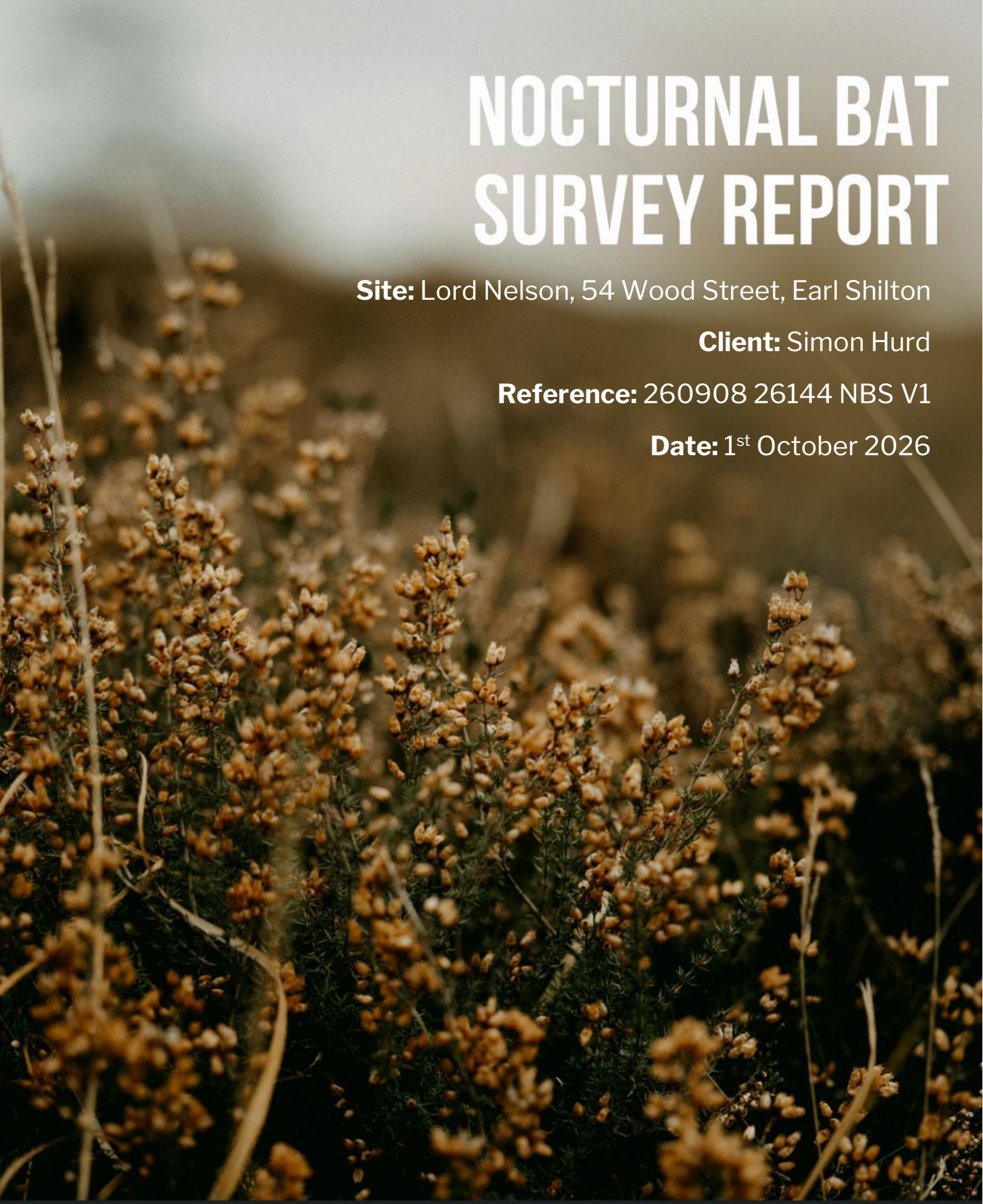

NOCTURNAL BAT SURVEY REPORT

Site: Lord Nelson, 54 Wood Street, Earl Shilton

Client: Simon Hurd

Reference: 260908 26144 NBS V1

Date: 1st October 2026

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Nocturnal Bat Survey Report

Document Quality Assurance

Revision	Date	Author	Signature	Technical Review
V1	1st October 2026	Holly Dixon, BSc **Graduate Ecological Consultant**	[redacted]	Katie Brewer, *BSc (Hons), Level 2 Bat Licensed Ecologist* ***Senior Ecological Consultant*** Wilmie van Rooyen, MSc **Principal Ecological Consultant**

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Report Limitations & Validity
The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The Client may wish to seek professional legal interpretation of the relevant wildlife legislation. Bat activity and roosting behaviours are dynamic, seasonal, and subject to natural fluctuation over time. This assessment provides a snapshot of bat activity and roost presence during the specified survey period and remains valid for 12 months from the date of issue (or up to two survey seasons, depending on local planning authority policy and site-specific circumstances), provided no significant alterations to the site or surrounding habitat occur. This report relies on the accuracy of third-party data and plans provided by the client; any subsequent changes to development proposals may invalidate these findings.

Technical Scope & Guidelines
This nocturnal bat survey (comprising dusk emergence and/or dawn re-entry surveys) was conducted in general accordance with current best-practice guidelines (Bat Surveys for Professional Ecologists: Good Practice Guidelines, BCT).

Scope Exclusions
Unless explicitly stated in the scope of work, this survey does not constitute a full species inventory for other protected fauna, nor does it include winter hibernation monitoring, radio-tracking, advanced license-reliant capture techniques (e.g., mist netting/harp trapping), or detailed thermal imaging unless specifically commissioned.

Survey Limitations
Absence of evidence during a discrete survey period does not completely preclude the possibility of bats using a site opportunistically or at other times of the year.

Statutory Obligations & Legal Protection
All bat species and their roosts (whether occupied or not) are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). It is a criminal offence to capture, injure, or kill a bat deliberately, or to intentionally or recklessly damage, destroy, or obstruct access to any structure or place used for shelter or protection. The client is responsible for ensuring all recommended mitigation, licensing (where applicable), and ecological supervision are secured prior to the commencement of site works.

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Appendix 1: PRA Photographs

1. Introduction

1.1 Scope & Purpose

1.1.1 Simon Hurd (the 'Client') commissioned Origin Environmental Ltd. (hereafter referred to as 'Origin') to undertake one Nocturnal Bat Survey (NBS) at Lord Nelson, 54 Wood Street, Earl Shilton (the 'Site'). This instruction followed recommendations in a Preliminary Roost Assessment (PRA) by Arbtech (April 2026).

1.1.2 Initially, Arbtech's PRA completed in March 2022 classed the building as having "Negligible Bat Roost Potential", with no visible features that could be used by roosting bats. Therefore, no further consideration to roosting bats was required.

1.1.3 An updated PRA was then undertaken by Arbtech in April 2026, which found the building to have "Moderate Bat Roosting Potential", with cracks in the rendering, missing mortar and lifted lead flashing. Due to the change in the assessment from Arbtech, Origin was instructed to conduct a further Preliminary Roost Assessment before the NBS.

1.1.4 Before the NBS was undertaken on the 8th of September 2026, Katie Brewer *BSc (Hons)* conducted an updated PRA following a request from the Client. Katie holds a Class Two Bat Survey Licence from Natural England (Reference: 2025-85711-SCI-CL18) and reclassified the building as having low potential for roosting bats. See Section 2.2 for the survey findings and conclusions.

1.1.5 This report has been prepared to support a planning application for works to the roof of the existing pub which will allow for the introduction of a top floor residential dwelling, with new windows facing the pub garden proposed on the roof. The proposed works would result in the damage/ destruction of a bat roost if present in the loft or roof.

1.2 Location

1.2.1 Please refer to Figure 1 below for the Site location. The building is on an active, well-lit main road within Earl Shilton; the Site consists of an active pub.



Figure 1 Site Location (Google, 2026)

1.3 Objectives

1.3.1 The objectives of the ecological assessment are as follows:

- Determine the Site usage by roosting bats and categorise the roost present.
- Make recommendations for any avoidance, mitigation or compensation measures that may be necessary.

2. Methodology

2.1 Desk Study

2.1.1 An initial desk-based assessment of the Site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off-site, to determine the potential zone of influence of the Proposed Development.

2.2 Preliminary Roost Assessment

2.2.1 The Preliminary Roost Assessment (PRA) of the buildings was carried out in line with the specifications detailed in the Bat Conservation Trust's Bat Surveys for Professional Ecologists:

Good Practice Guidelines[1]. Weather conditions were recorded and are presented in Table 3 of the NBS.

2.2.2 A visual assessment was conducted during daylight hours to determine the presence of any Potential Roost Features (PRFs) together with a general appraisal of the suitability of the Site for foraging and commuting bats (as per Table 4.1 on page 44 of the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines[1]).

2.2.3 Any accessible PRFs were inspected visually from ground level for evidence of possible bat use (such as droppings, staining or feeding remains) with the use of a torch. Any potential features underwent further inspection where safe to do so, to categorise the roost type it is suitable for. Buildings were surveyed externally and internally where access was possible. Based on the PRFs present, the buildings were categorised using the suitability classes detailed in Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines, as described in Table 1 below.

Table 1 Information taken from Table 4.1 in Collins (2023).

Bat Roosting Potential	Description
None	No habitat features on-site are likely to be used by any roosting bats at any time of the year.
Negligible	Negligible features on-site are likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/ or suitable surrounding habitats to be used on a regular basis by larger numbers of bats.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and for longer periods of time.

2.3 Nocturnal Bat Surveys

2.3.1 The results of the PRA on the 8th of September (see section 3 below) indicated the need for one nocturnal bat survey of the building following best practise guidance; two surveys were deemed excessive. The outcome of the further survey will determine the mitigation measures required for roosting bats (if present) to allow for a Natural England Mitigation Licence for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged.

2.3.2 Infrared cameras (Canon XA40s) were positioned with a Nightfox ARC/ Powerful IR Floodlight/ Widebeam/ USB-C. These were positioned with each camera to ensure all potential roost features were adequately covered on the building and that any emergences from the building would be recorded by at least one camera.

[1] Collins, J. (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed.). Bat Conservation Trust. **Available:** https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition **[last accessed on 23/07/2026]**

2.3.3 Cameras were set up and paired with a Batlogger S2 full spectrum detector to ensure that any bat calls were recorded and that these calls could be cross-referenced against the camera recording times on later review.

2.3.4 The camera positions on the night of the survey were decided by Katie Brewer BSc, Level 2 Bat Licensed Ecologist.

2.3.5 Surveyors for the NBS were:

- Katie Brewer *BSc*, Senior Ecologist at Origin.
- Wilmie van Rooyen BSc MSc, Principal Ecologist at Origin
- Holly Dixon BSc, Graduate Ecological Consultant at Origin.

2.3.6 The camera footage was reviewed initially by Wildlife Imaging Systems, with the footage being checked a second time by Holly Dixon BSc, Graduate Ecologist. This process ensured that rigorous quality control was in place for footage review. Bat calls recorded on the Batlogger S2 were analysed by Katie Brewer in BatExplorer Software to identify the species recorded on the survey. The camera footage review was verified by Katie.

Table 2 below details the survey and associated surveyors/ equipment. Figure 2 below demonstrates the Vantage Point Map.

Table 3 Survey Conditions

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
8th September 2026	19:34	19:19	21:05	VP1- Cannon XA40 IR Camera and Batlogger S2 Static Detector. Holly Dixon VP2- Cannon XA40 IR Camera and Batlogger S2 Static Detector Wilmie van Rooyen *VP3* - Cannon XA40 IR Camera Katie Brewer	Temp. at start: 15 Celsius Temp. at end: 14 Celsius Wind: 3 (Beaufort scale) Rain: No precipitation



Figure 2: Vantage Point Map - Red = IR Cameras with Human Surveyors and Bat Loggers

2.4 Impact Assessment

2.4.1 An initial review of the ecological data (both desk study (as set out in Section 2.1 and field survey data as presented in Section 3) has been undertaken to identify the potential direct (e.g. roosting or foraging habitat loss) and indirect (e.g. light-spill) impacts to roosting, commuting and foraging bats as a result of the future proposed works, which may require further consideration in the planning system. These potential impacts are discussed in Section 5 below.

2.5 Survey Limitations

2.5.1 There were no limitations to the survey.

3. Survey Results

3.1 Desk Study

3.1.1 The desk study found an area of woodland located approximately 140m northwest of the Site. Some scrub and hedgerows are also located within the search area, and some watercourses with associated standing water bodies. These habitats are anticipated to have potential to support local bat populations, providing commuting, foraging and potential roosting opportunities.

3.2 Preliminary Roost Assessment

3.2.1 The building and its Potential Roosting Features (PRFs) are recorded in Table 2 below.

Table 2 Potential Roosting Features

Survey Results		
Potential Roost Suitability	Description of Building and PRFs	Photo Ref.
Low	Building Description The property comprises a detached, two-storey building of traditional red brick construction, currently operating as a public house. The roof is pitched, gabled design and is clad with slate tiles. The external doors and windows are of timber construction and appear to be in good condition. External Assessment The building was in overall good condition. There were some potential roosting features noted during the external inspection; these included: • Lifted tiles, providing small gaps in between the slate tiles, providing suitability for individual roosting bats. • Lifted lead flashing located at the base of the chimney, providing a feature suitable for individual roosting bats • Areas of missing mortar between the ridge tiles and the main roof of the building. Though the lifted tiles, lifted lead flashing and missing mortar provide suitability for low numbers of bats, the external additions to the building make these features sub-optimal. The building had external lighting made up of outdoor string lights with bright white light bulbs around the full extent. The nocturnal bat survey undertaken on the same evening and consultation with the client on-site found the lights are switched on prior to sunset and remain on for approximately 6-8 hours every night (dependent on the time of year). This confirmed that the building, which is already impacted by external light pollution from the adjacent street on the south, is very well lit surrounding the roosting features on the roof at typical peak emergence time. Therefore, the external features were considered sub-optimal as the	Appendix 1

	bright lights are anticipated to deter roosting bats. Furthermore, the building consists of an active pub which plays loud music in the evenings; the building is heavily disturbed, and it is anticipated that the structure will be impacted from noise/ vibration, which could deter roosting bats. Internal Assessment There were small, sub-optimal access points into the building identified along the roofing tiles, with a total of four gaps exposing external lighting. Two of the gaps were fully accessible on the north; the remaining two were not fully accessible on the south; however, they were fully visible; therefore, this was not a limitation. The two accessible gaps were found to be very small, measuring approximately a maximum of 10mm wide; this was noted as a long and thin gap. Though it is understood that a bat could squeeze in the gap, this would require a bat landing on the slate tiles and crawling into the small gaps with the surrounding string lights adjacent to the features. The gaps that were visible but inaccessible were found to be slightly larger, providing access points into the loft void; however, they were also subject to high levels of light pollution. There were gaps between the supporting timber frame suitable to support bats if present; additionally, the top wooden beam provided a perch for species such as brown long-eared bats commonly associated with these features. The loft space undergoes high levels of disturbance with a central light, access ladders and storage use. There was no evidence of roosting bats identified within the void. Overall, the building was reassessed as providing "Low Bat Roosting Potential" with sub-optimal roosting features identified externally and sub-optimal access points due to the external lighting exposure. It is anticipated that the building could be used by a low number of bats opportunistically, with better opportunities present within the local area, such as the area of deciduous woodland to the northeast of the Site.	

3.3 Nocturnal Bat Survey Results

3.3.1 No bat emergences were recorded by surveyors or cameras during the on-site survey; roosting bats are considered absent from the building.

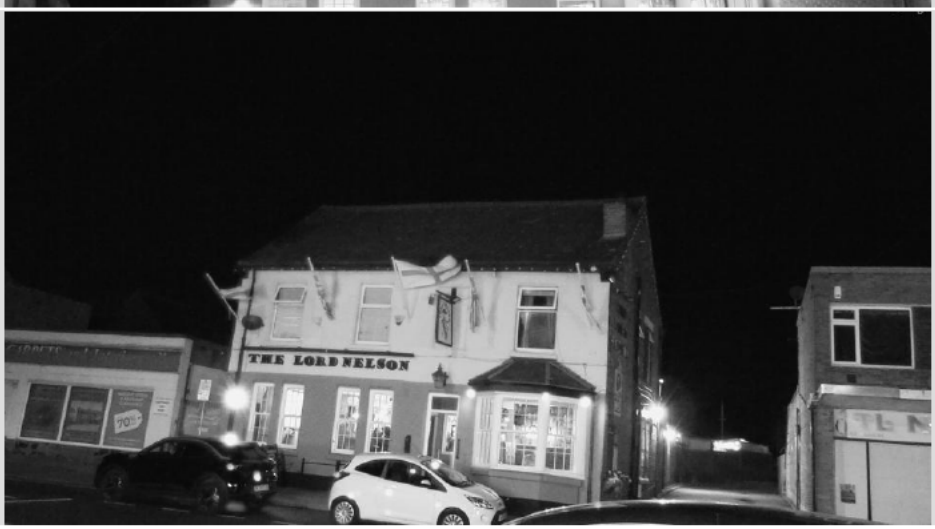
General Bat Activity Observations

3.3.2 No bats were observed in the area during the survey, and the bat loggers did not pick up any bat calls during the duration of the survey.

3.3.3 Overall, no bats were recorded emerging, or within the surrounding area, and they are therefore considered absent from the building. Due to the lack of activity recorded on-site, they are not expected to utilise the local area. The local vicinity is busy, well-lit and has limited features for roosting and foraging bats. More suitable habitat is available in the darker, undisturbed woodland located to the north-east of the Site.

3.3.4 The darkest points of the survey from each VP are shown in Table 4.

Table 4 Darkest Points

VP1	
VP2	
VP3	

4. Impact Assessment

4.1 Roosting Bats

4.1.1 The proposed renovations to the existing building are not anticipated to impact roosting bats, and bats are deemed absent from the building. No bats were recorded on-site, and the proposed works are not anticipated to result in a negative impact on any bat populations.

4.2 Commuting and Foraging Bats

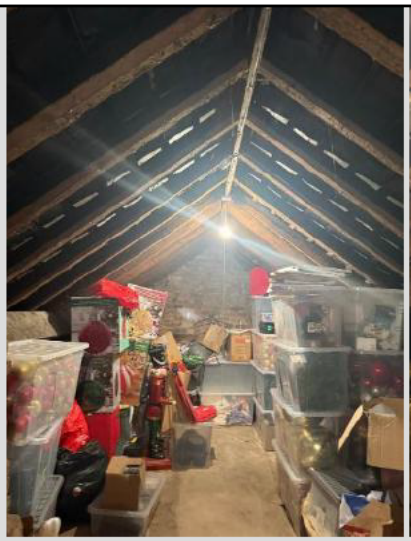
4.2.1 The public house is located within a well-lit residential area, with existing light-spill onto the active pub and immediate surroundings. Lighting mitigation is therefore not considered applicable to the proposed works, as any additional lighting is not anticipated to have a significant impact.

5. Recommendations

5.1.1 Overall, the works to the pub can commence, as roosting bats are deemed absent based via the results of both the Preliminary Roost Assessment and a Nocturnal Bat Survey. The proposed development is not anticipated to impact roosting bats.

Appendix 1:

PRA Photographs

Loft Space	   





Pub exterior (south)	 (Google, 2026)



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