

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Mill Barns, High Street, Whitwell, Hertfordshire, SG4 8AG

Client:

Talmi Investments Ltd

Report date:

25th August 2025

Project:

This report is prepared to inform a planning application with Hertfordshire County Council.

The proposal is described as: *Conversion and extension of barn into a dwelling.*

This report is supplementary to the Preliminary Ecological Appraisal and 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 Ecological Appraisal and Roost Assessment completed by Arbtech Consulting Limited (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

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle	Day	Bat box, south east corner of B1	Modification
2	Unconfirmed (awaiting DNA analysis)	Occasional/Transitional	Interior of B1	Destruction

A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system, and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

If the licence is not submitted by 21st October 2025 a material changes check will be required.

If the licence is not submitted by 1st May 2026 updated dusk surveys will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Background

PRA – Arbtech, 29th April 2025. The barn on site was assessed as providing high habitat value for roosting bats. In addition, ~15 bat droppings were identified scattered throughout the barn.

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 – Conversion to residential Structural changes to building – Single story southern extension and addition of insulation throughout Type of permission required – Full planning permission	
The site surveys were designed and managed by Consultant Ecologist Ashleigh Domblides, Natural England Bat Licence Number: 2025-12729-CL17-BAT and BCT Competency Level 2.	
See surveyor locations in the BERS plan in Appendix 1 and proposed plans in Appendix 2	
<i>Limitations</i>	None

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	Vishal Chady	1 year	Level 2	Observing southeast
	2	Tom Doarks	1 year	Level 2	Observing northwest
<i>Weather (start/end)</i>	Temperature (°C): 19 Relative humidity (%): 58 Cloud cover (%): 100 Wind (m/s): 0.3 Rain: None		Temperature (°C): 15 Relative humidity (%): 69 Cloud cover (%): 100 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	2	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey			Sunset; Start - End		
09/06/2025			Sunset 21:19; 21:04 – 23:04		

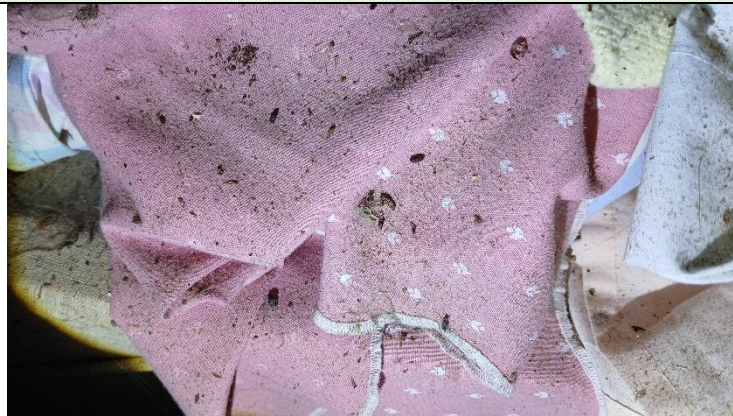
Surveyor observations		
Surveyor 1	Summary of general activity: Species – Common pipistrelle, brown long eared Flight paths – South to north and north to south past the southern elevation Foraging areas – South of B1 The first bat was a common pipistrelle seen commuting south to north past the northern elevation of B1 sat 21:39. Between then and 23:03, common pipistrelles were frequently heard and/or seen including regular passes along the northern elevation and brief foraging to the north of B1 within the adjacent garden. A brown long eared was heard not seen at 22:15.	 Elevation Photo
<i>IR position 1</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	Camera position: observing southeast elevation of B1 Emergences observed: No No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	 Darkest Point

<i>Surveyor 2</i>	Summary of general activity: Species – Common pipistrelle, soprano pipistrelle Flight paths – East to south past B1 Foraging areas – North of B1 The first bat was a common pipistrelle at 21:42 which was heard but not seen. From then until 23:03, common pipistrelles were frequently heard and/or seen including 4 passes from east to south past B1 and brief foraging to the north of B1. At 22:16 a soprano pipistrelle was heard but not seen. At 22:54 a soprano pipistrelle was seen foraging to the north of B1.	 Elevation Photo
<i>IR position 2</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	Camera position: observing northwest elevation of B1 Emergences observed: No No emergences were observed and the footage was in line with the observations of surveyor 2 with no additional activity.	 Darkest Point

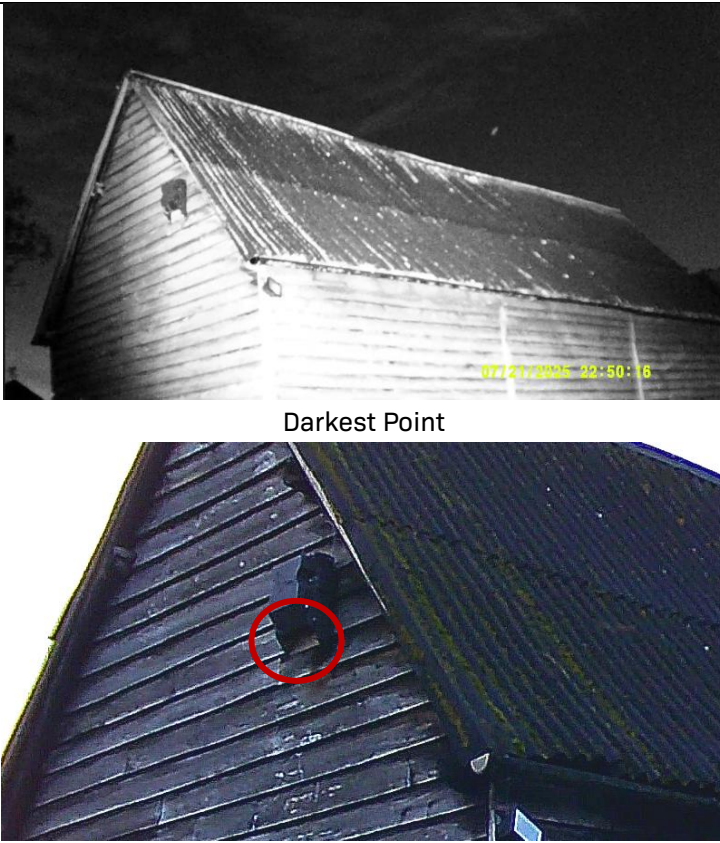
Field Survey					
Dusk Emergence Survey 2					
Building B1					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Karin Patel	1 year	Level 1	Observing southeast
	2 - Lead	Carly Preen	7 Years, licence number 2024-12326-CL17-BAT	Level 2	Observing northwest
<i>Weather (start/end)</i>	Temperature (°C): 26 Relative humidity (%): 56 Cloud cover (%): 0 Wind (m/s): 0 Rain: None		Temperature (°C): 22 Relative humidity (%): 64 Cloud cover (%): 0 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		
30/06/2025			Sunset 21:24; 21:09 – 23:09		

Surveyor observations		
<i>Surveyor 1</i>	Summary of general activity: Species – Common pipistrelle, soprano pipistrelle, myotis sp., brown long eared Flight paths – North to south and south to north past the eastern elevation Foraging areas – East of B1 The first activity was a common pipistrelle which was heard not seen at 21:54. From then until 23:06, common pipistrelles were frequently heard and/or seen, with numerous passes from north to south and south to north past the eastern elevation and brief foraging activity to the east of B1. At 22:04 a soprano pipistrelle was heard not seen. A myotis sp. was heard not seen at 22:59. At 22:59 a noctule was heard not seen. A brown long-eared was heard not seen at 23:03.	 Elevation Photo
<i>IR position 1</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	Camera position: observing southeast elevation of B1 Emergences observed: No No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	 Darkest Point

<i>Surveyor 2</i>	Summary of general activity: Species – Common pipistrelle, Daubenton's, serotine, soprano pipistrelle Flight paths – No notable flight paths identified Foraging areas – To the north of B1 The first recorded activity was a common pipistrelle which was heard not seen at 22:05. From then until the end of the survey, common pipistrelles were intermittently heard and/or seen with notable foraging activity to the north of B1 with up to two common pipistrelles seen foraging constantly from 22:17 until 22:39 then intermittently until the end of the survey. A Both a Daubentons and a serotine were heard not seen at 22:59. A soprano pipistrelle was heard not seen at 23:00	 Elevation Photo
<i>IR position 2</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	Camera position: observing northwest elevation of B1 Emergences observed: No No emergences were observed and the footage was in line with the observations of surveyor 2 with no additional activity.	 Darkest Point

Field Survey					
Dusk Emergence Survey 3					
Building B1					
Building inspection prior to survey	Carried out by: Carly Preen, licence number 2024-12326-CL17-BAT, on the 16th of July 2025 between survey 2 and survey 3 Structures inspected: B1 Bat evidence found: ~100 droppings scattered throughout Structurally, the building remains as it was reported in the PRA following the initial site visit. There were droppings found scattered throughout, with no specific piles of droppings which would indicate a specific roosting location. Droppings were collected for DNA analysis.				
	Photos				
					
	B1 interior		B1 bat droppings		
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Jen Muir	1 year	Level 1	Observing southeast
	2 - Lead	Vishal Chady	1 year	Level 2	Observing northwest
Weather (start/end)	Temperature (°C): 18 Relative humidity (%): 71 Cloud cover (%): 65		Temperature (°C): 14 Relative humidity (%): 84 Cloud cover (%): 50		

		Wind (m/s): 0 Rain: None		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			
21/07/2025			Sunset 21:07; 20:52 – 22:51			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	Common pipistrelle x1	Day	B1	Bat box on the southeastern corner	Bat box entrance	N/A
Surveyor observations						
Surveyor 1		Emergences observed - <u>Common pipistrelle day roost:</u> Number: 1 Time(s): 21:21 Location of access point(s): Bat box entrance Direction(s) of travel on emergence: South Species ID was confirmed on site Summary of general activity: Species – Common pipistrelle, noctule Flight paths – West to east past B1 Foraging areas – To the east of B1 The first bat was a common pipistrelle which was heard not seen at 21:20. From then until 22:40, common pipistrelles were frequently heard and or seen with multiple passes from		 Elevation Photo with emergence circled in red		

	west to east past B1 and foraging activity to the east of B1. At 21:21, a common pipistrelle emerged from the bat box on the southeast corner of B1 and commuted south and off site. At 22:16, a noctule was heard not seen.	
<i>IR position 1</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	Camera position: observing southeast elevation of B1 Emergences observed: Yes <u>Common pipistrelle day roost:</u> Number: 1 Time(s): 21:21 Location of access point(s): Bat box entrance Direction(s) of travel on emergence: South Species ID was confirmed on site The footage was in line with the observations of surveyor 1, confirming the emergence observed on site with no additional activity.	 Darkest Point Emergence Location

<i>Surveyor 2</i>	Summary of general activity: Species – Common pipistrelle, noctule Flight paths – west to east over B1 Foraging areas – East of B1 The first activity was a common pipistrelle which was heard not seen at 21:21. From then until 22:41, common pipistrelles were intermittently heard and/or seen including 4 passes west to east over B1 and 2 common pipistrelles seen frequently foraging to the east of B1 from 21:21 until 22:35. At 22:16 a noctule was heard not seen.	 Elevation Photo
<i>IR position 2</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 850nm IR</i>	Camera position: observing northwest elevation of B1 Emergences observed: No No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	 Darkest Point

Conclusions, Impacts and Recommendations						
Survey Results Summary	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
	1	Common pipistrelle	Day	1	Bat box to the southeast of B1	Impact to roost – Modification Level of impact – Site
	2	Unconfirmed (awaiting DNA analysis)	Transitional/occasional	1 (estimated from volume of droppings)	Interior of B1: Length: 11m Width: 5m Height: 6m	Impact to roost – Destruction Level of impact – Site
	General bat activity on site: Key foraging areas – North and east of B1 Key flight lines – South to north and north to south past the eastern elevation of B1, and west to east and east to west over B1 Species observed – Common pipistrelle, soprano pipistrelle, serotine, Daubentons, brown long eared, noctule, myotis sp. Hibernation suitability - Low – the bat box provides some suitability for hibernation, however, this does not offer the stable environment generally required for hibernation. No further surveys required					
Impact Assessment	Roost Number			Impacts		
	1 – Common pipistrelle day roost			The roost will be removed and relocated when B1 is extended.		
	2 – Unknown species transitional/occasional roost			The roost will be destroyed when the interior of B1 is converted into a residential dwelling.		
	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>	The below recommendations are based on the assumption that the roost within the interior of B1 is a brown long eared roost, as this is the most likely species to be roosting within this location. If the DNA results determine that this is a different species, the below recommendations will be amended accordingly and an EPSL licence may be required. The report will be updated upon receipt of the DNA results. A Bat Licence from Natural England is required to legally permit the works. This requirement exists independently of the planning system, and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not. Additional survey requirements: • If the licence is not submitted by 21st October 2025 a Material Changes Check will be required. • If the licence is not submitted by 1st May 2026 updated dusk surveys will be required. The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission. An BMCL application to Natural England will be required to legally permit the proposed works. The BMCL application requires that surveys have been undertaken within the most recent active bat season, and at a suitable time of year to fully characterise the roosts present. Planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so. A Material Changes Check will be required within three months of the BMCL submission, if no survey work has been undertaken within that period. The BMCL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level so as to maintain (or enhance) the Favourable Conservation Status (FCS) of the local bat population. The BMCL will include (but are not limited to) the following measures: ▪ The installation of bat boxes or replacement bat roosts prior to works commencing to form a receptor site for any bats found during the works. Boxes may be installed on buildings or trees or can be pole mounted but must be in an
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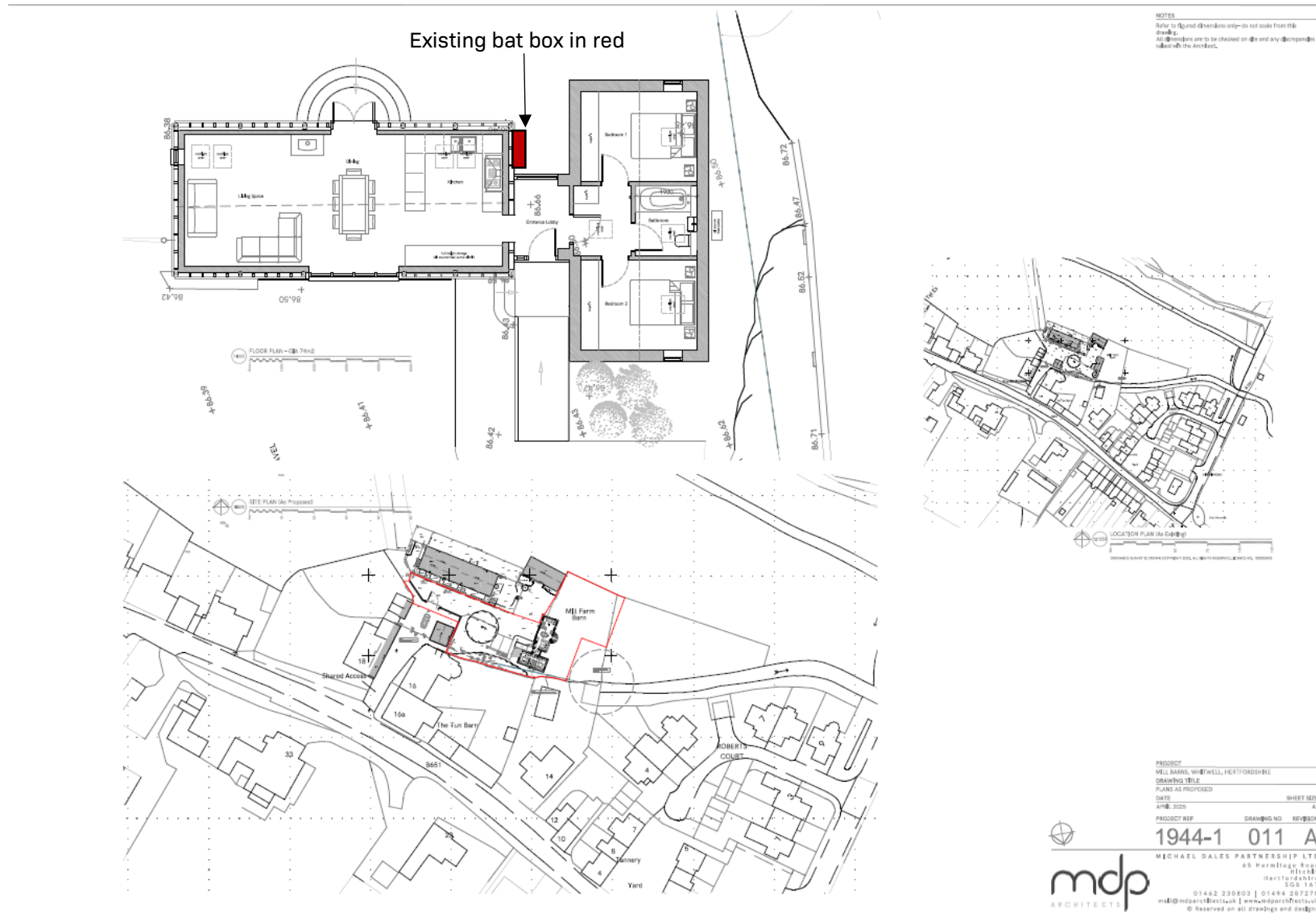
	undisturbed location and will need to be maintained in this location post-development. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. ▪ The provision of a toolbox talk to contractors, by the Named Ecologist or an Accredited Agent, to inform them of the presence of bat roosts. ▪ A pre-commencement inspection of any roost features by the Named Ecologist or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). ▪ The removal and replacement of the existing bat box and any internal alterations by hand under the supervision of the Named Ecologist or an Accredited Agent. ▪ Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. ▪ Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. The BMCL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favourable to move bats to the receptor bat box. BMCLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Named Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the BMCL. 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 northern or eastern vegetated garden or on or off site scattered trees 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.
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	▪ 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 'dimnable' 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 two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new extension. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction (or facing vegetated areas/gardens), with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: BERS plan



Appendix 2: Proposed Plans



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Version control			
Status	Issue	Name	Date
Draft	0.1	Ashleigh Domblides BA (Hons) – Consultant Ecologist	11/08/2025
Review	0.2	Josephine McCarthy, Senior Ecologist	21/08/2025
Final	1.0	Ashleigh Domblides BA (Hons) – Consultant Ecologist	25/08/2025