



Victoria Walters

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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

14 Shenton Lane, Dadlington, Nuneaton, Leicestershire, CV13 6JD

Client:

Ryan Morgan

Report date:

27th July 2025

Project:

This report is prepared to inform a planning application for the proposal described as: The construction of a garage and extension to the rear of the existing building.

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. 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	Temporary	Beneath window shutter	No direct impacts.

A bat roost of one individual common pipistrelle bat has been identified under the window shutter on the front of the dwelling. However, there is no evidence of bats inside the loft, and no bats were observed using the roof structure during the three BERS surveys.

As the proposed works will not directly impact the bat roost, a licence is not required to lawfully proceed. However, a precautionary approach must be adopted, and the following measures must be adhered to during the works:

- No works to the front elevation which could disturb or impact the known roost.
- No scaffolding to be erected on the front elevation.
- The window shutter must remain unaltered and intact throughout the works and post-development and access to the roost for bats must be maintained in perpetuity.
- No new lighting is to be directed toward the bat roost.
- If a bat is unexpectedly discovered within the work areas , all work will cease immediately and the project ecologist or Arbtech, will be contacted for further advice.

- If the development plans change in future to include any impacts on the bat roost, a licence from Natural England will be required. This may also necessitate updated BERS surveys.

Background

PRA – Arbtech, January 2024, Surveyed B1 which was assessed to have moderate habitat value for roosting bats.

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 – Moderate value– 3 surveys due to identification of bats roosting on site.

Proposed development

Current use of building – Residential

Proposed use of building –No change

Structural changes to building –Two storey extension added to rear (northeast) elevation.

Cosmetic/repair work – None

Type of permission required – householder planning permission

The site surveys were designed and managed by Victoria Walters BSc (Hons), MSc Consultant Ecologist Accredited Agent on Natural England Bat Licence

Number: 2018-33540-CLS-CLS

See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2

<i>Limitations</i>	No access was possible within the roof space itself due to lack of walkways and visible support beams During the first visit, due to vehicular parking, surveyor position 2 could not sit with the camera and therefore it was unmanned.
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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	Victoria Walters	Accredited on Level 1 Licence		Level 2	Southwest
	2	Billie- Jo Payne	1 year		Level 2	Southwest
	3	Emily Hill	2 years		Level 2	Northeast
	4	Oliver Dodd	3 years		Level 2	Northeast
<i>Weather (start/end)</i>	Temperature (°C): 14 Relative humidity (%): 75 Cloud cover (%): 20 Wind (m/s): 6 Rain: None			Temperature (°C): 13 Relative humidity (%): 75 Cloud cover (%): 26 Wind (m/s): 6 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		4	
	Additional Illumination	Nightfox	XB5 PRO		4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2			
		Magenta Electronics	Magenta Bat4			
	Two Way Radio	BAOFENG	FV-88E			
Results						
Date of survey			Sunset; Start - End			
17/06/2024			Sunset 21:16; 21:01 – 23:00			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	CPx1	Day	B1	Beneath window shutter on the south elevation	Small gap access under window shutter	N/A

Surveyor observations		
<i>Surveyor 1</i>	Emergences observed - Common pipistrelle social calls were heard but not seen at 21:55, following by a common pipistrelle foraging NE to SW at 21:59. A common pipistrelle was observed entering behind the window shutter at 22:04 and emerging from the same access point 7 minutes later. A brown long eared bat was observed flying southeast over the building at 22:54. <u>Common pipistrelle roost:</u> Number: 1 Time(s): 22:04 (Re-entry, followed by re-emerging 7 minutes afterwards) Location of access point(s): Under window shutter. Direction(s) of travel on emergence: southwest Species ID confirmed on site Summary of general activity: Species – CP, BLE Flight paths – BLE flight path south-east over building. Foraging areas – Constant foraging in the tree line to the west of B1.	

<i>IR position 1</i> <i>Nightfox Whisker</i>	Camera position: observing Southwest elevation of B1 Emergences observed: Y No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity. <u>Common pipistrelle roost:</u> Number: 1 Time: 22:04 (re-entry followed by emergence 7 minutes later) Location of access point: Beneath window shutter Direction of travel on emergence: Southwest Species ID confirmed on site or by sound analysis post survey. Surveyor 1 observed the re-entry and emergence. Any other notable bat activity: Common pipistrelles were seen foraging frequently near the building's elevation on IR review.	
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<i>Surveyor 2</i>	Emergences observed - The first recorded bat activity was a common pipistrelle at 21:55 heard but not seen. This was followed by a common pipistrelle at 21:59, foraging heading back and forth along treeline heading NE ->SW. There was constant common pipistrelle foraging activity from 22:10 - 22:40 around the building. At 21:32 a brown long-eared was seen heading north. The final call was a brown long-eared and this was seen heading southeast over the building. <u>Common pipistrelle roost:</u> Number: 1 Time(s): 22:04 (Re-entry, followed by re-emerging 7 minutes afterwards) Location of access point(s): Under window shutter. Direction(s) of travel on emergence: southwest Species ID confirmed on site Summary of general activity: Species – CP, BLE Flight paths – BLE flight path south-east over building, frequent passes northeast to southwest. Foraging areas – Constant foraging in the tree line to the west of B1.	- 
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<i>IR position 2</i>	IR position 2 was positioned unmanned as the area was inaccessible for a surveyor to be sat. Camera position: observing Southeast elevation of B1 Emergences observed: N No emergences were no additional activity observed.	
<i>Surveyor position 3</i>	No emergences observed. Activity started at 21:58 with common pipistrelle foraging in the NE foliage and around the entire building. Common pipistrelle activity continued throughout the survey until 22:53, which was the last recorded activity. A Myotis sp. was heard not seen at 22:36. A noctule was heard and not seen at 22:46. Summary of general activity: Species – CP, Myotis sp. Noctule Flight paths – BLE flight path south east over building. Foraging areas – Constant foraging in the tree line to the west of B1.	

<i>IR position 3</i> <i>Nightfox Whisker</i>	Camera position: observing northeast elevation of B1 Emergences observed: N No emergences were no additional activity observed.	
<i>Surveyor position 4</i>	No emergences observed. First activity was common pipistrelles foraging from 21:59-22:05. There was also further common pipistrelle were observed foraging and demonstrating social behaviour from 22:09 and 22:23. Final activity was a noctule heard at 22:46. Summary of general activity: Species – CP, Noctule Flight paths –None recorded Foraging areas – Constant foraging in the garden behind surveyor.	

IR position 4	Camera position: observing northeast elevation of B1 Emergences observed: N No emergences were no additional activity observed.				
Field Survey					
Dusk Emergence Survey 2					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Victoria Walters	Accredited on Level 1 licence	Level 2	Southwest
	2	Phil Cutt	1 Year	Level 2	Southwest
	3	Anna Foxon	1 Year	Level 2	Northeast
	4	Harvey Yates	1 year	Level 2	Northeast
Weather (start/end)	Temperature (°C): 24 Relative humidity (%): 70 Cloud cover (%): 74 Wind (m/s): 1 Rain: None		Temperature (°C): 23 Relative humidity (%): 69 Cloud cover (%): 75 Wind (m/s): 1 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		
		Magenta Electronics	Magenta Bat4		

	Two Way Radio	BAOFENG	FV-88E	
Results				
Date of survey			Sunset; Start - End	
29/07/2024			Sunset 21:02; 20:47– 23:00	
Surveyor observations				
Surveyor 1	No emergencies observed - A common pipistrelle was heard but not seen at 21:14. Common pipistrelles were frequently observed gleaning around the windows on B1 and foraging erratically around the house throughout the survey. Summary of general activity: Species – CP Flight paths – None recorded. Foraging areas – Constant foraging in front of the southeast elevation.			

<i>IR position 1</i> <i>Nightfox</i>	Camera position: observing southwest elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with no additional activity.	
<i>Surveyor 2</i>	No emergences were observed. The first bat heard was a Common Pipistrelle at 21:14. These were heard frequently during the survey often passing close to the front of the house and spending time flying under the tree on the north side of the house. Up to three were seen at one time and there were social calls. Noctule was heard on four occasions but never seen and was the final bat of the survey at 22:32. Summary of general activity: Species – CP, noctule Flight paths – frequent passes across elevation Foraging areas – Constant foraging by trees near north elevation.	

<i>IR position 2</i> <i>Nightfox whisker</i>	Camera position: observing southwest elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with	
<i>Surveyor position 3</i>	No emergences were observed. First bat was a noctule, which was heard but not seen at 21:30, followed by constant common pipistrelle foraging from 21:31 to 21:42 behind surveyor position in the rear garden. From 21:48, there was frequent activity from common pipistrelles, for the duration of the survey. Summary of general activity: Species – CP Flight paths – frequent passes behind surveyor Foraging areas – Constant foraging in garden behind surveyor	

<i>IR position 3</i>	Camera position: observing northeast elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1.	
<i>Surveyor position 4</i>	No emergences observed. First bat activity recorded was a noctule (heard but not seen) at 21:24 and again at 21:30. Common pipistrelles were observed foraging constantly from 21:32 to 21:40. Summary of general activity: Species – CP Flight paths – frequent passes behind surveyor Foraging areas – Constant foraging in garden behind surveyor.	

<i>IR position 4</i>	Camera position: observing northeast elevation of B1 Emergences observed: N No emergences were observed and the footage was in line with the observations of surveyor 1 with	
Field Survey		
Dusk Emergence Survey 3		
Building B1		
<i>Building inspection prior to survey</i>	Carried out by: Danielle Olding, Natural England licence: 2019-40541-CL18 Structures inspected: Loft void in B1 Bat evidence found: None Felt lined apex roof structure along the south elevation of the property. No access was possible within the roof space itself due to lack of walkways and visible support beams. Internal roof felt damaged in several places allowing potential ingress but no evidence of bat occupation, past or present. Area inspected with high powered torch and close focus binoculars. Evidence of rodent damage visible, extensive cobwebs throughout.	

	Photos				
					
	B1 Loft 1: loft void		B1 Loft 1: loft void.		
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Jaden Allcock	1 year	Level 2	Southwest
	2	Danielle Olding	Level 2 licence	Level 2	
	3	Aron Marshall	1 year	Level 2	
	4	Anna Foxon	2 years	Level 2	
<i>Weather (start/end)</i>	Temperature (°C): 21 Relative humidity (%): 70 Cloud cover (%): 80 Wind (m/s): 0.2 Rain: None		Temperature (°C): 20 Relative humidity (%): 72 Cloud cover (%): 70 Wind (m/s): 0 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	

	Additional Illumination	Nightfox	XB5 PRO	4
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	
		Magenta Electronics	Magenta Bat4	
	Two Way Radio	BAOFENG	FV-88E	
Results				
Date of survey			Sunset; Start - End	
18/07/2025			Sunset 21:19; 21:04 – 22:49	
Surveyor observations				
Surveyor 1	No emergencies observed - First activity occurred at 21:36 which was a common pipistrelle commuting from southeast towards the trees along the northwest of the house. At 21:40 a common pipistrelle passed over the house towards surveyors’ position (Northeast to southwest), and back again at 21:44 (Southwest to northeast). Frequent common pipistrelle passes were observed throughout the survey traveling southwest to north and southeast to north west. Summary of general activity: Species – Common pipistrelle Flight paths – Frequent bat passes along the southwest elevation, southwest to northeast Foraging areas – None recorded.			

<i>IR position 1</i> <i>Nightfox whisker</i>	Camera position: observing southwest elevation of B1 Emergences observed: N Foraging was observed on IR around the trees location to the northwest of the house.	
<i>Surveyor 2</i>	No emergences observed Constant common pipistrelle foraging throughout the survey, until approximately 22:00 in garden coming from north, south and eastern directions. The conifer hedge south-east across the rear of the garden was observed being used as a frequent commuting area by common pipistrelles. Summary of general activity: Species – Common pipistrelle Flight paths – Frequent bat passes south to east Foraging areas – Conifer hedgerow in rear of the garden.	

<i>IR position 2</i>	Camera position: observing northeast elevation of B1 Emergences observed: N No bat activity seen on IR	
<i>Surveyor 3</i>	No emergences observed Summary of general activity: Consistent foraging activity of two common pipistrelle around the front of the house, with the first sighting at 21:37 and the final sighting at 22:09. The flight paths were mostly from the SW (i.e. from the garden behind the house and treeline to the NW of the house) passing in front of the house and either continuing SW over the road or circling back around the house again. Common pipistrelles were then heard not seen x 3 at 22:18, 22:31 and 22:45. Foraging areas were directly in front of the house above the drive, and over the roof of the house. Noctule passes were heard not seen x 3 at 22:08, 22:11 and 22:39. BLE were heard not seen at 22:43.	

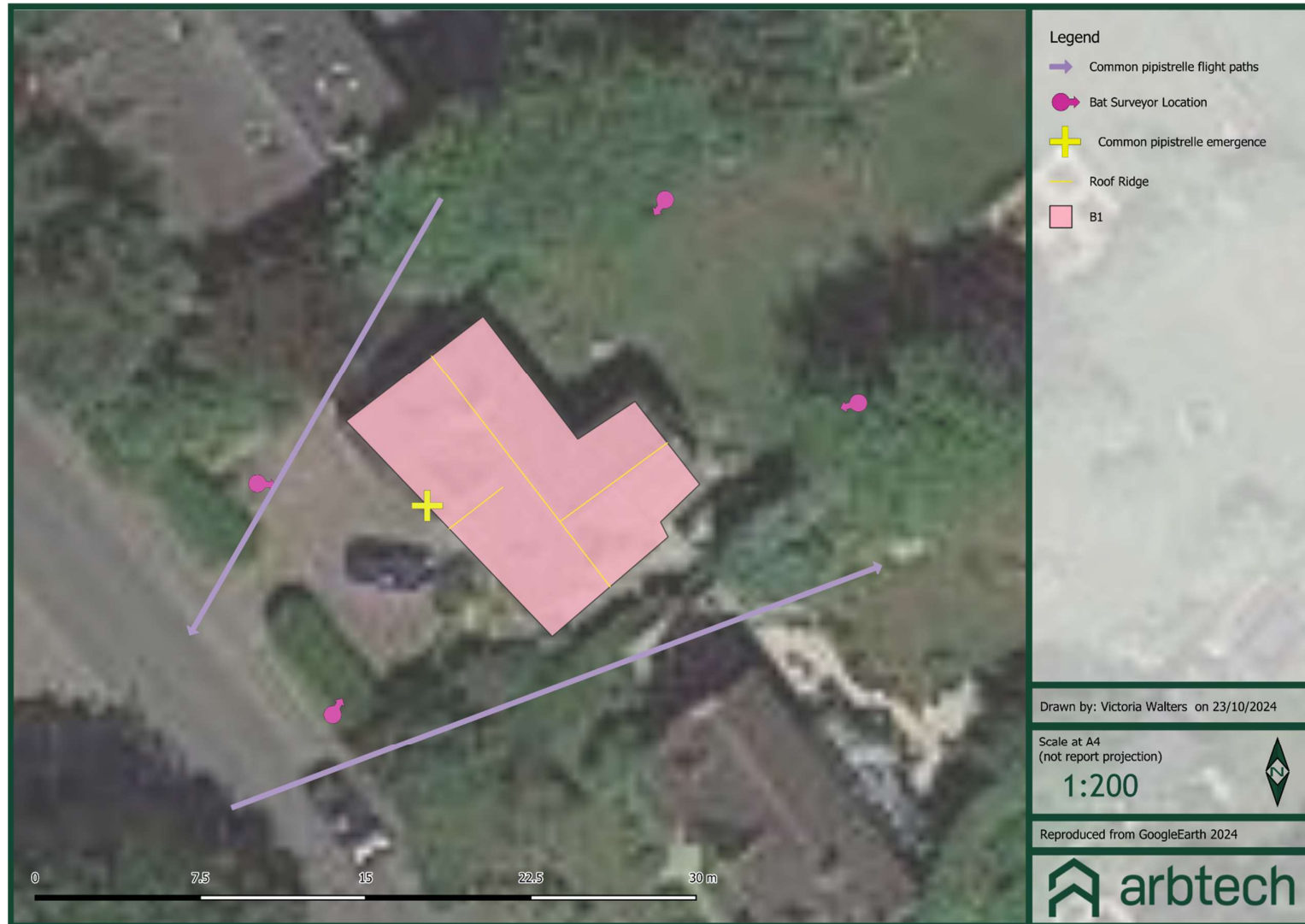
	Summary of general activity: Species – Common pipistrelle, Noctule , BLE Flight paths – Frequent bat passes from southwest to northwest and southwest over the road Foraging areas – directly in front of the house	
<i>IR position 3</i>	Camera position: observing southwest elevation of B1 Emergences observed: N No bat activity seen on IR	
<i>Surveyor 4</i>	No emergences observed First bat was a common pipistrelle heard but not seen at 21:36. This was followed by constant common pipistrelle activity throughout the survey, notably foraging in the rear garden, circling the building and passing east to west and back again. Summary of general activity: Species – Common pipistrelle Flight paths – Frequent bat passes east to west Foraging areas – around house and rear garden	

IR position 4	Camera position: observing northeast elevation of B1 Emergences observed: N No bat activity seen on IR																
Conclusions, Impacts and Recommendations																	
Survey Results Summary	<table><tr><th>Roost number</th><th>Species</th><th>Roost type</th><th>Peak number of individuals</th><th>Roost location</th><th>Impact</th></tr><tr><td>1</td><td>Common pipistrelle</td><td>Day</td><td>1</td><td>Under window shutter</td><td>Impact to roost – None. Level of impact – Site</td></tr></table>					Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact	1	Common pipistrelle	Day	1	Under window shutter	Impact to roost – None. Level of impact – Site
	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact											
1	Common pipistrelle	Day	1	Under window shutter	Impact to roost – None. Level of impact – Site												
	General bat activity on site: Key foraging areas – Rear Garden and around building. Key flight lines – Across conifer hedgerow in rear garden, east to west, southwest to northeast, south to east Species observed – Common pipistrelle, noctule and brown long-eared. Hibernation suitability - Negligible- the site does not offer any suitable hibernation habitat. No further surveys required																

	Additional notes/discussion – The roost is isolated on the south elevation and is not connected through tiles or cavities to the area being impacted by works. There are no other buildings on site.	
<i>Impact Assessment</i>	Roost number	Impact
	1 (CP day roost)	No direct impact as the roost is contained to the front elevation and will be retained. The impacts will be to the rear elevation.
	No impacts foreseen to roosting bats as long as precautionary working methods are adhered to. 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>	As there will be no direct impacts on the roost, precautionary working measures will be required, as follows: - There will be no lighting directed to the location of the roost, - The window shutter must not be removed or disturbed, - There will be no scaffolding on the south elevation. - If plans change, and works are proposed to the south elevation of B1, a bat licence with Natural England will be required. 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 garden or nearby tree line, hedgerow, and areas identified as foraging and commuting habitats 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 two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new build 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



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Version control			
Status	Issue	Name	Date
Draft	0.1	Victoria Walters BSc (Hons) MSc – Consultant Ecologist	29/07/2025
Review	0.2	Josephine McCarthy, Senior Ecologist	31/07/2025
Final	1.0	Victoria Walters BSc (Hons) MSc Consultant Ecologist	04/08/2025