

Preliminary Roost Assessment

Survey site:

143 The Park, Market Bosworth, CV13 0LP

Client:

Laura Pearson

Survey date:

3rd February 2025

Project:

This report is prepared to inform a planning application for: Two storey side extension and single storey rear extension.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Georgia Knight BSc (Hons), Graduate Ecologist (Accredited Agent on Licence: 2019-41480-CLS-CLS)																	
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain												
03/02/2025	6	90	90	4	None												
PRA Survey Factor	Detailed using desk study and site survey. 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 lead surveyor for advice.																
See PRA plan in Appendix 1, location plan in Appendix 2 and Proposed plans in Appendix 3.																	
Survey Limitations																	
The nature of the double ridge roof of the building inhibited the entirety of the roof from being viewed, as well as the boundary of the neighbouring properties inhibiting the view of the eastern elevation of the building. These elevations were viewed as best as possible from a distance using high powered binoculars to assess them for bat roosting features. This limitation has been considered when designing the subsequent emergence surveys required.																	
Background and Site Location																	
Summary of site location and desk study	Grid ref: SK 41407 03296 Size of survey area: 0.11ha On site habitats: One residential dwelling with associated driveway and vegetated garden with area of lawn and shrubs Surrounding habitats: The site is located in a rural area within a row of residential dwellings to the east of Market Harborough. To the north of the site there are agricultural fields and directly to the south there is a road. At the other side of the road is a large area of woodpasture and parkland (Market Bosworth Country Park) that extends to the south and west, with the closest deciduous woodland located ~160m to the west and further patched scattered within 2km of the site. Water bodies nearby include scattered ponds to the east, south and west, the closest of which is ~260m east. These ponds and area of woodpasture and parkland likely enhance the area for bats. The local planning portal identified a previous bat survey report undertaken in 2011 by Ecolocation (Ecolocation 2011). This identified a common pipistrelle maternity roost (peak count 27 bats) in the loft space through DNA analysis of ~20 droppings and two bat emergence surveys. EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Approx. distance from site</th><th>Bat species affected</th><th>Impacts allowed by licence</th></tr><tr><td>2020-44716-EPS-MIT-1</td><td>1.1km west</td><td>C-PIP</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2009-1495</td><td>1.6km west</td><td>C-PIP</td><td>Destruction of a resting place</td></tr></table> Bat records have been returned by Leicestershire and Rutland Environmental Records Centre within 2km of the site. Records are summarised below.					EPSL reference	Approx. distance from site	Bat species affected	Impacts allowed by licence	2020-44716-EPS-MIT-1	1.1km west	C-PIP	Destruction of a resting place	EPSM2009-1495	1.6km west	C-PIP	Destruction of a resting place
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Common name	Number of records	Dates of records	Roost records
Common pipistrelle	148	2003-2023	Maternity roost recorded onsite in 2011 (24 individuals)
Soprano pipistrelle	97	2009-2023	Closest record: foraging ~30m away
Noctule	19	2009-2023	Closest record: transect survey 460m from site
Myotis bat	10	2013-2023	Closest record: transect survey 460m from site
Daubentons bat	2	2018	Closest record: transect survey 460m from site
Whiskered/Brandt's	1	2022	Closest record: roost ~780m from site
Brown long-eared bat	19	2008-2023	Closest record: roost ~740m from site
Leisler's bat	1	2020	
Nathusius' pipistrelle	1	2020	
Nyctalus species	1	2021	Closest record: ~1.3km from site
Pipistrelle species	3	1999-2008	
Bat	15	2002-2023	Closest record: droppings ~590m from site

There are no statutory sites within 2km of the site.

Foraging and commuting habitat
Habitats recorded on site are assessed to provide limited foraging and commuting opportunities for bats in the form of a vegetated garden with shortly mown grass and few shrubs. However, the habitats surrounding the site are assessed to provide high value habitat for bats due to the presence of woodpasture and parkland in close proximity to the site, with a large number of mature trees, as well as scattered areas of woodland and multiple ponds. These features are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations as well as commuting features from multiple roosts that are known to be in the local landscape.

Roosting habitat
Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is one building on site; the main residential dwelling (B1).

<i>B1 Building description</i>			<i>Photographs</i>
<i>Summary</i> B1 is a two-storey detached residential dwelling with a single storey extension on the eastern elevation that extends into the rear garden. A common pipistrelle maternity roost was identified within the roof structure as a result of previous bat surveys in 2011. 24 individual bats were seen entering the subspace of the roof under the apex of the hipped roof tile on the southern elevation, highlighted opposite. The building is a confirmed roost as evidenced by ~5 droppings found within one of the loft spaces as well as the maternity roost identified through records data. The building has high habitat value for roosting bats due to several raised and missing tiles across the roof and the high value surrounding habitat.			
<i>Feature</i>	<i>Materials</i>	<i>Condition/description/suitability</i>	
Walls	Brick and mortar	Condition/description The brickwork of the entirety of the building appears to be in good condition with no areas of damage or missing mortar. Suitability/access/evidence of bats No evidence of bats was found. There are no opportunities for bats to roost in the brickwork or access any cavity walls.	

Roof	Clay	Condition/description B1 has a double ridged, hipped roof clad in clay tiles. There are several missing tiles across the eastern and southern elevations as well as multiple raised hip tiles on the southern elevation. There appears to be a gap at the apex of the southern hipped extension where a tile has slipped, that bats have known to utilise previously. The chimney appears to be in good condition, with no area of damage. There appears to be a gap under the tiles above the chimney on the eastern elevation, shown opposite. Suitability/access/evidence of bats Bats could use the gaps under the hip and roof tiles to access the subspace of the roof as well as gain entry into any internal loft spaces. This could support large numbers of bats/maternity roosts.	
Eaves	N/A	The eaves across the building are well sealed, with no gaps at the wall tops where the brickwork meets the soffit. There are no gaps suitable for bats to utilise. The sealed eaves and slipped hip tile at the southern apex are shown opposite.	
Window/doors frames and lintels	uPVC	There are multiple windows and doors across the building that appear to be well sealed, with no means of ingress and no gaps around the frames for bats to utilise.	

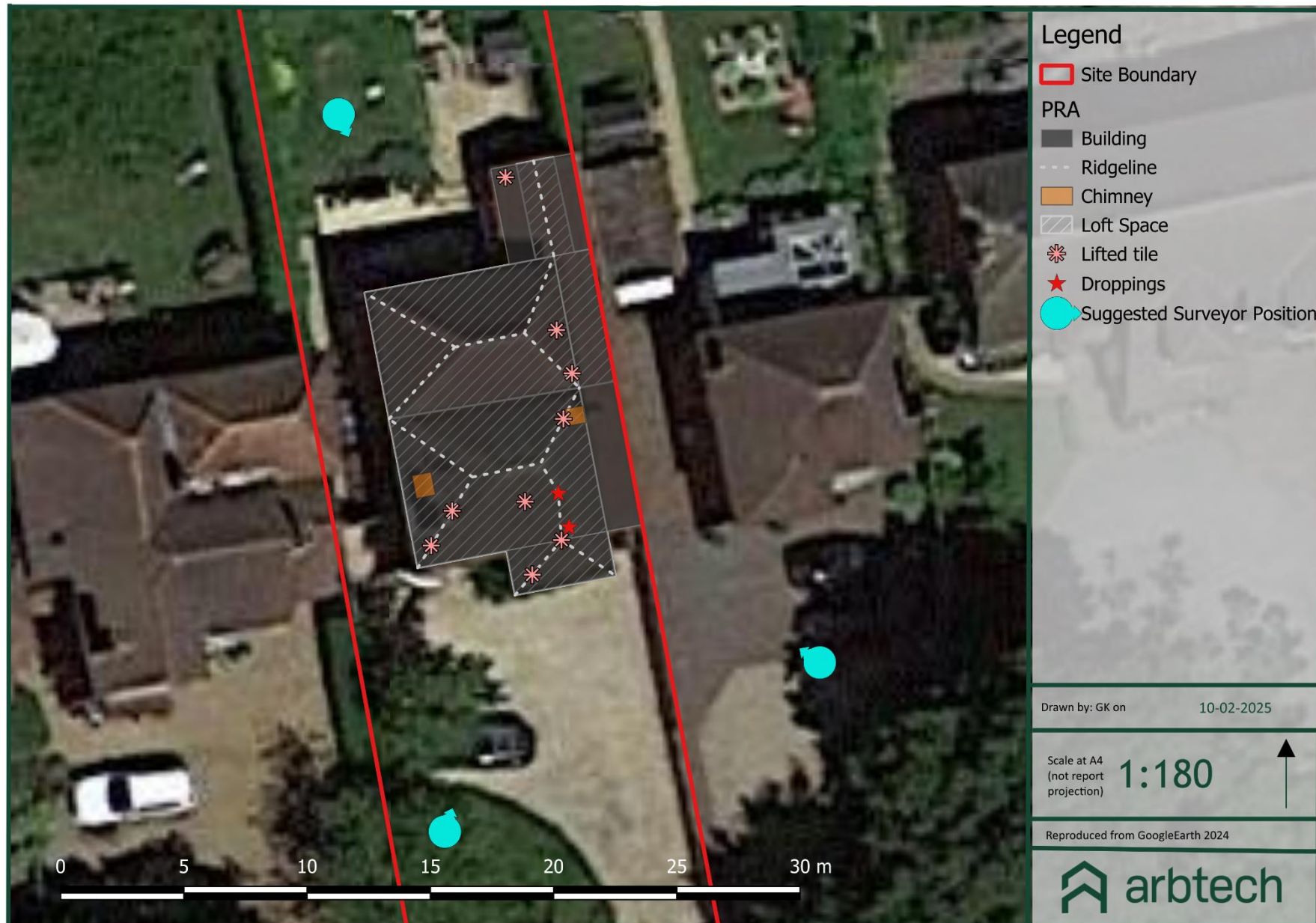
Rear extension	Brick, pitched roof	There is a single storey extension on the eastern elevation that extends into the rear garden. It has a pitched roof clad in clay tiles and a garage door on the southern elevation. The brickwork across the extension appears to be in good condition, with no gaps in the mortar and no gaps around the doors and windows. The fascia board is also tight to the wall with no opportunities for crevice dwelling bats to roost. The mortar on the roof verge is intact, with no gaps for bats to utilise and there are no missing tiles across the roof. However, there are two raised tiles on the western elevation that could allow crevice dwelling bats to roost underneath. No other roosting features were identified across the roof however a close-up inspection could not be undertaken due to the neighbouring boundaries and therefore the eastern elevation was viewed from a distance with binoculars. There is a small loft space within this extension. No evidence of bats was found within and there is limited space internal flight due to the low height of the roof. No daylight was seen to be coming into the space, suggesting a lack of access from the outside.	
			

Internal voids	Loft 1 - south	Condition/description Loft space 1 is located within the southern hipped roof section and measure approximately 7m (L) x 5m (W) x 2.6m (H) with a temperature of 9° and a relative humidity of 79%. It is lined with a bitumen felt and is partially boarded and used for storage with artificial lighting present. The lining appears to be in good condition, with no tears or areas of sagging. No daylight was seen entering the space and there are dense cobwebs along the western end of the ridgeline. Suitability/access/evidence of bats Around 5 droppings were found located at the southern end of the loft, within the smaller hipped roof section. A sample of these was collected and will need to be sent off for DNA analysis. These droppings appeared morphologically similar to bat droppings and are characteristic of those of a brown long-eared bat, as shown below. This small number of droppings could suggest an exploratory visit by a small number or individual bat.	
			

Internal voids	Loft 2 - north	Condition/description Loft space 2 is located within the northern hipped roof section and is of a similar construction to loft space 1. It is a newer extension to the roof. It is lined with a breathable roofing membrane is not boarded and not used. The lining appears to be in good condition, with no tears or areas of sagging and no daylight could be seen to enter the space. Suitability/access/evidence of bats No droppings or evidence of bats was found within this loft space. The loft appears to be well sealed, with no means of access for roosting bats.	
<i>Foreseen Impacts</i>		The proposed development will result in the two-storey extension of this building at the side and single storey at the rear. This could result in the destruction of any bat roosts present in the subspace of the roof and within the loft spaces and could cause disturbance, death or injury to bats. Foraging and commuting habitat The proposed development will result in the loss of small areas of small area of vegetated garden but given the low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting No new lighting will be installed as a result of the proposed development.	
<i>Recommendations</i>		Roosting habitat [Buildings] Three bat emergence surveys are required during the active bat season (optimal May to August, suboptimal September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive and surveys should be spread at least three weeks apart. Three surveyors are required to provide full coverage of the building (one within the neighbouring property to the east, where possible, to ensure all elevation with features can be viewed). Infra-red cameras should be used as an aid. An EPSL application to Natural England will be required. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. A Material Changes Check will be required within three months of the EPSL submission, if no survey work has been undertaken within that period. Bat droppings found during the PRA will need to be sent off for DNA analysis to confirm the bat species present, to inform the EPSL application.	

	Foraging and commuting habitat No further surveys are required. Artificial lighting None required. Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.
<i>Foreseen Impacts</i>	Buildings No impacts are anticipated on nesting birds as a result of the proposed development. Barn owls None foreseen.
<i>Recommendations</i>	Buildings/trees Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on the retained building will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees) or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

Appendix 1: PRA plan

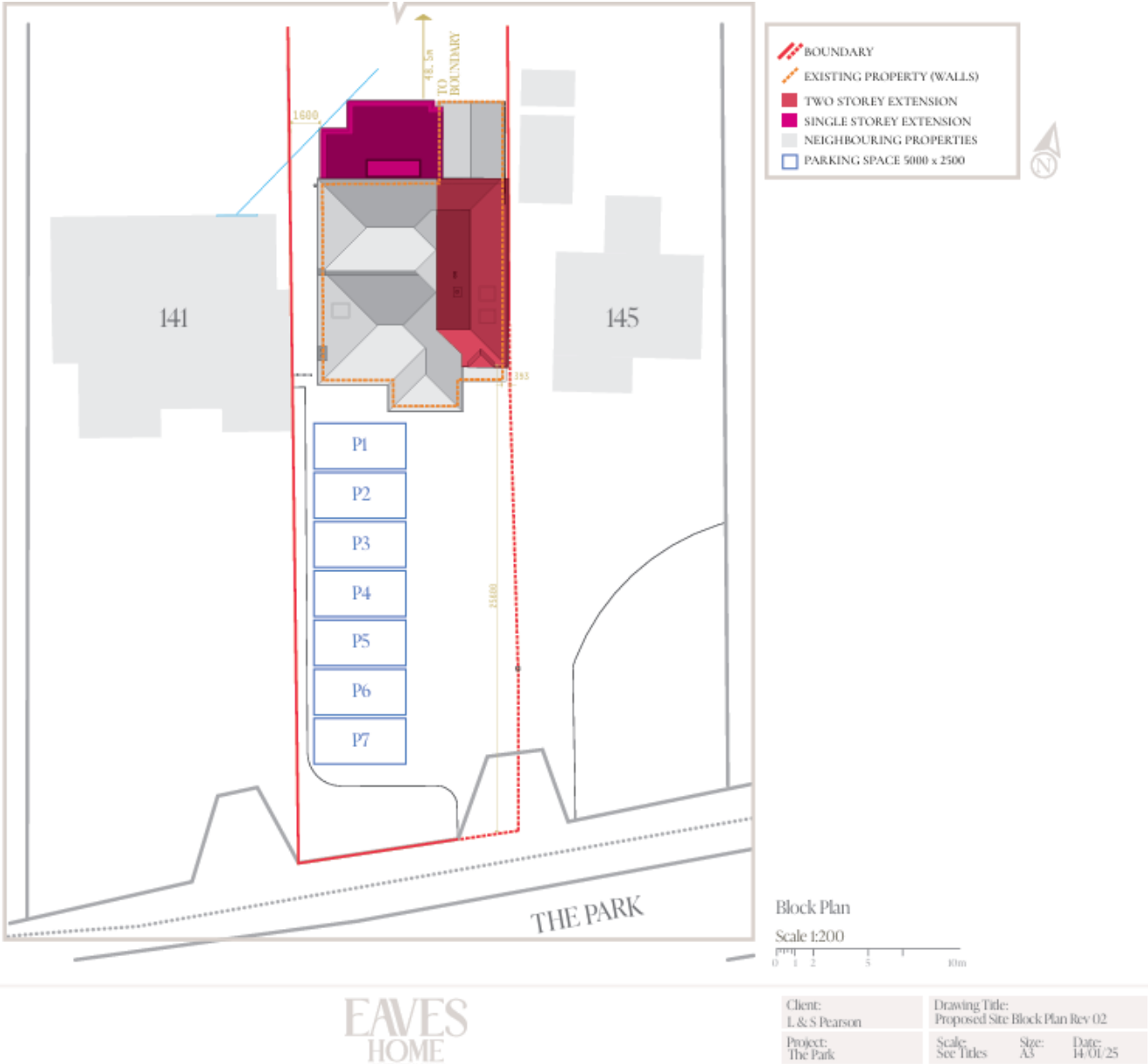


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Appendix 2: Location map



Appendix 3: Proposed plans





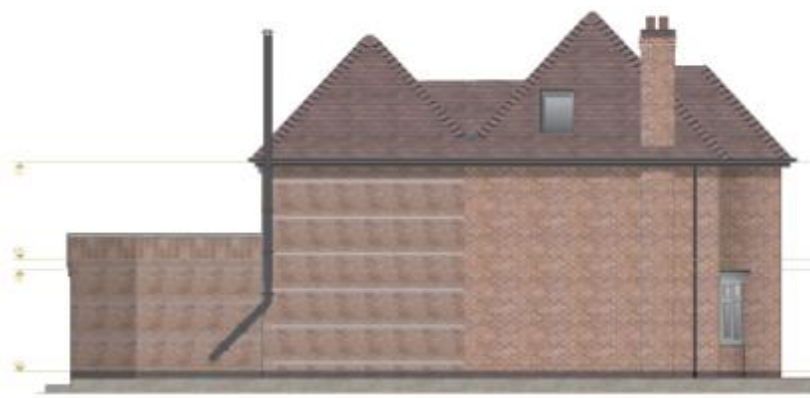
Front S



Side E



Rear N



Side W



Client: L & S Pearson	Drawing Title: Proposed Elevations R13/01		
Project: The Park	Scale: 1:100	Size: A3	Date: 08/01/25

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