

**REDUNDANT BUILDINGS
THE MOORINGS
IBSTOCK ROAD
ODSTONE
NUNEATON
CV13 0QS**

Grid Ref: SK394078

BAT SURVEY

Ref: WCL/BS/6821



The Contents of this Document
are Confidential

Wildlife Consultants Limited

6th AUGUST 2021

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BAT SURVEY

B SUMMARY

Wildlife Consultants Limited were commissioned by, Housemartin Designs, on behalf of clients, Mr & Mrs Burnham, to undertake a Bat Survey of buildings, namely a triple car garage and stable block both being advised as being redundant, with regard to a submission of a planning application for change of use.

The application is for conversion of Redundant Buildings, The Moorings, Ibstock Road, Odstone, CV13 0QS.



Fig. 1: Site Location

BAT SURVEY

The buildings are of brick construction with rosemary tiled roofs, full sarking felt to all roofs, roof lights, both buildings have fully accessible boarded lofts above. There is a Faux "bell housing" to the garage block and there is no access into the roof space from this feature.

Access to the roof space above the garage block is via an internal staircase with access to the roof space above the stable block is via external brick steps.

The property stands in open countryside with intensive agricultural land to all sides, the buildings are within the curtilage of adjacent house and gardens which also include an existing agricultural building.

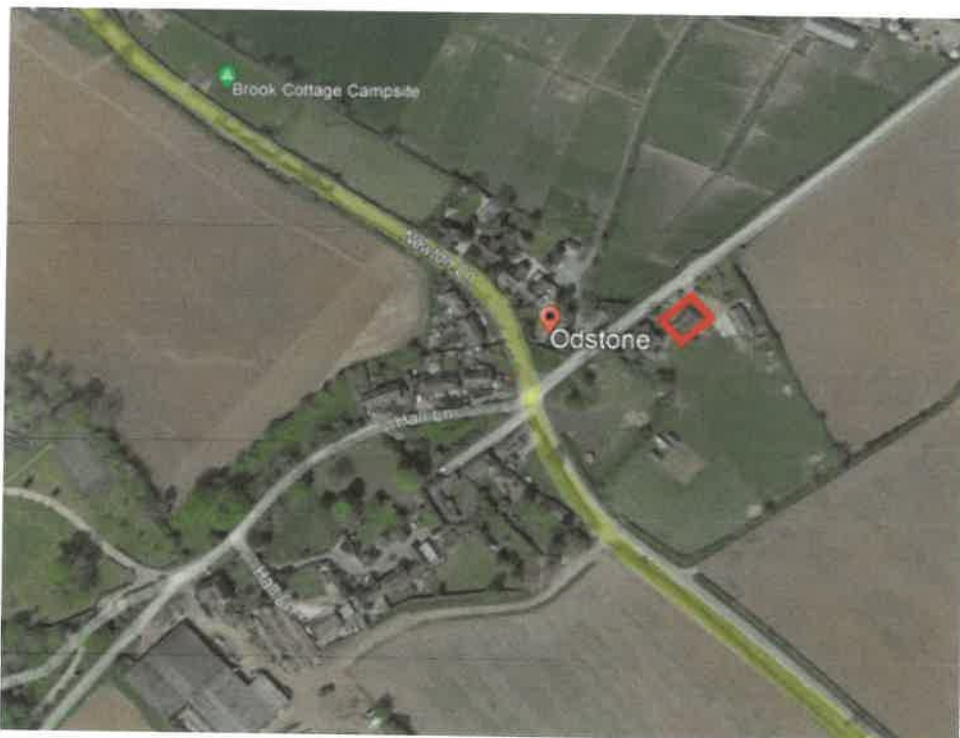


Fig. 4: Location of site

Wildlife Consultants Ltd. were commissioned to undertake a survey of the site with regard to the presence of bats and any protected species use of the site for any purpose.

BAT SURVEY

Summary of findings:

- **No evidence** was identified of use of the buildings by any species of bats for roosting or any purpose.
- **Loft spaces** are present within both buildings.
- **Roof covering** is clay tiles and a sarking felt roof.
- **No insulation** is present.
- **External walls** are of a solid brick construction.
- **Low potential** was considered being offered by the building for any species of bat for any purpose prior to the survey.
- **Negligible Potential** is considered to be offered by the building following the undertaking of the surveys.
- **No bats** were observed or recorded during the Emergence Survey.
- **No active** nest sites were identified.
- **No evidence** was identified of the site being used by any protected species for any purpose.
- **No** further surveys are considered as being required at this time.
- **No** mitigation strategies are considered as being required.
- **No** licences are required from the licensing authority (Natural England).

C INTRODUCTION

Wildlife Consultants Limited were commissioned by, Housemartin Designs, on behalf of clients, Mr & Mrs Burnham, to undertake a Bat Survey of buildings, namely a triple car garage and stable block both being advised as being redundant, with regard to a submission of a planning application for change of use.

The application is for conversion of Redundant Buildings, The Moorings, Ibstock Road, Odstone, CV13 0QS.

The site was surveyed to identify / assess the habitats within two buildings for the possible presence or use of them for any purpose by bats.

The garage block has a loft space above which currently is used for storage of surplus equipment and materials, the garages are advised as being unused and redundant for garaging purposes, the stable block also has a loft space which also is used for storage of surplus equipment and materials, the stables are unused and advised as redundant as stabling.

The buildings are considered to be in good condition with very limited access potential for bats and with the sarking felt being present throughout the buildings they are considered as being sub-optimal for bats for any purpose.

BAT SURVEY

The surveys were undertaken on one day – 6th AUGUST 2021 in good weather conditions with the Emergence Survey being undertaken between 20.15 & 23.30.

Ecological surveyor: Snr. Surveyor, R. S. Davies

Bat Licence registration number: 2020-47590-CLS-CLS,

All the survey works undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice as cited by CIEEM (Chartered Institute of Ecology and Environmental Management) and Bat Conservation Trust (BCT).

D. SURVEY INTRODUCTION

To identify any protected species present on the site, protected under Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species Regulations 2010

D1 Pre-existing Information on Species of Concern on Site

A desk study established and identified the protected species that have been recorded within the immediate area.

D2 Status of Species of Concern in the Local Area

The status of the protected species concerned with this survey site, and in the wider local area of the site, was gleaned from national conservation bodies.

D3 Objective of this Survey

The objective of the survey was to carry out a survey for the presence or likely absence of bats, within the constraints of both the deadlines set by the client and the timing of the survey.

The survey was undertaken in accordance with the Bat Mitigation Guidelines: (*English Nature 2004*), Bat Surveys Good Practice Guidelines: (*Bat Conservation Trust 2007*), Bat Workers Manual: (*Joint Nature Conservation Committee 2004*), Bird Survey Techniques: (*British Trust for Ornithology 2001*) and industry best practise as cited by CIEEM.

BAT SURVEY

D4 Potential Impacts

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Regulations 2010. Together these two legislations make it an offence to:

- Deliberately capture or intentionally take a bat
- Deliberately or intentionally kill or injure a bat
- To be in possession or control of any live or dead bat or any part of, or anything derived from a bat
- Damage or destroy a breeding site or resting place of a bat
- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection
- Deliberately disturb any bat, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

A bat roost can be considered any structure a bat or bats use for breeding, resting, shelter and/or protection. It is important to note that since bats often re-use the same roost sites, current legal opinion is that a bat roost is protected whether or not the bats are present. Therefore, a bat roost is considered to be so, if there is evidence that a bat or bats have used that place in the past.

However, although the law provides strict protection to all native bat species in Britain, it also allows this protection to be waived (derogation) under Sections 53/56 of the Conservation of Habitats and Species Regulations 2010 through the issue of a licence for that particular roost. These licences are currently determined for developments in England by Natural England.

A licence can only be issued where the following requirements are satisfied:

- The proposal is necessary to 'preserve public health and safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment'
- There is 'no satisfactory alternative'
- The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a Favourable Conservation Status in their natural range'

BAT SURVEY

Seven bat species are listed in the UK Biodiversity Action Plan and are listed as Species of Principle Importance under the provisions of the NERC Act 2006. PPS9 gives guidance on the treatment of Species of Principle Importance and states that local authorities should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

❖ Immediate Potential Impacts.

Whilst no evidence of the presence of bats has been identified throughout the external/internal survey of the site it is considered the site offered Negligible Potential for roosting bats.

The Emergence Survey confirmed an absence of bats emerging from the building and no bats were observed or recorded at the site.

D5 Field Survey

D5i Methodology

The survey involved several different techniques to determine the presence or likely absence of bats within the site.

The ecologists surveyed the following during this survey:

1. External building survey:

The buildings and site concerned, whatever their material construction, were surveyed for any signs of bats, potential likely gaps, cracks and crevices in the brick work etc. These points were thoroughly examined as part of this survey.

When surveying for bats, the ecologists endeavour to determine why there may be bats on the site, for example; roosting during the day, feeding roost at night, maternity roost (summer) or hibernacula (winter).

The ecologists searched for:

- Holes in walls, pipes, gaps behind window frames, lintels and doorways.
- Cracks and crevices in the brickwork.
- Gaps between roof and wall plate.
- Gaps behind eaves, soffit boards and outside walls.
- Suitable entry and exit points.
- Bat droppings on the ground, ledges and windowsills.
- Urine and/or grease staining of the outside surfaces.
- Active avian nests.
- Presence of birds.

BAT SURVEY

2. Internal buildings survey:

This entailed much the same as the external survey apart from the ecologists surveyed the inside of the buildings, with the additional techniques and critique of:

- Locating any live bats.
- Locating any corpses or skeletons.
- Locating bat droppings usually found in heaps / scattered on the floor or ledges within the property.
- Locating feeding remains: insect wings or beetle wing cases etc.
- Observing clean location, i.e. no cobwebs, clean worn holes and crevices in the brickwork.
- Detecting odours and any other evidence.
- Active avian nests.
- Presence of birds within.

3. Walk over survey

This entailed a detailed walkover of the whole site to determine whether or not the proposed development would affect all protected species and consideration being given to birds and/or active avian nest sites.

4. Equipment used:

The ecologists used various items of equipment during their surveys which included:

- Ladders: extendable; to reach parts of the building that were out of ground level reach.
- Binoculars: to examine higher parts of the building that were out of reach of ladders.
- Endoscope: to examine cracks and crevices.
- High powered one million candle power torches to aid vision around the buildings darker recesses.
- Emergence survey: Batbox Duet x 1
Echo Meter Touch 2 x 2

During all the surveys the ecologist used the correct and established methods and equipment, e.g. binoculars, as is cited in the Bat Surveys Good Practice Guidelines.

E RESULTS

Ei: Bats and roosts sites

Protected under the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2010.

The building is single storey with solid brick walls, a concrete and felted lath roof all with a clay tiled roof covering, an absence of insulation without a roof space to the entire building.

There are roof lofts within the buildings with full access available.

No evidence of bats using the building for any purpose was identified during the survey and the buildings is considered to offer sub-optimal conditions for roosting bats.

Emergence Survey: 6th August 2021

Sunset: 20.49

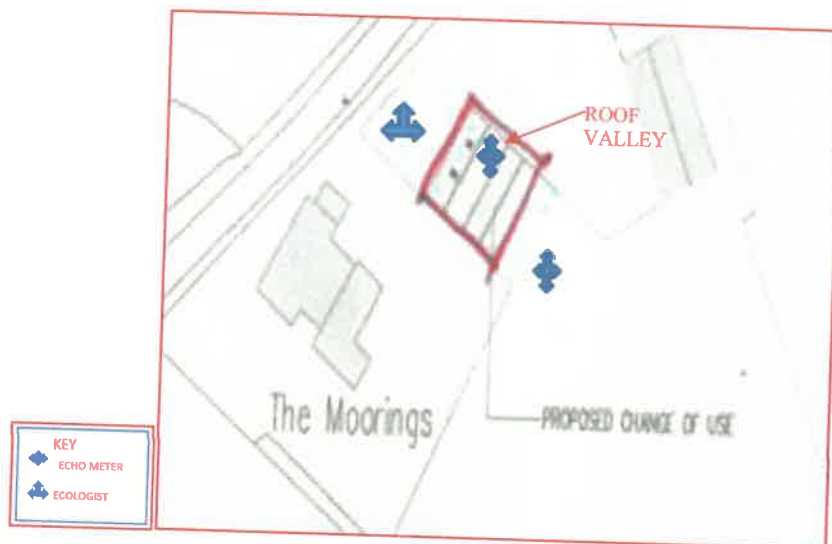
Time: 20.15 & 22.30.

Temp.: 17°C

Wind: Breeze - 3

Weather: Dry

Cloud: 60%



No species of bat was recorded, observed or evidence of the presence of use of the buildings by bats was identified during the survey and is therefore considered as offering Negative Potential for roosting bats.

F DISCUSSION

The survey failed to identify the buildings use by any species of bat for any purpose and it is considered the site offers a negative potential for use by any species of bat for any purpose.

The roof coverings are clay tiles and fully lined with sarking felt

Roof lofts are present in both buildings.

No bats were observed or evidence of their use of the building for any use was identified.

No evidence of the use of the site by any protected species was identified for any purpose and mitigation strategies are considered as not being required for: bats, badgers or GCNs.

No features for bats are considered as to be lost as a result of the proposed development.

No licences are required from the licensing authority – Natural England.

No further surveys are required.

Biodiversity Enhancement of the site and immediate area can be achieved by the inclusion of a new lighting scheme into the new development.

G CONCLUSION

During the survey, no protected species were identified as using the site for any purpose having paid particular attention to the use of the site by bats and birds.

No mitigation strategies are considered as being required.

No licences are required from the licensing authority – Natural England.

No further surveys are considered as being required.

The building is considered to offer a Negative Potential for its use by bats for any purpose. No evidence of the use by any species of bat was identified within the buildings or using the property for any purpose.

Biodiversity Enhancement can be achieved, to include the incorporation of a new lighting scheme into the proposals – see Appendix 4.

H RECOMMENDATIONS

It is recommended the following is undertaken:

- 1) All works to cease immediately if the presence of bats is identified at any time during the works and further advice sought from Natural England or a licensed ecologist.
- 2) Biodiversity Enhancement – Net Gain can be achieved with Appendix 2 being implemented.

BAT SURVEY

I APPENDIX

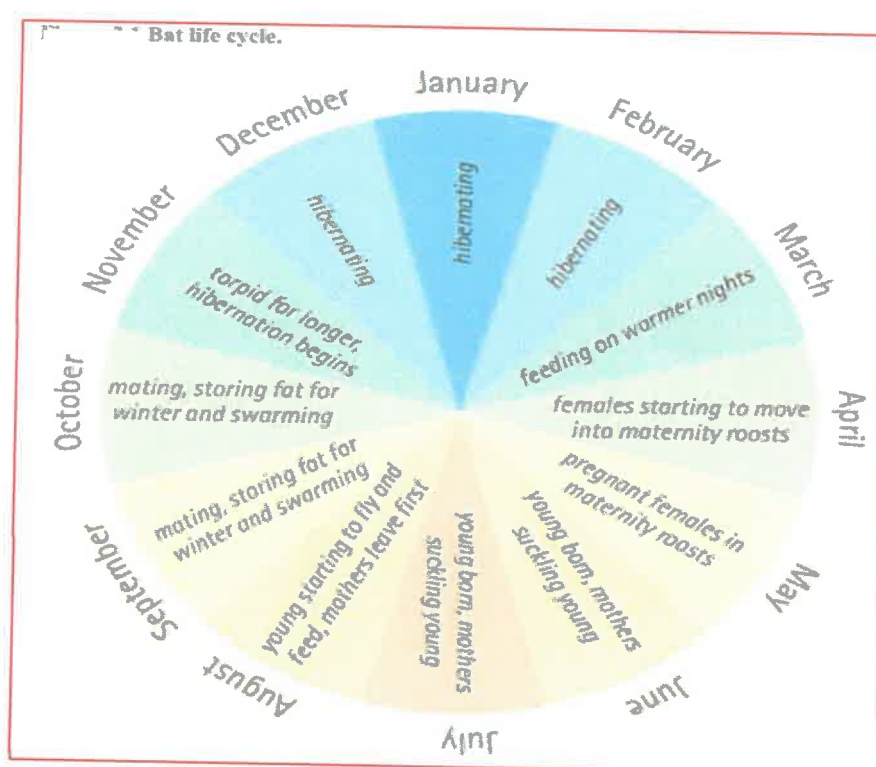
1) NEGATIVE BAT SURVEY STATEMENT

PLANNING AUTHORITY: Hinckley & Bosworth B C	Grid reference: SK394078	Planning application ref. no (if known): N K
Site address: Redundant Buildings, The Moorings, Ibstock Road, Odstone, CV13 0QS.		
Proposed Works: Change of use of redundant garage and stable blocks		
Building reference number (if applicable). If there are multiple buildings/structures, please attach a plan showing the layout of the site and ensure that the buildings are numbered and referred to in this form.		
Name(s) and licence number(s) of Bat-worker(s) carrying out survey: R. Davies: registration number 2020-47590-CLS-CLS		
Visual check/survey date(s): 6/08/2021		
Brief description of building and roof space: Both buildings are of brick construction and clay tiled roof with sarking felt. The Stables of same construction are immediately to the rear of the garage block.		
Describe any survey limitations — e.g. parts of roof or building that were inaccessible Fully inspected all areas, the loft spaces are all floored giving full access..		
Do you consider the building to be of low/medium/high bat potential? Negligible		
Recommendation: Proceed with development with watching brief: No Emergency survey needed: One emergence survey undertaken — no further survey required. Other: None		
Signed by bat worker(s): 		Date: 12/08/2021

2) GUIDELINES FOR ASSESSING POTENTIAL SUITABILITY

Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of features within the landscape, to be applied using professional judgement.		
Suitability	Description	
	Roosting habitats	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging 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 habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation*).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.
	A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.*	Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions* and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.
		Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
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 potentially for longer periods of time due to their size, shelter, protection, conditions* and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.
		High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.
		Site is close to and connected to known roosts.

3) BAT LIFE CYCLE



BAT SURVEY

4. BIODIVERSITY ENHANCEMENT – NET GAIN

A. LIGHTING

Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings, all lighting to be motion activated.

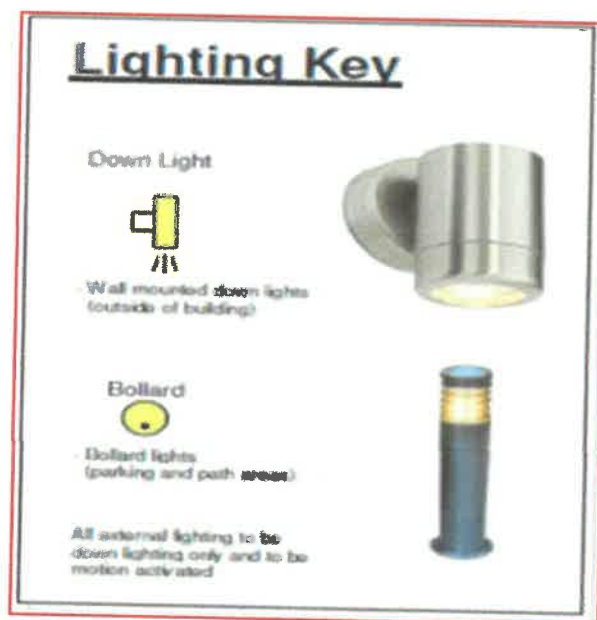
Wall mounted lighting: Exterior wall lights to be "Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting: Exterior ground lights to be "Alto 60 Bollard Light - Stainless Steel IP44 600mm" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/alto-60-bollard-light-stainless-steel-ip44-600mm>

These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.



- B) TWO BAT BRICKS ARE INCORPORATED INTO THE BUILDING - east & south sides.**
eg. Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'



- C) SWALLOW NEST BOX**

Two Swallow nest boxes are erected on the building.
<https://www.rspb.org.uk/>

5) PICTURES



View of Faux "bell tower"



View of garage block



View of eastern gable ends of buildings



View of sky light window & lead flashing



View of roof



View gable end



View of roof



View of access door to stable block roof space

BAT SURVEY



View of stable roof



View of Stable block gable end



Internal view of roof & sarking felt



Internal view sarking felt



Internal view of garage roof loft

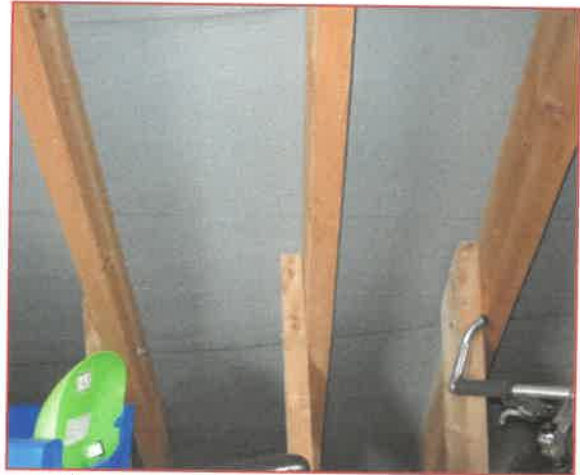


Internal view of window

BAT SURVEY



Internal view to Stable Block roof from Garage loft sky light



Internal view of roof



View of ridge board



Internal view of stable block



Internal view of stable block



Internal view of stable block

BAT SURVEY



Internal view of stable block



Internal view of stable block



Internal view of stable block loft space



Internal view of stable block loft space



Internal view of stable block loft space



Internal view of stable block loft space

BAT SURVEY



Internal view of stable block loft space



Internal view of stable block loft space

J REFERENCES

- | | | |
|--|---|------|
| Bat Workers Manual | Joint Nature Conservation Committee | 2004 |
| Bat surveys Good Practice Guidelines (3 rd Edition) | Bat Conservation Trust | 2016 |
| Bat Conservation Guidelines | Collins | 2016 |
| Habitat Management for Bats | Joint Nature Conservation Committee | 2001 |
| Bird Survey Techniques | British Trust for Ornithology | 2001 |
| Herpetofauna Workers' Manual | Joint Nature Conservation Committee | 2003 |
| The British Herpetological Society: | http://www.bhs.org.uk | 2009 |
| Handbook for Phase 1 habitat survey | Joint Nature Conservation Committee | 1990 |
| Multi Agency Graphic Information System (MAGIC) | September 2020 | |
| Wildlife and Countryside Act 1981 | | |

Please note: All photographs & maps remain the property of Wildlife Consultants Limited.

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	12 AUGUST 2021	COMPANY SECRETARY	R. S. DAVIES