

Preliminary Roost Assessment

Survey site:

21 Andrew Close, Nuneaton, Leicestershire, CV13 6EL

Client:

Rachael Holmes

Survey date:

31/08/2026

Project:

This report is prepared to inform a planning application with Hinckley and Bosworth Borough Council. This proposal can be described as a two storey extension to the rear of the dwelling

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until February 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
▪ The building is rated as negligible value to roosting bats, thus no further surveys are required.

1. INTRODUCTION

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author’s knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 31/08/2026 by Rhiannon Jensen O'Brien BSc (Hons), MSc Natural England GCN licence number: 2025-83001-SCI-CL08, Bat Licence Number: 2025-86384-CL17-BAT and qualifying member of CIEEM., Senior Ecologist

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19.7	74.0	100	12.9	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SP 39693 97322 and has an area of approximately 0.04ha. The site comprises one dwelling with associated garden areas and parking. The site is surrounded by other residential dwellings to the east, west and south with an area of pasture to the north. The wider landscape comprises residential areas within Stoke Golding village which is surrounded by arable fields.

Priority Habitats

There are five priority habitats within 2km of the site. These comprise traditional orchard, lowland fens, lowland meadows, priority ponds and deciduous woodland. The closest priority habitat comprises traditional orchard, located 390m S from the site. The site has some connectivity to surrounding priority habitat through areas of pasture and a network of hedgerows across the landscape.

Designated Sites

Statutory Designations within 2km

There is one statutory designation within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Reason	Distance from Site
Kendall's Meadow Site of Special Scientific Interest (SSSI)	'A traditionally managed hay meadow with a diversity and richness of plant life'	745m NW

SSSI Risk Zone

The site does fall within the impact risk zone for Kendall's Meadow SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. One EPSL is present within a 2km radius of the site.

Table 4: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
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EPSM2011-3911	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Brown long-eared bat (<i>Plecotus auritus</i>)	1km east	Destruction of a resting place
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The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

The garden onsite can provide low value foraging and commuting value for bats.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; residential dwelling (B1). There was no evidence of roosting bats identified.

Buildings

B1 : Residential dwelling

The building is a brick built residential dwelling with a gabled roof comprising interlocking concrete tiles and a single storey extension on the southern elevation comprising similar materials. The building appears in good condition, with no gaps across the roof, brickwork, eaves or windows that can provide opportunities for roosting bats. The building has negligible habitat value.



Building B1- southern (front) elevation



Building B1 – northern (rear) elevation

Table 5a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick	Condition/description Good condition Suitability/access/evidence of bats No roosting opportunities for bats.	 B1 walls
Roof	Tiles	Condition/description Good condition Suitability/access/evidence of bats No roosting opportunities for bats.	 B1 roof

			 <i>B1 roof tiles close up</i>
Eaves	Overhanging	Condition/description Good condition. Suitability/access/evidence of bats No roosting opportunities for bats.	 <i>B1 eaves</i>

Windows /doors	uPVC	Condition/description Good condition Suitability/access/evidence of bats No roosting opportunities for bats.	 <i>B1 window / doors frames and lintels</i>
Internal void 1	Timber rafters. Bitumen felt lining	Condition/description There is one loft space within B1, the materials within the loft appear in good condition, the bitumen is well sealed with no areas of daylight entering the loft. Timber rafters appear in good condition with no warping or cracking. Dimensions (approx): 8m length, 6m width, 2m height Temp: 24°C // Humidity: 51% Suitability/access/evidence of bats No evidence of bats was identified. In addition, no access points were identified, as such the presence of void dwelling bats is considered unlikely.	 <i>B1 internal void 1</i>

			 B1 internal void 1
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3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

No trees are impacted by the development.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Artificial lighting

The proposal could create a small amount of additional lighting, however, given the presence of existing lighting, and the light pollution of the surrounding residential area, this is not considered to be a significant impact.

3.3 Recommendations

Roosting habitat

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

Suggested biodiversity enhancements

The installation of a bat box at the site will provide additional roosting habitat for bats.

The bat box can be incorporated to the new extension or placed on a mature tree in the garden. Suitable bat boxes include integrated eco bat box, Beaumaris Woodstone Bat Box or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

4. FAUNA: BIRDS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

The garden areas onsite can provide nesting and foraging opportunities for birds.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not provide any suitable nesting sites for barn owls.

4.2 Foreseen Impacts

Buildings / trees

No impacts are anticipated on nesting birds as a result of the proposed development.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings / trees

No additional surveys required.

Barn Owls

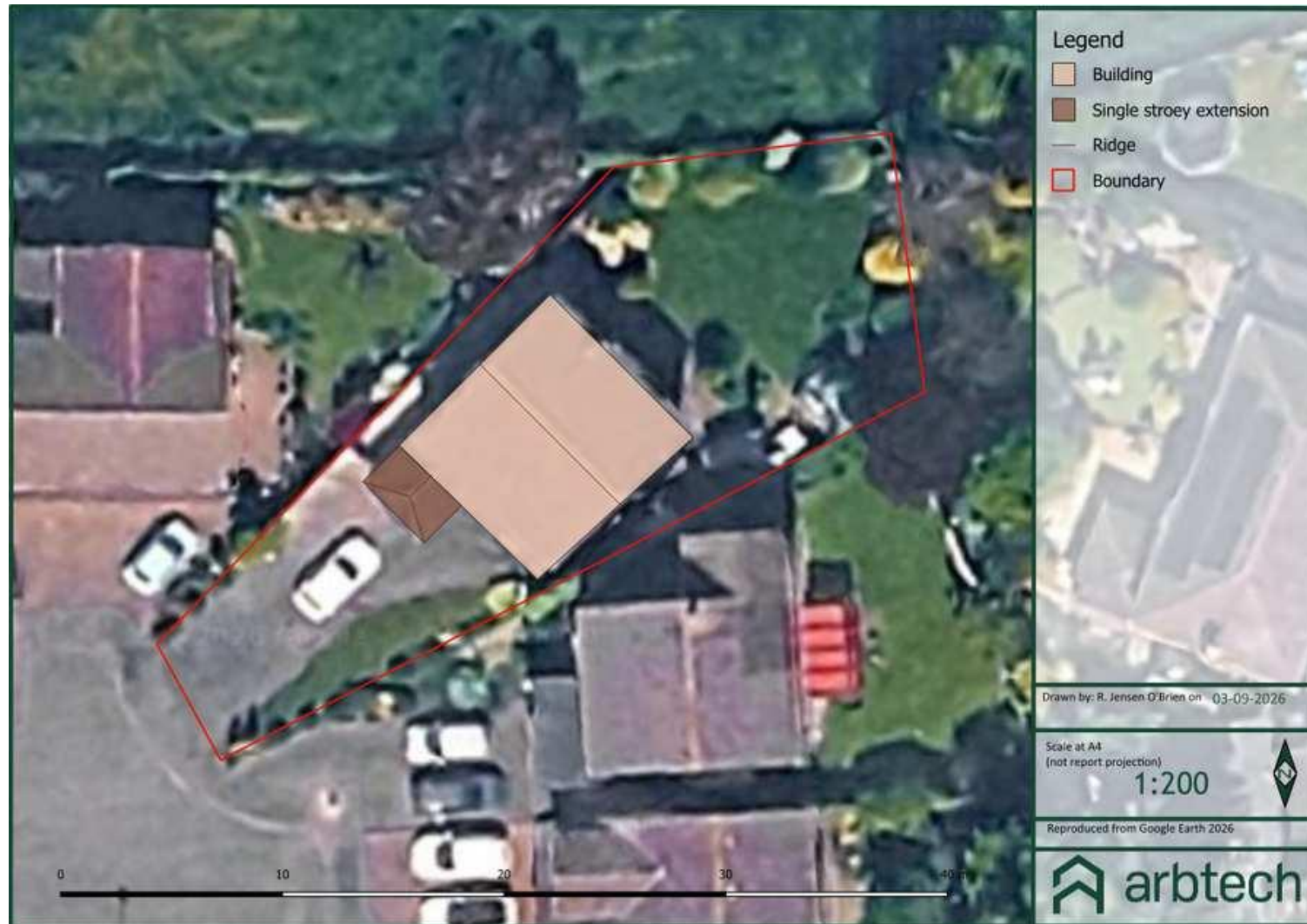
No barn owl surveys required.

Suggested biodiversity enhancements

The installation of a bird box on the extension or mature tree onsite will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1B Nest Boxes (trees), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

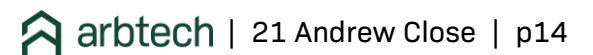
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



Preliminary Roost Assessment



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VERSION CONTROL

Status	Issue	Name	Date
Final	1.0	Rhiannon Jensen O'Brien BSc (Hons), MSc, Senior Ecologist	03/09/26