



ELSTREE, RATBY LANE
BAT SURVEY REPORT

JM ECOLOGY LIMITED

COMPANY NUMBER: 14370362

VAT NUMBER: 451433221

ADDRESS: STERLING HOUSE OUTRAMS WHARF, DERBY, DE21 5EL

WEBSITE: WWW.JMECOLOGY.CO.UK



DOCUMENT CONTROL	
CLIENT	L GREEN
PROJECT CODE	JME_2943
DOCUMENT REFERENCE	JME_2943_BR_01_V1
VERIFIED BY	JOE MCCLAUGHLIN BSc (HONS) MCIEEM
DATE	OCTOBER 2026
NOTICE	
All results contained in this report, including any recommendations, are based on the information made available to JM Ecology during surveys and assessment. The conclusions drawn by JM Ecology could therefore differ if the information is found to be superseded, inaccurate or misleading. JM Ecology accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme. JM Ecology is not obliged to and disclaims any obligation to update this report for events taking place after the assessment is complete and when the final report is released. This is only likely permissible where such changes have been agreed between JM Ecology and the client directly. This document is for the sole use of the Client in accordance with the terms of the appointment. JM Ecology accepts no responsibility for reliance or use of the contents by a third party. No part of this document shall be edited, copied or reproduced in any form without the prior written permission of JM Ecology Limited	



CONTENTS

1. BACKGROUND INFORMATION3

 Site Context3

 Purpose of Report3

2. LEGISLATION AND POLICY4

 Bats4

 Birds4

3. METHODOLOGY6

 Preliminary Bat Roost Assessment (PBRA)6

 Zone of Influence6

 Desk Study6

 Assessment of Effects6

 Significance Criteria7

 Limitations7

4. BASELINE DATA8

 Desk Study8

 Bats8

 Foraging9

 Nesting Bird10

5. DISCUSSION AND RECOMMENDATIONS11

 Roosting Bats11

 Foraging Bats11

 Nesting Bird11

 Enhancements12

6. REFERENCES13

APPENDIX 1: SITE PHOTOS14

FIGURES

Figure 1.1: Site Context

TABLES

Table 4.1: PBRA Summary

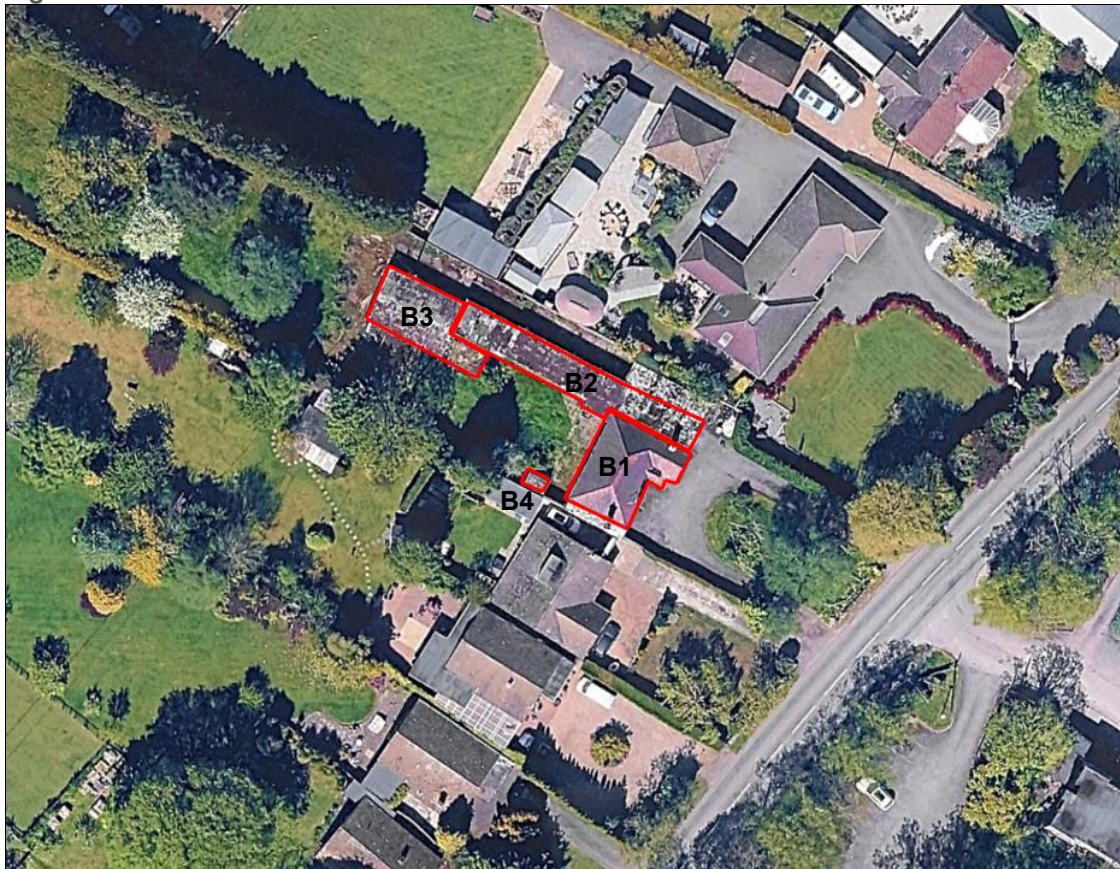
1. BACKGROUND INFORMATION

- 1.1 This bat survey report has been undertaken on behalf of L Green for the proposal relating to buildings at Elstree, Ratby Lane, Leicestershire. It has been produced to inform the proposed residential loft conversion and works to outbuildings.

Site Context

- 1.2 The Site (Building 1-4; B1-4) is located in a rural landscape at grid reference location: SK 59033 54657

Figure 1.1: Site Context



Purpose of Report

- 1.3 The purpose of this assessment is to provide details on the features which were assessed in terms of suitability to roosting bats. Scoping for nesting bird was a secondary objective of the survey.



2. LEGISLATION AND POLICY

Bats

- 2.1 British bats are fully protected within UK Law under Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. Under the Act, they are protected from:
- Intentional or reckless killing, injury, taking;
 - Damage to or destruction of or, obstruction of access to any place of shelter, breeding or rest;
 - Disturbance of an animal occupying a structure or place;
 - Possession or control (live or dead animals);
 - Selling, bartering or exchange of these species, or parts of.
- 2.2 This law is reinforced by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. These Regulations also prohibit:
- the deliberate killing, injuring or taking of bats;
 - the deliberate disturbance of any bat species in such a way as to be significantly likely to affect:
 - their ability to survive, hibernate, migrate, breed, or rear or nurture their young; or
 - the local distribution or abundance of that species.
 - damage or destruction of a breeding site or resting place;
 - the possession or transport of bats or any other part of.
- 2.3 In addition, seven British bat species are listed as Species of Principal Importance (SPI) under the Natural Environment and Rural Communities (NERC) Act, 2006. These are barbastelle (*Barbastellus barbastellus*), Bechstein's (*Myotis bechsteinii*), noctule (*Nyctalus noctula*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared (*Plecotus auritus*), greater horseshoe (*Rhinolophus ferrumequinum*) and lesser horseshoe (*Rhinolophus hipposideros*).
- 2.4 The Wild Mammals Act 1996 (as amended) also affords protections to wild mammals.

Birds

- 2.5 The Wildlife and Countryside Act 1981 (as amended) is the principal legislation affording protection to UK wild birds. Under this legislation all birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to recklessly or intentionally:
- Kill, injure or take any wild bird;
 - Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - Take or destroy the egg of any wild bird.
- 2.6 For birds listed on Schedule 1 of the Act, it is an offence to disturb any bird while it is building a nest, is at or near a nest with young; or disturb the dependant young of such a bird.



- 2.7 Species listed in Annex 1 of the EU Birds Directive 1994 are required to have special conservation measures taken to preserve their habitats and sites to be classified as Special Protection Areas (SPAs) where appropriate.



3. METHODOLOGY

Preliminary Bat Roost Assessment (PBRA)

SURVEY TYPE	SURVEYOR	DATE	WEATHER
Preliminary Bat Roost Assessment	Joe McLaughlin BSc(Hons) MCIEEM	23 rd September 2026	15°C, dry and partial sun.

- 3.1 A Site survey was undertaken by a competent surveyor who has a BSc (hons) in biological sciences and is a full member of CIEEM (MCIEEM) and has been a professional ecologist for over 13 years. The lead is also registered to use a level 2 personal bat licence (2016-26529-CLS-CLS), acts as the named ecologist on numerous mitigation licences and is one of a small number of consultants nationwide registered under the Bat Mitigation Class Licence (RC210); all of which further demonstrates their competence to lead this type of work.
- 3.2 The aim of the visit was to gather baseline survey data on the building and adjacent land in respect of roosting bats. In addition, the methodology was extended to include a search for incidental evidence of nesting bird. The survey and reporting were complete in accordance with best practice (Collins, 2023 & CIEEM 2017 and 2019).

Zone of Influence

- 3.3 The 'zone of influence' for a project is the area over which ecological features may be affected by changes as a result of the proposed project and associated activities.
- 3.4 For bats, the zone of influence may extend beyond the Site boundaries as far as 30km depending on the proximity of International Sites designated for bat species and if those qualifying species occur on the project Site. For this Site however, the zone of influence is unlikely to extend far beyond the ownership boundary; which has therefore been reflected in the search radius identified below in Section 3.5 associated with the desk study

Desk Study

- 3.5 A desk study was also complete using free online resources such as Magic Maps¹ and Local Biodiversity Action Plans. This was used to look for:
- International level statutory designated sites with bats as qualifying features within 10km; and,
 - National level statutory sites, with bats as the qualifying species within 2km.

Assessment of Effects

- 3.6 In order to assess the significance of effects, ecological features that could potentially be affected by the development have been identified and the potential effects quantified (e.g. extent, magnitude and duration).

¹ MAGIC maps available at: [MAGIC \(defra.gov.uk\)](https://magic.defra.gov.uk)



- 3.7 For this assessment a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives or for biodiversity in general. Conservation objectives may be specific (for a designated site) or broad (for a national/local nature conservation policy) or more wide-ranging (enhancement of biodiversity) (CIEEM, 2019).
- 3.8 Only where significant effects are predicted has mitigation been proposed. Additionally, precautionary measures have been included and these are detailed within this document for robustness. The potential for mitigation and enhancement measures were then considered to avoid, reduce or compensate for any significant adverse effects, where possible in accordance with the principles of the mitigation hierarchy (CIEEM, 2019).
- 3.9 The current guidelines identify various bat species/roost characteristics and their associated habitat features likely to be important to bat conservation. In the context of bat work these include:
- Bat roost size and class;
 - Bat species that are rare or uncommon, either internationally, nationally or more locally, including those that may be seasonally transient;
 - size of bat population, particularly large populations of bat species or concentrations of species considered uncommon or threatened in a wider context;
 - bat species on the edge of their range, particularly where their distribution is changing as a result of global trends and climate change;
 - ecosystems and their component parts, which provide the habitats required by bat populations and/or assemblages; and
 - habitat connectivity and/or synergistic associations;

Significance Criteria

- 3.10 Significance of effects is defined using geographical context. Which is adapted on a project by project basis to suit the location of the assessment to accommodate regional variation in species/habitat distribution. These include international, national, regional, county; and, local.

Limitations

- 3.11 Despite efforts made during the field survey to provide a comprehensive account of the Site, it is important to acknowledge that no investigation can guarantee complete characterisation and accurate prediction of the natural environment. Moreover, it is crucial to recognise that habitats are dynamic entities prone to changes, including the potential colonisation of species subsequent to the surveys complete as part of this report.
- 3.12 In line with standard guidance, the results and recommendations within this report are valid for one year from the date of survey, assuming there are no significant changes to the survey Site or its immediate surroundings. Updated survey work may be required to support any future planning applications outside of this time period.
- 3.13 Specific guidance on the valid period of ecological survey data can be found at:

<https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>



4. BASELINE DATA

Desk Study

- 4.1 There are no international or national level designated sites within the search radius identified earlier in this report which included bats as qualifying features. The Site is located within any Impact Risk Zones for statutory site; however, it is not a development type listed as requiring further consultation on potential pathways to impact.

Bats

- 4.2 A Summary of the survey results are provided below under Table 4.1. Photos are available in the appendix at the end of the report.

Table 4.1: PBRA Summary

BUILDING	DESCRIPTION	BAT ROOSTING SUITABILITY
B1	Single storey red brick, partially rendered bungalow with a clay hipped tile roof. Gaps were noted in the roof at the valley which was a minor superficial gap suited to individual bats only. Gaps also noted on the north-eastern aspect abutting B2 where recent repair works were being complete which exposed roof crevice between tile and underlining. This was partially covered with tarpaulin. One missing tile was noted on the rear property roof that provided scope for bat access. Building had double glazed windows and doors which were tightly finished. A small open fronted single skin wooden porch was located at the front door. No scope for roosting bats in this feature. Internally the loft had bitumen underlining with machine cut timbers. A large section of the internal ceilings had been removed and the loft was exposed to conditions associated with the dwelling in terms of light/heat/noise which reduced scope for roosting bats in the void. No light gaps in the loft space noted. No evidence of bats found. Given the residential context (artificial lighting/disturbance pressures/built up nature of the buildings immediate surround); scope for roosting bats was limited.	Low



BUILDING	DESCRIPTION	BAT ROOSTING SUITABILITY
B2	Single storey block built garage/outbuilding with single glazed windows. No mortar gaps in block work and windows tightly sealed. Buildings roof was flat with bitumen felt lining cover. Externally a weatherproofing/insulating foam had been historically used to improve building integrity; this limited scope for ingress. Internally no loft void present with the building used for storage. Windows made the space light and bright reducing scope for roosting. Internally concrete roof material was exposed including wooden supports. No evidence of bats found within the building.	Negligible Suitability
B3	Single storey timber framed structure with single glazed windows and door. The building had partially been covered in a weatherproofing/insulating foam to improve building integrity; this limited scope for ingress by blocking any inward ingress features. Timber cladding was intact with no scope for ingress and signs of weather damage starting to lead to rot. The building supported partial flat bitumen felt roof and a pitched corrugated material roof. Verge gaps were blocked by the foam substance referenced above. Internally no loft space present with roof material exposed and no evidence of bats. The building was also bright and exposed limiting scope to bats (through windows).	Negligible Suitability
B4	Single storey pre-fab fake brick shed building. The building had a wooden door and a wooden single glazed window and a flat corrugated roof which had been covered over by bitumen felt and removed any scope for ingress. No loft internally with single skin pre-fab sheeting exposed.	Negligible Suitability

- 4.3 The buildings were considered to have negligible suitability to hibernating bats due to the lack of cavities likely to provide a stable temperature suitable for hibernation.

Foraging

- 4.4 A significant assemblage of foraging bats was considered unlikely in association with the building or its immediate surrounds owing to the lack of mature vegetation. However, impacts to those individuals that do likely utilise the wider site (adjacent off-Site land) cannot be ruled out as a



result of any new artificial lighting installed as part of the development. Where new lighting is installed, in the absence of mitigation, a minor adverse effect on local foraging bats is likely.

Nesting Bird

- 4.5 No nesting birds were seen during the survey. Scope for nesting bird was limited except for minor gaps in B1 which could support species such as house sparrow.



5. DISCUSSION AND RECOMMENDATIONS

Roosting Bats

- 5.1 B1 has been assessed as providing ‘**Low**’ suitability for roosting bats in accordance with best practice (Collins, 2023). **Either of the approaches outlined below are sufficient in respect of B1 to manage risk to potential roosting bats:**
- 5.2 The building provides ‘Low’ suitability for roosting bats as such a single nocturnal bat survey is recommended between May and August in accordance with best practice guidelines.
- 5.3 **Alternatively, as suitability is low**, mitigation could be implemented alongside construction relating to any roof works in association with the building as follows:
- Buildings interior should be checked by a licensed bat worker immediately prior to work commencing for presence of bats (or evidence) If no bats found, following steps can then commence;
 - Roof material should be stripped by hand and checked for bats (at the wall top, below ridge tiles, below tile that is damaged to the rear);
 - Hand tools should be utilised in association with roof removal;
 - No night work permitted with regards to roof removal;
 - Only once the roof has been stripped can any required mechanical demolition commence on the building; and.
- 5.4 If a bat or evidence of bats (i.e., bat droppings) is found, the area must be carefully re-dressed taking care not to squash bats if found, work must then stop across the structure and a professional ecologist should be contacted for further advice before works re-commence. It is likely further survey and/or a bat mitigation licence will be required to legitimise the works. All of which may cause project delays.
- 5.5 B2-4 were assessed as providing negligible suitability to roosting bats and as such, roosting bats present no constraint to proposals relating to these structures.

Foraging Bats

- 5.6 Any new lighting associated with the proposal should follow best practice guidelines outlined in Bats and Artificial Lighting at Night (ILP, 2023). No artificial light spill should occur towards the adjacent buildings or any newly installed bat features.
- 5.7 Where no new lighting is installed, or a bat friendly lighting strategy is implemented effectively potential adverse effects are reduced to negligible levels.
- 5.8 Where lighting is required, and the above best practice cannot be followed, additional ecological advice should be sought.

Nesting Bird

- 5.9 As all species receive legal protection during nesting, it is advised construction to B1 should start/ outside the nesting season between October and February (inclusive) including any



removal of the bird box on the northern gable end. Where this is not possible such work should be preceded by a nesting bird check conducted by a suitably experienced ecologist. Active nests found at any time will remain unaffected until all chicks have fledged.

Enhancements

- 5.10 Two bat boxes should be installed on mature trees within the land ownership 4-5m high, ideally south facing, away from any artificial lighting, dense ivy, branch clutter, windows or doors. Boxes such as the 'improved crevice box' are considered suitable for use on-Site.
- 5.11 Three swift bricks should be installed on-Site and installed in a group on a building. These should be on a gable end of the building at the apex or at the wall top if gables aren't possible (4-5m high). Group should be within 0.5m of each other and away from doors or windows. Boxes such as the Ibstock Eco Habitat Swift Box (or similar) are considered appropriate in this setting/context



6. REFERENCES

- British Standards Institution (2013) BS42020:2013 Biodiversity – code of practice for planning and development. BSI Standards Ltd, London.
- Chartered Institute of Ecology and Environmental Management (2019) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.
- Collins J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). Bat Conservation Trust, London.
- The National Planning Policy Framework (NPPF, 2026)
- Multi-Agency Geographic Information for the Countryside Website <http://www.magic.gov.uk/>
- Institution of Lighting Professionals (2023) Bats and Artificial Lighting at Night – Guidance Note 08/23. Bat Conservation Trust and Institution of Lighting Professionals (ILP), Warwickshire.

APPENDIX 1: SITE PHOTOS

Potential roosting features detailed in Table 4.1 denoted by red polygons below.

Building 1









Building 2









Building 3



Building 4





JM Ecology

