

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Premier Inn, Salisbury North Bishopsdown, Pearce Way, Salisbury, Wiltshire, SP1 3GU

Client:

Premier Inn Hotels

Report date:

21/06/2024

Project:

This report is prepared to inform a planning application for the proposal described as:
The addition of a 3 storey extension onto the current 3 storey building, serving as a hotel.

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 and client This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.	
Executive Summary	
No bat roost was identified within the building. If at any point during works, a bat or bat evidence is discovered then works must stop and a suitably qualified ecologist must be contacted. There will be additional lighting. Considering the already high volume of light spill around the current building, this is not expected to make a significant difference. However, lighting on the north elevation must be taken into consideration due to the commuting and foraging bats observed using this adjacent habitat. Details of lighting mitigation strategy is at the end of this report.	
The site surveys were designed and managed by Annabel Sharpe BSc (Hons), Natural England Bat Licence Number: 2023-11145-CL17-BAT	
See surveyor locations in the BERS plan in Appendix 1, building plan in Appendix 2.	
<i>Limitations</i>	There were issues regarding the outer lighting of the building. However considering this is the normal situation for this building, this gives a consistent baseline that may impact any roosting bats.

Field Survey							
Dusk Emergence Survey 1							
Building B1							
Surveyor and position		Lead Surveyor 1 – Oliver Skipworth – Four years bat survey experience – observing the northeast Surveyor 2 -Sarah Cole - 4 years bat survey experience – observing the northwest elevations Surveyor 3 – Andy Blincow Bat licence 2019-40256-CLS-CLS – observing the southeast elevations Surveyor 4 – Sarah Facey – 6 years bat survey experience – observing the southwest elevations					
Weather (start/end)		Temperature (°C): 17.6 Relative humidity (%): 62 Cloud cover (%): 70 Wind (m/s): 4 Rain: None			Temperature (°C): 13.7 Relative humidity (%): 78 Cloud cover (%): 70 Wind (m/s): 4 Rain: None		
Equipment used		Echometer Touch, Magenta 4, Nightfox Whisker IR cameras, IR torches					
Results							
Date of survey	Start, end and sunset time	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
29.05.24	20:55- 22:40 Sunset – 21:10	N/A	N/A	B1	N/A	N/A	N/A
Surveyor observations							

Surveyor 1	The first bat recorded at 21:32, a Myotis spp. heard not seen. Following this, regular commuting activity along the northern hedge/tree line was recorded mostly comprising Myotis spp. however a few Daubenton's were recorded. The Last bat recorded at 22:22, a soprano pipistrelle seen foraging along the north elevation constantly until the end of the survey. <u>No roosting activity recorded</u>	
IR position	<u>No roosting activity recorded</u>	N/A
Surveyor 2	First bat was a Common pipistrelle at 21:30, heading north, passing over southern corner. 21:39 & 21:41 CP Feeding around trees, then passed, N>S After, from 21:43-22:23 general Common pipistrelle passes, many heard but not seen, with constant feeding activity for 7 mins from 22:15. 22:27-22:43 Constant activity of common pipistrelle continuing past end of the survey. <u>No roosting activity recorded</u>	
IR position	<u>No roosting activity recorded</u>	N/A

Surveyor 3	The first bat common pipistrelle at 21:17, faint heard not seen. Occasional single common pipistrelle passes at 21:38 and 22:19 were heard not seen. Continuous common pipistrelle feeding 22:26 to end of the survey at 22:40, heard not seen but determined to be foraging along the tree line on the eastern site boundary. <u>No roosting activity recorded</u>	
IR position	<u>No roosting activity recorded</u>	

<i>Surveyor 4</i>	The first bat was a Common Pipistrelle pass heard not seen (HNS) at 21:30. Between 2215 and the end of the survey there was intermittent distant Common Pipistrelle activity, HNS, including social calling. The last bat was a distant Common Pipistrelle, HNS, at 22:40. <u>No roosting activity recorded</u>	
<i>IR position</i>	<u>No roosting activity recorded</u>	

Field Survey							
Dusk Emergence Survey 2							
Building B1							
Surveyor and position		Lead Surveyor 1 – Abby Pigden – 4 years bat survey experience – observing the northeast Surveyor 2 -Jayne Wilkins - 4 years bat survey experience – observing the northwest elevations Surveyor 3 – Becks Gane - 7 years survey experience – observing the southeast elevations Surveyor 4 – Andy Wilkins – 3 years bat survey experience – observing the southwest elevations					
Weather (start/end)		Temperature (°C): 17 Relative humidity (%): 69 Cloud cover (%): 15 Wind (m/s): 1 Rain: None			Temperature (°C): 14 Relative humidity (%): 74 Cloud cover (%): 40 Wind (m/s): 0.2 Rain: None		
Equipment used		Echometer Touch, Magenta 4, Nightfox Whisker IR cameras, IR torches					
Results							
Date of survey	Start, end and sunset time	Species and numbers	Roost type	Structure reference	Roost location	Access points (include # of them)	Dimensions and explanation of roost location
19/6/24	21:10-22:55 Sunset-21:25	n/a	n/a	B1	n/a	n/a	n/a
Surveyor observations							

<i>Surveyor 1</i>	The first bat heard was a common pipistrelle at 21:54 determined to be foraging in the vegetation to the east. Noctules were heard passing over the site at 21:57, 22:09, 22:11, 22:20 and 22:28. Two common pipistrelles were seen foraging in the vegetation at 22:00 and 22:25. The final bat of the survey was a noctule at 22:37 which was heard but not seen. <u>No roosting activity was observed.</u>	
<i>IR position</i>	<u>No roosting activity was observed.</u>	

<i>Surveyor 2</i>	The first bat 21.40 was a common pipistrelle, heard but not seen. 21.48 Noctule commuting east to south. 21.49 common pipistrelle was seen flying by over the building east to south. Common pipistrelles were heard but not seen throughout the survey until 22.29. Noctules bats were heard but not seen at- 21.55, 22.09, 22.11, 22.20. At 21.54 a soprano pipistrelle was heard and not seen and again at 22.29. <u>No roosting activity was observed.</u>	
<i>IR position</i>	<u>No roosting activity was observed.</u>	

<i>Surveyor 3</i>	First bat recorded was a noctule at 21:57 commuting south over the tree line southeast of the building. Four more noctule passes were recorded, all heard not seen. The last noctule recorded was at 22:20. <u>No roosting activity was observed.</u>	 A color photograph of the Premier Inn building at dusk. The building is a two-story structure with a dark roof and brick walls. The sky is a mix of blue and orange from the setting sun. There are some bushes in the foreground and a blue bin near the entrance.
<i>IR position</i>	<u>No roosting activity was observed.</u>	 A black and white infrared photograph of the same Premier Inn building at night. The building is illuminated by artificial lights, making it stand out against the dark background. A person is visible in the foreground near the entrance. A timestamp in the bottom right corner reads "06/19/2024 22:46:59".

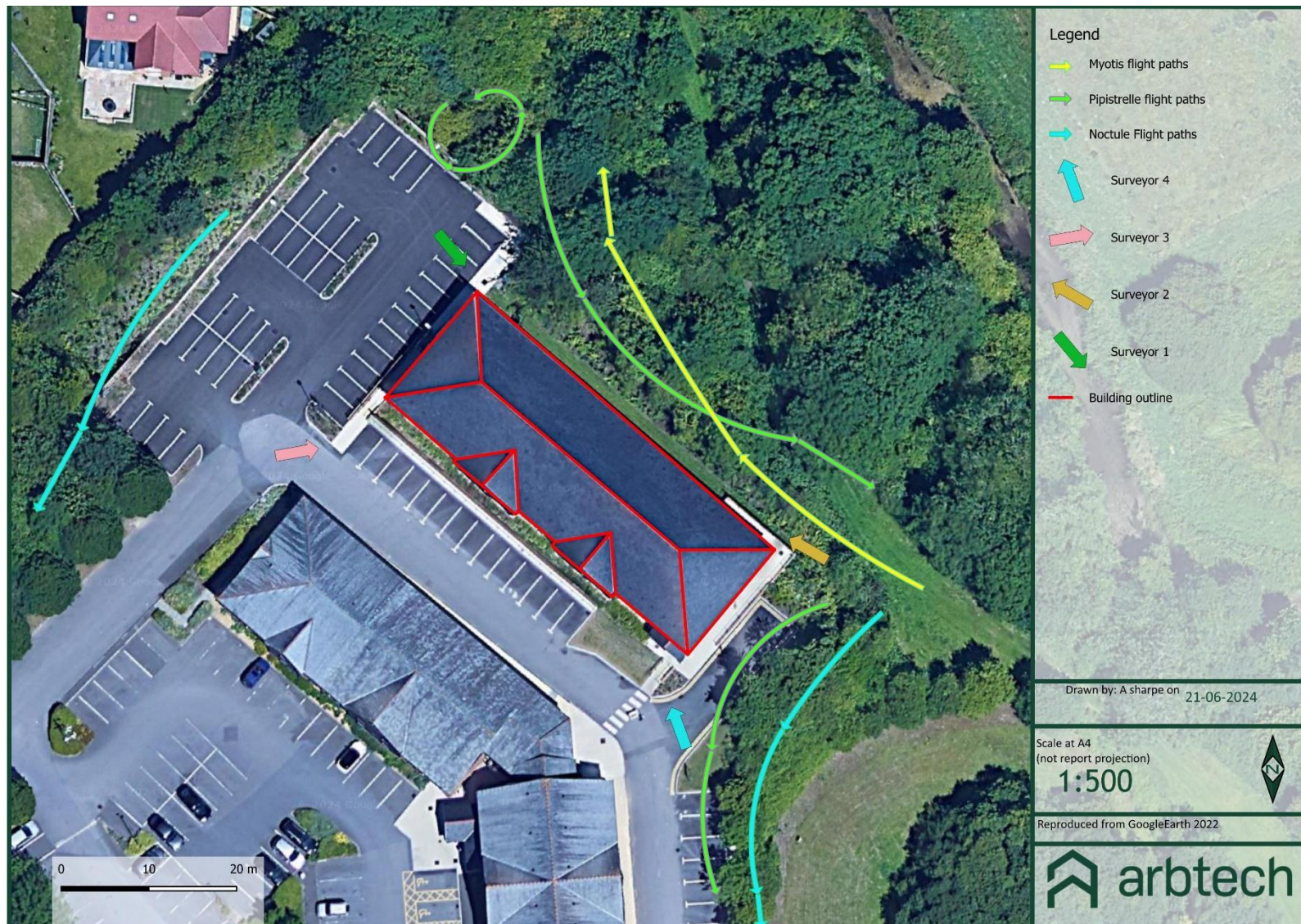
<i>Surveyor 4</i>	The first bat recorded was Noctule at 21:48 but not seen. At 21:52 a common pipistrelle was heard and not seen. There were intermittent noctules heard between 21:55 and 22:23 <u>No roosting activity was observed.</u>	
<i>IR position</i>	<u>No roosting activity was observed.</u>	

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	A likely absence of roosting bats is confirmed from building 1
<i>Impact Assessment</i>	Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. However, bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time. Any bats that begin using the building during the intervening period between the surveys being undertaken and works commencing could be injured or killed and their roosts destroyed. The proposed development will include the use of lighting. While there already is a high volume of lighting around the sight, lighting on the northern elevation should be mitigated properly, as this faces directly onto observed commuting and foraging habitat used by bats. This elevation lacks foot traffic from patrons and therefore mitigated lighting should not impact any safety aspect.
<i>Recommendations</i>	If at any point during construction, bats or bat roosting evidence is discovered, work must stop immediately and a suitably qualified ecologist must be contacted for advice. A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures: • Light spill on to the northern trees and shrubs 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.

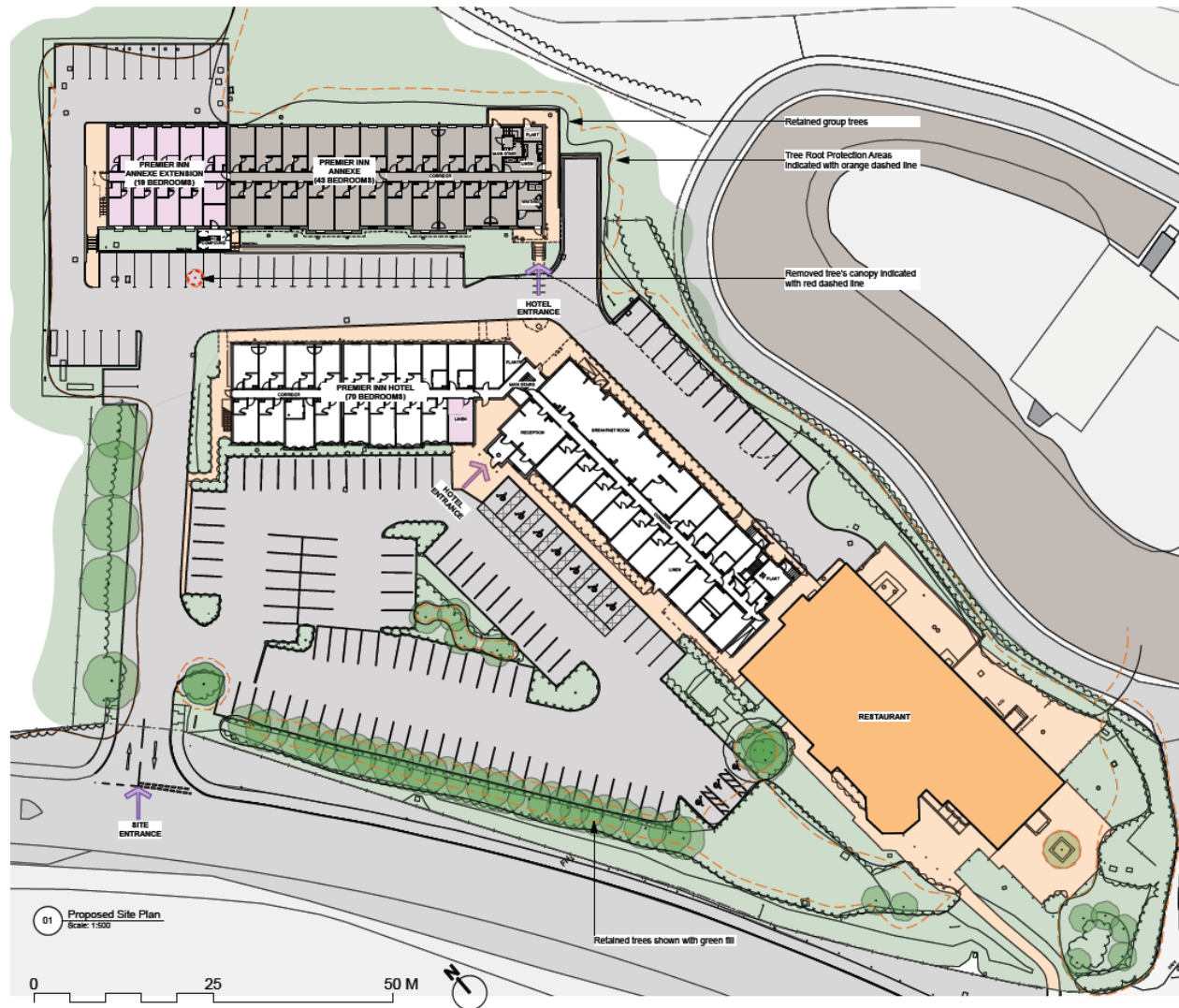
	Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up-to-date technology available.
<i>Enhancements</i>	Due to the high volume of light spill around the building, the addition of bat boxes on the walls of B1 are less likely to be up-taken by bats in the area. It's advised that any bat boxes are installed on mounted poles in the darkest corner of the sites. These boxes should be installed 3-5m high and facing towards the vegetative boundary, rather than towards lights and buildings. Bat boxes should be made of woodcrete or woodstone, due to the longevity of these materials. Examples of bat boxes suitable include: Convex bat box Low profile woodstone bat box Schwegler 2F bat box

Version control			
Status	Issue	Name	Date
Draft	0.1	Annabel Sharpe- Consultant Ecologist Bat survey CL17 licence.	20/06/2024
Final	1.0	Annabel Sharpe- Consultant Ecologist Bat survey CL17 licence.	21/06/2024

Appendix 1: BERS plan



Appendix 2: Building proposal



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Notes:	
Proposed & Existing	
Parking Total:	162
Extension GEA Total:	480 sq m
Extension GIA Total:	448 sq m
Existing Rooms:	113
Proposed Rooms:	19
Total Rooms:	132
Legend:	
---	Title Boundary
---	Existing Premier Inn
---	Existing Restaurant & BOH
---	Proposed Work / Extension

F	12/03/20	Minor amendments	CF
E	18/07/24	LA Parking spaces added	SR AB
D	23/05/24	Existing room count updated	SR AB
Rev	Date	Description	By: CH

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Drawing:
Proposed Site Plan

Scale	Date	Drawn	Checked
1:500	4/08/24	SR	AB

Drawing No:
6213-P- 010 F

Revision:
PLANNING

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