

Preliminary Roost Assessment

Survey site:

62 Princess Road, Hinckley LE10 1EB

Client:

Stewart Kendrick

Survey date:

14/07/2026

Project:

This report is prepared to inform a planning application with Hinckley and Bosworth Borough Council. This proposal can be described as "Demolition of the existing detached garage and erection of a two-storey side extension."

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until January 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
- Two Bat Emergence and Re-Entry surveys will be required for B1 as the building was assessed to have moderate suitable for roosting bats. - Building B2 was assessed to have negligible suitability for roosting bats. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

1. INTRODUCTION

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author’s knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 14/07/2026 by Consultant Ecologist Nicholas Smith who holds a FISC Level 3, a GCN Level 1 and is an Accredited Agent on a Natural England Bat Licence. (Licence details can be provided upon request).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
17.2	79.0	53	9.6	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SP 43128 93581 and has an area of approximately 0.01ha.

Priority Habitats

There are four priority habitats within 2km of the site. These comprise deciduous woodland, open mosaic habitats on previously developed land, ancient & semi-natural woodland and lowland dry acid grassland. The closest priority habitat comprises deciduous woodland, located 190m SE from the site.

Due to the site surroundings being densely urbanised, the site is not considered to be well connected to any priority, important, or otherwise more extensive, habitats in the immediate vicinity.

Designated Sites

Statutory Designations within 2km

There are two statutory designations within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Burbage Wood And Aston Firs Site of Special Scientific Interest (SSSI)	1630m E
Burbage Common & Woods Local Nature Reserve (LNR)	1630m NE

Statutory Designations within 10km

There is one national network site (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 4: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Ensor's Pool Special Area of Conservation (SAC)	8790m W

SSSI Risk Zone

The site does fall within the impact risk zone for Burbage Wood And Aston Firs SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section 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.

3.1 Summary of Survey Findings

EPSL data and local records

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. No EPSLs are present within a 2km radius of the site.

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to have no significant value for commuting or foraging bats due to only comprising amenity grassland. Offsite within 2km these include deciduous woodland, open mosaic habitats on previously developed land, ancient & semi-natural woodland and lowland dry acid grassland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There are a total of two buildings on site; residential dwelling (B1) and garage (B2). All buildings were surveyed as they will be impacted by the proposed development. There was not evidence of roosting bats identified.

Buildings

B1 : Residential dwelling

The building is a residential dwelling with brick walls, and a concrete pan tile pitched roof. Hanging tiles are present on the front elevation. The key roosting features identified, included gaps between hanging tiles, lifted lead flashing around the chimney, and a gap between a barge board and the wall on the flat roof section, all offering potential crevice roosting opportunities for bats. The roof void presented further suitability at the ridge beam convergence points. A gap was present between the chimney and roof, at the north of the void which offered bat access into the loft void. The building has moderate habitat value.



Building B1

Table 5a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick and Clay hanging tiles	Condition/description The walls are in fair to poor condition with most features being attributed to the hanging tiles and lead flashing. These features include a small number of gaps between hanging tiles and lifted lead flashing.	 B1 walls

Suitability/access/evidence of bats

The hanging tile and lifted lead flashing offered suitable habitat for crevice dwelling bats.



B1 walls



B1 walls

Roof	Concrete pan tiles	Condition/description The roof is in fair to poor condition with localised missing mortar and lifted lead flashing. Suitability/access/evidence of bats The roof is considered to provide moderate suitability for roosting bats. Potential roost features include lifted lead flashing around the chimney and localised gaps associated with the mortar which could provide access into the roof void.	 B1 roof  B1 roof
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			 <i>B1 roof</i>
Eaves	N/A	N/A	N/A
Barge boards	Timber	Condition/description A gap between the barge board and the wall was present at the flat roof section, along the southern elevation. Suitability/access/evidence of bats The gap between the barge board and the wall provides suitable roosting habitat to crevice dwelling bats.	 <i>B1 barge boards / fascia boards</i>

			 <i>B1 barge boards / fascia boards</i>
Windows	uPVC	Condition/description The windows were in good condition with no gaps present. Suitability/access/evidence of bats N/A	 <i>B1 window / doors frames and lintels</i>

Internal void 1	Timber rafters. Bitumen felt lining	Condition/description The materials of the roof, including the felt and timber rafters appeared to be in good condition. A gap between the chimney and roof was present at the east of the void. Dimensions (approx): 5m in length, 7m in width and 3m in height Suitability/access/evidence of bats The gap between the chimney and roof provided suitable bat access into the loft void. Further suitable roosting features included at the ridge beam convergence points.	 <i>B1 internal void 1</i>  <i>A gap between the roof and the chimney.</i>
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B2 : Shed

Building B2 is a brick-built garage with a flat roof lined with bitumen felt. The garage was in fairly poor condition with the internal timber roof rotting and frequent gaps present between the wall and roof. Although these features may provide bat access into the structure, the large amount of light ingress and weather ingress create unsuitable conditions for roosting bats. Therefore, the building is assessed to provide negligible suitability for roosting bats.



East elevation of B2



West elevation of B2



Interior of building B2

3.2 Foreseen Impacts

Roosting habitat [Buildings]

The proposed development will result in the extension of B1 and demolition of B2.

Building B1

The extension of B1 could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.

Building B2

Building B2 was assessed to have negligible suitability for roosting bats and therefore no impacts are foreseen.

Roosting habitat [Trees]

There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

Artificial lighting

The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

3.3 Recommendations

Roosting habitat [Buildings]

Two bat emergence/re-entry surveys are required on building B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart.

Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity.

One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA).

Two survey positions are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located.

Lighting mitigation may be required based on the outcome of the night bat survey(s).

If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Suggested biodiversity enhancements

Enhancements are dependent on the outcome of further surveys.

4. FAUNA: BIRDS

This section 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.

4.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1 and B2, however the buildings offer suitable nesting habitat for passerine species.

Trees and vegetation

No habitat for schedule 1 birds was observed.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

4.2 Foreseen Impacts

Buildings / trees

The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings / trees

Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the buildings should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

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 or an ecologist has confirmed the nesting attempt has concluded.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

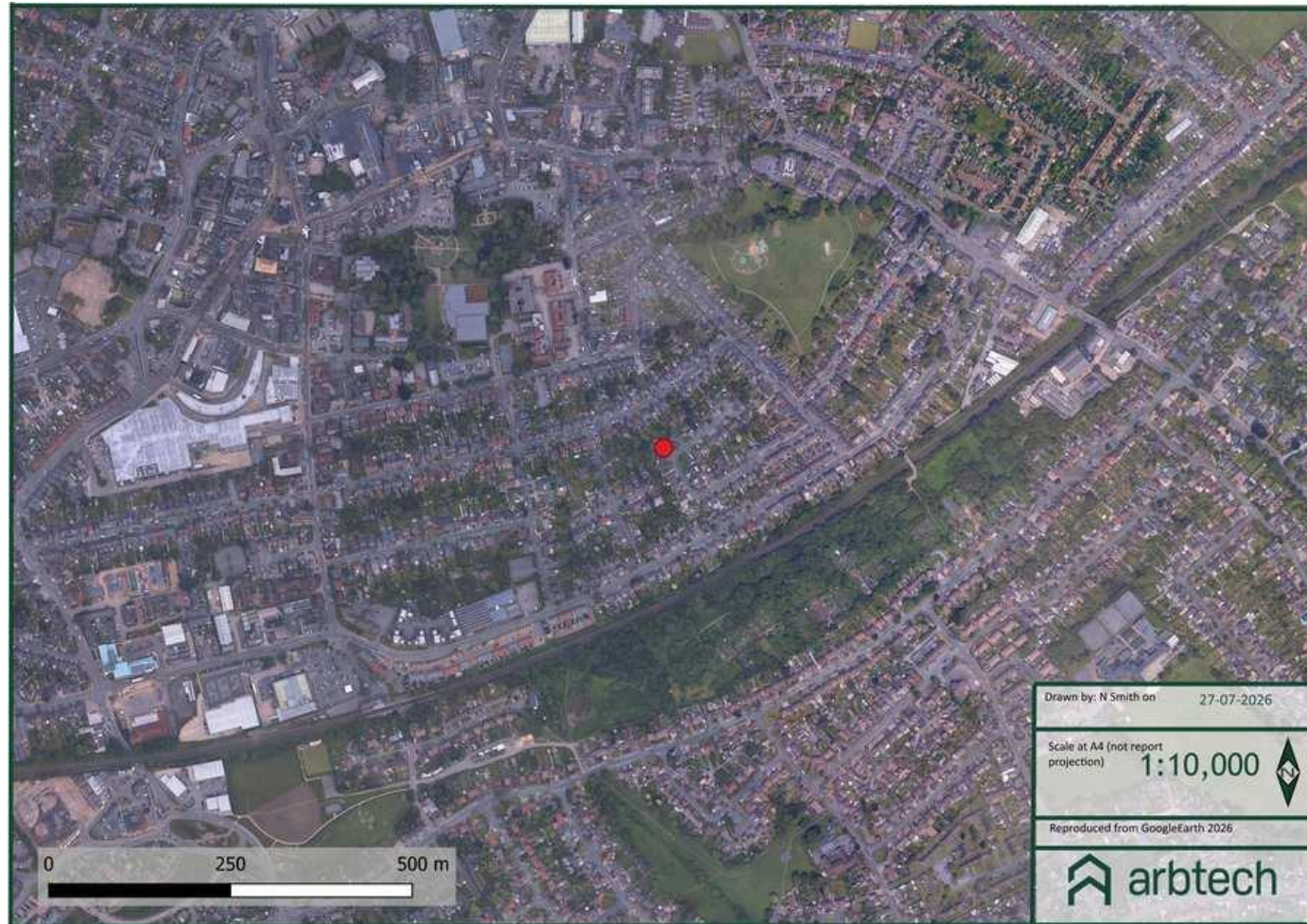
The site is located within a 'Swift Alvert' zone and therefore the proposed extension should include integrated swift boxes were suitable. A suitable swift box includes Schwegler No 17 Swift Nest Box or a similar alternative brand.

Swift boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

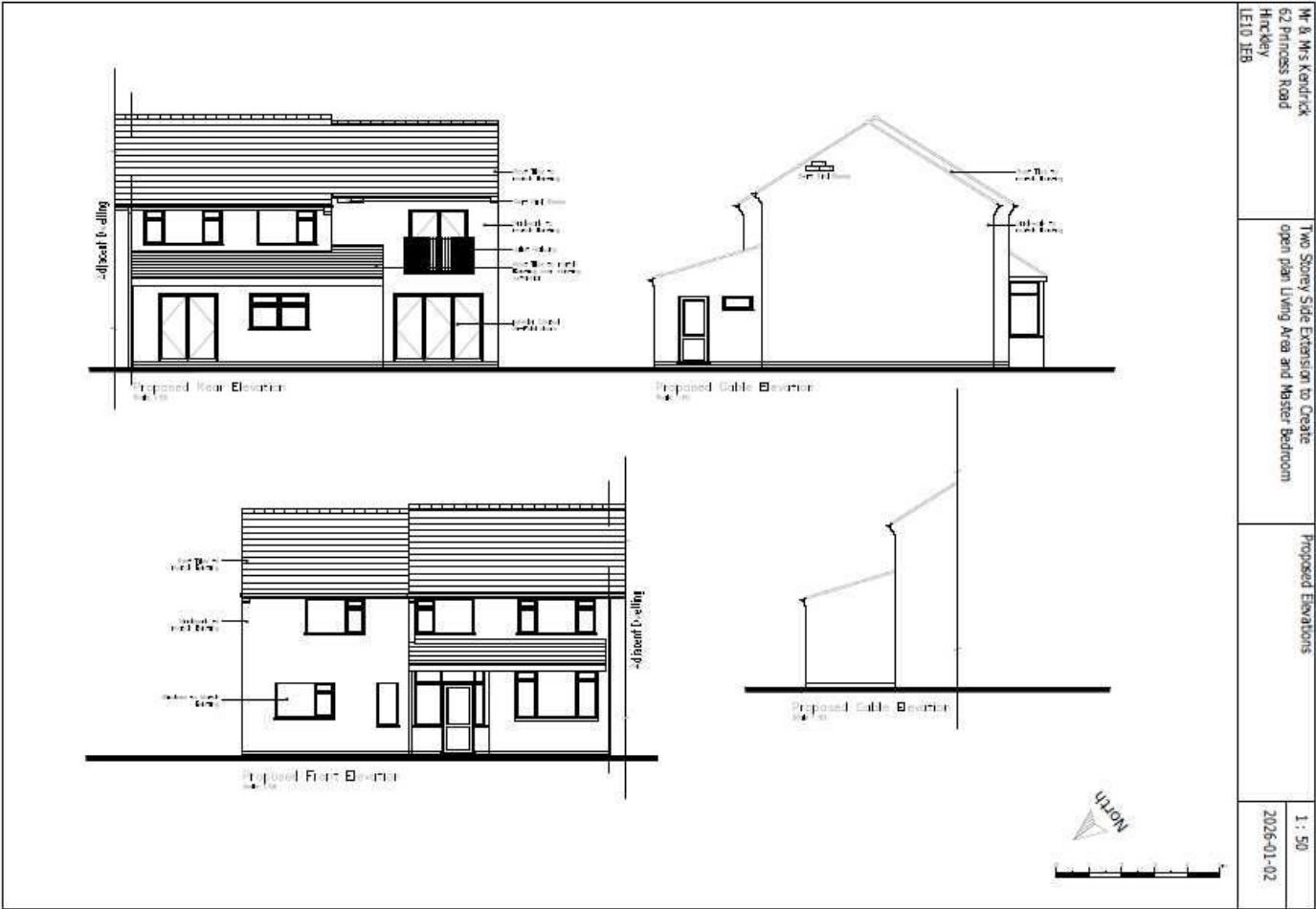
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



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VERSION CONTROL

Status	Issue	Name	Date
Final	1.0	Nicholas Smith FISC 3, GCN Level 1, Accredited Agent on a Natural England Bat Licence, Consultant Ecologist	27/07/26