

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Hartshill Bungalow, Thong Lane, Gravesend, Kent, DA12 4AD

Client:

National Highways

Report date:

17th July 2025

Project:

This report is prepared to inform a planning application for the proposal described as: “The demolition of one residential dwelling and change of use of the land for storage purposes associated with the construction of the Lower Thames Crossing.”

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, June 2025, B1 was surveyed. B1 was assessed as low value, due to a small amount of suitable crevice-dwelling roosting features such as loose clay tiles, and gaps underneath sections of roofing materials.

Number of buildings on site – 1 building (B1).

Number of buildings surveyed – 1 building (B1).

Proposed development

Current use of building – Residential.


Proposed use of building – Change of use to storage.



Structural changes to building – Demolition of building.



Type of permission required – Full planning permission.


The site surveys were designed and managed by Consultant Ecologist Maddy Carter BSc (Hons), Natural England Class 1 Bat Licence Accredited Agent and Assistant Ecologist Oliver Wills BSc (Hons).

See surveyor locations in the BERS plan in Appendix 1.					
<i>Limitations</i>	There were no specific limitations to the survey.				
Field Survey					
Dusk Emergence Survey 1					
Building B1					
<i>Building inspection prior to survey</i>	N/A – No internal loft space present in the building.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Oliver Wills	1 Year	Level 2	Observing southwest
	2	Arnold Lasagne	1 Year	Level 2	Observing southeast
	3	Yongjin Roh	1 Year	Level 1	Observing northwest
<i>Weather (start/end)</i>	Temperature (°C): 24.7 Relative humidity (%): 57.3 Cloud cover (%): 0 Wind (mph): 0 Rain: None			Temperature (°C): 18.2 Relative humidity (%): 70.7 Cloud cover (%): 0 Wind (mph): 0 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	3	
	Additional Illumination	Nightfox	XB5 PRO	3	

		Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	3	
			Magenta Electronics	Magenta Bat4	3	
		Two Way Radio	BAOFENG	FV-88E	3	
Results						
Date of survey				Sunset; Start - End		
11/07/2025				Sunset 21:13; 20:58 – 22:43		
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						
<i>Surveyor 1</i>		<p>No emergences observed.</p> <p>Summary of general activity: Species – Common pipistrelles, soprano pipistrelles. Commuting paths – Occasional bat passes along the southern drive. Foraging areas – Occasional foraging along the southern boundary of the site.</p> <p>Common pipistrelles were seen foraging over the southern drive between 21:42 and 22:32, flying west. Soprano pipistrelles were seen foraging in the same areas at 22:09 and 22:39.</p>				

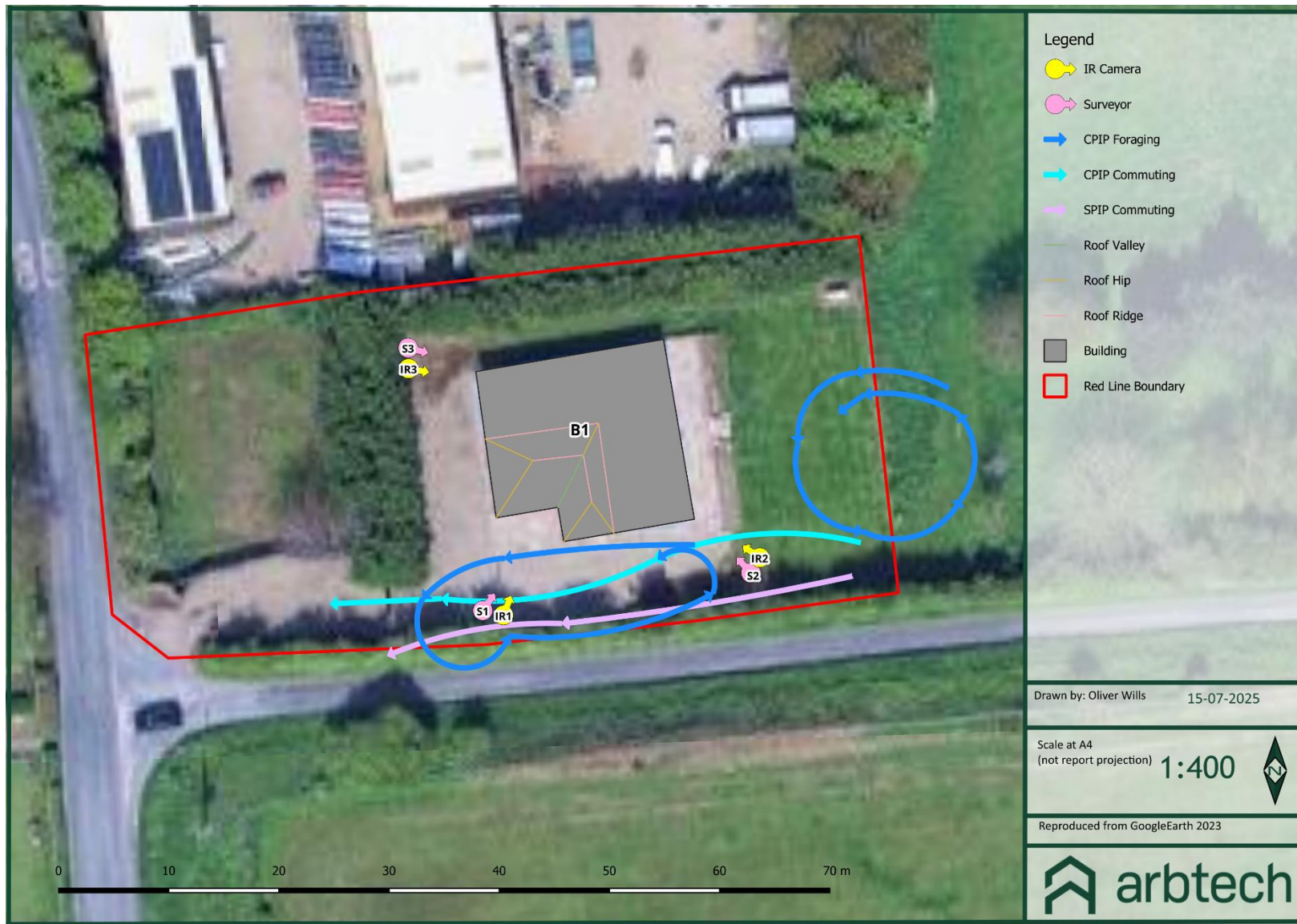
<p><i>IR position 1</i> 1x <i>Nightfox Whisker</i>, 1x <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southwest elevation of building.</p> <p>No additional observations or bat activity recorded upon review.</p>	
<p><i>Surveyor 2</i></p>	<p>No emergencies observed.</p> <p>Summary of general activity: Species – Noctule, common pipistrelle, soprano pipistrelle. Flight paths – Flying north, parallel to the eastern elevation of B1. Flying east and west along the southern elevation of B1. Foraging areas – Garden and area to the east of B1.</p> <p>At 21:36 a noctule was spotted flying north overhead. Common pipistrelles were seen commuting east along the southern elevation of B1 between 21:42 and 22:21. At 21:58 3 common pipistrelles were foraging in the garden to the east before flying west along the southern elevation of B1. At 22:12 a common pipistrelle flew north along the eastern elevation of B1. Common pipistrelles were heard but not seen at 22:24, 22:28 and 22:43. Soprano pipistrelles were heard but not seen at 22:20, 22:27 and 22:39.</p>	

<p><i>IR position 2</i> 1x <i>Nightfox Whisker</i>, 1x <i>Nightfox XB5 PRO</i></p>	<p>Camera position: observing southeast elevation of building.</p> <p>No additional observations or bat activity recorded upon review.</p>	
<p><i>Surveyor 3</i></p>	<p>No emergences observed.</p> <p>Summary of general activity: Species – Common pipistrelles, soprano pipistrelles. Commuting paths – One pass along the north elevation of B1.</p> <p>At 21:45 a common pipistrelle was observed passing from east to west before circling back east. Common pipistrelle passes were heard but not seen at 21:58, 22:01, 22:08 and at 22:24, and a soprano pipistrelle was heard but not seen at 22:09.</p>	

<p><i>IR position 3</i> <i>1x Nightfox Whisker,</i> <i>1x Nightfox XB5 PRO</i></p>	<p>Camera position: observing northwest elevation of building.</p> <p>No additional observations or bat activity recorded upon review.</p>	
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	<p>General bat activity on site:</p> <p>Key foraging areas – Along the driveway south of the building, and in the garden to the east.</p> <p>Key flight lines – Along the southern boundary of the site.</p> <p>Species observed – Common pipistrelles, soprano pipistrelles, noctule.</p>
<i>Impact Assessment</i>	<p>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.</p>
<i>Recommendations</i>	<p>Works can proceed without the need for any further requirements. In the unlikely event bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice.</p> <p>Wildlife Sensitive Lighting Strategy</p> <p>Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to southern hedgerow which bats may use for foraging or commuting.</p>
<i>Enhancements</i>	<p>The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be installed onto retained mature trees surrounding the site. 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 and unlit by artificial light.</p> <p>The bat boxes will be a specification suitable for crevice dwelling species such as Beaumaris Woodstone Bat Box for crevice dwellers or a similar alternative brand.</p>

Appendix 1: BERS plan



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Version control			
Status	Issue	Name	Date
Draft	0.1	Oliver Wills BSc (Hons), Assistant Ecologist	15/07/2025
Proof	0.2	Maddy Carter BSc (Hons), Consultant Ecologist	15/07/2025
Proof	0.3	Jonathan Kewell; 10 Years' Bat Survey Experience, L2 Accredited for N. Evans	17/07/2025
Final	1.0	Oliver Wills BSc (Hons), Assistant Ecologist	17/07/2025