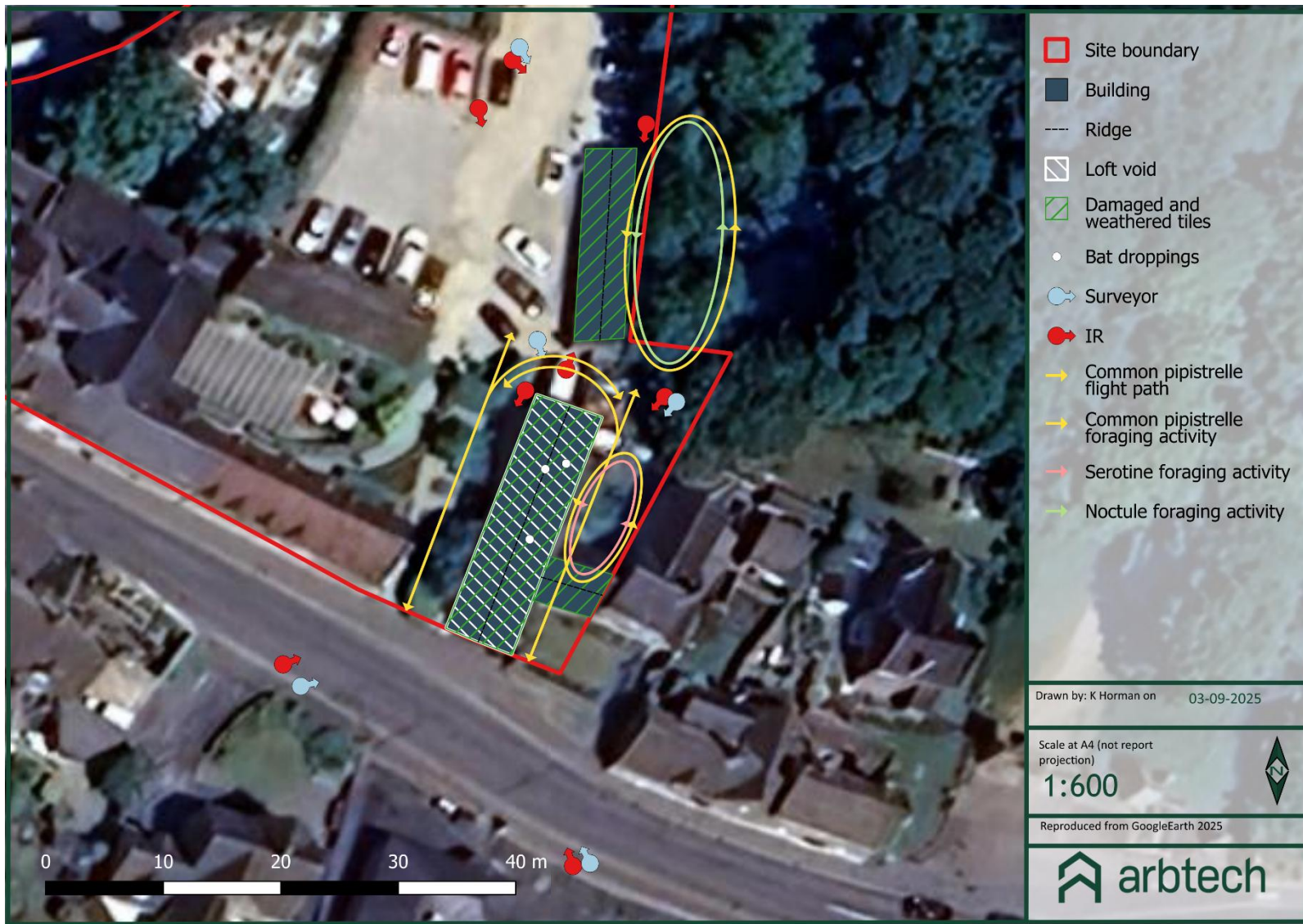
<i>Survey Results Summary</i>	General bat activity on site: Key flight paths – North and south in front and above of the eastern elevation of B1, North and south in front and above of the western elevation of B1, west and east in front of the northern elevation of B1 and north above the trees along the eastern elevation of B3. Key foraging areas – Above the tree's northeast of the site, above the road southeast of the site, in front of the eastern elevation of B1 and northern elevation of B2, between the northern elevation of B1 and southern elevation of B3, above B2 and southwest of B1 above surveyor 3 position. Species observed – Common pipistrelle, soprano pipistrelle, noctule, serotine and brown long-eared. Hibernation suitability -
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	Negligible – no further surveys required Additional notes/discussion – There are two EPSLs within a 2km radius of the site, the closest being 2019-39497-EPS-MIT; damage to a common pipistrelle roost approximately ~0.19km north. This EPSL is directly connected to the site through the parcel of deciduous woodland bordering the northeast of the site and the eastern elevation of B3. The second EPSL is not directly connected to the site through suitable habitats. Even though three individual common pipistrelle droppings were found within the loft void of B1, the fact no emergence or re-entry activity was observed during the surveys indicates that these droppings would be as a result of an exploratory visit.
<i>Impact Assessment</i>	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>	Due to the high habitat value of B1 and the identification of droppings within B1's loft void, there remains an elevated risk that bats could be present during the works, as bats are highly mobile creatures known to roost switch regularly. The removal of the roof tiles will be carried out by hand under the supervision of a suitably qualified ecologist. If works are started before May 2026 - Prior to removal of the roof tiles, another visual inspection using a torch will be carried out by a suitably qualified ecologist to inspect the roof tiles and loft void of B1. 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. Bat lighting 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 trees northeast of the site 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 three bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated into the new roof of B1. 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 Tudor Roof Tiles, Vivara Pro UK Build-in Woodstone Bat box, or a similar alternative brand.
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Appendix 1: BERS Plan



Appendix 2: DNA Analysis Results



Results

Sample ID: EG-2571-1

Sample information:

Sample type: Faecal**Species group:** Bats**Suspected species:****Site Location:** SN13 9BB**Comments:**

Laboratory information:

DNA Extraction Code: EG-2025-2064**Identification method:** qPCR**Analysis Procedure Notes:****Laboratory Comments:**

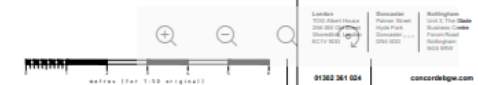
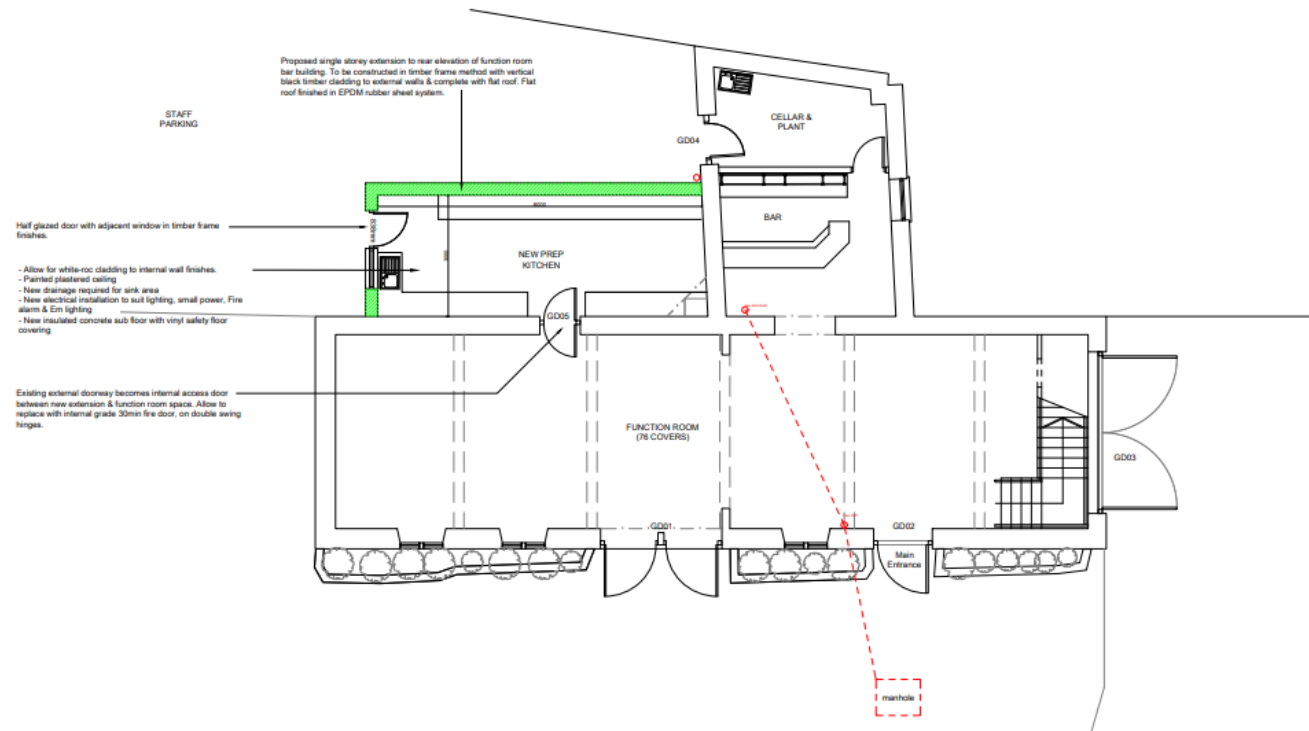
None

Species Identified:

Species 1: Pipistrellus pipistrellus (Common pipistrelle bat)**qPCR Ct Value:** 27

Appendix 3a: Proposed Plans

Methuen Arms, Corsham, SN13 0HB



This drawing depicts an information intended for use within the design stage of a project. It is not intended for construction or for any other use without the express written consent of the design team.

NOTES:

- 1. All dimensions are in millimetres unless otherwise stated.
- 2. All dimensions are to the centre of the line unless otherwise stated.
- 3. All dimensions are to the face of the material unless otherwise stated.
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SECTION

A full and accurate measured survey has not been undertaken by Concorde BGW at this site. This drawing has been produced from information provided by others. Any dimensions indicated are information only and must be checked on site prior to the commencement of any works.

Indicates areas of new structure

A	11/12/2028	1	Multiple window fronts full of proposed windows to reduce structural elements of wall.	1	Drawn
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Rev	Date	By	Description	Rev	Date
Stage					
PLANNING					
Client: BUTCOMBE PUB CO.					
Project address:					
METHUEN ARMS 2 HIGH STREET CORSHAM SN1 3JH					
Title:					
PROPOSED GROUND FLOOR PLAN					
Scale:	1:50	Drawn on:	A1		
Drawn by:	JL	Date:	NOV/25		
Drawing no:	5104-2001	Rev:	A		

CONCORDE BGW GROUP

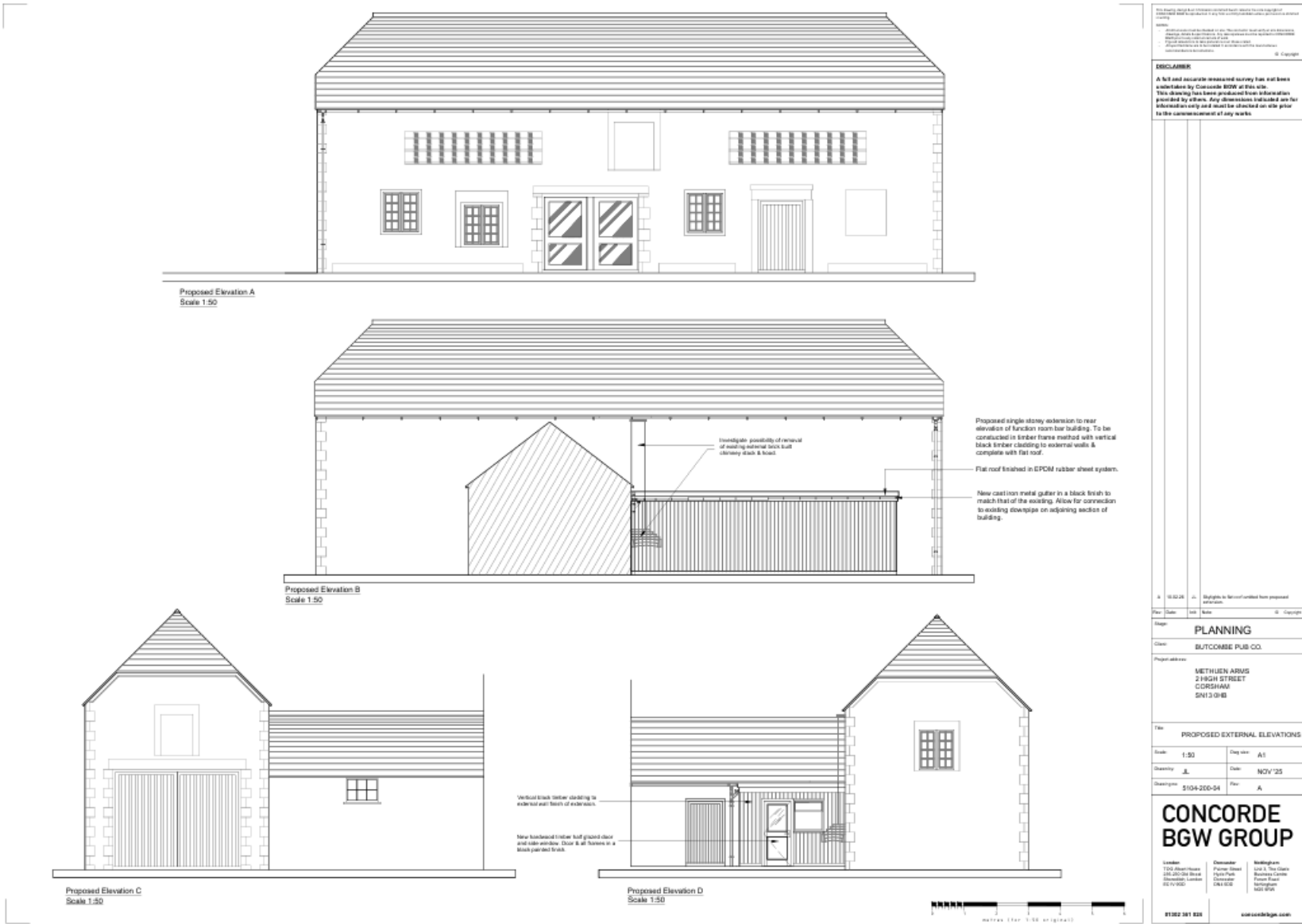
London
 100 Abchurch Lane
 London EC4N 3JF
 Tel: 020 7490 1234
 Email: info@concordebgw.co.uk

Manchester
 100 Market Street
 Manchester M1 1PQ
 Tel: 0161 234 5678
 Email: info@concordebgw.co.uk

Birmingham
 100 New Street
 Birmingham B2 4JQ
 Tel: 0121 234 5678
 Email: info@concordebgw.co.uk

01202 261 024 concordebgw.co.uk

Appendix 3b: Proposed Plans



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Version control			
Status	Issue	Name	Date
Draft	0.1	Kiera Horman BSc (Hons) – Assistant ecologist	04/09/2025
Proof	0.2	Anna Dolby BSc (Hons) – Consultant Ecologist	04/09/2025
Proof	0.3	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	13/09/2025
Proof	0.4	Anna Dolby BSc (Hons) – Consultant Ecologist	15/09/2025
Final	1.0	Kiera Horman BSc (Hons) – Assistant ecologist	15/09/2025
Amended	1.1	Kiera Horman BSc (Hons) – Graduate ecologist	12/02/2026