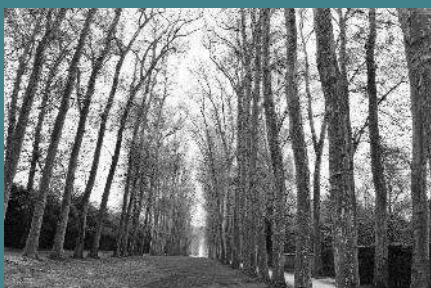


FPCR | environment
& design



Bat Survey Report

Client

Miller Homes

Project

**Ashby Road and Normandy Way,
Hinckley**

Date

August 2026

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APPENDIX

Appendix A: Darkest Point Photographs

Rev	Issue Status	Prepared/Date	Checked/Date	Approved/Date
-	Final	AL/12.01.26	LRC/01.04.26	RJS/15.04.26
A		LC 04.08.26		

1.0 INTRODUCTION

- 1.1 FPCR Environment and Design Ltd were commissioned by Miller Homes to conduct bat surveys to inform a Full planning application to Hinckley and Bosworth Borough Council, for a residential development at a site spanning two separate areas, Ashby Road and Normandy Way, Hinckley (central OS grid references SP428 963 and SP429 957 respectively).
- 1.2 This document should be read in conjunction with the other ecological documents prepared for this application which included surveys and reporting for badger¹, birds ²and great crested newts³ along with the Ecological Appraisal⁴ and the Biodiversity Net Gain Report⁵.

Site Context

- 1.3 The application sites, hereafter referred to as 'the Asby Road site', 'the Normandy Way site' or collectively as 'the sites', comprise of two separate redlines. The larger of the two sites (Ashby Road) is c.17.8ha, with the Normandy Way site c.2.8ha. Both sites are situated to the north of the town of Hinckley and are located approximately 350m from each other.
- 1.4 The Ashby Road site comprises three large primarily arable fields bound by native hedgerows with occasional mature trees standards. Other habitats present include a single pond (P1) and seasonally wet ditch (D1) towards the eastern boundary, narrow field margins and small areas of ruderal vegetation and bare earth soil mounds.
- 1.5 The smaller Normandy Way site comprises a single modified grassland field under agricultural management, bound by native hedgerows, wooden boundary fencing to the south, and residential gardens to the east.
- 1.6 Land use in the surrounding area consists of a mixture of large open arable and grassland pasture fields with boundary hedgerows, and a stream situated over 200m west of both sites.

Study Objectives

- 1.7 The survey was commissioned to assess potential ecological constraints from the presence of bat roosts and potential impacts of the development proposals on bat foraging. The objects of the study were therefore to:
- Identify existing bat records surrounding the Site;
 - Assess the relative interest of the Site for bats;
 - Provide recommendations for mitigation and compensation where appropriate; and
 - Review the opportunities for enhancement.

Site Proposals

- 1.8 Full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, comprising development across two parcels including:

¹ FPCR (2026) Badger Survey Report, Ashby Road and Normandy Way, Hinckley, August 2026

² FPCR (2026) Combined Bird Survey Report, Ashby Road and Normandy Way, Hinckley, August 2026

³ FPCR (2026) Great Crested Newt Survey Report, Ashby Road and Normandy Way, Hinckley, August 2026

⁴ FPCR (2026) Ecological Appraisal, Ashby Road and Normandy Way, Hinckley, August 2026

⁵ FPCR (2026) Biodiversity Net Gain Report, Ashby Road and Normandy Way, Hinckley, August 2026

- The northern parcel (off Ashby Road) for residential development, public open space, play provision, structural landscaping, sustainable drainage infrastructure and the provision of a new vehicular route;
- The southern parcel (off Normandy Way) for residential development, public open space, landscaping and drainage infrastructure.

1.9 Together with associated access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure.

2.0 LEGISLATION

All UK bat species are afforded full protection under the Wildlife & Countryside Act 1981 (as amended) (WCA) and the Conservation of Habitats and Species Regulations 2017 (as amended) (CHSR). Under Regulation 43 of the CHSR it is illegal to:

- Deliberately capture, injure or kill any wild animal of a European Protected Species (EPS),
- Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young,
- Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate,
- Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong,
- Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection,
- Damage or destroy a breeding site or resting place of a wild animal an EPS.

2.2 Under the WCA it is illegal to:

- Recklessly or intentionally kill, injure or take any wild animals included in Schedule 5.
- Recklessly or intentionally obstruct access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection,
- Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.

2.3 If impacts to bats or their roosts cannot be avoided an EPS Licence from Natural England is required in order to allow proposals to derogate from the Legislation (Licences cannot be obtained to provide protection against offences under the WCA). As part of the application process a number of 'Tests' have to be met by the application.

2.4 Natural England Guidance Note: European Protected Species and the Planning Process – Natural England's Application of the 'Three Tests' to Licence Applications (March 2011) states:

"In determining whether or not to grant a licence Natural England must apply the requirements of Regulation 53(2)(e) of the Regulations and, in particular, the three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b)6.

*(1) **Regulation 53(2)(e)** states: a licence can be granted for the purposes of "preserving public health or public 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".*

*(2) **Regulation 53(9)(a)** states: the appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative".*

(3) **Regulation 53(9)(b)** states: *the appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range."* Conservation status is defined as *"the sum of the influences acting on the species concerned that may affect the long term distribution and abundance of its population within its territory"*. It is assessed as favourable when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- There is, or will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

2.5 These tests must not only reach agreement with Natural England when assessing a Licence application, they must also be given due regard by the planning authority when determining a planning application.

3.0 METHODOLOGY

Desk Study

Sites Designated for Bats

- 3.1 The Multi Agency Government Information Centre (MAGIC⁶) website was searched for nationally designated sites within a 2km radius, extending to 10km for international sites designated for bats.

Bat Records

- 3.2 In order to compile existing baseline information, relevant ecological information was requested from the Local Environment Records Centre for Leicestershire, and Rutland (LRERC). The search area for protected species records including bats was 1km from the sites.

Roost Assessment

Ground Level Tree Assessment

- 3.3 Trees within the Sites or along the Site boundaries were subject to a Preliminary Roost Assessment (PRA) with the aid of binoculars on 11th December 2024 by a suitably experienced ecologist from FPCR. Potential Roost Features (PRFs) sought were based on those outlined within Page 16 of the British Standard 8596:2015 Surveying for Bats in Trees and Woodland (BSI, 2015) and included:
- Natural holes (e.g. knot holes) arising from naturally shed branches or branches previously pruned back to a branch collar;
 - Man-made holes (e.g. cavities that have developed from flush cuts or cavities created by branches tearing out from parent stems;
 - Woodpecker holes;
 - Cracks/splits in stems or branches (horizontal and vertical);
 - Partially detached, loose or platy bark;
 - Cankers (caused by localised bark death) in which cavities have developed;
 - Other hollows or cavities, including butt rots;
 - Compression of forks with occluded bark, forming potential cavities;
 - Crossing stems or branches with suitable roosting space between;
 - Ivy stems with diameters in excess of 50mm with suitable roosting space behind (or where roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk); and
 - Bat or bird boxes.
- 3.4 Certain factors such as orientation of the feature, its height from the ground, the direct surroundings, and its location in respect to other features may enhance or reduce the potential value.

⁶ Defra Multi Agency Government Information Centre website available at: <https://magic.defra.gov.uk/MagicMap.aspx>

- 3.5 Using professional judgement, the ground-based PRA assessment classified any trees identified based upon the presence of suitable features as set out in Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023⁷) in which the general bat roost potential groups are defined (refer Table 4.2 of the guidelines) and provided in Table 1.

Table 1: Suitability of Trees for Bats

Categories	Description
NONE	Either no Potential Roost Features or highly unlikely to be any.
FAR	Further Assessment Required to establish if Potential Roost Features are present.
PRF	A tree with at least one Potential Roost Feature.

Aerial Tree Inspection Surveys

- 3.6 Any trees that were categorised as Further Inspection Required (FAR) or Potential Roost Feature (PRF) were subject to further aerial inspection. This survey included a detailed inspection of trees for the presence of further PRF's and also for the level of suitability provided by PRF's.
- 3.7 This assessment was completed by suitably experienced licensed or accredited ecologists (Natural England Class Licence Registration Numbers: 2015-10587-CLS-CLS, 2024-12575-CL18-BAT and 2015-19188-CLS meeting the BCT competency requirements on 3rd and 4th April 2025 as well as on the further dates mentioned below. A further three aerial assessments were undertaken on 8th May, 18th June and 9th July, due to some features categorised as PRF-M.
- 3.8 The survey involved accessing the tree using arborists tree climbing techniques (certified to Climb Trees (J/101/2449) and Perform Aerial Rescue (A/101/2450) – Level 2 (NPTC). The climbing methodology used follows that detailed within the Arboriculture and Forestry Advisory Group (AFAG) Tree Climbing Operations Leaflet (AFAG401) and included inspecting each PRF for suitability and evidence of current or past occupation by bats using endoscopes, mirrors, torches and cameras as necessary.
- 3.9 Each PRF was categorised as outlined in Table 2.

Table 2: Bat Classification and Survey Requirements for Bats in Trees

Classification of Tree	Description of Category and Associated Features (based on Potential Roosting Features listed above)	Likely Further Survey work/Actions
Negligible/No potential	Negligible/no habitat features likely to be used by roosting bats	None.
PRF-I	A tree with one or more Potential Roosting Features that are suitable for only individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats. Examples include (but are not limited to); loose/lifted bark, shallow splits exposed to elements or upward facing holes.	No further survey is required but appropriate compensation must be provided in advance of impacts and a precautionary working method statement must be applied. ^A

⁷ Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London.

Classification of Tree	Description of Category and Associated Features (based on Potential Roosting Features listed above)	Likely Further Survey work/Actions
PRF-M	A tree with PRF's which could support multiple bats and may therefore be used by a maternity colony. Examples include (but are not limited to); woodpecker holes, larger cavities, hollow trunks, hazard beams, etc.	Three aerial assessments^B of PRF's by appropriately licensed/accredited tree climbers to determine presence or likely absence of roosting bats. Surveys were undertaken between May and September (with at least two surveys between May and August and spread at least three weeks apart).^C If roost sites are confirmed and the roost is affected by proposals a licence from Natural England will likely be required. After completion of survey work (and the presence of a bat roost is discounted), a precautionary pre-felling survey or working method statement may still be appropriate.

^A In circumstances where there are lots of trees grouped together with PRF-I then further surveys may still be appropriate.

^B Nocturnal surveys using NVA's may be appropriate if a tree or PRF cannot be sufficiently accessed or fully assessed.

^C If the initial aerial inspection was undertaken during the optimum survey period, this can count as one of the three surveys

Tree Emergence Surveys

- 3.10 In line with best practice guidance from BCT, 2023 three separate dusk emergence surveys were undertaken between June and July 2025 on T8. The surveys were conducted 15 minutes prior to sunset and lasted for between 90-120 minutes after sunset to accommodate for later emerging species (see Table 3).
- 3.11 During the surveys the location and species of any bat observed emerging from the tree were recorded. General activity identified within the Site was also recorded during the survey. Echo Meter Touch® (Wildlife Acoustics, Inc.) bat detectors were utilised in conjunction with the Echo Meter Touch® app in association with Samsung Galaxy Tab Active 3® or Apple iPad, which doubled as recording devices.
- 3.12 All surveyors were equipped with night vision aids (NVA's) to enhance visibility of the survey area throughout the survey. NVA'S were set to record for the duration of the survey, where roosting bats were observed or uncertain behaviours observed, footage was extracted, analysed and saved. NVA's used were Nightfox Whisker night vision binoculars with a Nightfox XB10 IR torch for each unit.

Table 3: Tree Emergence Survey Timings

Survey Date	Sunset Time	Start Time	End Time
04.06.25	21:22	21:07	23:07
26.06.25	21:32	21:17	23:17
17.07.25	21:19	21:04	23:04

- 3.13 All surveys were undertaken when weather conditions were suitable i.e., ambient air temperature at or exceeding 10°C, wind was no more than a gentle breeze (Beaufort 3 or 5m/s) and little to no rain (see Table 4).

Table 4: Tree Emergence Survey Weather Conditions

Survey Date	Start Temp (°C)	End Temp (°C)	Wind Beaufort Scale	Rain	Cloud Cover (%)
04.06.25	14	13	2	None/Dry	70%
26.06.25	17	15	1	None/Dry	20%
17.07.25	20	19	0	None/Dry	90%

Bat Activity

Habitat Suitability Assessment

- 3.14 The potential for the Sites and immediate surroundings to support foraging and commuting bats or areas, which may be important for exhibiting various social behaviours, was assessed in accordance with the habitat suitability assessment for bats outlined in the BCT guidance. Table 4.1 of those guidelines provides an outline for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape. This groups a site into five categories based on habitat suitability for foraging and commuting bats, which has been further summarised in Table 5 below:

Table 5: Bat Habitat Suitability Categories – Based on table 4.1 (BCT, 2023).

Suitability	Potential Flight Paths and Foraging Habitat	Proposed Further Survey Requirements
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).	No further surveys required
Negligible	No obvious habitat features on site likely to be used as flightpaths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.	
Low	Habitat that could be used by small numbers of bats as flightpaths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. 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.	Automated static detector monitoring and nighttime bat walkover surveys (flight path and transect) on a seasonal* basis.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths 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.	Automated static detector monitoring on a monthly basis and nighttime bat walkover surveys (flight path and transect) on a seasonal* basis.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths 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.	

Suitability	Potential Flight Paths and Foraging Habitat	Proposed Further Survey Requirements
*Seasonal surveys should be increased to monthly where Annex II species are expected/ detected or if significant commuting routes are identified.		

Bat Activity Surveys

- 3.15 The Ashby Road site was considered to provide moderate suitability for bats, and the Normandy Way site was considered to provide low suitability for bats, therefore bat activity surveys were undertaken. These surveys were undertaken to identify the value of the Sites to foraging and commuting bats or areas, which may be important for exhibiting various social behaviours so that the effects of the proposals can be assessed.
- 3.16 Nighttime bat walkover surveys were not conducted at the Normandy Way site due to the small size of the site, and the habitats present (hedgerows and modified grassland) are largely species poor resulting in limited foraging opportunities for bats. Furthermore, under current proposals, the boundary features will be retained, therefore no nighttime bat walkover surveys were considered necessary.
- 3.17 In order to inform an impact assessment, where possible the bat activity surveys aim to identify:
- The presence or absence of bats, abundance and species using the Sites whilst away from the roost;
 - The usage of the habitats on the Sites by bats;
 - The temporal (both seasonally and nightly) and spatial distribution of recorded bat activity on site and any associations in terms of timings or particular features;
 - Any connectivity in terms of habitats within the Site and/or the surrounding area;
 - The effect of any existing lighting on the existing bat population.
- 3.18 Bat activity surveys were designed and lead by an ecologist with expertise meeting the BCT level 3 competency.

Automated Bat Detector Surveys

- 3.19 Seven automated detectors were deployed, per survey occasion, ensuring a representative sample of all the onsite habitats was obtained, as set-out by Good Practice Guidelines. The locations during each survey are shown in Figure 1.
- 3.20 Surveys were completed each month from April to October 2024. Automated detectors were deployed during the following dates for both Sites:
- 24th April – 29th April
 - 21st May – 28th May
 - 19th June – 24th June
 - 18th July – 25th July
 - 22nd August – 27th August
 - 25th September – 30th September
 - 23rd October – 28th October

- 3.21 Passive recording was undertaken using automated logging system Wildlife Acoustics Inc. SM4Bat FS bat detectors and outputs saved to an internal storage device. Detectors used SSM U2 microphones and were placed in association with features considered to be of potential value such as hedgerows, treelines and woodland edges.
- 3.22 Detectors were placed in each location for five consecutive nights of suitable weather conditions i.e. no forecast rain, little to no wind, and temperatures above 10°C. The conditions over each of the survey period were however representative for the timing of the survey. Detectors were programmed to activate 30 minutes before dusk and recorded continuously until 30 minutes following sunrise.
- 3.23 The data were analysed as soon as possible after retrieval of the static units using the SonoBat™ 30.1 (SonoBat™ Inc.) software package to assess the amount of bat activity onsite by recording the number of bat registrations. Data was initially run through the auto-analysis function of the software with manual vetting taking place of every call with the exception of common pipistrelle and soprano pipistrelle. Noise files were also manually vetted. Measurements including peak frequency, inter-pulse interval, call duration and end frequency were taken to aid in species identification. This analysis was completed by a suitably experienced ecologist (analysts are audited internally for quality control purposes and to maintain consistent results).

Nighttime Bat Walkover (NBW)

- 3.24 The primary objective of the nighttime bat walkover (NBW) was to identify foraging areas and commuting routes to gain understanding of species utilisation of the Ashby Road Site. Surveys were completed in May, July, August and September 2024 in accordance with the survey guidelines (Collins, 2023)².
- 3.25 In line with current guidance, nighttime bat walkovers are undertaken in two parts. The first part is undertaken by stationary surveyors positioned on habitat features most likely to be utilised as commuting routes by bats. Once conditions become too dark to see or once commuting activity has been observed and has largely ended, surveyors begin a walked transect sampling all areas and habitats within the Site noting any bat activity that is heard or observed along the way. Whilst this includes two elements it is one survey designed to record information to provide further context to elements that static detectors cannot always identify such as bat behaviour or abundance of bats.
- 3.26 The first part of the survey to observe flightpaths involved two surveyors being positioned at predetermined locations. The survey started just before sunset and lasted for between 30 minutes and one hour after sunset. After this the walked transect was started and continued until two to three hours after sunset. The route followed during each transect was repeated on each survey occasion. Figures 2-5 depict the locations of the flightpath survey points, the transect routes and the start/end points of each survey.
- 3.27 Surveyors were equipped with Wildlife Acoustics Inc. Echo Meter Touch® bat detectors in conjunction with Echo Meter Touch® app and Samsung Galaxy Tab Active 3® or Apple iPad to aid with species identification and recording during the surveys. The surveyors also noted any bat activity observed during the survey on a plan.
- 3.28 The data from the NBW surveys was analysed as soon as possible after the survey using Kaleidoscope© (Wildlife Acoustics) software package, by taking measurements of the peak

frequency, inter-pulse interval, call duration and end frequency. From this, the level of bat activity across the Site in relation to the abundance of individual species foraging and commuting along habitats was assessed.

- 3.29 The nighttime bat walkovers were undertaken during suitable conditions when the ambient air temperature exceeded 10°C and the wind was no more than gentle breeze (Beaufort 3 or 5m/s) and little or no rain.

Timings and Weather Conditions

- 3.30 Timings and weather conditions during the NBW surveys are summarised in Table 6.

Table 6: Nighttime Bat Walkover Survey Dates and Weather Conditions.

Survey Type	Date	Timings	Conditions
Flightline	23/05/24	21:13 – 22:07	Start Temp: 11°C, End Temp 10°C, Cloud 100%, Wind 1, Rain: Dry
Transect		22:14 – 23:13	Start Temp: 10°C, End Temp 10°C, Cloud 100%, Wind:1, Rain: Dry
Flightline	01/07/24	21:31 – 22:31	Start Temp: 14°C, End Temp 14°C, Cloud 95%, Wind: 2, Rain: Dry
Transect		22:43 – 23:42	Start Temp: 14°C, End Temp 13°C, Cloud 100%, Wind: 3, Rain: Dry
Flightline	22/08/24	20:15 – 21:15	Start Temp: 17°C, End Temp 16°C, Cloud 95%, Wind:3, Rain: Dry
Transect		21:20 – 22:26	Start Temp: 16°C, End Temp 15°C, Cloud 90%, Wind:3, Rain: Dry
Flightline	17/10/24	18:05 – 19:05	Start Temp: 15°C, End Temp 13°C, Cloud 5%, Wind:1, Rain: Dry
Transect		19:13 – 20:11	Start Temp: 13°C, End Temp 12°C, Cloud 5%, Wind:0, Rain: Dry

Limitations

- 3.31 During manual bat call analysis, in some instances, it was not possible to identify individual species, due to the lower quality of those recordings or where there are similarities between species echolocation calls (particularly for *Myotis* and *Nyctalus* genus bats) making a definite identification difficult, therefore the genus identification is provided.
- 3.32 During May and October, S3 and S2 failed to record any data for the Ashby Road site. Therefore, for these months only three static detector results are included. Also, for the Normandy Way site, S6 failed during September resulting in only one static detector record included. However, owing to the large number of statics that successfully recorded data for the duration of the automated bat detector survey (39 static detectors), it is considered that sufficient data has been gathered in order to complete a robust assessment of the local bat population.
- 3.33 There were no other constraints within the assessment.

4.0 RESULTS

Desk Study

- 4.1 None of the statutory or non-statutory designated sites identified within the search area for the Ashby Road and Normandy Way sites cited bats in their designations.
- 4.2 There were four granted EPS licences for bats within 2km of the Site boundaries provided on MAGIC. All were approximately 2km north-west and south-west of the Site. The first one was granted in 2011 for common pipistrelle and brown long-eared bats (licence number: EPSM2011-3911). The second was granted in 2013 for common pipistrelle and brown long-eared bats (licence number: EPSM2013-6503). The third and fourth were granted in 2016 for common pipistrelle and brown long-eared bats (licence number: 2016-25946-EPS-MIT-1 and 2016-25946-EPS-MIT-2).
- 4.3 The desk study was undertaken during 2024, where Leicestershire and Rutland Environmental Records Centre (LRERC) returned a number of bat records, displayed in Table 7 for Ashby Road and Table 8 for Normandy Way.

Table 7: Ashby Road Bat Records Returned by Desk Study.

Species	Scientific Name	Protection	Number of Records	Distance from Site (nearest)
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	CHS2, HDir4, WCA Sch5, LBAP	26	Approx 502m South-west
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	CHS2, HDir4, WCA Sch5, LBAP S41	6	Approx 502m South-west
Pipistrelle sp.	<i>Pipistrellus sp.</i>	CHS2, HDir4, WCA Sch5, LBAP	2	Approx 553m West
Myotis sp.	<i>Myotis sp.</i>	CHS2, HDir4, WCA Sch 5, LBAP	7	Approx 502m South-west
Natterer's	<i>Myotis nattereri</i>	CHS2, HDir4, WCA Sch5	4	Approx 558m West
Noctule	<i>Nyctalus noctula</i>	CHS2, HDir4, WCA Sch5, LBAP S41	5	Approx 613m West
Nyctalus sp.	<i>Nyctalus sp.</i>	CHS2, HDir4, WCA Sch5	1	Within 1km grid square
Brown long-eared	<i>Plecotus auritus</i>	CHS2, HDir4, WCA Sch5, LBAP S41	10	Approx 420m North-east
Unidentified	-	CHS2, HDir4, WCA Sch5, LBAP	28	Approx 418m North-east
Key: CHS2 = The Conservation of Habitats and Species Regulations 2017 (as amended). Sch 2 of CHS. HDir4 = Habitats Directive 1992. Annex 4. WCA = Wildlife and Countryside Act 1981 (as amended). Sch5 = Schedule 5 of WCA. LBAP = Local Biodiversity Action Plan.				

- 4.4 The desk study for Ashby Road returned several species, however none of these were located onsite, nor were there any records of species listed under Annex 2 of the European Habitats Directive. Records generally consisted of low numbers/individuals of common and widespread bat species.

- 4.5 Records received from within 2km of Ashby Road Site boundary included *Pipistrelle* sp., natterer's, brown Long-eared and unidentified roosts.

Table 8: Normandy Way bat records returned by desk study.

Species	Scientific Name	Protection	Number of Records	Approximate Distance from Site (nearest)
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	CHS2, HDir4, WCA Sch5, LBAP	35	385m East
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	ChS2, HDir4, WCA Sch5, LBAP S41	12	565m West
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>	CHS2, HDir4, WCA Sch5	2	715m South-southeast
Pipistrelle sp.	<i>Pipistrellus sp.</i>	CHS2, WCA Sch5, LBAP	3	715m South-southeast
<i>Myotis</i> sp.	<i>Myotis sp.</i>	CHS2, HDir4, WCA Sch5, LBAP	7	490m West-southwest
Noctule	<i>Nyctalus noctula</i>	CHS2, HDir4, WCA Sch5, LBAP S41	14	715m East-southeast
Leisler's	<i>Nyctalus leisleri</i>	CHS2, HDir4, WCA Sch5, LBAP	5	715m East-southeast
<i>Nyctalus</i> sp.	<i>Nyctalus sp.</i>	CHS2, HDir4, WCA Sch5,	3	715m South-southeast
Brown long-eared	<i>Plecotus auritus</i>	CHS2, HDir4, WCA Sch5, LBAP S41	7	565m West
Unidentified	-	CHS2, HDir4, WCA Sch 5, LBAP	25	410m South
Barbastelle	<i>Barbastella barbastellus</i>	CHS2, HDir2, HDir4, WCA Sch 5, LBAP S41	1	715 South South-east

Key: CHS2 = The Conservation of Habitats and Species Regulations 2017 (as amended). Sch 2 of CHS. HDir4 = Habitats Directive 1992. Annex 4. HDir2 = Habitats Directive 1992. Annex 2. WCA = Wildlife and Countryside Act 1981 (as amended). Sch5 = Schedule 5 of WCA. LBAP = Local Biodiversity Action Plan.

- 4.6 The desk study for Normandy Way also returned several species, however none of these were located onsite. There was one record of barbastelle over 700 m from the site which is listed under Annex 2 of the European Habitats Directive, however, records generally included common/widespread species.
- 4.7 Records received from within 2km of the Site boundary included a common pipistrelle maternity roost.

Ashby Road Ground Level Tree Assessment (GLTA)

- 4.8 A GLTA survey was undertaken to support the application and identified eight trees that were considered suitable for roosting bats. Seven of the trees were located along the hedgerow boundaries of the south-western grassland parcel, the final tree was located on the hedgerow boundary, which cuts through the middle of the south-western parcel and the adjoining parcel.
- 4.9 No bat roosts in tree features were confirmed during the ground-level tree assessment.
- 4.10 All eight trees were identified as PRF (Potential Roost Feature), and are displayed in Table 9 below:

Table 9: Trees onsite with PRFs.

Tree Description and Suitability	Photographs	
T1 – Ash, <i>Fraxinus excelsior</i> <u>Features on eastern aspect</u> (<u>Photograph 1</u>): Knot hole approx. 5m high. <u>Roosting Potential:</u> PRF	 Photograph 1: T1 Eastern Aspect	
T2 – Ash, <i>Fraxinus excelsior</i> <u>Features on southern aspect</u> (<u>Photograph 2</u>): Knot hole approx. 7m high. <u>Features on eastern aspect</u> (<u>Photograph 3</u>): Compression fork approx. 6m high. <u>Roosting Potential:</u> PRF	 Photograph 2: T2 Southern Aspect	 Photograph 3: T2 Eastern Aspect

Tree Description and Suitability	Photographs	
T3 – Ash, <i>Fraxinus excelsior</i> <u>Features on southern aspect (Photograph 4):</u> Knot hole approx. 5m high. <u>Features on northern aspect (Photograph 5):</u> Knot hole approx. 5m high. <u>Roosting Potential:</u> PRF	 Photograph 3: T3 Southern Aspect	 Photograph 4: T3 Northern Aspect
T4 – Ash, <i>Fraxinus excelsior</i> <u>Features (Photograph 5):</u> Ivy present <u>Roosting Potential:</u> PRF	 Photograph 5: T4	

Tree Description and Suitability	Photographs	
T5 – Ash, <i>Fraxinus excelsior</i> <u>Features on north-eastern aspect</u> (<i>Photograph 6</i>): Occluded bark approx. 4m high. <u>Features on south aspect</u> (<i>Photograph 7</i>): Large tear-out approx. 3m. <u>Roosting Potential:</u> PRF	 Photograph 6: T5 North-Eastern aspect	 Photograph 7: T5 South aspect
T6 – English Oak, <i>Quercus robur</i> <u>Features on southern aspect</u> (<i>Photographs 8/9</i>): Cracks and splits in deadwood approx. 0-3m high. <u>Features on eastern aspect</u> (<i>Photograph 10</i>): Tear-out on main trunk approx. 4m high. <u>Roosting Potential:</u> PRF	  Photographs 8/9: T6 Southern aspect	 Photograph 10: T6 Eastern aspect

Tree Description and Suitability	Photographs
T7 – Ash, <i>Fraxinus excelsior</i> <u>Features on northern aspect (photograph 11):</u> Knot hole approx. 3m high. <u>Roosting Potential:</u> PRF	 Photograph 11: T7 Northern aspect
T8 – Ash, <i>Fraxinus excelsior</i> <u>Features on northern aspect (photographs 12 and 13):</u> Woodpecker hole approx. 5m high and largely decayed trunk. <u>Roosting Potential:</u> PRF	 Photographs 12 and 13: T8 Northern aspect

Normandy Way Ground Level Tree Assessment (GLTA)

- 4.11 The GLTA identified four trees that were considered suitable for roosting bats. All four of the trees were located along the north-western boundary of the Site, however, for T11 features on the northern aspect were outside of the boundary. All four trees were identified as PRF, displayed in Table 10.
- 4.12 No bat roosts in tree features were confirmed during the ground level tree assessment.

Table 10: Trees onsite with PRFs.

Tree Description and suitability	Photographs	
T9 – English Oak, <i>Quercus robur</i> <u>Features on northern aspect</u> (<u>Photographs 1,2 and 3</u>): Three Knot holes between 7-11m (metres) high. (<u>Photograph 4</u>): Branch tear out <u>Features on southern aspect</u> (<u>Photograph 5 and 6</u>): Two knot holes with limb still attached. <u>Roosting Potential</u>: PRF	(1)  (2)  (3)  (4)  Photographs 1, 2, 3 and 4: T9 Northern Aspect	(5)  (6)  Photographs 5 and 6: T9 Southern Aspect
T10 – Ash, <i>Fraxinus excelsior</i> <u>Features on northern aspect</u> (<u>Photograph 7</u>): Knot hole 5m high. <u>Features on southern aspect</u> (<u>Photograph 8</u>): Knot hole with limb still attached. <u>Roosting Potential</u>: PRF	 Photograph 7: T10 Northern Aspect	 Photograph 8: T10 Southern Aspect

Tree Description and suitability	Photographs
T11 – Ash, <i>Fraxinus excelsior</i> <u>Features on southern aspect (Photograph 9):</u> Knot hole 12m high. <u>Roosting Potential:</u> PRF	 Photograph 9: T11 Southern Aspect
T12 – Ash, <i>Fraxinus excelsior</i> <u>Features on southern aspect (Photograph 10):</u> Partially healed vertical split in the trunk 5m high. <u>Roosting Potential:</u> PRF	 Photograph 10: T12 Southern Aspect

Aerial Tree Assessment Survey

- 4.13 Eleven of the twelve trees listed above were aerial assessed. One tree (T8) at the Ashby Road site was not aerial assessed, due to the tree not being safe to climb. Therefore, emergence surveys were conducted on T8. Table 11 and 12 provide an overview of the results and locations of trees are shown on Figure 6.

Table 11: Results of the Aerial Tree Assessment at the Ashby Road site

Tree Reference	Category
T1	Negligible
T2	PRF-I
T3	PRF-I
T4	Negligible
T5	PRF-M

Tree Reference	Category
T6	PRF-M
T7	PRF-I

Table 12: Results of the Aerial Tree Assessment at the Normandy Way site

Tree Reference	Category
T9	Negligible
T10	Negligible
T11	PRF-M
T12	Negligible

- 4.14 No evidence of roosting bats was identified during the aerial assessments.

Nocturnal Assessment

- 4.15 T8 was identified as unsuitable for aerial assessment and was therefore subject to further assessment by completion of three nocturnal surveys. The results of these surveys are detailed below.

4th June 2025

- 4.16 During this nocturnal survey, no bats were observed emerging from T8.
- 4.17 Observed flightpaths comprised common pipistrelle foraging along the track near T8 at 21:51, which continued until 22:40.

26th June 2025

- 4.18 During this nocturnal survey, no bats were observed emerging from T8.
- 4.19 Observed flightpaths comprised a noctule commuting overhead at 21:58 and a common pipistrelle foraging near T8 at 22:23.

17th July 2025

- 4.20 During the nocturnal survey, no bats were observed emerging from T8.
- 4.21 Observed flightpaths comprised common pipistrelle foraging and commuting between 21:43 and 22:49 in similar locations as mentioned above and noctules were recorded at 21:32 and 22:24 but were not visual.
- 4.22 Darkest point photographs can be viewed in Appendix A.

Activity Surveys

Habitat Suitability

- 4.23 The Ashby Road site was assessed as having moderate habitat suitability for bats for both foraging and commuting, based on the habitats present which include hedgerows, mature trees, and grassland. There was also connectivity via hedgerows and fields to the wider landscape to the north and northwest to further green space and small wooded areas.

- 4.24 The Normandy Way site was assessed as having low habitat suitability, as the habitats present (hedgerows and modified grassland) were largely species poor, apart from H14 along the eastern boundary which included native species, resulting in limited foraging opportunities. There was limited connectivity to the wider landscape, due to the residential boundary to the east and further residential development to the south as well as a main road.

Static Monitoring Surveys

- 4.25 The locations the static units were installed are shown in Figure 1, and summaries of results per unit are provided in the Tables below.
- 4.26 Please note, in the context of the below, the term 'registration' refers to a unique sound file created over the course of a number of seconds. Based on this, one 'registration' does not necessarily refer to one bat as a single bat can create a number of registrations, for example when a bat is foraging in the area surrounding the microphone for a sustained period of time.

Ashby Road

Table 13: Automated Bat Detector Survey Results – April

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
24.04.24 – 29.04.24	S1 – Hedgerow / Grassland	1367	Common Pipistrelle (1357)	Pipistrelle Spp. (8) Soprano Pipistrelle (1) Nyctalus Species (1)
	S2 – Hedgerow / Grassland	13	Common Pipistrelle (12)	Noctule (1)
	S3 – Hedgerow / Grassland	5	Common Pipistrelle (3)	Noctule (2)
	S4 – Hedgerow / Grassland	34	Common Pipistrelle (33)	Myotis Spp. (1)

- 4.27 During April, the least number of registrations were recorded across the survey period with a total number of 1,389 registrations across all the statics, however due to the time of year this result is not unexpected. Common pipistrelle the most recorded species across all static units.
- 4.28 The majority of calls were recorded at static location S1, which is along the hedgerow boundary (H5). Registrations occurred throughout the night between the hours of 20:00 – 2:00, with the majority occurring between 21:00 – 22:00 (626).
- 4.29 The static detector located at position S3 recorded the least number of registrations, which was situated along hedgerow H10. A total of 5 registrations were recorded, most of which occurred during the hours of 21:00 – 22:00 (3).

Table 14: Automated Bat Detector Survey Results - May

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
21.05.24 – 28.05.24	S1 – Hedgerow / Grassland	1436	Common Pipistrelle (1365)	Pipistrelle Spp. (67) Noctule (3) Nyctalus Spp. (1)

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
	S2 - Hedgerow / Grassland	730	Common Pipistrelle (728)	Soprano Pipistrelle (1) Pipistrelle Spp. (1)
	S3 - Hedgerow / Grassland	-	-	-
	S4 - Hedgerow / Grassland	710	Common Pipistrelle (703)	Soprano Pipistrelle (2) Noctule (1) Nyctalus Spp. (1) Nyctalus / Eptesicus (1) Brown Long-eared (1) Myotis Spp. (1)

- 4.30 Registrations during May increased compared to April with a total of 2,876 registrations across all static detectors.
- 4.31 A total number of three or more species were recorded at the static locations in the above table. The static detector located at S1 recorded the greatest number of registrations (1,436) with the majority recorded during the hours of 21:00-23:00. Another reasonably high registration was recorded between 4:00-5:00.

Table 15: Automated Bat Detector Survey Results - June

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
19.06.24- 24.06.24	S1 - Hedgerow / Grassland	738	Common Pipistrelle (708)	Pipistrelle Spp. (11) Brown Long-eared (7) Soprano Pipistrelle (4) Noctule (4) Nyctalus Sp. (3) Myotis Spp. (1)
	S2 - Hedgerow / Grassland	383	Common Pipistrelle (350)	Pipistrelle Spp. (15) Nathusius' Pipistrelle (8) Noctule (4) Soprano Pipistrelle (2) Nyctalus Spp. (2) Brown Long-eared (2)
	S3 - Hedgerow / Grassland	1190	Common Pipistrelle (1001)	Pipistrelle Spp. (81) Nyctalus Spp. (75) Noctule (29) Nathusius' Pipistrelle (1) Leisler's (1) Nyctalus / Eptesicus (1) Brown Long-eared (1)

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
	S4 – Hedgerow / Grassland	2087	Common Pipistrelle (1932)	Pipistrelle Spp. (78) Nyctalus Spp. (35) Brown Long-eared (22) Myotis Spp. (11) Noctule (5) Soprano Pipistrelle (2) Nathusius' Pipistrelle (1) Leisler's (1)

4.32 During June, the total number of registrations was 4,393 across all static detectors, which increased compared to May. The majority of registrations occurred at static detector location S4 (2087). The detector located at S2 recorded the fewest number of registrations (383).

4.33 The most common species recorded overall was common pipistrelle, with pipistrelle species being the next most frequent across all static locations. Registrations were recorded every night during the survey occasion, with the total varying throughout each survey night. The majority across all statics occurred at a range of times, which was between the hours of 22:00 – 04:00.

Table 16: Automated Bat Detector Survey Results - July

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
18.07.24- 25.07.24	S1 – Hedgerow / Grassland	1320	Common Pipistrelle (1151)	Pipistrelle Spp. (82) Noctule (31) Nyctalus Spp. (24) Myotis Spp. (18) Brown Long-eared (11) Soprano Pipistrelle (1) Nyctalus / Eptesicus (1) Serotine (1)
	S2 – Hedgerow / Grassland	7	Soprano Pipistrelle (7)	-
	S3 – Hedgerow / Grassland	1732	Common Pipistrelle (1645)	Nyctalus Spp. (34) Noctule (27) Pipistrelle Spp. (23) Soprano Pipistrelle (3)
	S4 – Hedgerow / Grassland	1374	Common Pipistrelle (1374)	Noctule (9) Soprano Pipistrelle (5) Pipistrelle Spp. (3) Nyctalus Spp. (2) Brown Long-eared (1) Myotis Sp. (1)

4.34 The number of registrations recorded during July saw a small increase compared to June. This is to be expected based at this time of year. Registrations were recorded during every night of the survey occasion with the peak counts varying across different units on different nights. The most common species recorded was common pipistrelle.

- 4.35 Registrations occurred on each night of the survey occasion for S1, S3 and S4, which was throughout the hours of 21:00–5:00, however, zero occurred on the first survey occasion for S2.

Table 17: Automated Bat Detector Survey Results - August

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
22.08.24- 27.08.24	S1 – Hedgerow / Grassland	1354	Common Pipistrelle (1317)	Pipistrelle Spp. (20) Nyctalus Spp. (8) Myotis Spp. (4) Soprano Pipistrelle (2) Noctule (1) Leisler's (1) Brown Long-eared (1)
	S2 – Hedgerow / Grassland	117	Common Pipistrelle (103)	Nyctalus Spp. (6) Brown Long-eared (4) Pipistrelle Spp. (2) Soprano Pipistrelle (1) Noctule (1)
	S3 – Hedgerow / Grassland	1506	Common Pipistrelle (1052)	Nyctalus Spp. (441) Noctule (5) Pipistrelle Spp. (3) Leisler's (2) Soprano pipistrelle (1) Nyctalus / Eptesicus (1) Brown Long-eared (1)
	S4 – Hedgerow / Grassland	112	Common Pipistrelle (94)	Nyctalus Spp. (5) Myotis Spp. (5) Brown Long-eared (4) Soprano Pipistrelle (2) Pipistrelle Spp. (1) Noctule (1)

- 4.36 During August, the number of registrations across all static detectors was 3,089, which decreased compared to June and July. The large majority of these registrations occurred at static detector location S3 during the final survey occasion (876). The most frequently recorded species was common pipistrelle.
- 4.37 Registrations were recorded throughout the night between the hours of 20:00 – 6:00 with some peaks occurring between 21:00 and 23:00.

Table 18: Automated Bat Detector Survey Results – September

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
25.09.24- 30.09.24	S1 – Hedgerow / Grassland	750	Common Pipistrelle (626)	Myotis Spp. (70) Nyctalus Spp. (20) Brown Long-eared (18) Noctule (7) Pipistrelle Spp. (5) Soprano Pipistrelle (4)

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
	S2 - Hedgerow / Grassland	501	Common Pipistrelle (447)	Myotis Spp. (45) Noctule (3) Nyctalus Spp. (3) Soprano Pipistrelle (2) Brown Long-eared (1)
	S3 - Hedgerow / Grassland	170	Nyctalus Sp. (84)	Common Pipistrelle (66) Noctule (17) Soprano Pipistrelle (1) Leisler's (1) Brown Long-eared (1)
	S4 - Hedgerow / Grassland	1777	Common Pipistrelle (1674)	Myotis Spp. (93) Nyctalus Spp. (6) Soprano Pipistrelle (4)

- 4.38 The total number of registrations recorded in September across all statics was 3,198, which increased compared to August. This increase in bat activity is to be expected at this time of year. Common pipistrelle was the frequently recorded species across three of the static units, with *Nyctalus* sp. being most recorded at location S3.
- 4.39 The majority of calls were recorded at static location S4, within the northern extent of the Site, located along a hedgerow boundary (H1). Registrations occurred throughout the night between the hours of 19:00 – 7:00, with the majority occurring between 1:00 – 2:00 (348).
- 4.40 The static detector located at position S3 was situated along hedgerow H10, whereby the least number of registrations (170) were recorded. Most of which occurred during the hours of 20:00 – 21:00 (75).

Table 19: Automated Bat Detector Survey Results – October

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
23.10.24- 28.10.24	S1 - Hedgerow / Grassland	1548	Common Pipistrelle (1408)	Myotis Spp. (93) Soprano Pipistrelle (18) Noctule (13) Nyctalus Spp. (9) Brown Long-eared (5) Pipistrelle Spp. (1) Serotine (1)
	S2 - Hedgerow / Grassland	-	-	-
	S3 - Hedgerow / Grassland	96	Common Pipistrelle (95)	Nyctalus Spp. (1)
	S4 - Hedgerow / Grassland	4815	Common Pipistrelle (4777)	Myotis Spp. (35) Nyctalus Spp. (2) Soprano Pipistrelle (1)

- 4.41 The most registrations recorded throughout the survey period occurred during October with a total of 6,459 registrations. The majority of which occurred at static detector location S4. Common pipistrelle was the most common species recorded.

- 4.42 Table 20 provides a breakdown of the total number of bat species recorded during the static surveys conducted across the period of April to October 2024 (inclusive).

Table 20: Species Breakdown of Static Surveys.

Species	Count	Percentage (%)
Common Pipistrelle	24000	92.764
Nyctalus Spp.	763	2.949
Pipistrelle Spp.	401	1.550
Myotis Species	378	1.461
Noctule	164	0.634
Brown Long-eared	80	0.309
Soprano Pipistrelle	64	0.247
Nathusius' Pipistrelle	10	0.039
Leisler's	6	0.023
Nyctalus/Eptesicus	4	0.015
Serotine	2	0.008

Normandy Way

Table 21: Automated Bat Detector Survey Results - April.

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
24.04.24 – 29.04.24	S5 (Hollins 11) - Hedgerow/ Grassland	110	Common Pipistrelle (106)	Nyctalus Spp. (2) Pipistrelle Spp. (1) Myotis Spp. (1)
	S6 (Hollins 12) - Hedgerow / Grassland/residential boundary	154	Common Pipistrelle (150)	Pipistrelle Spp. (2) Myotis Spp. (2)

- 4.43 During April, a total number of 264 registrations were recorded across both statics. Common pipistrelle was the most frequently recorded species across the static units.
- 4.44 The majority of calls were recorded at static location S6, within the eastern extent of the Site located along a hedgerow (H14) and residential boundary. Registrations occurred throughout the night between the hours of 20:00 – 2:00, with the majority occurring between 20:00 – 21:00 (72).
- 4.45 The static detector located at position S5, which was situated in the north-western extent of Site along a hedgerow with trees (H12), whereby a total of 110 registrations were recorded. The majority of which occurred during the hours of 21:00 – 22:00.

Table 22: Automated Bat Detector Survey Results - May.

Date	Ref./Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
21.05.24 – 28.05.24	S5 - Hedgerow/Grassland	801	Common Pipistrelle (792)	Pipistrelle Spp. (3) Soprano Pipistrelle (2) Noctule (2) Nyctalus Spp. (1) Myotis Spp. (1)
	S6 (Hollins 21) - Hedgerow/Grassland/Residential boundary	428	Common Pipistrelle (428)	Pipistrelle Spp. (9) Soprano Pipistrelle (2) Nyctalus Spp. (1) Myotis Spp. (1)

- 4.46 Registrations during May significantly increased compared to April with a total of 1,229 registrations across both static detectors. The majority of registrations were recorded during the final night within the survey occasion.
- 4.47 A total number of five species or more were recorded at each static detector location. The static detector located at S5 recorded the greatest number of registrations (801) with the majority recorded during the hours of 22:00 – 01:00.

Table 23: Automated Bat Detector Survey Results - June.

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
19.06.24 – 24.06.24	S5 - Hedgerow/Grassland	1715	Common Pipistrelle (1605)	Nyctalus Spp. (55) Pipistrelle Spp. (43) Soprano Pipistrelle (4) Noctule (3) Brown Long-eared (3) Myotis Spp. (2)
	S6 - Hedgerow/Grassland/Residential boundary	390	Common Pipistrelle (337)	Pipistrelle Spp. (16) Nyctalus Spp. (13) Soprano Pipistrelle (11) Noctule (8) Brown Long-eared (5)

- 4.48 During June, the total number of registrations was 2,105 across both static detectors which increased compared to May. The majority of registrations occurred at static detector location S5 (1,715) with most recorded between the hours of 23:00–4:00.
- 4.49 The most common species recorded overall was common pipistrelle, with *Nyctalus* species being the next most frequent at the static detector located at S5. Registrations were recorded every night during the survey occasion with the fourth night recording more registrations than any other night. The majority occurred between the hours of 22:00 – 04:00 across both statics.

Table 24: Automated Bat Detector Survey Results – July.

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
18.07.24– 25.07.24	S5 - Hedgerow/ Grassland	760	Common Pipistrelle (712)	Pipistrelle Spp. (17) Noctule (13) Nyctalus Spp. (10) Soprano Pipistrelle (3) Brown Long-eared (3) Myotis Spp. (2)
	S6 - Hedgerow/ Grassland/ Residential boundary	987	Common Pipistrelle (935)	Noctule (24) Pipistrelle Spp. (16) Nyctalus Spp. (4) Brown Long-eared (4) Soprano Pipistrelle (2) Myotis Spp. (2)

- 4.50 The number of registrations recorded during July (1,747) saw a small reduction compared to June. Registrations were recorded during every night of the survey occasion with the majority varying for each night on both statics. The most common species recorded was common pipistrelle.
- 4.51 Registrations occurred on each night of the survey occasion throughout the hours of 21:00 – 5:00 with the number of bats recorded at each hour varying across both statics.

Table 25: Automated Bat Detector Survey Results – August.

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
22.08.24 – 27.08.24	S5 – Hedgerow / Grassland	638	Common Pipistrelle (617)	Brown Long-eared (7) Soprano Pipistrelle (6) Nyctalus Spp. (5) Noctule (2) Pipistrelle Sp. (1)
	S6 - Hedgerow/ Grassland / Residential boundary	303	Common Pipistrelle (250)	Brown Long-eared (20) Pipistrelle Spp. (19) Nyctalus Spp. (8) Soprano Pipistrelle (2) Noctule (2) Nyctalus / Eptesicus (1) Myotis Sp. (1)

- 4.52 During August, the number of registrations across both static detectors (941) decreased compared to July. A large majority of these registrations occurred at static detector location S5 during the final night of the survey occasion (275). The most frequently recorded species was common pipistrelle.
- 4.53 Registrations were recorded throughout the night between the hours of 20:00 – 6:00 with significant peaks during the hours of 20:00–22:00 at static detector location S5 and between 20:00–21:00 at static detector location S6.

Table 26: Automated Bat Detector Survey Results - September.

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
25.09.24 – 30.09.24	S5 – Hedgerow / Grassland	8	Common Pipistrelle (8)	-
	S6 - Hedgerow / Grassland / Residential boundary	-	-	-

- 4.54 The least registrations recorded throughout the survey period occurred during September with a total of 8 registrations, which could be obscured by only one static recording. However, the total registrations compared to static detector S5 in the previous months significantly decreased. Common pipistrelle was the most common species recorded.
- 4.55 Registrations were recorded on all but the second night throughout the survey period, with all recordings occurring between the hour of 19:00 – 20:00.

Table 27: Automated Bat Detector Survey Results - October.

Date	Ref. / Location	Total Registrations	Most Recorded Sp. (No. of Registrations)	Other Species Recorded (No. Registrations)
23.10.24 – 28.10.24	S5 – Hedgerow / Grassland	403	Common Pipistrelle (400)	Noctule (2) Myotis (1)
	S6 – Hedgerow / Grassland/ Residential boundary	306	Common Pipistrelle (300)	Noctule (2) Pipistrelle Sp. (1) Nyctalus Sp. (1) Brown Long eared (1) Myotis Sp. (1)

- 4.56 A total number of three or more species were recorded at the static locations in the above table. The static detector located at S5 recorded the greatest number of registrations (403) with the majority recorded during the hours of 19:00-20:00.
- 4.57 The static detector located at position S6 had the highest registrations of common pipistrelle (187) recorded between 18:00-19:00, compared to static detector S5, which recorded the least number of common pipistrelles between the same hour.
- 4.58 Table 27 provides a breakdown of the total number of bat species recorded during the static surveys conducted across the period of April to October (inclusive).

Table 28: Species Breakdown of Static Surveys.

Species	Count	Percentage
Common Pipistrelle	6627	94.631%
Pipistrelle Spp.	128	1.828%
Nyctalus Species	100	1.428%
Noctule	58	0.828%
Brown Long-eared	43	0.614%
Soprano Pipistrelle	32	0.457%
Myotis Spp.	14	0.200%

Species	Count	Percentage
Nyctalus/Eptesicus	1	0.014%

- 4.59 Common pipistrelle was the most frequently recorded species at the Site, forming 94.631% of the total registrations across the survey period to date.
- 4.60 Overall activity levels at the Sites were low, with the majority of registrations from common and widespread species and considered consistent with the arable nature at the Ashby Road site and considered consistent with the habitat that was present at the Normandy Way site.

Ashby Road Nighttime Bat Walkover (NBW)

- 4.61 The results of the NBW surveys are shown in Figures 2 – 5.

Table 29: Results from the Nighttime bat walkover surveys.

Date	Survey	Total contacts	Species recorded (no. of contacts)
23/05/24	FL1	13	Common pipistrelle (13).
	FL2	5	Common pipistrelle (5).
	Transect	4	Common pipistrelle (4).
01/07/24	FL1	4	Common pipistrelle (3), Noctule (1).
	FL2	5	Common pipistrelle (5).
	Transect	5	Common pipistrelle (5).
22/08/24	FL1	7	Common pipistrelle (7).
	FL2	3	Common pipistrelle (2), Nyctalus sp. (1).
	Transect	3	Common pipistrelle (3).
17/10/24	FL1	6	Common pipistrelle (5), Noctule (1).
	FL2	3	Common pipistrelle (2), Noctule (1).
	Transect	2	Common pipistrelle (2).

Nighttime Bat Walkover Summary - May

- 4.62 Flightline locations, foraging and commuting bats observed are detailed in Figure 2.

Flightline 1:

- 4.63 One bat species, common pipistrelle, was recorded foraging and commuting at this location. The first contact was foraging west along the hedgerow at 21:18.

Flightline 2:

- 4.64 All bat contacts at this location were common pipistrelle with the first commuting north-east at 21:24. The final contact at this flightline was a foraging common pipistrelle at 21:52.

Walked Transect:

- 4.65 The walked transect route and bat contacts are detailed in Figure 2.

- 4.66 During the walked transect route, four bat contacts were recorded. These were all common pipistrelle with the first contact foraging at 22:26 and a final contact commuting at 22:49.

Nighttime Bat Walkover Summary – July

- 4.67 Flightline locations, foraging and commuting bats observed are detailed in Figure 3.

Flightline 1:

- 4.68 The first bat contact was a foraging common pipistrelle at 21:18 with further common pipistrelles recorded until 22:00 at this location.

Flightline 2:

- 4.69 All bat contacts were common pipistrelle with the first seen foraging north-east at 22:12. Further common pipistrelles were recorded foraging and commuting between 22:18 until 22:29.

Walked Transect:

- 4.70 The walked transect route and bat contacts are detailed in Figure 3.

- 4.71 During the walked transect route, one bat species common pipistrelle was recorded. The first contact was at 22:50 continuing until 22:59.

Nighttime Bat Walkover Summary – August

- 4.72 Flightline locations, foraging and commuting bats observed are detailed in Figure 4.

Flightline 1:

- 4.73 The bat contacts at this location were all common pipistrelle with the first contact recorded foraging at 20:39. The final contact was a non-visual bat contact recorded at 21:15.

Flightline 2:

- 4.74 Two bat species were recorded at this location. This included a common pipistrelle first recorded commuting at 20:45 and a *Nyctalus* species commuting at 21:04, no bats were seen by the surveyor.

Walked Transect

- 4.75 The walked transect route and bat contacts are detailed in Figure 4.

- 4.76 During the walked transect, three bat contacts (all common pipistrelle) were recorded with the first recorded commuting at 21:22 and the final contact at 21:31.

Nighttime Bat Walkover Summary – October

- 4.77 Flightline locations, foraging and commuting bats observed are detailed within Figure 5.

Flightline 1:

- 4.78 Two bat species were recorded at this location with the first common pipistrelle commuting at 18:36. Common pipistrelle were recorded until the end of the flightline at 19:05. One noctule was recorded foraging at 18:40.

Flightline 2:

- 4.79 There were two bat species at this location with the first being a commuting noctule at 18:34. Common pipistrelle were recorded at 18:44 and 18:50.

Walked Transect:

- 4.80 The walked transect route and bat contacts are detailed in Figure 5.
- 4.81 During the walked transect, there were two bat contacts. The first was a common pipistrelle at 19:20 with another recorded at 19:45.

5.0 DISCUSSION

- 5.1 The Ashby Road site is dominated by arable land with some interconnecting hedgerows and two small areas of ruderal towards the western and eastern boundaries. Normandy Way site is dominated by modified grassland with hedgerows along the boundaries. Based on this the Ashby Road site was considered to offer moderate suitability for foraging and commuting bats, as the habitat features were considered to provide suitable links to the wider off-site habitats including woodland to the west with further pockets towards the north and interconnecting hedgerows for land off Ashby Road. The Normandy Way site was considered to offer low suitability due to the small size of the site, and the limited commuting and foraging opportunities for bats.

Ground Level and Aerial Tree Assessment

- 5.2 Of the trees surveyed, a total of twelve were identified by the GLTA as having potential roosting features. After the aerial assessment, three trees were classified as PRF-I (T2, T3 and T7) and three trees were classified as PRF-M (T5, T6 and T11). All trees (T1-T8 at the Ashby Road site and trees T9-T12 at the Normandy Way site) are due to be retained within the current proposals, with appropriate buffering from the proposed development plots.
- 5.3 Sensitive lighting schemes will be utilised across the proposals (detailed below), preventing light spill from impacting these potential roosting features. With these mitigation measures, it is considered that further aerial assessments are not necessary, and these potential roost features will not be impacted by the proposals. However, during works, if retained trees are to be subject to heavy pruning or direct disturbance from construction activities, further surveys or ecological supervision may be necessary.

Activity Surveys

- 5.4 At the Normandy Way site, nighttime bat walkovers were not undertaken as all boundary features are being retained, which are likely to be utilised by bats, therefore, no impacts to their commuting and foraging behaviours are predicted. Nighttime bat walkover surveys were completed at the Ashby Road site, as mentioned below.
- 5.5 During the nighttime bat walkover surveys at the Ashby Road site activity levels were not considered significant, with activity levels had decreased during the transect in the October survey which is expected for the time of year. Common and widespread species were recorded on all survey occasions.
- 5.6 Common pipistrelle was the most frequently recorded species during the automated static detector surveys forming 92.75% at the Ashby Road site and 94.63% at the Normandy Way site. *Nyctalus* sp. were the second most frequent making up just 2.94% at the Ashby Road site and *Pipistrellus* sp. were the second most frequent, only making up 1.828% at the Normandy Way site. This is expected given the lack of diversity within the habitats across the Site.
- 5.7 At the Ashby Road site, October had the highest level of bat activity across all survey months, with a total of 6,459 registrations, dominated by common pipistrelle. At the Normandy Way site, June had the highest bat activity, with 2,105 registrations across all the survey months, also dominated by common pipistrelle. The second highest activity levels at the Ashby Road site were recorded in July with a total of 4,149 registrations, again made up predominately of

common pipistrelle registrations. At the Normandy Way site the second highest were recorded was also during July with a total of 1,747 registrations. The majority of which were common pipistrelle.

- 5.8 In total seven individual species and four species groups were identified at the Ashby Road site, none of which were Annex II species. Ten Nathusius' pipistrelle registrations were recorded by the automated detectors, forming a total of 0.039% throughout the survey period. Therefore, the small abundance of registrations, as a proportion of bat species recorded was low, suggesting that the Site forms a minor route for their foraging and commuting activities. At the Normandy Way site, a total of four individual species and four species groups were identified, none of which were listed on Annex II or considered to be notable species.
- 5.9 In the context of the Sites and surrounding habitats, the recorded activity levels are not considered exceptional. The majority of bat registrations during the NBW and static monitoring surveys are of species that are common and widespread within the local area and wider county.
- 5.10 Based on the results of the surveys which span the full activity period it has been concluded that the Sites do not form an important resource for the bat species recorded and as a result the proposed development is not considered to have a significant impact. An appropriate mitigation strategy as outlined below should however be incorporated into the design to minimise any potential impacts, such as minor habitat fragmentation, as a result of the development.
- 5.11 No emergences were recorded at T8, suggesting that it was not a roosting feature when surveyed. However, if works were to subject the tree to heavy pruning or direct disturbance then further surveys may be necessary.

Habitat Provision and Mitigation Measures

- 5.12 Current proposals show removal of some of H1 and H10 at the Ashby Road site for a road and construction of a roundabout where the highest levels of activity were recorded during static monitoring surveys. However, additional trees and woodland surrounding the boundaries of the Site are to be planted, so bat commuting and foraging routes are not likely to be impacted long-term. In addition, H3 and H7 are to be impacted through some loss, however the lowest levels of activity were recorded near H3, suggesting that this hedgerow is not likely to be well used for bat activity and it is not considered to impact the local bat population.
- 5.13 At the Normandy Way site current proposals show some loss of H15 along the eastern boundary, but the extent of the remaining boundary hedgerows is where the highest levels of activity was recorded are being retained. These boundaries are also being enhanced through proposed woodland planting, which is considered to have a positive impact on the local bat population in the long-term.
- 5.14 The creation of open space with woodland planting and SuDS features throughout both Sites will provide additional foraging opportunities and through hedgerow retention, maintain connections to the wider landscape for the local bat population. It will however be important to ensure that an appropriate sensitive lighting strategy is implemented across the development, and things such as hop-overs where hedge breaks are proposed should also be considered.

Hop-overs

- 5.15 In order to minimise any potential impact to commuting and foraging routes, in the event that hedgerows are to be broken (e.g., to incorporate proposed roads on H3 and H7), the retained hedgerows should be reinforced with native species planting, this planting could be increased in height by including a tree on either side of the break in the hedge to allow for continued canopy cover, which will grow above the height of vehicle movements and reduce avoidance of the location by bats to create hop-overs to aid bats when crossing these breaks. The lower branches of such trees should be regularly pruned to the trunk to ensure that most suitable flightline is above the maximum traffic height. The implementation of such 'hop overs' will allow continued echolocation across the break thereby continued use of the hedgerow thereby allowing continued usage of the hedgerow as a foraging/commuting area. It will also reduce the potential for road traffic accidents to bats.
- 5.16 Whilst the hop-overs will take a time to establish, the tree standards to be used shall be of an appropriate size and should be planted in the early stages of the development. Whilst the breach will be present during the construction, due to the small size of the proposed breach the impacts upon bats potentially commuting along them is considered to be short-term only and therefore not significant.

Lighting

- 5.17 Bat activity recorded on Site was dominated by common pipistrelle, which is an adaptable species, more tolerant of artificial light and will feed on insect congregations around the lights, as will noctule. However, some species of bats are known to be deterred by artificial lighting such as brown long-eared and *Myotis* species. In the absence of mitigation, the direct lighting of created and retained habitats may result in the avoidance of these features by the local bat population. It is therefore important to avoid such impacts to bat flight-lines or foraging habitat through the development of a sensitive lighting strategy.
- 5.18 A small area of broadleaved woodland is situated off-site, adjacent to the A447 in the southern extent of the Ashby Road site. This area of woodland is currently subjected to lighting through the presence of streetlights located along the roadside. Lighting levels in this area are expected to be the similar post development, therefore no impacts are predicted to the off-site woodland.
- 5.19 The majority of the site is currently not subjected to large levels of artificial light. To reduce the significance any proposed lighting might have on retained habitats and the local bat population a good practice lighting scheme will prevent over lighting at the Site. This should be designed in accordance with best practice guidelines⁸ and may involve the following;
- The strategic use of landscaping and planting to avoid light spill on retained habitats and hedgerows.
 - New planting should aim to enhance, and buffer retained boundary features around the Sites.
 - Reducing height of lighting columns (e.g. using bollards),
 - Placing lighting away from areas of interest (e.g. retained trees and hedgerows),

⁸ Bat Conservation Trust and The Institute of Lighting Professionals (2023), Guidance Note 8 Bats and artificial lighting at night. Available from; <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

- Use of directional lighting to reduce the potential spill and protect retained habitats.
- Limiting lighting proposals to the minimum required.
- Having lights not operational, or on sensors where possible.
- Where appropriate, luminaires on the site boundary could be fitted with light baffles or those closest to retained habitats could be fitted with red spectrum lighting.

5.20 As a result of the implementing the above lighting strategy residual effects of new lighting are expected to be below that considered to have a significant impact on foraging and commuting bats.

Enhancements

5.21 Enhancements that should be incorporated into the current proposals include artificial bat roost features such as the mixture of the box types recommended below (or similar).

5.22 These roost features should be placed on suitable retained tree or created dwellings across the Sites, and will provide suitability for different species roosting both singularly and in groups at different times of the year;

- Schwegler 2FN (on retained trees)
- Schwegler 1FF (on retained trees)
- Schwegler 1FE (integrated, buildings)
- Manthorpe ridge boxes (integrated, buildings)

5.23 Where installed on trees, boxes should be installed in groups of 2 or 3 at least 4m from the ground and installed on south-eastern or south-western aspects.

5.24 For buildings, these features should be installed at least 4m from ground level on plots closest to the retained hedgerows and trees, away from artificial light and on south, south-east or south-western aspects.

6.0 CONCLUSION

- 6.1 The proposals will result in the loss of the majority of the grassland within the field compartments, that currently offer some, albeit limited, foraging and commuting habitat for bats. Creation of habitat and wildlife corridors around the perimeter of the residential dwellings will contribute towards compensating for this loss. Most linear features including the hedgerows and mature trees will be retained to maintain commuting and foraging habitat, as well as connectivity to offsite greenspace to the west and north. All trees with bat roosting potential will also be retained.
- 6.2 The proposals will include enhancements to improve the suitability of the Sites for bats, with both roosting and foraging habitat to be provided as part of scheme. Therefore, it is considered that the proposed developments will not have a significant impact on the conservation status of local bat populations.

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APPENDIX A: DARKEST POINT PHOTOGRAPHS



Photograph 1: Darkest point photograph on 4th June 2025, at 23:08.



Photograph 2: Darkest point photograph on 26th June 2025, at 23:19.

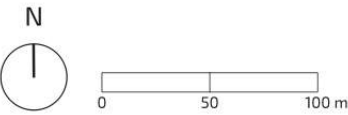


Photograph 3: Darkest point photograph on 17th July 2025, at 23:05.



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- Site Boundary
- Static Detector Locations (with reference)
- S1
 - S2
 - S3
 - S4
 - S5
 - S6

Dates Deployed and Collected:
24.04.24 - 29.04.24
21.05.24 - 28.05.24
19.06.24 - 24.06.24
18.07.24 - 25.07.24
22.08.24 - 27.08.24
25.09.24 - 30.09.24
23.10.24 - 28.10.24

date	03/08/26	drwn/chkd	AL / LC
client	Miller Homes	project	Ashby Road, Hinckley
title	BAT STATIC DETECTOR LOCATIONS PLAN	scale	1:3,500 @ A3
number	FIGURE 1	rev	A









Flightline Conditions		Transect Conditions	
Start Time	18:05	Start Time	19:13
End Time	19:05	End Time	20:11
Start Temp	15C	Start Temp	13C
End Temp	13C	End Temp	12C
Cloud Cover	5%	Cloud Cover	5%
Wind	1	Wind	0
Rain	Dry	Rain	Dry

date03/08/26

drwn/chkdCH / LC

client

Miller Homes

project

Ashby Road and Normandy Way,
Hinckley

title

NIGHT-TIME BAT WALKOVER
RESULTS PLAN - OCTOBER 2024

scale

1:2,500 @ A3

number

FIGURE 5

rev

A

FPCR

environment
& design



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N

0 50 100 m

Site Boundary

Aerial Assessment Completed

PRF-I (No Impacts Predicted)

Negligible (No Further Works Required)

Nocturnal Assessment Completed

date 03/08/26 drwn/chkd LH / LC

client Miller Homes

project Ashby Road and Normandy Way, Hinckley

title BATS IN TREES RESULTS PLAN scale 1:3,000 @ A3

number FIGURE 6 rev A