

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Sneckyeat Farm, Hensingham, Whitehaven, Copeland, Cumbria, CA28 8XZ

Client:

Emma Graham

Report date:

10th July 2025

Project:

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

The conversion of the existing barn into a residential dwelling.

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

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

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

PRA – Arbtech Consulting Ltd, 2025. B1 was surveyed in May 2025. The building was considered to provide moderate value for roosting bats. Surrounding habitat was also noted as being of moderate value for foraging and commuting bats. No evidence of roosting bats was found during the initial survey.

Number of buildings on site – 1 building

Number of buildings surveyed – 1 building

Proposed development

Current use of building – Ex agricultural barn

Proposed use of building – Conversion to residential

Structural changes to building – Re roofing, external maintenance works, erection of a new single storey extension to replace the removed mono pitched section, internal conversion.

Type of permission required – Full planning permission

The site surveys were designed and managed by Consultant Ecologist Elen Griffin BSc (Hons), MRSB, Bat Licence Number: Bat licence number 2023-11211-CL17-BAT.

See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.					
Limitations	Light rain was encountered during the second survey; however, this is not considered to be a significant limitation as the rain began toward the end of the survey when bats would have already emerged and bat activity continued during the rain.				
	Demolition works to the single-storey, mono-pitched breeze block structure had been undertaken prior to the second survey and without Arbtech’s knowledge. In addition, groundworks, including the laying of service pipes, had been carried out around the exterior of the building. While the full extent of the impact cannot be known with certainty, given the lack of bat activity during the proviso survey and sub-optimal features previously described on this section of building it is considered unlikely that the demolition works have negatively impacted bat use on the site.				
Field Survey					
Dusk Emergence Survey 1					
Building B1					
Building inspection prior to survey	A repeat internal inspection was not considered necessary, as a Preliminary Roost Assessment (PRA) was conducted in May 2025, less than 3 months since the BERS. Since that time, no internal or external alterations have been made to the building.				
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Elen Griffin	Bat licence number 2023-11211-CL17-BAT	Level 2	South and western
	2	Paul Hatt	3 years	Level 1	North and eastern
Weather (start/end)	Temperature (°C): 11 Relative humidity (%): 85 Cloud cover (%): 85 Wind (mph): 12 Rain: None		Temperature(°C): 10 Relative humidity (%): 87 Cloud cover (%): 95 Wind (mph): 10 Rain: None		

Equipment used		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		
04/06/2025				Sunset 21:38; 21:20 – 23:10		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Surveyor observations						
Surveyor 1		No emergence or re entries recorded The first and only bat activity recorded was a heard but not seen (HNS) pass by a common pipistrelle (Cpip) at 22:14.				

<i>IR position 1</i>	IR reflects surveyors position and notes.	 An infrared (IR) photograph of a large, dark building at night. The building's roofline and walls are visible, with some lighter patches on the wall. A timestamp in the bottom right corner reads "06/04/2025 23:14:29".
<i>Surveyor 2</i>	No emergence or re entries recorded The first activity recorded was a HNS pass by a noctule (N). At 22:06 and 22:14 HNS passes by Cpip's were recoded. The final activity recorded was a pass by a Cpip at 22:46. The bat was seen in a northern direction above the road which runs along the north eastern boundary of B1.	 A daytime photograph of a large, weathered stone building with a gabled roof. A gravel driveway leads to the building, and a black car is parked nearby. A utility pole is visible on the right side of the frame. The sky is overcast.

<i>IR position 2</i>	IR reflects surveyors position and notes	
Dusk Emergence Survey 2		
Building B1		
<i>Building inspection prior to survey</i>	Demolition works to the single-storey, mono-pitched breeze block structure had been undertaken prior to the second survey and without Arbtech's knowledge. In addition, groundworks, including the laying of service pipes, had been carried out around the exterior of the building. While the full extent of the impact cannot be known with certainty, given the lack of bat activity during the proviso survey and sub-optimal features previously described on this section of building it is considered unlikely that the demolition works have negatively impacted bat use on the site.	



Figures 1-3 above showing evidence of demolition and ground works on site.

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	2	Paul Hatt	3 years	Level 1	North and eastern
Weather (start/end)	Temperature (°C): 15 Relative humidity (%): 86 Cloud cover (%): 100 Wind (mph): 12 Rain: None		Temperature (°C): 13 Relative humidity (%): 87 Cloud cover (%): 100 Wind (mph): 10 Rain: Light		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	2	

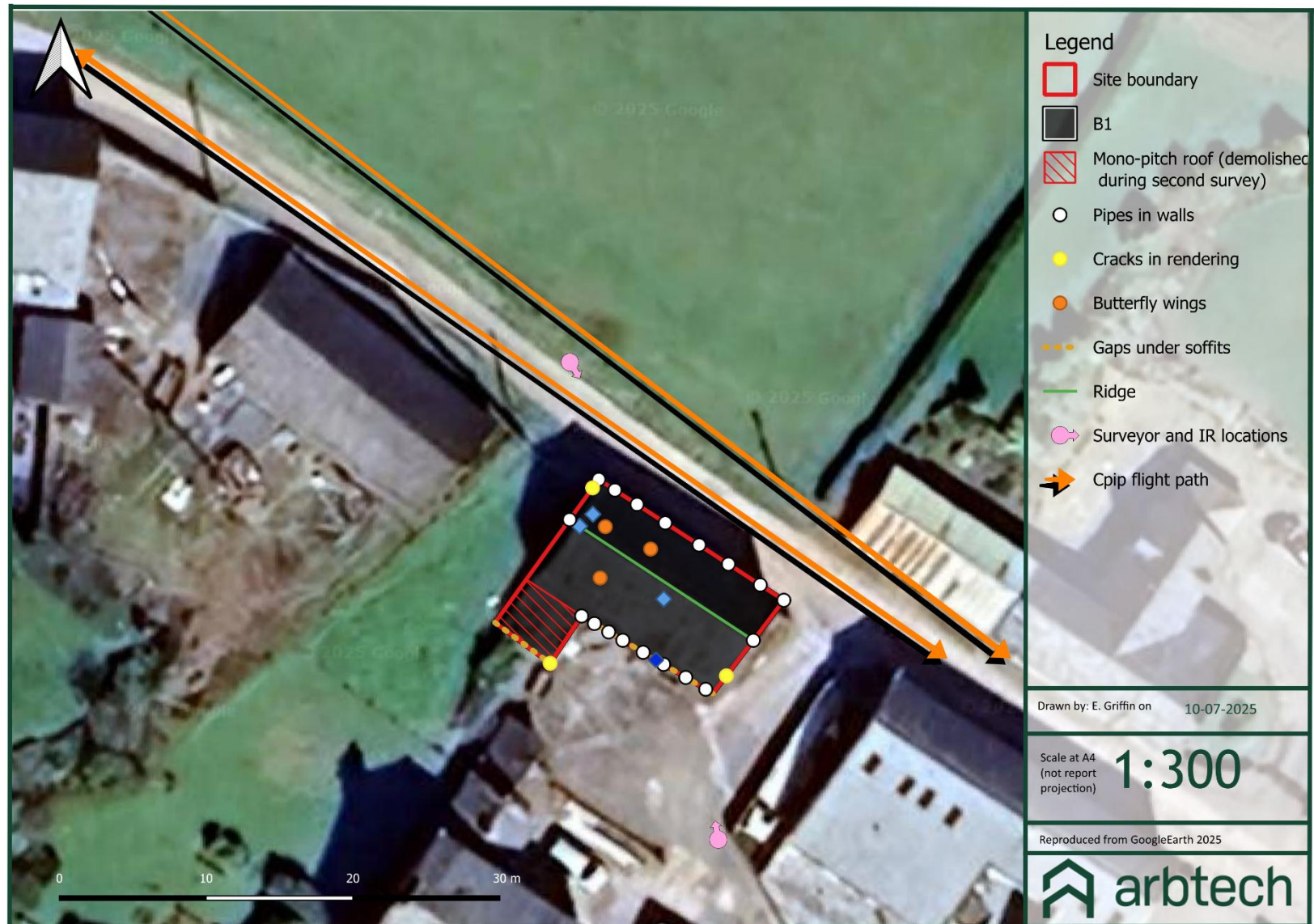
	Additional Illumination	Nightfox	XB5 PRO	2
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2
		Magenta Electronics	Magenta Bat4	2
	Two Way Radio	BAOFENG	FV-88E	2
Results				
Date of survey		Sunset; Start - End		
03/07/2025		Sunset 21:52; 21:35 – 23:25		
Surveyor observations				
Surveyor 1	No emergence or re entries recorded The first activity recorded was a pass by a Cpip at 22:25. A bat was briefly seen passing along the road to the north east of B1. At 22:28, 22:31 and 22:32 HNS passes by Cpips were recorded. Further HNS calls by Cpip’s were recorded at 22:57, 23:02 and 23:04. No further activity recorded.			

<i>IR position 1</i>	IR reflects surveyors position and notes	
<i>Surveyor 2</i>	No emergence or re entries recorded The first activity recorded was a pass by a Cpip at 22:25. The bat was noted flying in a northern direction above the road which runs along the north eastern boundary of B1. At 22:27 a second bat followed the same flight path. At 22:31 and 22:33 a Cpip was recorded flying in a southerly direction and continued to the north of B1 following the boundary of the road and the adjacent fields. The final bat activity recorded was a HNS pass by a Cpip at 22:57.	

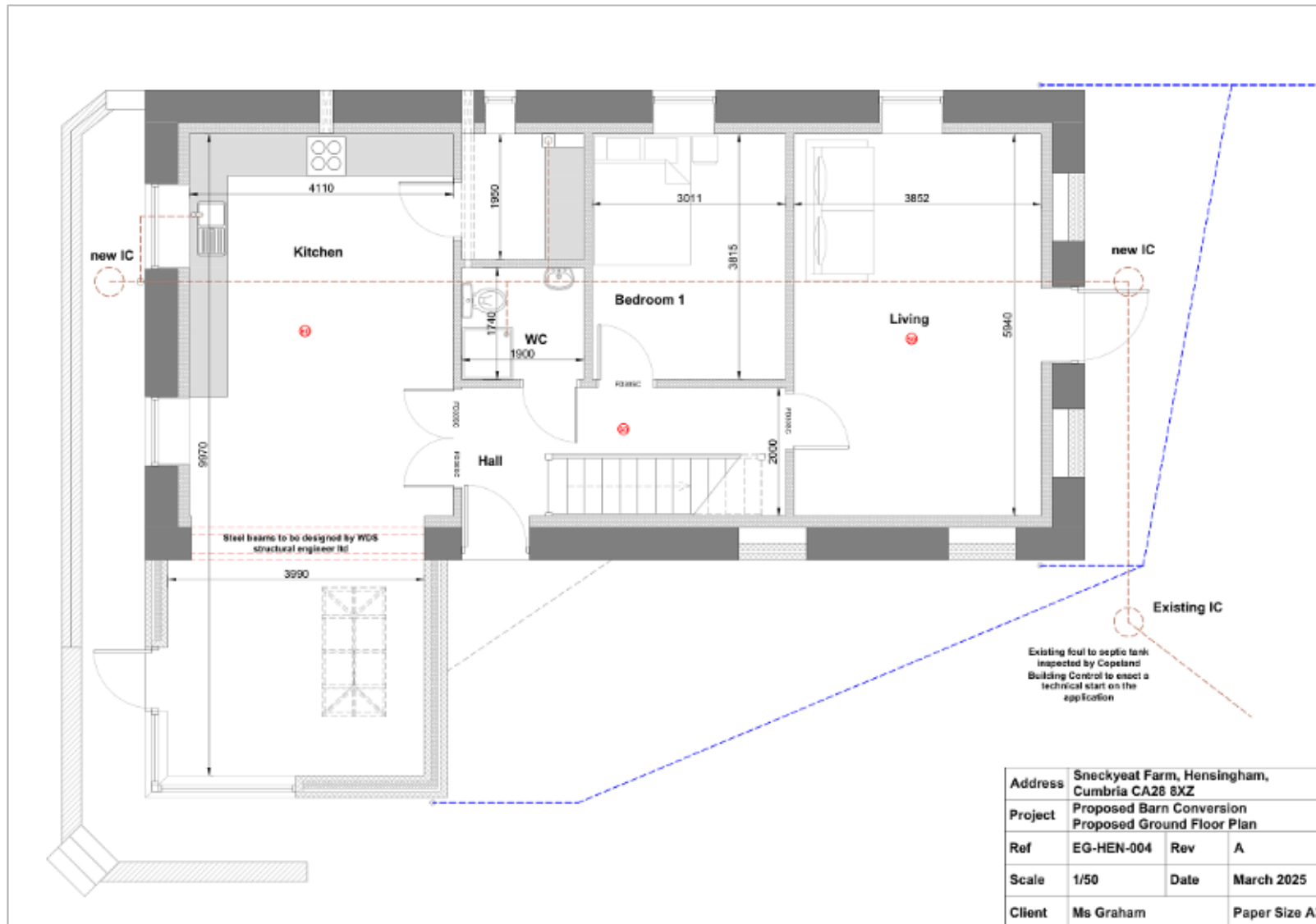
<i>IR position 2</i>	IR reflects surveyors position and notes	
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No bats were recorded using the buildings during the surveys, and no evidence of bats was found during the PRA. General bat activity on site: Key foraging areas – No key foraging areas were recorded on site Key flight lines – Along the road to the north east of B1 Species observed – Common pipistrelle & Noctule
<i>Impact Assessment</i>	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.
<i>Recommendations</i>	Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice. Wildlife Sensitive Lighting Strategy A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: • Light spill on to the road to the north east of B1 should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal.

	• Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
<i>Enhancements</i>	The installation of one bat box at the site will provide additional roosting habitat for bats. The bat box will be placed on the exterior 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 Beaumaris Woodstone Bat Box for crevice dwellers (attach to side of building), Isabella Bat Box for void dwellers (attach to side of building or tree), 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	Elen Griffin BSc (Hons), MRSB, Consultant Ecologist	11/07/2025
Proof	0.2	Josephine McCarthy, Senior Ecologist	11/07/2025
Final	1.0	Elen Griffin BSc (Hons), MRSB, Consultant Ecologist	20/07/2025