

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

142 Hinckley Road, Burbage, Hinckley, LE10 2AH

Client:

Guy Perry

Report date:

28th July 2025

Project:

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

“Two storey rear extension with Juliette balcony to first floor, single storey front and rear extensions and associated works”

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

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle	Day	Open edge of hanging tiles on the eastern elevation of B1a.	Impact to roost – Destruction Level of impact – Local

A Bat Mitigation Class Licence (BMCL) 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 registration is not submitted by 24th October 2025 a material changes check will be required.

If the licence registration 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, January 2025. B1 comprised of B1a (main building) & B1b (small conservatory), B1a - moderate & B1b – negligible habitat value. No evidence of bats was found in B1a or B1b. Number of buildings on site – 2 buildings. Number of buildings surveyed – 2 buildings. Scope of works The following buildings were subject to dusk emergence/re-entry surveys: B1a – Moderate value – Three surveys due to identification of bats roosting on site during the second visit. B1b – Negligible value - No surveys required, though included with the survey of eastern elevation of B1a due to point of attachment. Proposed development Current use of building – Residential. Proposed use of building – No change. Structural changes to building – Addition of a first floor Juliet balcony, single/two storey extension added to east elevation, single storey extension at west elevation. Cosmetic/repair work – Mortar gaps filled in. Broken roof tiles replaced. Type of permission required – Householder planning permission.	
The site surveys were designed and managed by Assistant Ecologist Kirk Mason BSc (Hons), with oversight from Principal Ecologist Leo Plevin Natural England Bat Licence Number: 2023-11521-CL18-BAT and BCT Competency Level 3.	
See surveyor locations in the BERS plan in Appendix 1 and proposed plans in Appendix 2.	
<i>Limitations</i>	Traffic noise from the adjacent road and artificial street lighting on the western elevation of B1a mildly impacted bat recording devices and visibility. This was mitigated against by frequent radio communication between both surveyors throughout the survey duration to ensure all activity was accounted for.

Field Survey						
Dusk Emergence Survey 1						
Building B1a						
Building inspection prior to survey	N/A – An updated internal inspection was not undertaken. However, the building was considered to not have materially changed since the Preliminary Roost Assessment was undertaken in January 2025.					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation Observed
	1 - Lead	Kirk Mason	3 years		Level 2	North west
	2	Jason Nash	4 years		Level 1	East
	3	Unmanned IR	N/A		N/A	South west
Weather (start/end)	Temperature (°C): 17 Relative humidity (%): 64 Cloud cover (%): 75 Wind (m/s): 10 Rain: None			Temperature (°C): 15 Relative humidity (%): 64 Cloud cover (%): 40 Wind (m/s): 10 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		2	
	NVAs	Panasonic	VX9802		1	
	Additional Illumination	Nightfox	XB5 PRO		3	
	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		
11/06/2025				Sunset 21:28; 21:13 – 22:58		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
None	N/A	N/A	B1a	N/A	N/A	N/A

Surveyor observations		
<i>Surveyor 1</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergencies or re-entries were seen during the survey. The first bat recorded was a common pipistrelle seen commuting between the south to the north at the west elevation of B1a at 22:20. A common pipistrelle was observed passing from the south to north at the east elevation of B1a at 22:23. Common pipistrelles were heard but not seen between 22:24-22:47. The last bat recorded was a common pipistrelle, which was heard but not seen at 22:47.	
<i>IR position 1</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergencies or re-entries were observed during the infrared footage review. The additional activity observed during the review was an unidentified bat passing from south to north at the west elevation of B1a at 22:20. The accompanying survey sheet suggests this was likely a common pipistrelle.	 Darkest point

<i>Surveyor 2</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergencies or re-entries were observed during the survey. The first bat recorded was a common pipistrelle, which was heard but not seen at 21:56. A common pipistrelle was seen passing from the south to north over the garden at the east elevation of B1a at 22:01. Common pipistrelles were frequently heard but not seen between 21:56-22:45. The last bat recorded was a common pipistrelle, which was heard but not seen at 22:45.	
<i>IR position 2</i> <i>Panasonic VX9802 IR camera, Nightfox XB5 PRO IR torch</i>	No emergencies or re-entries were observed during the infrared footage review. No additional observations or bat activity recorded upon review.	 Darkest point
<i>Unmanned IR position 3</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergencies or re-entries seen during the infrared footage review. Unidentified bats were seen intermittently passing north and south by the south west elevation of B1a between 22:09-22:49.	 Darkest point

Field Survey						
Dusk Emergence Survey 2						
Building B1a						
Building inspection prior to survey	N/A – An updated internal inspection was not undertaken. However, the building was considered to not have materially changed since the Preliminary Roost Assessment was undertaken in January 2025.					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation observed
	1 - Lead	Kirk Mason	3 years		Level 2	North west
	2	Emily Hill	3 years		Level 1	East
	3	Unmanned IR	N/A		N/A	South west
Weather (start/end)	Temperature (°C): 15 Relative humidity (%): 55 Cloud cover (%): 0 Wind (m/s): 8 Rain: None			Temperature (°C): 14 Relative humidity (%): 62 Cloud cover (%): 10 Wind (m/s): 6 Rain: None		
Equipment used	Equipment	Make	Model		Count	
	NVAs	Nightfox	Whisker		3	
	Additional Illumination	Nightfox	XB5 PRO		3	
	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			
02/07/2025			Sunset 21:31; 21:16 – 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	B1a	Under hanging tiles.	Small gap under hanging tile verge.	N/A

Surveyor observations		
<i>Surveyor 1</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergencies or re-entries were seen. The first and last bat recorded was a common pipistrelle which was heard but not seen 22:24.	
<i>IR position 1</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergencies, re-entries or bats were observed during the infrared footage review. No additional observations or bat activity recorded upon review.	 Darkest point
<i>Surveyor 2</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergencies or re-entries were observed during the survey. The first bat recorded was a common pipistrelle, foraging in the garden at the east elevation of B1a between 22:05-22:25. Common pipistrelles were seen passing between north and south over the garden at the east elevation of B1a between 22:28-22:42. Common pipistrelles were heard but not seen between 22:46-22:47. The last bat recorded was a common pipistrelle at 22:47.	

		 Zoomed in emergence point 1/1 visit two.
<i>IR position 2</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	A single emergence from the hanging tiles on the east elevation of B1a was observed during the infrared footage review. The accompanying survey sheet confirms this is likely a common pipistrelle. No additional observations or bat activity recorded upon review.	 Darkest point
<i>Unmanned IR position 3</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergences or re-entries were observed during the infrared footage review. A single unidentified bat was seen foraging by the south western elevation of B1a at 22:24. The accompanying survey sheet of surveyor 1 suggests this was a common pipistrelle.	 Darkest point

Field Survey		
Dusk Emergence Survey 3		
Building B1a		
Building inspection prior to survey	Carried out by: Kirk Mason Assistant Ecologist BSc (Hons) on behalf of Leo Plevin BSc (Hons), MSc MCIEEM Principal Ecologist (L2 bat licenced) Structures inspected: B1a Bat evidence found: None - No material changes to building since PRA was undertaken in January 2025.	
	Photos	
		
	B1a Loft: loft void north elevation	B1a Loft: loft void south elevation

<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	1 - Lead	Kirk Mason	3 years		Level 2	North west
	2	Emily Hill	3 years		Level 1	East
	3	Unmanned IR	N/A		N/A	South west
<i>Weather (start/end)</i>	Temperature (°C): 19 Relative humidity (%): 78 Cloud cover (%): 90 Wind (m/s): 4 Rain: None			Temperature (°C): 17 Relative humidity (%): 79 Cloud cover (%): 80 Wind (m/s): 4 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	2		
		Magenta Electronics	Magenta Bat4	2		
	Two Way Radio	BAOFENG	FV-88E	2		
Results						
Date of survey				Sunset; Start - End		
24/07/2025				Sunset 21:09; 20:54 – 22:29		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	Common pipistrelle x1	Day	B1a	Under hanging tiles.	Small gap under hanging tile verge.	N/A

Surveyor observations		
<i>Surveyor 1</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergences or re-entries were seen during the survey. The first bat recorded was a common pipistrelle, which was heard but not seen at 21:54. Common pipistrelles were frequently heard but not seen between 21:54-22:28. The last bat recorded was a common pipistrelle, which was heard but not seen 22:28.	
<i>IR position 1</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergences or re-entries were observed during the infrared footage review. No additional observations or bat activity recorded upon review.	 Darkest Point
<i>Surveyor 2</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	A single common pipistrelle emergence from the hanging tiles on the east elevation of B1a was seen at 21:27. This was the first activity recorded. A common pipistrelle was seen passing from the north east of B1a at 21:30, with following foraging behaviour in the garden at the northeast elevation of B1a was observed between 21:31-21:41. Common pipistrelle activity was heard but not seen between 21:47-22:02. The last bat recorded	

	was a common pipistrelle, which was heard but not seen at 22:02.	 Zoomed in emergence point 1/1 visit three.
<i>IR position 2</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergences or re-entries were observed during the infrared footage review. No additional observations or bat activity recorded upon review.	 Darkest point
<i>IR position 3</i> <i>Nightfox Whisker IR camera, Nightfox XB5 PRO IR torch</i>	No emergences or re-entries were observed during the infrared footage review. The first bat seen was an unidentified bat passing at the south western elevation of B1a at 21:17. The second and last bat seen in the footage was an unidentified bat passing by the eastern elevation of B1a, heading from north to south at 22:01. The accompanying surveyor sheets suggest these bats were both common pipistrelles.	 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	Open edge of hanging tiles on the east elevation of B1a.	Impact to roost – Destruction Level of impact – Local

General bat activity on site: A single common pipistrelle is using B1a as a day roost. Local bat populations appear to be using this site as a foraging area, likely benefitting from the vegetated gardens at the east and west elevations, as well as the connectivity to adjacent woodland parcels and green spaces in the surrounding landscape. These nearby habitats may offer suitable foraging routes, prey availability, and shelter for local bat populations.

Key foraging areas – Gardens to the east, north east and south west of B1a.

Key flight lines – North and south and both the western and eastern elevations of B1a.

Species observed – Common pipistrelle.

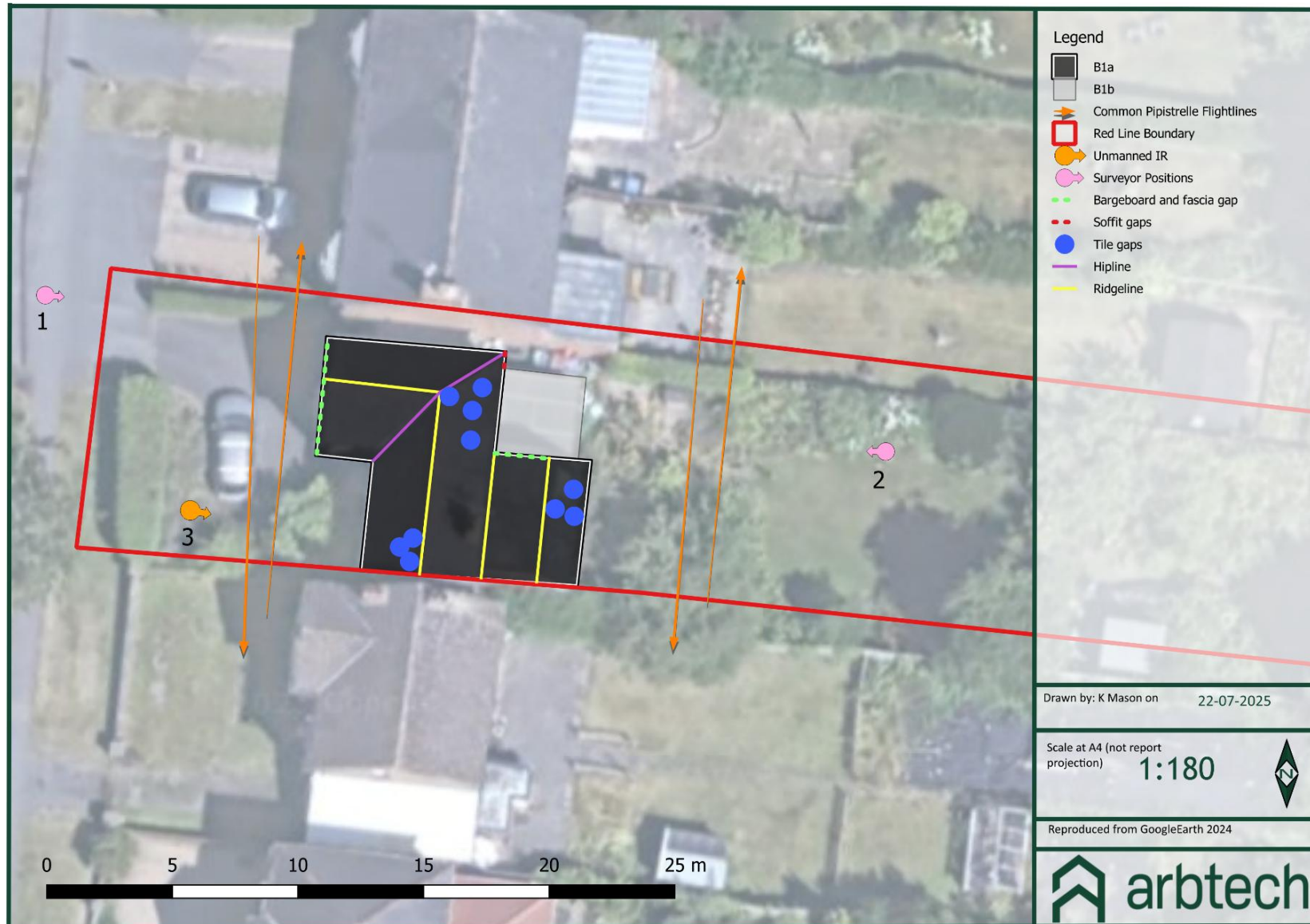
Hibernation suitability:

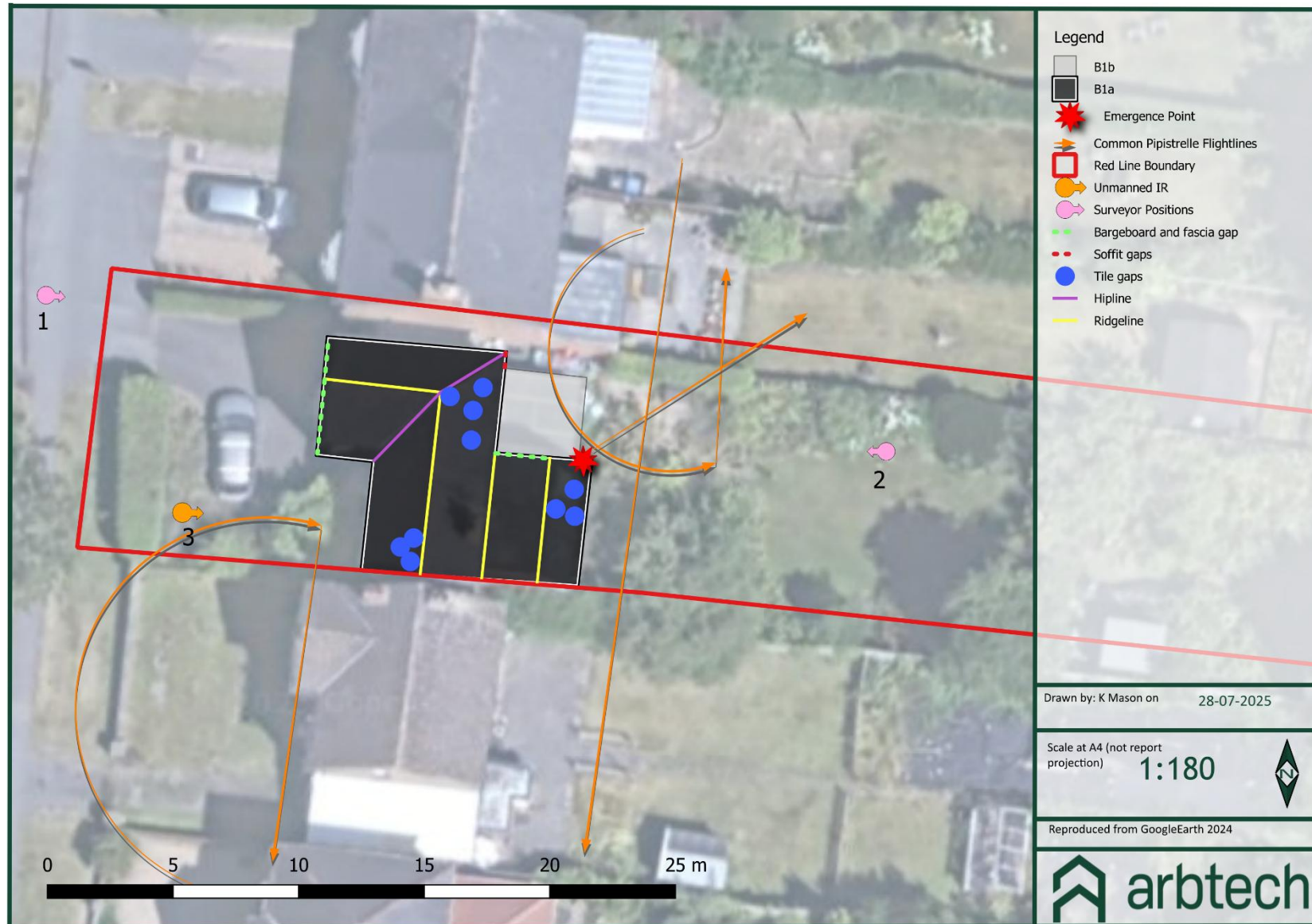
Low – there is some limited habitat in crevices behind hanging tiles, however these areas are unlikely to offer the stable environment generally required for hibernation due to weather exposure and a lack of insulation from the external surface of these features. No further surveys required.

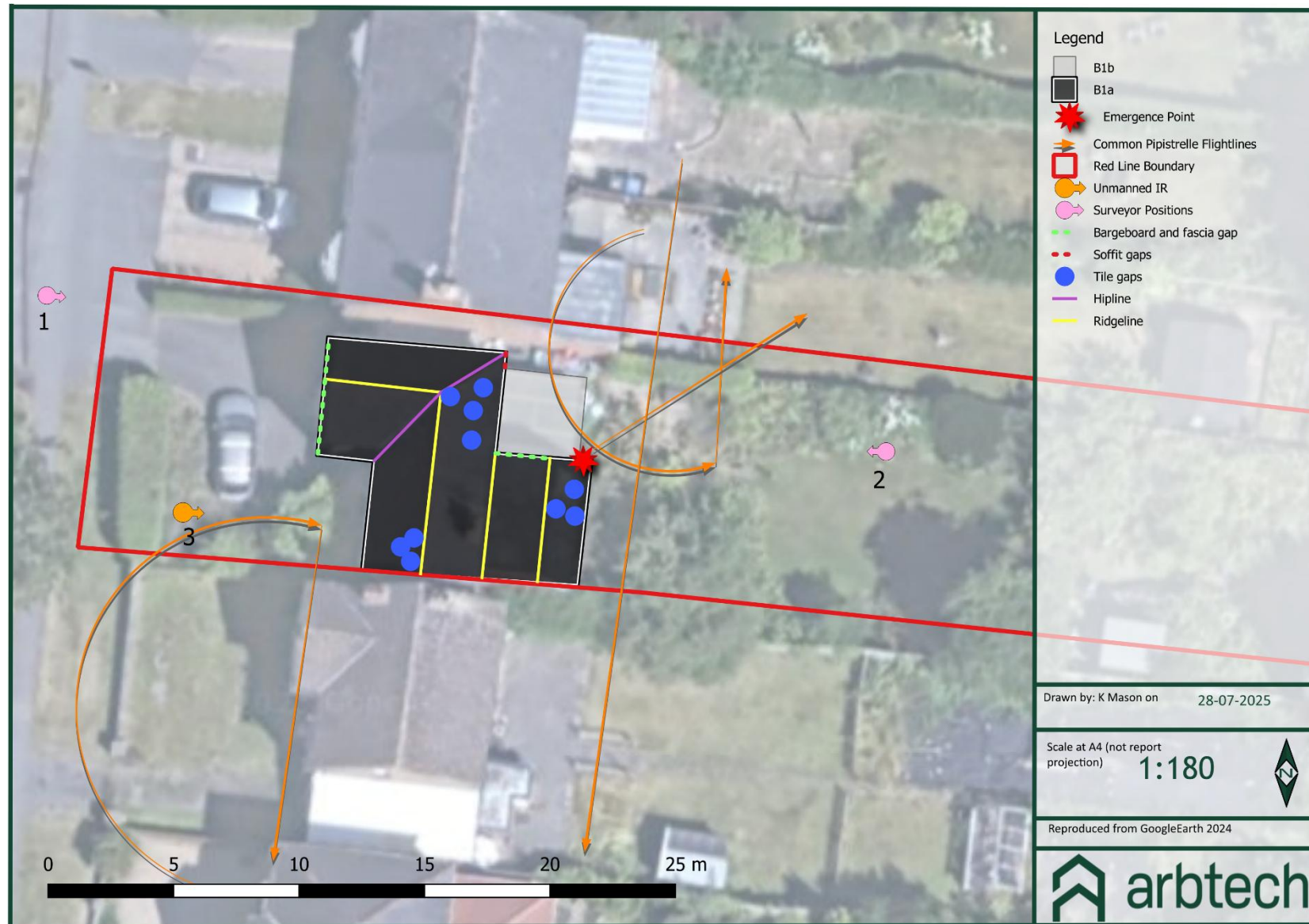
Impact Assessment	Roost number	Impact
	1 – Common pipistrelle day roost	The roost will be destroyed when the extension at the east elevation is constructed, which will require the removal of hanging tiles on the eastern elevation of B1a. Any bats present behind hanging tiles could be killed or injured.
	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.	
Recommendations	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. Due to the number and species of bats present, this roost and associated works are considered suitable to be registered under a Bat Mitigation Class Licence (BMCL). Additional survey requirements: • If the licence registration is not submitted by 24th October 2025 a Material Changes Check will be required. • If the licence registration 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. The BMCL will include the following measures: • The installation of one bat box at the site prior to works commencing to form a receptor site for any bats found during the works. These boxes may be installed on buildings or trees (or can be pole mounted) but must	

	be in an 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. Suitable locations are trees on eastern boundary of the site, or a free-standing bat pole on the eastern boundary of the site. Suitable bat boxes would be the Beaumaris bat box (on trees) or the rocket bat pole (if no trees are available). • The provision of a toolbox talk to contractors, by the Registered Consultant or an Accredited Agent, to inform them of the presence of bat roosts. • Immediately prior to the start of work, the ecologist responsible for the licence or their accredited agent will inspect B1a for any signs of bat presence. They will provide a toolbox talk to all persons working on the site, explaining the legal protections of bats, the licence details, and how to work to cause the least risk of harm to any bats present. The ecologist will then supervise the works to hanging tiles on the eastern elevation of B1a (which will be removed when the rear extension is built). If any bats are found these will be moved by gloved hand into the appropriate bat box. • If species/numbers of bats not in line with the licence are discovered, work will cease and the Named Ecologist will advise how to proceed. In some cases, this may require further surveys and a licence amendment. • 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. No post development monitoring is required for a roost of this scale. No additional compensation is required to be implemented under the BMCL.
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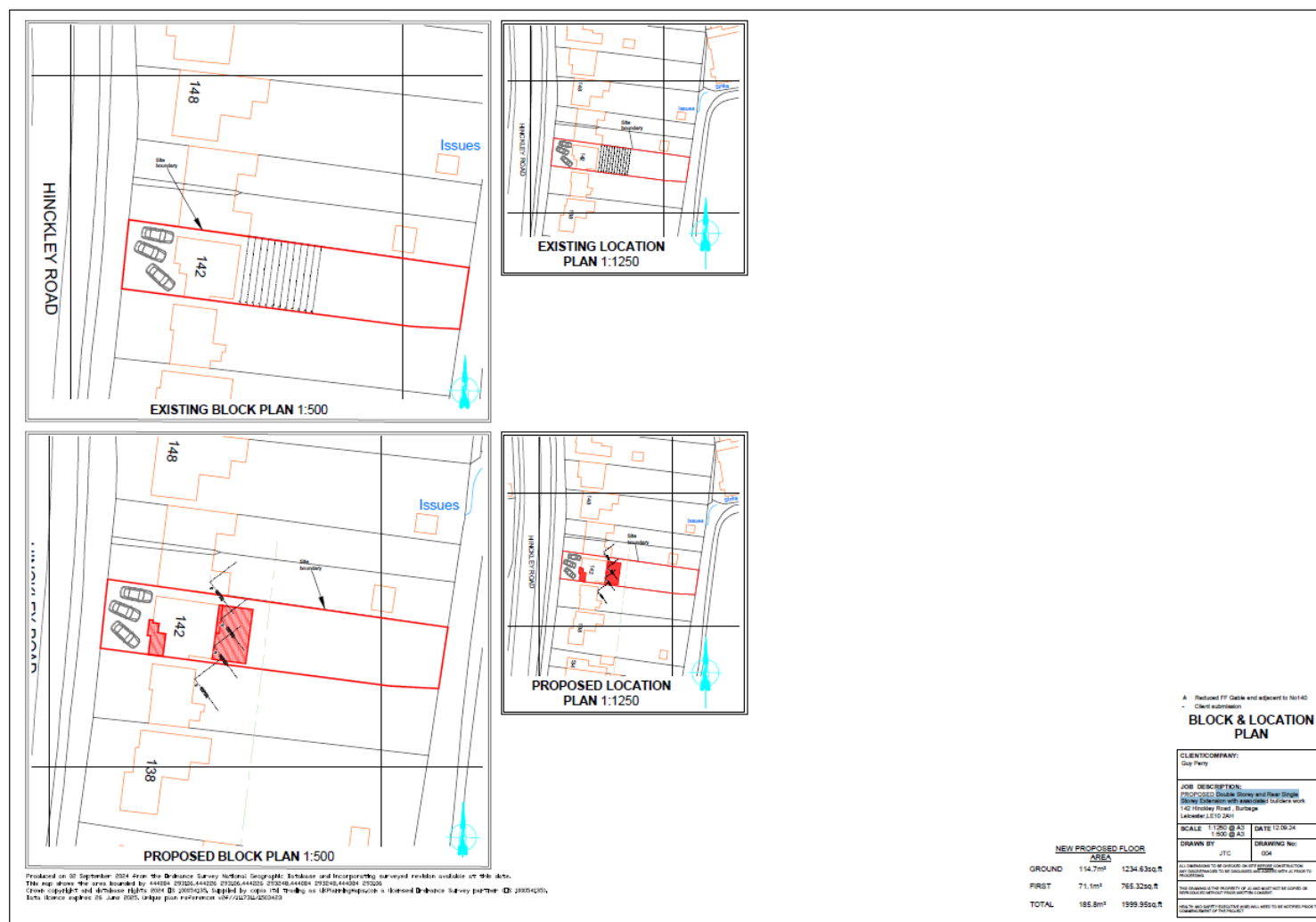
	Wildlife Sensitive Lighting Strategy A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: ▪ Light spill on to the garden at the east elevation 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 integrated within the new eastern extension. 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 Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: BERS Visit 1 plan

Appendix 1: BERS Visit 2 plan

Appendix 1: BERS Visit 3 plan

Appendix 2: Proposed plans





CLIENT/COMPANY: Gay Perry	
JOB DESCRIPTION: PROPOSED Double Storey and Rear Single Storey Extension with associated builders work 142 Lonsdale Road, Basingstoke (Lonsdale J110 DAV)	
SCALE: 1:100 @ A3 1:500 @ A3	DATE: 12.09.24
DRAWN BY: JTC	DRAWING NO: 005 A
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Version control			
Status	Issue	Name	Date
Draft	0.1	Kirk Mason BSc (Hons) Assistant Ecologist	28/07/2025
Proof	0.2	Leo Plevin BSc (Hons) MSc MCIEEM Principal Ecologist (L2 Bat Licensed)	29/07/2025
Revision	0.3	Kirk Mason BSc (Hons) Assistant Ecologist	31/07/2025
Final	1.0	Leo Plevin BSc (Hons) MSc MCIEEM Principal Ecologist (L2 Bat Licensed)	31/07/2025