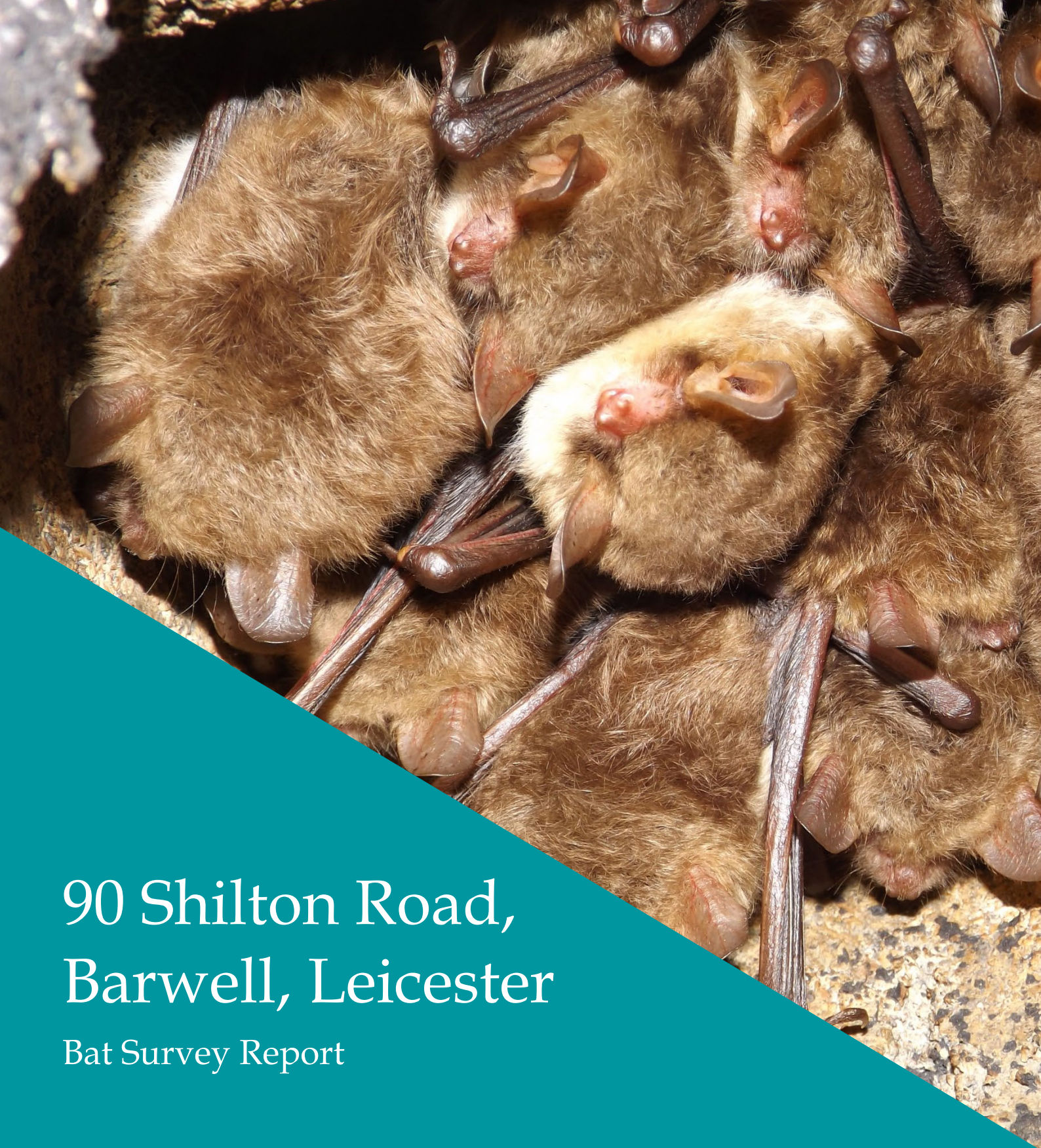




90 Shilton Road, Barwell, Leicester

Bat Survey Report

Mr & Mrs Smyth

September 2026

Seeker Ecology Ltd



Quality Assurance

Report For:

Prepared for:	Prepared by:
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Version History	Date	Author	Reviewer	Authoriser
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1. Introduction

1.1 Background

Seeker Ecology Ltd was commissioned by Mr & Mrs Smyth (hereafter referred to as 'The Client'), to undertake a Bat Emergence Survey of the main house and associated adjacent detached garage, at 90 Shilton Road, Barwell, Leicestershire, LE9 8BN (hereafter referred to as 'the Site').

The Site is located at the approximate central Ordnance Survey National Grid Reference (NGR): SP 4480 9690.

1.2 Purpose of this Report

This ecological study has been undertaken to inform the proposed demolition of the detached garage and the modification of the main house involving a side extension, which will involve the removal of chimney and the replacement of the whole roof.

A Preliminary Bat Roost Assessment (PBRA) was conducted by ProHort¹ on the 1st of August 2026 which established that the main building and detached garage had low suitability to support roosting bat species, and as such a single bat emergence survey has been conducted. This report has been prepared in accordance with best practice guidelines for bats².

1.3 Proposed Development

The proposal is to demolish the detached garage and modify the main house with a side extension, full roof replacement and removal of chimney.

¹ ProHort (2026). *Preliminary Bat Roost Assessment*. Aidan/Sofia Smyth, 90 Shilton Road, Barwell, Leicester, LE9 8BN. Reference: Q-PH-202607-277.

² Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). The Bat Conservation Trust. London.

2. Legislation

2.1 Bat Legislation

All British Bat species and their roosts are legally protected, see Table 2-1 below.

A bat roost is defined as ‘any structure or place, which is used for shelter or protection’ or a ‘breeding site or resting place’ by a bat or group of bats. Bats commonly use the same roosts at particular times of the year even after short and long periods of absence, the roost (tree, building or structure) is protected whether bats are currently in residence or not.

The Biodiversity Action Plan bat species listed within the Leicester, Leicestershire and Rutland Biodiversity Action Plan 2021-2031³ include the following species: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius’s pipistrelle (*Pipistrellus nathusii*), whiskered bat (*Myotis mystacinus*), Daubenton’s bat (*Myotis Daubentonii*), Brandt’s bat (*Myotis brandti*), Natterer’s bat (*Myotis nattereri*), noctule (*Nyctalus noctula*), Serotine (*Cnephaeus serotinus*), brown long eared (*Plecotus auritus*) and grey long-eared bat (*Plecotus austriacus*).

Additionally, seven of the UK bat species are listed as Species of Principal Importance under Section 41 of the NERC Act (2006)⁴: namely, barbastelle (*Barbastella barbastellus*), Bechstein’s bat (*Myotis bechsteinii*), noctule, soprano pipistrelle, brown long-eared bat, greater horseshoe bat (*Rhinolophus ferrumequinum*) and lesser horseshoe bat (*Rhinolophus hipposideros*).

Table 2-1 – Bat Legislation

Species	Legislation	Offences
All Bat Species	Conservation of Habitats and Species Regulations 2017 (as amended)	To deliberately ⁵ capture, injure, or kill a bat; deliberate disturbance ⁶ of bats; or damage or destroy a breeding site or resting place used by a bat.
A European Protected Species	Wildlife and Countryside Act 1981 (as amended) S.9	[The protection of bat roosts is considered to apply regardless of whether bats are present within the roost at the time of works/survey(s).] Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb ⁷ a bat in such a place.

Given the above legislation, the potential presence of bats at a Site represents a material consideration in the planning process. Even where planning permission is not required for the proposed works there is still a legal responsibility placed upon the developer to ensure that a breach of legislation does not occur upon the safety of a roost or bat(s). Developers therefore must obtain a Natural England mitigation licence to cover any works that has the potential to result in an offence under the above legislation.

³ [Leicester’s Biodiversity Action Plan 2021-2031](#), [accessed September 2026], Leicester City Council.

⁴ [Natural Environment and Rural Communities \(NERC\) Act 2006 \[Revised\]. Online](#) [Accessed September 2026].

⁵ Deliberate capture or killing is taken to include “accepting the possibility” of such capture or killing.

⁶ Deliberate disturbance of animals includes any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong.

⁷ Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2017 remain an offence under the Wildlife and Countryside Act 1981 although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided.

3. Methodology

3.1 Previous Surveys

A Preliminary Bat Roost Assessment (PBRA) was undertaken on the 1st of August 2026 by ProHort¹, which determine the garage and main house support **Low** suitability for roosting bat species.

3.2 Internal Inspection

Prior to the bat emergence survey, an internal roof void inspection was conducted of the main house, utilising high powered torches. Where access permitted all parts of the roof void was visually inspected by a NE licenced surveyor (Level 2 or above).

If any evidence of roosting bats and/or additional access/egress points were observed compared to the previous report these were marked down and photographs taken.

3.3 Bat Emergence Survey

Following best practice guidelines², buildings with Low roost status/suitability require a single bat emergence survey visit to be undertaken between May and August.

Night Vision Aids (NVAs) - infra-red cameras (IR) and thermal imaging cameras were utilised during the survey, all building features identified during the PBRA¹, were within camera view to record and observe potential emergence points/roosts present.

Surveyors, with NVAs were positioned around the buildings, in such a way that all suitable features to support roosting bat species were adequately covered during each survey, due to the proximity of the buildings these were surveyed together.

All the surveys commenced 15 minutes before sunset and continued for 1.5-2 hours after sunset. The lead surveyor on all surveys held a level 2 bat survey class license or higher from Seeker Ecology Ltd (Steph Cooling-Green Natural England (NE) Level 3 & 4 or Martin Cooling-Green NE Level 3 & 4). All surveys were undertaken during suitable weather conditions, see Table 3-1 below.

The surveyor and NVA positions are presented within Figure 1, **Appendix A**.

Table 3-1 - Bat Emergence Survey Dates, Times and Weather Conditions

Building Ref.	No of surveyors and NVA	Survey Dates	Start time Sunset time End time	Weather Conditions
B-1 (main house)	2 Surveyor & 4 NVAs	25/08/2026	Start: 19:55 Dusk: 20:10 End: 22:10	Start: Dry and warm, 22°C, mostly cloudy with a gentle breeze (11mph wind) with 57% humidity.
B-2 (garage)	2 NVAs (one overlapping with B-1)			End: Dry and warm, 19°C, scattered clouds, with a gentle breeze (9mph wind) with 67% humidity, lowest overnight temp 15°C.

During the emergence survey, the surveyors observed potential access/egress points across the buildings. The surveyors utilised Batlogger M full spectrum detectors with Infra-red cameras (Reolink camera system with additional IR torches/floodlamps connected to a tablet for live viewing, with additional IR lamps and a Guide TK612 Gen 2 thermal scope), lone cameras were equipment with full spectrum static detectors (SM-Mini bats) during the survey to detect and record bat egress/entry activity. The time, location/aspect, number, species (where possible) and direction of flight, as well as the type of activity detected/observed were recorded for each bat pass (discrete burst of echolocation heard, or bat activity observed) encountered during the survey.

Infra-Red Footage Analysis (NVA)

The Infra-Red footage (NVA) was reviewed following the survey in the office utilising video viewing/editing software; where possible NightARC software⁸ to pinpoint specific activity, and the camera footage was paired with the Batlogger M/static recording device to determine the species present and activity type/location.

A still shot of the darkest point at the end of each survey is shown in Appendix B, showing the field of view during the survey and the level of illumination utilised.

Sound / Data Analysis

All sound files were analysed using Anabat Insight Software⁹. Where possible calls were analysed down to species level (where confidence of species was above 80%) using auto-analysis software. All calls were checked manually following the auto-analysis tagging, following the call parameters outlined in Russ 2013¹⁰. Key bat calls, either those which could not be determined with an 80% confidence rating or cryptic species (predominantly *Myotis spp.*) were analysed additionally using the British Trust for Ornithology Acoustic Pipeline software¹¹ to provide additional confidence of the species identification where species confidence rating was between 70% - 80%. Where the confidence rating was lower than 70%, calls were classified to genus level (*Myotis spp*, *Nyctalus Spp*, *Pipistrelle spp.*).

3.3.1 Limitations

A single loft hatch provides access into the roof void of the main building. The building supports a single large chimney breast which is intersected by all four individual loft spaces, see Figure 2, Appendix A, the southeast (1a) and northeast (1b) loft sections were fully inspected, however the north (1c) and northwest (1d) loft space was inaccessible at the time of the survey, with the only access point being a very small 20cm gap adjacent to the chimney breast at each loft intersection.

⁸ [Arbology ~ NightARC Professional licenced software.](#)

⁹ Anabat Insight Software, Titley Scientific (UK), Coppull.

¹⁰ Russ, J. (2021) *Bat Calls of Britain and Europe - A Guide to Species Identification*. Pelagic Publications, London

¹¹ [BTO Acoustic Pipeline](#) auto-analysis software.

4. Results

4.1 Internal Inspection

An internal inspection was undertaken on the 25th of August 2026 prior to the bat emergence survey by Steph Cooling-Green BSc (Hons), Level 3 & 4 NE Bat Class licenced.

Access was via a single loft hatch leading to the southeastern loft space (1a). Access to 1b was possible via a small gap adjacent to the chimney breast, due to the location of the loft hatch access into 1c was however not possible at the time of the survey.

No evidence of roosting bats was encountered within the two loft spaces accessed, both had cobwebs and limited egress points noted.

Loft 1a



Plate 1: View of the chimney breast showing access to 1b and 1c loft spaces and loft hatch access point in the 1a roof void.



Plate 2: View of the 1a roof void gable end.

Loft 1b



Plate 3: View of 1b roof void.



Plate 4: View of the 1b roof void gable end.

Loft 1c



Plate 5: View of 1c roof void gable end via the small hole adjacent to the chimney breast only.

4.2 Bat Emergence Survey

4.2.1 Survey 1 – 25/08/2026

Main house and detached garage

The first bat pass was by a common pipistrelle foraging within the rear garden of the property 20 minutes after sunset before flying over the garage towards Shilton Road, this activity occurred multiple times with foraging activity by a couple of pipistrelle bats along Shilton Road, however, one bat only was observed foraging back and forth over the garage between the back garden and Shilton road.

Occasional noctule commuting passes were detected 40 and 110 minutes after sunset, these were heard and not seen. Long-eared bat passes were also detected predominantly in the rear garden 55 minutes after sunset with a further three passes during the survey of which two passes were detected at the front of the property, indicating that bats were foraging around the building and up and down Shilton road.

Activity was abundant 30-45 minutes after sunset after which activity was occasional throughout the survey.

5. Conclusion

The main house and garage were assessed as supporting **Low** suitability for roosting bats given the level of features present.

An internal inspection of the main house was conducted prior to the emergence survey, and no evidence of roosting bats were encountered in the two accessible loft spaces, however two loft sections are inaccessible due to the positioning of the internal chimney breast.

A single bat emergence survey was conducted, no bats were observed emerging or returning to the building during the survey, foraging bat activity by common pipistrelle bats were observed foraging over the garage from the back garden to the front of the property before foraging along Shilton Road, similarly individual bats were observed flying over the garage from Shilton road into the back garden.

Foraging activity only was detected by common pipistrelle and long-eared bats with commuting activity noted by noctule bats, no bats were observed emerging or entering the buildings within the Site, as such the buildings have been deemed absent of roosting bat species.

5.1 Recommendations

The building has been deemed absent of roosting bats with no internal evidence of roosting, similarly the buildings do not support hibernation suitability due to the building being occupied with fluctuating temperatures present, as such no restrictions on the timings of the roof strip and/or garage demolition is required.

It is understood that the tiles of the original roof are to be retained and re-used where possible on the new roof, as such, it is recommended that ridge tiles are soft stripped, lifting up and checking underneath prior to full removal to check for any opportunistic bat species, similarly when the tiles are removed these should be lifted before pulling/sliding off as a precautionary measure. In the unlikely event that a bat is encountered during the roof removal the works must stop and an ecologist contacted.

In the unlikely event that a bat is observed within or flying from the building during the demolition then works must stop and an ecologist contacted.



Appendices



Appendix A - Figures

Figure 1 – Site Plan



Key

- Low
- Surveyor Locations
- Camera Coverage
- Surveyor Coverage
- Red Line Boundary

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Date: 04/09/2026

Drawing Title
Figure 1 - Site Plan

Project Title
90 Shilton Road

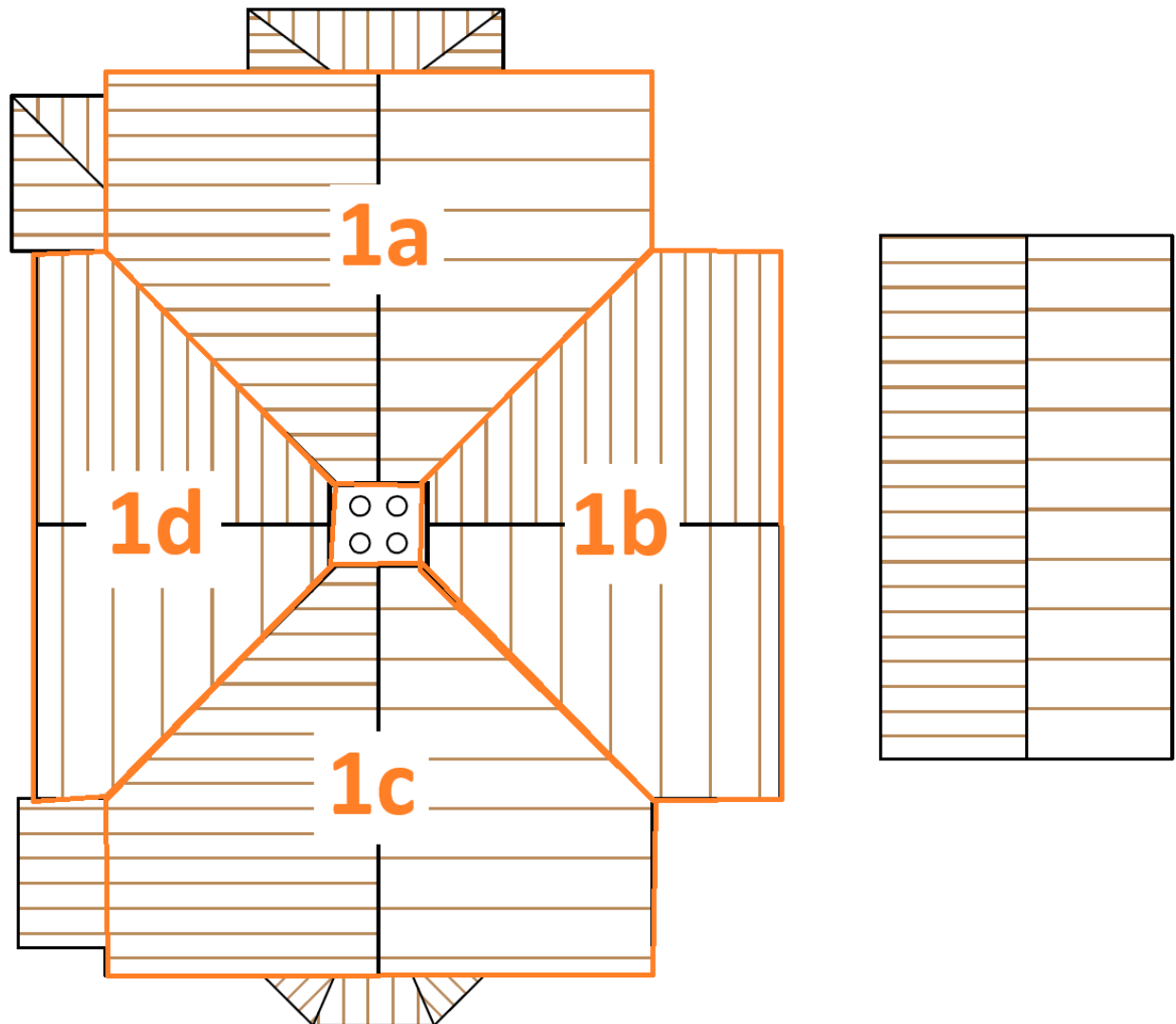
Client
Mr & Mrs Smyth

Drawn:	MC-G	Reviewed:	SC-G
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Scale@A3:	1:104
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Drawing Status

FINAL

Figure 2 – Loft Layout Plan

Existing Roof Plan @ 1:100 (A3)

Appendix B - Emergence Survey End IR Screenshots.

Main house & Garage

Survey 1 - 25/08/2026



Plate 1. View from Front of main house looking southwest - NVA vantage point.



Plate 2. View from front of main house& garage looking southeast - NVA vantage point.



Plate 3. View of the rear of the main house looking northwest - NVA vantage point.



Plate 4. View of the rear of the main house looking northeast - NVA vantage point.



Plate 5. View of the rear garage and open soffit - NVA vantage point.

