

31 Newbold Road, Kirkby Mallory

Preliminary Bat Roost Assessment
and Nocturnal Bat Surveys



Client:

Lion Planning

Report Reference:

RSE_8536_R1_V1_PBRA

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PROJECT

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1 INTRODUCTION AND BACKGROUND

1.1 Purpose and Scope of this Report

- i RammSanderson Ecology Ltd was instructed by Lion Planning to carry out a preliminary bat roost assessment and nocturnal bat surveys of buildings located at 31 Newbold Road, Kirkby Mallory, Leicester, to inform the Client prior to permitted development for demolition of the buildings. The surveys were required to determine the presence or likely absence of bat roosts within the building.
- ii The study area is defined as shown in the enclosed Site Location Plan (Figure 1) to include the Zone of Influence (see below) of the proposals (hereafter referred to as the “Site”).
- iii This appraisal is based on a review of the development proposals provided by the Client, and surveys of the Site. The aims of this survey and report are to:
 - Investigate the presence / likely absence of bats on site or in the immediate vicinity.
 - Identify potential impacts on bats (if present); and
 - Provide outline recommendations for mitigation or compensatory measures where applicable.
- iv This report pertains to these results only; recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of RammSanderson Ecology Ltd.
- v The surveys and desk-based assessments undertaken as part of this report are prepared in accordance with the British Standard for Biodiversity Code of Practice for Planning and Development (BS42020:2013).

1.2 Zone of Influence

- i The Zone of Influence is used to describe the geographic extent of potential impacts of a proposed development. With reference to the Site in question and the demolition proposals, the ZOI is determined to be the building and the immediate environment surrounding.

1.3 Site Context and Location

- i The Site consisted of a residential property and garage located west of Newbold Road (central grid reference: SK 45081 02586). The Site is located to the west of Leicester and is immediately surrounded by farmland, as well as a neighbouring property with a house, garden and outbuildings to the north.

2 METHODOLOGY

i The overall value of the site and its connectivity to the wider countryside was assessed with habitats and species recorded. As well as the daytime assessment for bats the survey considered presence of nesting birds. This was followed by nocturnal bat surveys to identify locations and status of potential bat roosts present.

2.1 Impact Appraisal

- i In appraising any impacts, the review considers the Client's Site proposals and any subsequent recommendations made are proportionate and appropriate to the site and have considered the Mitigation Hierarchy as identified below:
- **Avoid:** Provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of site design or identification of an alternative option.
 - **Mitigate:** Where avoidance cannot be implemented mitigation proposals are put forward to minimise impacts to species or sites as a result of the proposals. Mitigation put forward is proportionate to the site.
 - **Compensate:** Where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures.
 - **Enhance:** The assessment refers to planning policy guidance (e.g. NPPF) to relate the ecological value of the site and identify appropriate and proportionate ecological enhancement in line with both national and local policy.

2.2 Bats

i The overall value of the Site and its connectivity to the wider countryside was assessed in relation to bats. The likelihood of bats roosting at the site or moving through the Site between local roost sites and foraging/mating/hibernation habitats was considered.

2.3 Preliminary Bat Roost Assessment

i A Preliminary Bat Roost Assessment (PBRA) was conducted on the building on 7th August 2024 by Associate Ecologist BSc MIEEM and Licenced Bat Worker (Level 2) Steven Weber. The building was graded as to its suitability for supporting roosting bats using the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Survey Guidelines* (Collins, J. Eds. 2023), an extract of which is provided interpreted in the table below.

Table 1: Criteria for bat roost potential assessment of buildings

Roost Potential	Description	Surveys Required (Buildings)
Confirmed roost	Evidence of roosting bats found during initial daytime inspection.	3 – including 1 dawn as a minimum, or all dusk with augmentation of Night Vision Aids
High *	Structures with one or more features suitable for bat roosting, with obvious suitability for larger numbers of bats.	3 – including 1 dawn as a minimum, or all dusk with augmentation of Night Vision Aids
Moderate	Structure with one or more potential roost sites that could be used due to size, shelter and protection but unlikely to support a roost of high conservation status.	2– including at least one survey between May and August.

Roost Potential	Description	Surveys Required (Buildings)
Low	Structure with one or more potential roosting sites used by individual bats opportunistically. Insufficient space, shelter or protection to be used by large numbers of bats.	1 Survey
Negligible	No or negligible features identified that are likely to be used by roosting bats	None

** Unless it is a confirmed roost, additional surveys are required of buildings to assess presence / likely absence of a roost. The number of surveys are indicative to give confidence in a negative result, i.e. where no bats are found, confidence in a result can be taken.*

2.4 Dusk emergence

- i Two dusk emergence surveys were carried out on 28th August and 2nd October 2024, on the building which will be subject to demolition to facilitate the proposals. The building was graded as being a potential roost following the PBRA, as although the building was well sealed, with limited access and egress points, desiccated droppings were present in the main roof void. Therefore, the building was subject to the minimum required survey effort in order to give confidence in a negative result according to best practice guidelines.
- ii Surveyors monitored the buildings using thermal imaging cameras and EM Touch bat detectors on all surveys. The footage and audio recorded was then reviewed at a later date to determine the species and whether any emergences had occurred. The dusk emergence surveys commenced 15 minutes before sunset and proceeded until all species of bat would be expected to have left the buildings (approximately 1.5 hours after sunset). All surveys were carried out in optimal weather conditions, within the bat active period and followed Bat Conservation Trust methodologies (Collins, J. Eds. 2023).

2.5 Limitations

- i It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

2.6 Accurate lifespan of ecological data

- i The majority of ecological data remain valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for approximately 18 months, notwithstanding any considerable changes to the site conditions.

3 RESULTS

3.1 Surveyor Competency

- i The PBRA was carried out by Steven Weber BSc (Hons) MCIEEM. Steven has been a professional ecologist for over eighteen years, is accredited with a Level 2 bat licence, and has the required competencies (Chartered Institute of Ecology and Environmental Management) to undertake this type of survey.
- ii The first dusk emergence survey was led by Abbie Marshall BSc (Hons). Abbie has been a professional ecologist for six years, is an accredited agent under Nick Sanderson's Class 2 Bat Licence (2015-15565-CLS-CLS) and has the required competencies (Chartered Institute of Ecology and Environmental Management) to undertake this type of survey.
- iii The second dusk emergence survey was led by Harry Taylor BSc (Hons). Harry has been a professional ecologist for eight years and has the required competencies (Chartered Institute of Ecology and Environmental Management) to undertake this type of survey.
- iv The surveys were completed during suitable conditions as detailed in Table 2.

Table 2: Summary of conditions during survey

Abiotic Factor	Survey 1	Survey 2	Survey 3
Survey type	Preliminary Bat Roost Assessment	Dusk Emergence Survey 1	Dusk Emergence Survey 2
Date completed	07/08/2024	28/08/2024	02/10/2024
Temperature	18°C	19°C	11°C
Wind speed (Beaufort Scale)	2	2	1
Cloud cover	75%	50%	0%
Precipitation	0	0	0

3.2 Preliminary Bat Roost Assessment Results

- i The B1 (a residential property) and B2 (a garage) were subject to a PBRA, whereby the internal and external areas of the properties were assessed. B1 was considered to be a potential roost, and B2 was considered to have 'negligible' potential to support roosting bats. Full results can be found in the table below, and these are shown on Figure 2.

Table 3: Preliminary Bat Roost Assessment Results

Feature	Description	Location	Grading	Photographs
Building Main house B1 External	A two-storey late 20th century brick built residential property with a hipped roof, clay roof and ridge tiles. There was a dormer extension to the front of the property, with hanging clay tiles. There was a brick-built extension to the rear of the property, with a hipped roof, clay ridge and roof tiles, and a conservatory made of UPVC with a composite bitumen lining. All windows and doors were UPVC and well-sealed. Eastern aspect: The dormer window to front of property was mostly well-sealed, with a small number of hanging clay tiles appearing slightly lifted. Western aspect: There was a gap in the bitumen lining at the southern end of conservatory. There was a small number of lifted roof and ridge tiles, mainly on rear extension. Northern aspect: There was a composite lean-to on northern elevation of property. No bat potential, however, the view of the northern extent was restricted.	Centre of the Site	Potential Roost	   

Feature	Description	Location	Grading	Photographs
Building Main house B1 Internal	Most of the roof area had been built out. There was a minor roof void present in the apex of property, approximately 1.5m high. There were modern, machine sawn timbers, with a ridge board, rafters and hip rafters. There was bitumen under the felting throughout, which was in good condition with no obvious evidence of access points. There was a small number of largely desiccated bat droppings in the main roof void. These were scattered in distribution and low in number (<10). There was also a possible accumulated pile of droppings under a low timber purlin (20cm from floor level). These were also highly desiccated. The roof timbers had cobwebs throughout, and there was no evidence of recent occupation.	Centre of the Site		 

Feature	Description	Location	Grading	Photographs
Ancillary Building B2 Garage External	Brick built two bay garage with a hipped roof, clay ridge and roof tiles. Roof and brickwork in good order. Appears well sealed.	Centre of the Site	Negligible	 
Ancillary Building B2 Garage Internal	Internal roof structure comprises machine sawn truss frames with a breathable membrane, no ridge board. Internal roof structure appears to be a recent addition. In good order and well-sealed. No evidence of bat droppings. Plenty of mouse droppings.	Centre of the Site		

- ii Less than 10 desiccated bat droppings were found within the main roof void of B1. Although this provided evidence of roosting bats, there was no evidence of recent occupation as the droppings were highly desiccated and the roof timbers were covered in cobwebs throughout, indicating no recent entries had occurred.
- iii No other features or evidence were found during the survey to support roosting bats.
- iv Due to the presence of lifted tiles which provided limited access into the internal spaces, the heavily desiccated bat droppings in the roof void and the lack of evidence for recent use, B1 was considered a potential roost. Consequently, two nocturnal surveys were considered proportionate to characterise the nature of the potential roost and more specifically determine whether the roost was currently active (i.e. if roosting bats were present or absent).
- v As B2 was considered to have negligible potential to support roosting bats, no further surveys were required on this building.

3.3 Nocturnal Bat Survey Results

28th August – Dusk

- i Two surveyors and two thermal imaging cameras were optimally positioned to survey B1. Sunset was at 20:01, the survey began at 19:40 and ended at 21:31.
- ii No emergences from B1 were recorded during the survey.
- iii The first recorded bat was at 20:17, the species was not identified, but the bat was seen flying over the building from the west and then commuted north. A moderate level of activity was observed from common pipistrelles (*Pipistrellus pipistrellus*) on site. Many appeared to be commuting over the Site however some were seen to be foraging in the garden or over the hedgerow.
- iv Five instances of noctule (*Nyctalus noctule*) were also recorded. The last recorded bat was at 21:30, which was a potential brown long eared bat (*Plecotus auritus*) and was heard but not seen by the surveyor.
- v Bat activity and surveyor locations for this survey can be seen on Figure 3.

2nd October – Dusk

- vi Two surveyors and three thermal imaging cameras were optimally positioned to survey B1. Sunset was at 18:44, the survey began at 18:29 and ended at 20:44.
- vii No emergences from B1 were recorded, however a brown long eared bat emerged from a conifer tree (shown in Figure 2) in the garden to the east of the building at 19:40. Moderate brown long eared bat activity was recorded from 20:12 until the end of the survey, as well as multiple foraging common pipistrelles.
- viii There was low to moderate noctule, Leisler's (*Nyctalus leisleri*) and serotine (*Eptesicus serotinus*) activity throughout the survey, and low soprano pipistrelle (*Pipistrellus pygmaeus*) activity was recorded too, these were commuting over B1 and all passes were heard and not seen. The last recorded bat was a common pipistrelle heard not seen at 20:43.
- ix Bat activity and surveyor locations for this survey can be seen on Figure 4.
- x This survey was carried out just outside of the optimal season for bats, however the survey is considered valid as the weather conditions were optimal, and normal bat behaviours were observed throughout the survey, with one emergence from the tree in the garden.

3.4 Nesting Birds

- i No active or disused bird nests were obviously observed within B1 during the survey.

4 DISCUSSION AND RECOMMENDATIONS

4.1 Bats

Building B1 - Summary and Recommendations

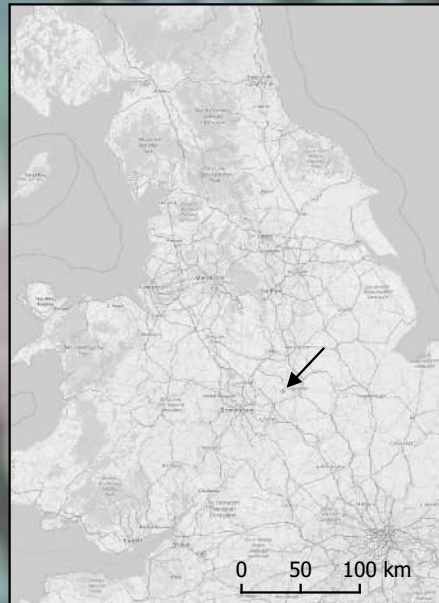
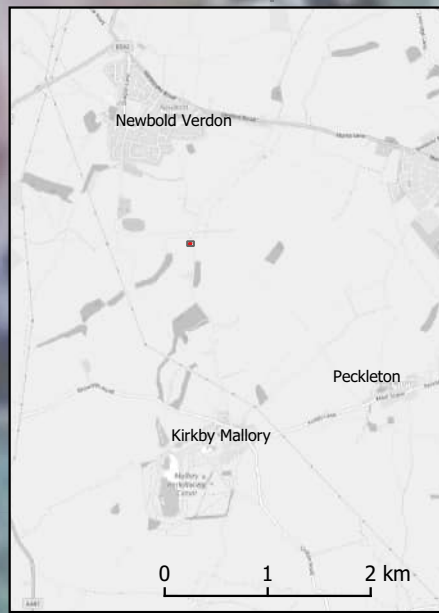
- i Desiccated droppings provided evidence of roosting in B1 during the inspection, however, the only features identified were a small number of lifted hanging clay tiles on the eastern aspect, and a gap in the bitumen lining at the southern end of conservatory on the western aspect.
- ii Therefore, B1 was graded as a 'potential roost', as although there was evidence of historic use, there was no evidence of recent occupation, and the access and egress points into the roof space were limited. B1 is to be demolished under current proposals, and so it was subjected to two nocturnal emergence surveys in August and October 2024.
- iii No emergence was observed from the building on either of the surveys.
- iv As no emergences or bat activity indicative of roosting bats was observed on B1, a European Protected Species Licence (EPSL) is therefore not required, and no further survey is deemed necessary or proportionate to confirm likely absence.
- v Although no emergence was observed, as there was evidence of previous use, B1 will be demolished following a Precautionary Method of Working (PMW). This means that the roof of B1 will be dismantled by hand, under the observation of a suitably experienced ecologist. In the event a bat is found or suspected, works should temporarily cease whilst an EPSL is applied for through Natural England.
- vi As the bat activity levels were moderate throughout both emergence surveys, a sensitive lighting strategy sympathetic to nocturnal fauna should be followed during the construction and operational phases. This should be designed with reference to the Bat Conservation Trust and Institute of Lighting Professionals Guidance 8 (Institution of Lighting Professionals and Bat Conservation Trust (2018). Lighting should be designed to reduce light spill onto vegetative features and be downwardly directional to provide dark corridors. All new lighting should meet the current environmental standards of good practice in order to reduce potential light pollution and will use the lowest intensity for its purpose. Associated Scheme lighting proposals should consider the following:
 - Avoid lighting where possible;
 - Install lamps and the lowest permissible density;
 - Lamps should be positioned to direct light to avoid upward spill onto any green corridors that could be used by commuting bats;
 - LED lighting – with no/low UV component is recommended;
 - Lights with a warm colour temperature – 3000K or 2700K have significantly less impact on bats;
 - Light sources that peak higher than 550nm also reduce impacts to bats; and
 - The use of timers and dimmers to avoid lighting areas of the site all night is recommended.

Conifer Tree - Summary and Recommendations

- vii A single brown long-eared bat was recorded emerging from the canopy of a conifer tree to the east of B1. This was noted as an emergence, however it was unconfirmed, and it is unlikely that a bat would roost in a conifer tree. Therefore, it has been proposed that it could be a potential lekking site for bats, or the individual bat was feeding. As the tree will not be affected by the proposed developments no further actions need to be taken, however if the development plans change then this will need to be taken into consideration and further consultation may be required.

4.2 Nesting Birds

- i Where possible, building works and any associated vegetation removal should be undertaken outside the core bird nesting season (1st March to 31st August - though it should be noted that variation in dates is possible, for example from geographical variations in climate, or due to a particularly mild winter) to avoid damage or destruction of occupied nests or harm to breeding birds. If this cannot be achieved, works within the core bird nesting season will require an inspection for breeding birds and their occupied nests by a suitably qualified ecologist no more than 24 hours prior to any works being undertaken. If any nesting birds are identified during the survey, they will be left in situ for their entire nesting period. This will include leaving an exclusion zone around the nests to avoid disturbance, and no works should take place within that exclusion zone until the chicks have hatched and fledged.



		
Title: Site Context Plan		
Project: 31 Newbold Road, Kirkby Mallory		
Client: Davidson Property & Development		
Date: 02/09/2024	Fig: 1	Author: RD
A4 Scale: 1:224	ID: RSE_8536_STC_0924_V3R1	
EPSG:27700 OSGB36 / British National Grid		

Indicative red line boundary created from RSE surveyor ground-truthing of fencing and habitat locations, as well as study of Google satellite imagery of building positions. This boundary does not strictly outline client's legal ownership.

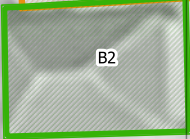
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Key

Potential Roost

Negligible Roost Potential



RammSanderson

Title: Bat Building Assessment Plan

Project: 31 Newbold Road, Kirkby Mallory

Client: Davidson Property and Development

Date: 26/11/2024

Fig: 2

Author: AJ

A4 Scale: 1:350

ID: RSE_8536_BBA_1124_V1R1



Key

Site Boundary

Surveyor location

Tree

Night Vision Aid Location

Common Pipistrelle

Unknown species

Flight direction

No bat emergence detected.
Moderate activity from C.PIPs,
mostly foraging in the garden.



Title: Nocturnal Survey Results Plan - Survey 1 - 28/08/2024		
Project: 31 Newbold Road, Kirkby Mallory		
Client: Davidson Property & Development		
Date: 06/11/2024	Fig: 3	Author: AH
A4 Scale: 1:400	ID: RSE_8536_NBS1_1124_V1R2	



Key

Site Boundary

Surveyor location

Tree

Night Vision Aid Location

Brown Long-eared

Common Pipistrelle

Flight direction

No emergence from building but there was a BLE emergence from a tree. There was multiple C.PIP foraging along with Noctules, S.pips and Serotines.



		
Title: Nocturnal Survey Results Plan - Survey 2 - 02/10/2024		
Project: 31 Newbold Road, Kirkby Mallory		
Client: Davidson Property & Development		
Date: 06/11/2024	Fig: 4	Author: AH
A4 Scale: 1:400	ID: RSE_8536_NBS2_1124_V1R2	

6 REFERENCES

- i Institution of Lighting Professionals and Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK – Bats and the Built Environment Series Guidance Note. 08/18
- ii BS 42020:2013 Biodiversity – Code of Practice for Planning and Development 2013: The British Standards Institution.
- iii Chartered Institute of Ecology and Environmental Management, 2017. Guidelines for Preliminary Ecological Appraisal. 2nd ed. Winchester: CIEEM.
- iv Collins J eds. 2023. Bat Surveys: Good Practice Guidelines, 4th Edition. London: Bat Conservation Trust, London.
- v Joint Nature Conservation Committee, 2004. Bat Workers Manual. 2nd ed. Peterborough: s.n.
- vi Office of the Deputy Prime Minister, 06/2005. Government Circular: Biodiversity and Geological Conservation - Statutory Obligations and their impact within the planning system. London: ODPM.

7 APPENDIX 1: LEGISLATION AND PLANNING POLICY

7.1 General & Regionally Specific Policies

- i Articles of British legislation, policy guidance and both Local Biodiversity Action Plans (BAPs) and the NERC Act, 2006 are referred to throughout this report. Their context and application is explained in the relevant sections of this report. The relevant articles of legislation are:
- 1) The National Planning Policy Framework (2023)
 - 2) ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2023)
 - 3) Local planning policy CS13 (Charnwood Borough Council)
 - 4) The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019;
 - 5) The Wildlife and Countryside Act 1981 (as amended);
 - 6) EC Council Directive on the Conservation of Wild Birds 79/409/EEC;
 - 7) National Parks and Access to the Countryside Act 1949;
 - 8) The Protection of Badgers Act 1992;
 - 9) The Countryside and Rights of Way Act 2000;
 - 10) The Hedgerow Regulations 1997;
 - 11) The Natural Environment and Rural Communities (NERC) Act 2006;
 - 12) Local Biodiversity Action Plan for Leicestershire and Rutland
- ii Specifically, CS13 of the Charnwood Local Plan 2011-2028 States:
- “We will only support development that results in the loss of ecological or geological features in exceptional circumstances where the benefit of development clearly outweighs the impact on ecology and geodiversity”*
- iii In relation to these proposals relevant sections of the NPPF, 2023 are:
- 8.c) *“to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”*
- 174.d) *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”*
- 179.b) *“promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*
- 180.a) *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.”*
- 180.c) *“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists.”*

7.2 Bats

- i 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.

- ii This law is reinforced by the UK's transposition of the EU Habitats Regulations under *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.
- iii Under certain circumstances a licence may be granted by Natural England to permit activities that would otherwise constitute an offence. In relation to development, a scheme must have full planning permission before a licence application can be made.
- iv 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*).
- v Under the National Planning Policy Framework 2023 the presence of any protected species is a material planning consideration. The Framework states that impacts arising from development proposals must be avoided where possible or adequately mitigated/compensated for and that opportunities for ecological enhancement should be sought.

7.3 Birds

- i The Wildlife and Countryside Act 1981 (as amended) is the principle 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.
- ii 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.
- iii Species listed in Annex 1 of the EU Birds Directive 1994 (e.g. barn owl) are required to have special conservation measures taken to preserve their habitats and sites to be classified as Special Protection Areas (SPAs) where appropriate.