



BJ Collins
PROTECTED SPECIES SURVEYORS

PROTECTED SPECIES (BAT) SURVEYS

11 REDMOOR CLOSE
MARKET BOSWORTH

A report to:

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The evidence which we have prepared and provided is true and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) *On the Lifespan of Ecological Reports and Surveys* CIEEM.

This specifies that after a period of 18 months from the date of the last relevant site survey, a professional ecologist will need to undertake a site visit and may also need to update desk study information (effectively updating the Preliminary Ecological Appraisal) to provide confidence that the ecological situation and status has not altered.

As a result, and given the transient nature of wildlife and habitats this report cannot be used in a formal "letter of reliance" beyond the period specified above.

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SUMMARY

This report has been prepared by BJ Collins – Protected Species Surveyors Limited to assess the potential ecological impact in relation to the development proposal for the dwelling located at 11 Redmoor Close, Market Bosworth.

The development works include the two-storey side extension of the dwelling, out over the existing garage, and may also include a single-storey to the rear, on the eastern elevation.

The ecological support was in the form of a protected species survey, focussed on bats, and consisted of a preliminary bat roost assessment and breeding bird search, and a Phase II Emergence and Activity survey, undertaken in March and May 2026.

Preliminary Findings

Evidence of bat roosting was identified within the roof void, in the form of dropping evidence later identified via dropping analysis as being from Brown long-eared. Potential access to the roost was identified via a large gap in the soffit on the eastern gable, where it joins the chimney brickwork.

The development works include a two-storey side extension on the western elevation and will impact a small number of tiles from the verge, as well as on the single-storey front extension. Potential roost features in these areas are limited to the marginal potential for roosting behind the verge capping.

Due to the works being located on the western end, with no impact to the gable end with droppings and access features, the development area was considered to be of “Low Bat Roost Suitability” as per Table 4.1 of the Good Practice

This level of categorisation demands the requirement from the guidelines for at least one emergence and activity survey to provide confidence in the presence/absence of bat roosting.

Phase II Survey

No evidence of bat roosting or bat activity associated with the entire dwelling was identified during the Phase II survey. Activity recorded included four species, none of which were Brown long-eared, the species known to have at least historically been roosting within the roof void.

Recommendations

As a result, the development proposal for a two-storey side extension will NOT require the submission for a European Protected Species Licence in order to proceed lawfully, and with reference to the Guidelines (Collins 2023), confidence has been provided in the absence of active bat roosting.

No further survey work with regards to bats is required, so long as actions are implemented within the timeframe for bat surveys provided by the Chartered Institute of Ecology and Environmental Management (CIEEM 2019). This is considered to be 18 months.

Precautionary Actions and Prohibited Works

Droppings have been identified within the roof void, and the likely access feature is associated with the eastern gable. It is therefore imperative that works do not impact this gable end, in order to prevent a breach of legislation.

Any development or repair works that include impact to the eastern verges and soffits, that are not undertaken after further survey and advice from an ecologist and a potential licence, will constitute a probable breach of the law

Breeding Birds

There is no evidence of bird nesting within the dwelling, and the garden landscape is limited in its potential nesting habitats.

There is considered to be no potential impact upon nesting birds by the development proposal.

1. INTRODUCTION

1.1 Background to Commission

BJ Collins Protected Species Surveyors Limited was commissioned by Hayward Architects Ltd, on behalf of the site owner, to provide ecological support in relation to the development proposal for the dwelling located at 11 Redmoor Close, Market Bosworth (hereafter, the 'site').

The ecological support was in the form of a protected species survey, focussed on bats, and consisted of a preliminary bat roost assessment and breeding bird search of the dwelling, undertaken in March 2026.

The findings of the preliminary survey led to the categorisation of at least "Low Suitability" for the development project, and the requirement from the Guidelines (Collins 2023) for a Phase II emergence and activity survey. This was undertaken in May 2026 and is also included within this report.

1.2 Description of Project

The development works include the two-storey side extension of the dwelling, out over the existing garage, and may also include a single-storey to the rear, on the eastern elevation.

This will impact the roof tiles on the western end of the dwelling, and a small number of tiles over the existing garage.

1.3 Purpose of this Report

The purpose of this report is to review and assess the likely ecological impacts of the proposed works and to ensure works remain lawful. Legislation can be found appended (1) to this report.

Bats and their roosts are legally protected from any damage or disturbance, and as a result, renovation or development work that affects a bat roost can only be carried out under a European protected species derogation licence.

1.4 Site Description

The site (indicated by the yellow boundary illustrated in Figure 1 below) is located in the village of Market Bosworth (central Ordnance Survey Grid Reference (OSGR) SK 3987 0297) and comprises the detached two-storey dwelling with single-storey attached garage, set within a small garden landscape, which backs onto an arable field to the south.

Within proximity to the south-east is an area of deciduous woodland, which provides an immediate resource and access to commuting pathways for potential roosting bats. There are further residential properties to the north and west with small garden landscapes.

The wider surrounding area is dominated by an agricultural landscape, with fields bounded by intact hedgerow and tree lines, providing a good level of connectivity across the landscape. Notable landscape features include for large areas of deciduous woodland, grassland and water bodies such as those within the Market Bosworth Country Park to the east, providing a foraging habitat for most of the bat species found in Leicestershire.



Figure 1: The situation of 11 Redmoor Close, encircled in yellow, in relation to the surrounding landscape, courtesy of Google Earth. North to the top of the page.

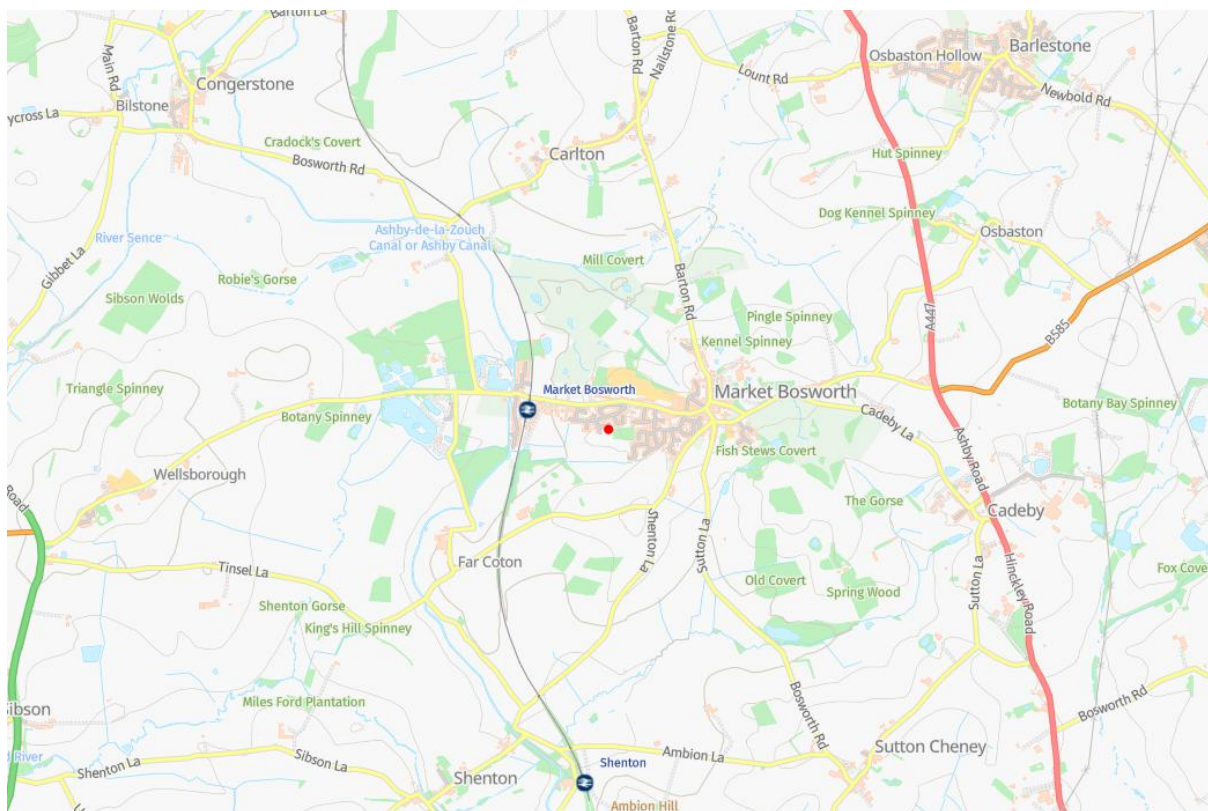


Figure 2: The location of 11 Redmoor Close, shown by the red dot, showing the situation of Woodland copses (green), Woodpasture (light green) and water bodies (light blue) within the surrounding landscape. Courtesy of MAGIC open map software.

2. METHODOLOGY

2.1 Desktop Study

The desktop study involved a review of publicly available information including the UK Government's MAGIC¹ website. In the view of proportionality, it was not deemed necessary to request a full records search from a local database for this small site.

The MAGIC database was used to establish the presence of statutory designated sites of nature conservation interest, optimal foraging habitat such as ancient woodland and other priority habitats, and protected species licences within a 2.5 km radius of the site.

2.2 Preliminary Bat Roost Assessment

A preliminary bat roost assessment of the dwelling was undertaken on the 23rd of March 2026. This survey was completed in accordance with the Good Practice Guidelines (Collins 2023), comprising a visual inspection of all areas of the building (formerly referred to as a bat scoping survey).

The methodology included examining the building for potential roost features and assessing the likelihood of these features being used by bats. This involved searching for evidence of bat roosting in the form of feeding remains, droppings, staining, worn surfaces and the bats themselves (alive or dead).

Equipment used included collapsible ladders, a powerful torch, endoscope, camera, and binoculars.

2.3 DNA analysis of droppings

Bat droppings were recovered from the attic space of the dwelling during the preliminary survey. DNA analysis of these droppings was undertaken to determine the bat species which had been roosting within the building. The following process is implemented in the laboratory:

ID method: qPCR - These results are obtained using species specific qPCR tests. A positive result indicates the presence of DNA from the species reported. ID method: DNA sequencing - where qPCR fails or is not possible, standard DNA sequencing will be performed. Sequences are then matched against a database. Ct value - This is a relative measurement of the amount of species DNA in the sample, derived from the qPCR data. The lower the value the more DNA present in the reaction. This helps to predict the abundance of one species relative to another in the sample

2.4 Emergence and Activity Surveys

In accordance with the Good Practice Guidelines (Collins 2023), the evidence observed, level of impact, and amount and type of features recorded categorised the development area as being of at least 'low' bat roost potential. This triggered a requirement for a minimum of one emergence and activity surveys, undertaken on the 27th of May 2026.

The survey was completed by deploying experienced and licensed bat ecologists to cover all areas of the building simultaneously. The surveyors used a range of equipment including the Echometer Touch Pro and Pettersson u256 full spectrum bat detectors and recording units.

Night vision aids (NVA's) were utilised alongside the surveyors and included the Canon XA30 and Nightfox Whisker with night vision recording paired with Infrared Floodlighting and Nightfox XB5 Pro Infrared Torches, as well as thermal imaging monocular units including the Pixfra ARC PFI-A613.

The emergence survey began 15 minutes prior to sunset and lasted for 105 minutes.

¹ Multi-Agency Geographic Information for the Countryside. Available at www.magic.defra.gov.uk/magicmaps.aspx

2.5 Survey Constraints

The surveyor did not encounter any significant constraints upon the survey effort. Weather was favourable for a visual inspection with plenty of natural light, and all areas of the building were accessed.

2.6 Weather Conditions

Ambient temperature was measured with an ETI Hygro-Therm hygrometer and wind was measured as per the Beaufort scale.

Table 1: Weather data from the Emergence and Activity surveys.

Date	Sunset/ Sunrise	Temperature (°C)		Cloud Cover (%)		Wind (Beaufort)		Precipitation
		Start	End	Start	End	Start	End	
27/05/2026	21:12	18.5	15.6	5	5	2	2	None

2.7 Personnel

The preliminary survey was carried out by Mr. P A Collins BSc (Hons), a Level 2 licensed bat ecologist (Natural England License Number: 2025-84955-CL18-BAT), with more than 7 years of roost assessment experience.

The Emergence and Activity survey was on the 7th of May led by Mr. Alan Roe (Natural England Class Licence: 2025-84143-CL19/20-BAT), assisted by Mr. A Orrell.

2.8 Surveyor and NVA Locations

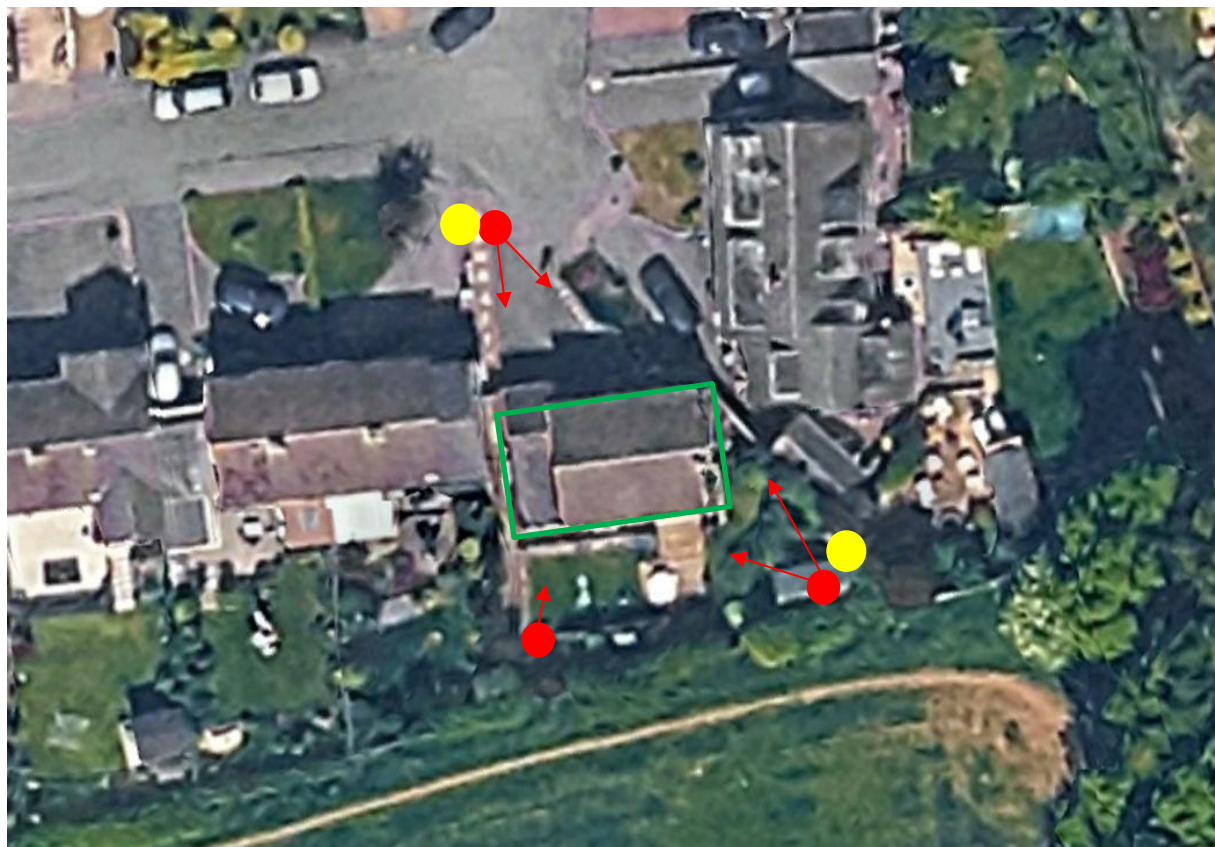


Figure 3: Surveyor Locations (Yellow) and NVA Locations (Red), during the emergence and activity surveys undertaken in May 2026. The view of the NVA can be seen in Appendix 2.

3. RESULTS

3.1 Desktop Study

3.1.1 Statutory Designations

There is a single statutory designation with a 2.5km radius of the site. This is the Ashby Canal SSSI (Site of Special Scientific Interest), a 15.41-hectare area of open standing water located 1.8km to the north-west at its nearest point.

Statutory designations will be entirely unaffected by the development proposal.

3.1.2 Ancient Woodland and Priority Habitat

There are three areas of Ancient Woodland within a 2.5km radius of the site, which is an optimal habitat for refuge and foraging for bat species. This included three areas of Ancient Replanted woodland, located at Old Covert and Spring Wood (x2), with a combined area of 11.28-hectares, located between 1.3-2km to the south-east.

There are 72 areas of Priority Deciduous Woodland within a 2.5km radius of the site, including at least two within 500m. Deciduous Woodland is a known foraging habitat for bat species, and these priority habitats have a combined area of 110.3-hectares.

Additionally, there are three large areas of Priority Wood-pasture and Parkland, located at the Market Bosworth Country Park to the south-east, providing further foraging and commuting habitat for bats.

None of these sites will be affected by the development proposal.

3.1.3 Protected Species Licencing

This company is aware of a Brown long-eared (*Plecotus auritus*) roost which was impacted under the CL21 Low Impact Licence Scheme, within the village of Market Bosworth.

The search of the Magic database identified four previously granted protected species licences within a 2.5km radius of the site, shown in Table 2 below.

None of these previous licences will be impacted by the development proposal.

Table 2: Protected Species Licences within a 2.5km radius of the site.

CASE REFERENCE	SPECIES ON THE LICENCE	LICENCE START & END DATE	DISTANCE FROM SITE	IMPACT UPON BREEDING SITE?
2017-31325-EPS-MIT	Brown long-eared	03/10/2017 - 26/09/2022	1.6km	No – Destruction of a resting place
2020-44716-EPS-MIT-1	Common pipistrelle	06/03/2020 - 31/03/2021	0.4km	No – Destruction of a resting place
2015-14530-EPS-MIT	Brown long-eared Common pipistrelle	28/09/2015 - 27/09/2020	2.3km	No – Damage of a resting place
EPSM2009-1495	Common pipistrelle	12/02/2010 - 31/07/2011	0.2km	No – Destruction of a resting place

3.2 Preliminary Bat Roost Assessment Results

3.2.1 Description of the Dwelling

The dwelling is a two-storey, cavity brick construction with a single-storey garage on its western elevation of similar construction, and a small front extension. There is a single pitch, timber purlin and rafter frame covered by an interlocking tile roof covering, underlined by bitumen felt.

The building is fitted with a uPVC soffit box, and uPVC windows and doors, and on the rear of the roof covering of the garage there is a uPVC weatherboarding. There is a single chimney stack on the eastern gable end.



Photograph 1: The dwelling, taken from the north, showing the two-storey height with single storey front extension and garage on the west, with interlocking tile roof covering.



Photograph 2: The dwelling, taken from the south-west, showing the uPVC weatherboarding on the rear of the roof covering over the garage.



Photograph 3: The dwelling taken from the south-east, showing the chimney on the eastern gable.

3.2.2 Internal Assessment

Evidence of bat roosting was identified within the roof void, in the form of dropping evidence typical of those voided by Long-eared (*Plecotus sp.*) bats. The surveyor identified a small aggregation at the eastern end of the void, and a small scattering within the space. There was then a small aggregation identified within a hole in the blockwork on the internal gable, below a roost crevice.

The attic is an open void with space to undertake pre-emergence flight, but the surveyor did not identify evidence of natural light ingress, indicating the roof covering is well sealed. Potential roost features included for perching against the timber ridge board, and the gaps around and above the internal gable walls.



Photograph 4: The small aggregation of droppings located at the eastern end of the roof void, below the ridge.



Photograph 5: The small aggregation below a hole in the blockwork, indicating a roost location at least within recent history.



Photograph 6: The internal void of the dwelling, showing the open and uncluttered space.



Photograph 7: The small gaps over the internal gable which may provide an access point for bats.

3.2.3 External Assessment

No evidence of bat roosting or bat activity was identified during the external assessment of the dwelling. The roof covering was found to be well fitted, including the verges with their capping to prevent erosion of verge mortar.

The surveyor observed a limited number of potential roost features associated with the external fabric, including for gaps behind the verge capping, from the top, and a large gap in the soffit on the eastern gable, where it joins the chimney brickwork.

There was some roof tiles on the rear pitch which had a slight lift to them, that could potentially provide a small crevice suitable for *Pipistrellus* bats. The surveyor noted that some tiles have been historically replaced, but it is not known when this was done. The bitumen felt below is intact, so it is highly unlikely that this has prevented access internally.

On the western gable, and associated with the single-storey roof sections, no potential roost features were identified.



Photograph 8: The gap behind the soffit box, adjacent to the chimney, which is the primary roost feature/access feature.



Photograph 9: Evidence of the gaps behind the verge capping.



Photograph 10: The slightly lifted roof ties, which are otherwise well fitted, including sections of replaced tiles.



Photograph 11: The well fitted uPVC weatherboard and soffit box on the western end, where development works are planned.

3.2.4 Bat Roost Suitability

Evidence of bat roosting was identified within the roof void, in the form of droppings located in a small aggregation, and below a roosting crevice within the blockwork. The feature of primary focus as being the access feature for the bat roost, was located at the eastern end of the dwelling.

The development proposals include for an extension on the western end, which will impact the soffit box (which is well fitted at this end) and a small number of tiles along the ridge to tie in the extension, as well as impact on the single-storey roof covering, that is again well sealed.

Due to the works being located on the western end, with no impact to the gable end with droppings and access features, the development area was considered to be of “Low Bat Roost Suitability” as per Table 4.1 of the Good Practice Guidelines (Collins 2023).

Further survey works will be required to provide evidence and confidence in the presence/likely absence of bat roosting at the western end of the dwelling.

3.2.5 Development Proposals

The development proposal includes for the conversion and renovation of the stores building and the installation of an accessible toilet.



Figure 4: The existing front and side (West) elevations of 11 Redmoor Close.



Figure 5: The proposed elevations for the two-storey side extension on the western elevation, the small store extension to the east may be completed but will not impact upon potential bat roost features.

3.2.6 Breeding Bird Assessment

There was no evidence of historic or active bird nesting associated with the dwelling.

The small garden landscape is limited in its nesting potential.

3.3 DNA Analysis Results

The extract below is taken from the results document produced by Ecotype genetics, showing the presence of Brown long-eared bat within the roof void of 11 Redmoor Close.

Sample Information

Sample ID	EG3117-2
Sample Type	Faecal
Suspected Species	Myotis/Long-eared
Site Location	SK39870296
Comments	Redmoor Close
Date Collected	23/03/2026
Date Arrived at Lab	07/04/2026
Results Date	07/04/2026

Laboratory Information

DNA Extraction Code	EG-2026-0477
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Plecotus auritus (Brown long-eared bat)	25

Figure 6: The results of DNA analysis of the droppings within the roof void, courtesy of Ecotype genetics.

3.4 Emergence and Activity Results

3.4.1 24th of June 2025

No evidence of bat roosting or bat activity associated with the dwelling was observed during the survey.

The first bat was recorded at 21:37hrs, 25 minutes after sunset, when a Common pipistrelle (*Pipistrellus pipistrellus*) made a commuting pass to the south of the building, unseen. An individual of this species was then observed making commuting passes along the southern boundary between 21:45-21:50hrs, with four passes.

Common pipistrelle was the most abundant species recorded during the survey, with more than 50 passes documented between the two surveyors, though activity was more abundant to the south-east. This includes the activity recorded above, and a period of continuous foraging between 22:26-22:38hrs to the south-east of the dwelling.

There was also a relatively high level of activity by Noctule (*Nyctalus noctula*), with more than 25 passes documented by the surveyors, first recorded at 21:39hrs. This was again more heavily weighted towards activity to the south, and included a period of foraging activity, likely over/near the woodland to the south-east, between 22:10-22:19hrs.

Other species recorded during the survey comprised a single commuting pass by Soprano pipistrelle (*Pipistrellus pygmaeus*) at 21:50hrs, 38 minutes after sunset, and a single pass by a Leisler's (*Nyctalus leisleri*) bat at 22:24hrs.

A review of the night vision aids confirmed the above observations by the surveyors.

4. EVALUATIONS AND RECOMMENDATIONS

4.1 Roosting Bats

Evaluations

Evidence of bat roosting was identified within the roof void of the dwelling, in the form of droppings toward the eastern end of the building. A potential access point was identified on the eastern gable.

The development works include a two-storey side extension on the western elevation and will impact a small number of tiles from the verge, as well as on the single-storey front extension. Potential roost features in these areas are limited to the potential for roosting behind the uPVC verge capping, as well as other areas are well fitted and well-sealed.

Therefore, the development area is considered to be of “Low Bat Roost Suitability”, demanding the requirement from the Guidelines (Collins 2023), for a single emergence and activity survey.

No evidence of bat roosting or bat activity associated with the entire dwelling was identified during the Phase II survey. Activity recorded included four species, none of which were Brown long-eared, the species known to have at least historically been roosting within the roof void.

Recommendations and Precautionary Measures

As a result, the development proposal for a two-storey side extension will NOT require the submission for a European Protected Species Licence in order to proceed lawfully, and with reference to the Guidelines (Collins 2023), confidence has been provided in the absence of active bat roosting.

No further survey work with regards to bats is required, so long as actions are implemented within the timeframe for bat surveys provided by the Chartered Institute of Ecology and Environmental Management (CIEEM 2019). This is considered to be 18 months.

Droppings have been identified within the roof void, and the likely access feature is associated with the eastern gable. It is therefore imperative that works do not impact this gable end, in order to prevent a breach of legislation.

Any development or repair works that include impact to the eastern verges and soffits, that are not undertaken after further survey and advice from an ecologist and a potential licence, will constitute a probable breach of the law.

4.2 Breeding Birds

There is no evidence of bird nesting within the dwelling, and the garden landscape is limited in its potential nesting habitats.

There is considered to be no potential impact upon nesting birds by the development proposal.

5. REFERENCES

CIEEM (2019). **Advice Note on the Lifespan of Ecological Reports and Surveys**. Available at <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>.

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

APPENDIX 1 – PROTECTED SPECIES LEGISLATION

Bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

Licences in respect of European Protected Species affected by development can be granted under Section 55(2) (e) of The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

Under section 55(9) of the Regulations licences can only be issued if Natural England is satisfied that:

- there is no satisfactory alternative to the work specification,
- and the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

Natural England aim to process EPS licence applications within 35 working days of receipt and Low Impact Class licenses are typically registered within 14 working days of receipt.

Birds

Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflict, development work that could affect breeding birds should be timed to take place outside of the breeding season, variable between March and September. Note that a nest is protected from the beginning of its construction until the young have fledged and have left the nest.

APPENDIX 2 – NIGHT VISION AID VIEWS

Pixfra ARC to the south-east



Canon XA30 to the south-west



Pixfra ARC unit to the north-west

