

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

31st Gravesend Scout Hut, Hampton Crescent, Gravesend, DA12 4HZ

Client:

Costorphine & Wright

Report date:

24th September 2025

Project:

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

“The demolition of the existing building, to be replaced with a new hut.”

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 Preliminary Roost Assessment completed by Arbtech Consulting Limited (2024) 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, October 2024, B1 surveyed, assessed as moderate value.

Number of buildings on site – 1 building.

Number of buildings surveyed – 1 building.

Proposed development

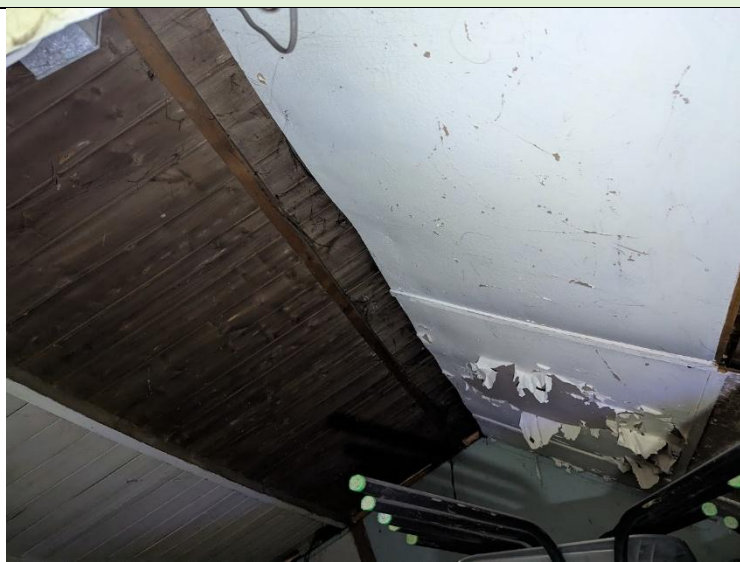
Current use of building – Recreational (Scouts hut)

Proposed use of building – No change

Structural changes to building – Demolition, and reconstruction of a new building.

Type of permission required – Full planning permission

The site surveys were designed and managed by Graduate Ecologist Elodie Noyes-Gouan BSc (Hons), accredited for class 1 techniques on a Natural England Class 2 Bat Licence.

See surveyor locations in the BERS plan in Appendix 1.						
Limitations		No specific limitations to the survey.				
Field Survey						
Dusk Emergence Survey 1						
Building B1						
Building inspection prior to survey		The updated loft inspection was carried out on 19/08/025, prior to the BERS commencement by Elodie Noyes-Gouan BSc (Hons), Graduate Ecologist, accredited for class 1 techniques on a Natural England Class 2 Bat Licence. Similar to the preliminary survey, no evidence of bats was observed.				
		Photos				
						
		L1 – updated inspection		L1 – updated inspection		
Surveyor position	and	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation

	1 - Lead	Elodie Noyes-Gouan		4 Years		Level 2	Observing east and part of the southeastern elevation
	2	Max Matthews		3 Years		Level 1	Observing the northern elevation and part of the western
	3	Jasmine Llewellyn		2 Years		Level 1	Observing the southern elevation and part of the western
<i>Weather (start/end)</i>	Temperature (°C): 19 Relative humidity (%): 73 Cloud cover (%): 70 Wind (m/s): 2 Rain: None			Temperature (°C): 17 Relative humidity (%): 74 Cloud cover (%): 70 Wind (m/s): 1 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			
19/08/2025				Sunset 20:12; 19:57 – 21:42			
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 emergencies observed. Common pipistrelles were heard but not seen, briefly at 20:50, 20:56 and 21:06.	
IR position 1 Nightfox Whisker Night vision binoculars + 1 Nightfox XB5 PRO torch	No emergencies were observed, and the footage was in line with the observations of surveyor 1, with no additional activity.	N/A – image unavailable due to technical fault after review

<i>Surveyor 2</i>	No emergencies observed. Four common pipistrelles were observed over the course of the survey, passing west to south and back again at 20:50, 20:56 and 21:06.	
<i>IR position 2</i> <i>Nightfox Whisker</i> <i>Night vision</i> <i>binoculars + 1</i> <i>Nightfox XB5 PRO</i> <i>torch</i>	No emergencies were observed, and the footage was in line with the observations of surveyor 2, with no additional activity.	

<i>Surveyor 3</i>	No emergencies observed. Four common pipistrelles were observed over the course of the survey, passing west to south and back again at 20:50, 20:56 and 21:06.					
<i>IR position 3</i> <i>Nightfox Whisker</i> <i>Night vision</i> <i>binoculars + 1</i> <i>Nightfox XB5 PRO</i> <i>torch</i>	No emergencies were observed, and the footage was in line with the observations of surveyor 3, with no additional activity.					
Dusk Emergence Survey 2						
Building B1						
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation	

	1 - Lead	Elodie Noyes-Gouan		4 Years	Level 2	Observing east and part of the southeastern elevation
	2	Harry White		1 Year	Level 1	Observing the northern elevation and part of the western
	3	Max Matthews		3 Years	Level 1	Observing the southern elevation and part of the western
<i>Weather (start/end)</i>	Temperature (°C): 17 Relative humidity (%): 53 Cloud cover (%): 90 Wind (m/s): 1 Rain: None			Temperature (°C): 16 Relative humidity (%): 60 Cloud cover (%): 90 Wind (m/s): 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		
19/09/2025				Sunset 19:03; 18:48 – 20:33		
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>	No emergencies observed. One common pipistrelle was heard but not seen at 19:36.	
<i>IR position 1 - Nightfox Whisker Night vision binoculars + 1 Nightfox XB5 PRO torch</i>	No emergencies were observed, and the footage was in line with the observations of surveyor 1, with no additional activity.	

<i>Surveyor 2 -</i>	No emergencies observed. Common pipistrelles commuted north to south over B1 at 20:24, 20:28 and 20:32. The final common pipistrelle of the survey was heard but not seen at 21:10.	
<i>IR position 2</i> <i>Nightfox Whisker</i> <i>Night vision</i> <i>binoculars + 1</i> <i>Nightfox XB5 PRO</i> <i>torch</i>	No emergencies were observed, and the footage was in line with the observations of surveyor 2, with no additional activity.	

<i>Surveyor 3 –</i>	No emergences observed. Common pipistrelles commuted north to south over B1 and east to south throughout the local gardens, at 20:21, 20:24, 20:28, 20:32, 20:33 and 20:35. The final common pipistrelle of the survey was heard but not seen at 21:10.	
<i>IR position 3 Nightfox Whisker Night vision binoculars + 1 Nightfox XB5 PRO torch</i>	No emergences were observed, and the footage was in line with the observations of surveyor 3, with no additional activity.	

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No bats were recorded roosting within B1 during the survey. As such, a likely absence of roosting bats is concluded within building B1. Bat activity was minimal and consisted of common pipistrelles, passing west to east and back again over the vegetation and trees on site.
<i>Impact Assessment</i>	No impacts foreseen to roosting bats due to the demolition of the building. 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.
<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 the southern vegetation and 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. ▪ 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.
<i>Enhancements</i>	The installation of one bat box at the site will provide additional roosting habitat for bats. The bat box will be integrated within the new constructed elevations, if this isn't possible, it should be fixed to the new building. 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 box will be a specification suitable for crevice dwelling species such as Vivara Pro Build-In Woodstone Bat Tube (integrated), Istock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: BERS plan



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Version control			
Status	Issue	Name	Date
Draft	0.1	Elodie Noyes-Gouan BSc (Hons), Graduate Ecologist	24/09/2025
Proof	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	26/09/2025
Final	1.0	Elodie Noyes-Gouan BSc (Hons), Graduate Ecologist	02/10/2025