

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

6 Chapel Street, Stapleton, Leicester, Leicestershire, LE9 8JH

Client:

Carolyn Issitt

Report date:

15th August 2025

Project:

This report is prepared to inform a planning application with Hinkley and Bosworth Borough Council. The proposal is described as: Single storey side and rear extension with new front porch.

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	Transitional/occasional	Loft – through DNA found Probable locations include gable ends, chimney, between tiles and lining.	Impact to roost – Destruction Level of impact – Site
2	Brown long eared	Transitional/occasional	Loft	Impact to roost – Destruction Level of impact – Site

A Bat Licence 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 is not submitted by 1st October 2025 a material changes check will be required.

If the licence 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 Consulting Ltd, 28 th May 2025, building and internal loft void. A small number (>5) of bat droppings were discovered within the loft void in B1. Samples were taken and sent to a lab for analysis. These were identified to have derived from both common pipistrelle and brown long eared bats. The building was assessed as having high habitat value. 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 –High value – 3 surveys.					
Proposed development Current use of building – Residential Proposed use of building – No change Structural changes to building –Roof tiles removed, a porch added to the western elevation and one storey extension added to southern and eastern elevations. Type of permission required –householder planning permission.					
The site surveys were designed and managed by Jessica Brasier BA (Hons), Assistant Ecologist (led the BERS), Millie Holland BSc (Hons) MSc, Consultant Ecologist (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) (provided technical advisory oversight and ensured compliance with ecological standards).					
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2 and Biological records data search in Appendix 3.					
<i>Limitations</i>		No specific limitations.			
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	Jess Brasier	1	Level 2	Observing west		
	2	Katie Gilliver	1	Level 1	Observing north		
Weather (start/end)	Temperature (°C): 27 Relative humidity (%): 58.4 Cloud cover (%): 5 Wind (m/s): 1.8 Rain: None			Temperature (°C): 21 Relative humidity (%): 54% Cloud cover (%): 25 Wind (m/s): 2 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	1			
	Two Way Radio	BAOFENG	FV-88E	2			
Results							
Date of survey			Sunset; Start - End				
20/06/2025			Sunset 21:32; 21:17 – 23:02				
Surveyor observations							
Surveyor 1	No emergencies observed. Bat species observed: noctule and common pipistrelle Key foraging areas: northwest to southeast along the road, and over the front garden Key flight paths: east over the garage towards the back garden Summary of general activity: The first bat observed was a common pipistrelle at 22:01, the bat was passing from the west, heading east over the building towards the back garden. At 22:05 a noctule was observed passing behind the surveyor, travelling from the south to the			Full elevation photo showing surveyor's view. 			

	east. At 22:09, a common pipistrelle was observed passing from the west over the garage towards the back garden. At 22:19, a common pipistrelle was detected audibly but not visually confirmed. At 22:21, a common pipistrelle was observed foraging in the front garden, travelling along the road from northwest to the property, then returning northwest. A further common pipistrelle was observed passing overhead at 22:24, travelling from northwest to southeast along the road. At 22:29, a common pipistrelle was detected audibly but not visually confirmed. At 22:35 a common pipistrelle was observed foraging, travelling from the west behind the surveyor along the road. The last bat encountered was common pipistrelle; 3 calls were detected audibly but not visually confirmed from 22:37 to 22:59.	
<i>IR position 1</i> <i>Nightfox Whisker IR</i> <i>Camera & Nightfox IR</i> <i>Torch</i>	Camera position: observing west elevation of building. No emergencies observed. At 22:19, the common pipistrelle that was detected by the surveyor can be seen passing over the building towards the back garden, travelling from the west.	Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 2</i>	No emergencies observed. Bat species observed: noctule and common pipistrelle Key foraging areas: over the back garden	Full elevation photo showing surveyor's view.

	Key flight paths: following the road and hedgerows north of the building Summary of general activity: The first bat activity was at 22:04, a common pipistrelle was detected audibly but not visually confirmed. At 22:05, a noctule was detected audibly but not visually confirmed. Between 22:09 and 22:11, 4 common pipistrelle passes were observed in front of the northern elevation following the road. At 22:22 three common pipistrelles were observed foraging around the northern elevation, travelling to the back garden and following the hedgerow around the building. Between 22:24 and 22:40 there was frequent foraging activity and passes from at least two common pipistrelles around the elevation and in the back garden, following the road and hedgerows in both directions. Throughout the survey there were several occasions of common pipistrelle calls detected audibly but not visually confirmed, the last of which was at 22:59 and was the final bat activity.	
<i>IR position 2</i> <i>Nightfox Whisker IR</i> <i>Camera & Nightfox IR</i> <i>Torch</i>	Camera position: observing north elevation of building. No emergencies were seen. No additional observations or bat activity observed upon review.	Darkest point full elevation photo showing surveyor's view.

					
Dusk Emergence Survey 2					
Building B1					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Jess Brasier	1	Level 2	Observing west
	2	Anna Foxon	2	Level 1	Observing north
<i>Weather (start/end)</i>	Temperature (°C): 27.6 Relative humidity (%): 51.1 Cloud cover (%): 0 Wind (m/s): 0.3 Rain: None		Temperature (°C): 23.4 Relative humidity (%): 59.1 Cloud cover (%): 0 Wind (m/s): 1.9 Rain: None		
<i>Equipment used</i>	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	1	
Two Way Radio	BAOFENG	FV-88E	2		
Results					
Date of survey			Sunset; Start - End		

11/07/2025	Sunset 21:25; 21:10 – 22:55
Surveyor observations	
<i>Surveyor 1</i>	No emergencies observed. Bat species observed: soprano pipistrelle and common pipistrelle Key foraging areas: northwest to southeast along the road, neighbouring gardens west of the site Key flight paths: east over the garage towards the back garden Summary of general activity: The first bat observed was a soprano pipistrelle at 21:58, the bat was passing from the north, heading east over the building towards the back garden. At 22:00, a common pipistrelle was observed commuting and foraging, travelling from the church to the north of the site, following the road over the surveyor before returning back towards the church. At 22:03, an unidentified bat was seen over the front garden, it appeared to be foraging but it was not echolocating. A common pipistrelle was detected audibly at 22:05 but not visually confirmed; there were frequent calls detected throughout the survey. At 22:10 a soprano pipistrelle was detected audibly but not visually confirmed. At 22:10, a common pipistrelle was observed foraging over the road until 22:13. At 22:20, a common pipistrelle was observed foraging and commuting, travelling from north to east over the building towards the back garden. Common pipistrelles were also observed foraging over the neighbouring gardens to the west of the site frequently between 22:21 and 22:50. At 22:23, a common pipistrelle was observed passing from the north, heading east over the building towards the back garden. At 22:25, two common Full elevation photo showing surveyor's view. 

	pipistrelles were observed foraging over the road, travelling from the northwest to the driveway, then returning back to the northwest. At 22:43, a common pipistrelle was observed passing behind the surveyor, travelling the neighbouring gardens to the west of the site. The final bat activity was a common pipistrelle at 22:53, which was detected audibly but not seen.	
<i>IR position 1</i> <i>Nightfox Whisker IR</i> <i>Camera & Nightfox IR</i> <i>Torch</i>	Camera position: observing west elevation of building. No emergences were seen. No additional observations or bat activity observed upon review.	Darkest point full elevation photo showing surveyor's view. 
<i>Surveyor 2</i>	No emergences observed. Bat species observed: noctule and common pipistrelle Key foraging areas: northwest to southeast along the road, trees west of the site Key flight paths: following the hedgerow and road around the building and into the rear garden Summary of general activity: The first bat activity was at 22:06, an unidentified bat was observed commuting from the church north of the site, travelling south towards the building before returning north.	Full elevation photo showing surveyor's view.

	From 22:13 to 22:40 there was frequent common pipistrelle foraging activity observed, around the trees west of the site, following the hedgerow and road around the building and into the rear garden, travelling in all directions. The final bat activity was a noctule at 22:40, which was observed passing from north to south.	
<i>IR position 2</i> <i>Nightfox Whisker IR</i> <i>Camera & Nightfox IR</i> <i>Torch</i>	Camera position: observing north elevation of building. No emergences were seen. No additional observations or bat activity observed upon review.	Darkest point full elevation photo showing surveyor's view. 
Dusk Emergence Survey 3		

Building B1	
Building inspection prior to survey	Carried out by: Millie Holland BSc (Hons) MSc, Consultant Ecologist (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) Structures inspected: B1 loft void Bat evidence found: No evidence found. The internal condition of the building was found to be good at the time of the survey, with no notable changes observed since the Preliminary Roost Assessment (PRA). The layout and structural features remained consistent with those previously recorded, and there were no signs of recent disturbance or deterioration that would affect its suitability for bats. During the internal inspection, the surveyor did not identify any additional bat droppings or other evidence indicative of bat activity, such as staining, feeding remains, or scratch marks. The absence of new signs suggests there has been no recent use of the internal space by bats. Environmental conditions recorded during the survey showed an internal temperature of 21.8°C and a relative humidity of 66.1%. These stable conditions are within the tolerable range for many bat species but do not alone indicate the presence or absence of roosting activity.
	Photos
	 B1 loft void: exposed timber beams and bitumen felt in good condition  B1 loft void: exposed timber beams and bitumen felt in good condition

					
	B1 loft void: exposed timber beams and bitumen felt in good condition				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Jess Brasier	1	Level 2	Observing west
	2	Anna Foxon	2	Level 1	Observing north
<i>Weather (start/end)</i>	Temperature (°C): 22.1 Relative humidity (%): 50.2 Cloud cover (%): 90 Wind (m/s): 1.4 Rain: None		Temperature (°C): 15.1 Relative humidity (%): 68.4 Cloud cover (%): 50 Wind (m/s): 0.6 Rain: None		
<i>Equipment used</i>	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	1	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey			Sunset; Start - End		
01/08/2025			Sunset 20:57; 20:42 – 22:27		
Surveyor observations					

<i>Surveyor 1</i>	No emergencies observed Bat species observed: noctule, soprano pipistrelle and common pipistrelle Key foraging areas: north to south along the road and following hedgerows, neighbouring gardens west of the site Key flight paths: north to southeast following the hedge line Summary of general activity: The first bat activity was a common pipistrelle at 21:25, which was detected audibly but not visually confirmed. At 21:27, a common pipistrelle was observed foraging over the front garden, travelling from the northwest heading southeast before returning back northwest. At 21:34 a common pipistrelle was observed passing over the building from the east and heading north. Straight after this, two common pipistrelles were observed commuting from the north travelling southeast following the hedge line. At 21:43, a common pipistrelle was observed foraging over the neighbouring gardens to the west of the site. From 21:41 to 22:09, there were 4 occasions of common pipistrelle detected audibly but not visually confirmed. At 21:44, a noctule was observed passing over the building, travelling from north to south. At 21:48, a soprano pipistrelle was detected audibly but not visually confirmed. At 22:10, a common pipistrelle was observed commuting from north to south following the hedge line. The final bat was a common pipistrelle at 22:18 which was detected audibly but not visually confirmed.	Full elevation photo showing surveyor's view. 
<i>IR position 1</i>	Camera position: observing west elevation of building.	Darkest point full elevation photo showing surveyor's view.

<i>Nightfox Whisker IR Camera & Nightfox IR Torch</i>	No emergencies were seen. No additional observations or bat activity observed upon review.	
<i>Surveyor 2</i>	No emergencies observed. Bat species observed: noctule and common pipistrelle Key foraging areas: in the back garden of the property and around the church northwest of the site Key flight paths: east to west along the road and following hedgerows Summary of general activity: The first bat activity was at 21:25, a common pipistrelle was observed passing from east to west along the road before returning east. Between 21:28 and 21:43 there were occasional common pipistrelle passes observed, following the hedgerow and road in front of the elevation, travelling both east to west and west to east. There was also common pipistrelle foraging activity observed during this time near the church to the northwest of the site, and in the rear garden of B1. There were two occasions of noctule calls being detected audibly but not visually confirmed at 21:44 and 21:51. From 21:54, there were seven occasions of common pipistrelle calls being detected	Full elevation photo showing surveyor's view. 

	audibly but not visually confirmed, the last of which was at 22:26 which was the final bat activity.	
<i>IR position 2</i> <i>Nightfox Whisker IR</i> <i>Camera & Nightfox IR</i> <i>Torch</i>	Camera position: observing north elevation of building. No emergences were seen. No additional observations or bat activity observed upon review.	Darkest point full elevation photo showing surveyor's view. 

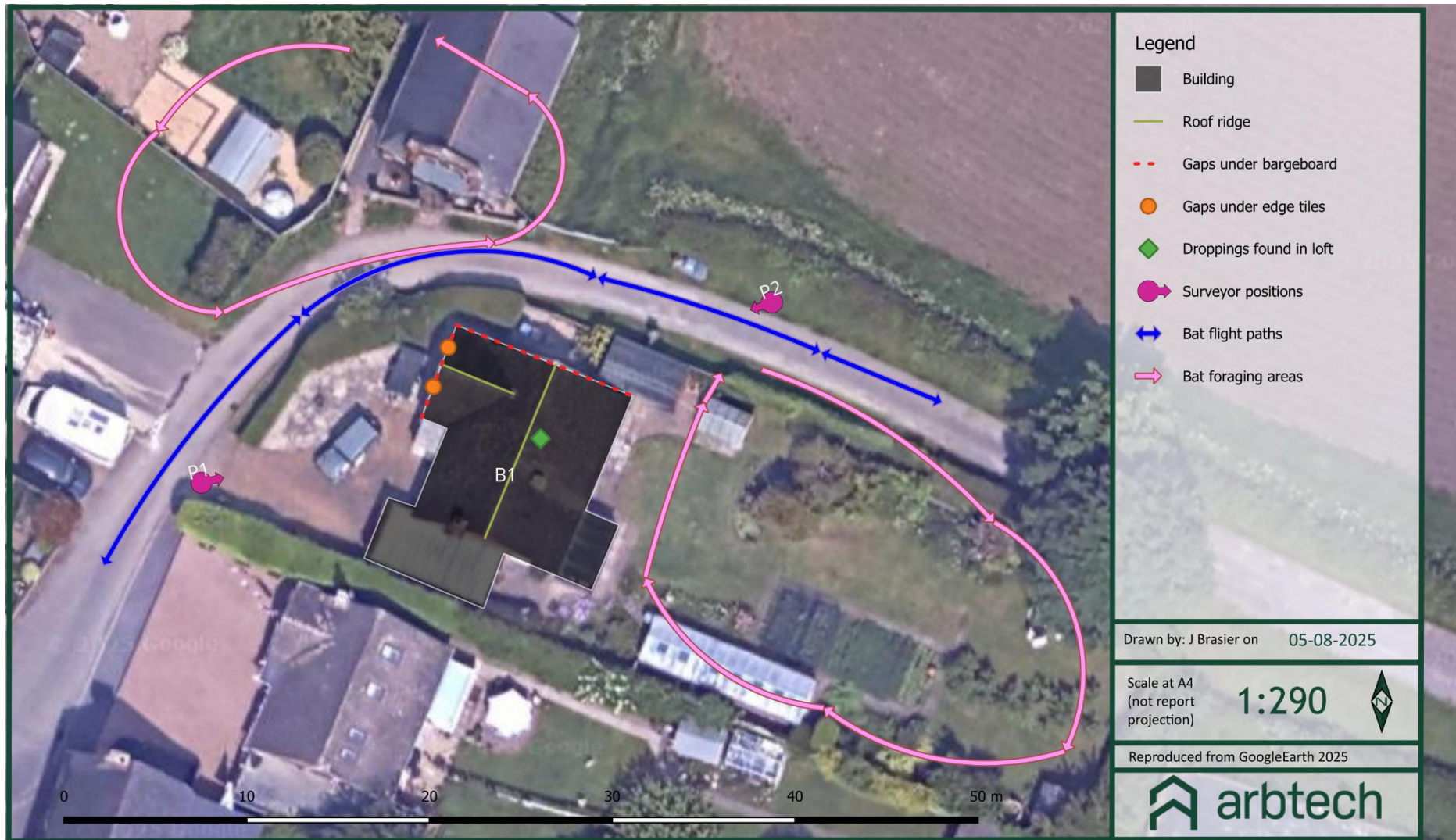
Conclusions, Impacts and Recommendations						
Survey Results Summary	Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
	1	Common pipistrelle	Transitional/occasional	1	Loft – identified by droppings on PRA	Impact to roost – Destruction Level of impact – Site
	2	Brown long eared	Transitional/occasional	1	Loft – identified by droppings on PRA	Impact to roost – Destruction Level of impact – Site
	General bat activity on site: Key foraging areas – neighbouring gardens to the west, garden to the rear of B1 Key flight lines – following linear features such as hedgerows and road bordering the site Species observed – common pipistrelle, soprano pipistrelle, noctule Hibernation suitability - Although there are gaps present within the tiles and bargeboards on the exterior of the building, which could theoretically accommodate a small number of crevice-dwelling bats, these features are located on exposed elevations and are subject to external weather conditions. As such, they are unlikely to offer the stable temperature and humidity conditions necessary for hibernating bats, rendering them unsuitable for use during the hibernation period. In addition, there are potential access points to the loft void, which could be used by void-dwelling species, such as brown long-eared bats or serotines. However, the loft space is poorly insulated and likely to be subject to fluctuating temperatures.					

	Given that hibernating bats require environments that maintain a relatively constant, cool, and humid microclimate to minimise energy expenditure during torpor, the loft is also assessed as unsuitable for hibernation. In summary, while the building may offer some limited potential for day roosting or transient shelter during the active season, it is assessed as having negligible suitability for hibernating bats.						
Impact Assessment	<table border="1"><thead><tr><th>Roost number</th><th>Impact</th></tr></thead><tbody><tr><td>1 - Common pipistrelle – transitional /occasional</td><td rowspan="2">The roosts will be destroyed when the roof is removed to create new extension on the eastern elevation, which will require the removal of all roof tiles.</td></tr><tr><td>2 - Brown long eared - Transitional/occasional</td></tr></tbody></table> 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.		Roost number	Impact	1 - Common pipistrelle – transitional /occasional	The roosts will be destroyed when the roof is removed to create new extension on the eastern elevation, which will require the removal of all roof tiles.	2 - Brown long eared - Transitional/occasional
Roost number	Impact						
1 - Common pipistrelle – transitional /occasional	The roosts will be destroyed when the roof is removed to create new extension on the eastern elevation, which will require the removal of all roof tiles.						
2 - Brown long eared - Transitional/occasional							
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. Additional survey requirements: • If the licence is not submitted by 1st October 2025 a Material Changes Check will be required. • If the licence is not submitted by 1 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 two bat boxes 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 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. • The provision of a toolbox talks to contractors, by the Registered Consultant or an Accredited Agent, to inform them of the presence of bat roosts. • A pre-commencement inspection of any roost features by the Registered Consultant or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). • The removal of the roof tiles by hand under the supervision of the Registered Consultant or an Accredited Agent (where it is not possible conclude absence of bats during the pre-commencement inspection). • 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. 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 road to the north of the property and the back garden 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.
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	• 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 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



Appendix 2: Proposed plans



Appendix 3: Biological records data search (Leicestershire and Rutland Environmental Records Centre)

There are 29 bat records within 2km between 2015-2023, as detailed below:

Species	Number of records	Notes
Brown long eared	5	Closest ~1.7km west Including 3 colonies of male bats and 2 unspecific roosts.
Common pipistrelle	16	Closest ~1.4km east Including 9 records which belong to the same roost. The remainder of the records were of foraging and commuting bats.
Soprano pipistrelle	2	Closest ~1.2km west Including 1 roost.
Nyctalus	5 Common noctule and 1 Leiser's Bat	Closest ~1.7km west All records derive from Bat transect surveys where bats were identified to be foraging.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Jessica Brasier BA (Hons), Assistant Ecologist	05/08/2025
Proof	0.2	Millie Holland BSc (Hons), MSc, Consultant Ecologist	12/08/2025
Amendment	0.3	Jessica Brasier BA (Hons), Assistant Ecologist	12/08/2025
Proof	0.4	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	15/08/2025
Final	1.0		