

**BAT SCOPING SURVEY
FOR THE PROPOSED SOLAR PANELS
OF
11, COTTAGE LANE
DESFORD
LEICESTERSHIRE
LE9 9GF**

A report to:

Mr. Rob Stretton
C/O the address above

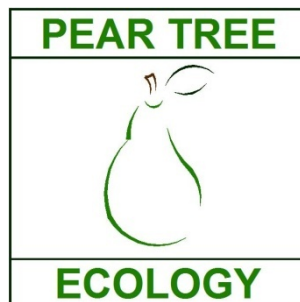
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SUMMARY

This report was prepared by Mr. J. Partridge of Pear Tree Ecology.

The survey was commissioned to assess the actual or potential use by bats (as well as breeding birds) of 11, Cottage Lane, Desford, Leicestershire. LE9 9GF.

It is proposed that this two-storey detached house is to have solar panels fitted to the south and west facing roofs. This would require some limited disturbance of the current roof.

The survey and its report cover the dwelling and its roofspaces.

The survey comprised a scoping survey that was undertaken in the early winter of 2025.

- Site scoping survey 3rd December 2025

The building proposed for alteration, was searched for the presence of breeding birds, including swifts, alongside the inspection for bats.

The scoping survey and findings.

This detached two-storey house, circa 1800s, was of solid brick construction with no cavity walls. The main dwelling was rendered. The property had a single-storey, modern, conservatory style rear extension to its south facing elevation. The roofs were of welsh slate, the main roofs had been reroofed some 20 years ago. Slates were underlined with bitumen felt and the main roof space was insulated with very deep rockwool insulation. The ridge tiles were well seated though some mortar had fallen away leaving very small gaps.

The property had brick corbeled wall tops and riser bracketed plastic gutters, gables were finished with under boards and well mortared. Timber wall-plates were visible below the slates from the ground, and well seated with mortar.

Leading around the chimneys had recently been replaced, and was well dressed, and secure.

The single roofspace above the main dwelling was of simple form and partially divided by one of the chimney stacks, and of cut timber construction, and was found to be draped in spiders' webs. The roof above the bathroom was vaulted and therefore had no loft space.

Bats

No sign of bats was found during the search of the loft space and the construction and maintenance of the dwelling did not provide access to bats.

Birds

No evidence was found to suggest use of the dwelling by birds.

Recommendations.

Bats

Given the sound construction of the roofs, and maintenance of the dwelling, it is unlikely that further bat activity surveys would inform further of use of the dwelling by bats. The dwelling was deemed to have negligible bat roost potential.

Birds

No current or recent bird nesting was identified, and timber wall plates, visible under the slates, showed that access was not possible to swifts. therefore, there are no compensatory recommendations for birds.

1. **INTRODUCTION**

- 1.1 This report has been prepared by Mr. J. Partridge of Pear Tree Ecology for the owner of the dwelling. The report provides the results of protected species surveys focused upon bats (*Chiroptera*) and nesting birds, for proposals to fit solar panels to the south and west facing roof aspects.
- 1.2 The centre of the dwelling was located at Ordnance Survey grid reference SK 47583 03575. The site's address being 11, Cottage Lane, Desford Leicester. LE9 9GF. The property was located in an urban landscape to the north of Desford village centre. However, extensive farmland to the west of the city of Leicester was just 150 m to the north of this property.
- 1.3 The objective of the survey was to investigate the potential for disturbance, which the proposals may have, upon bats and/or their roosts and breeding birds by fitting solar panels.
- 1.4 It is proposed that this detached house is to have solar panels fitted the to the south and west facing roofs.

Legislation applicable to Bats

- 1.5 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 2010 (as amended). This 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.
- 1.6 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.
- 1.7 Licences in respect of European Protected Species affected by development can be granted under Section 53(3) (e) of The Conservation of Habitats and Species Regulations 2010 (as amended), 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.
- 1.8 Under Section 53(9) of the Regulations licences can only be issued if Natural England are 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.
- 1.9 Natural England aim to process licence applications within 35 working days of receipt.

Legislation applicable to Breeding Birds

- 1.10 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 conflicts development work that could affect breeding birds should be timed for outside of the breeding season, variable between March and August. Note that a nest is protected from the beginning of its construction until the young have fledged and have left the nest.

2. SITE DESCRIPTION

- 2.1 This detached two-storey house, circa 1800s, was of solid brick construction with no cavity walls. The main dwelling was rendered. The property had a single-storey, modern, conservatory style rear extension to its south facing elevation. The roofs were of welsh slate, the main roofs had been reroofed some 20 years ago. Slates were underlined with bitumen felt and the main roof space was insulated with very deep rockwool insulation. The ridge tiles were well seated though some mortar had fallen away leaving very small gaps.

The property had brick corbeled wall tops and riser bracketed plastic gutters, gables were finished with under boards and well mortared. Timber wall-pates were visible below the slates from the ground, and well seated with mortar.

Leading around the chimneys had recently been replaced, and was well dressed, and secure.

The single roofspace above the main dwelling was of simple form and partially divided by one of the chimney stacks, and of cut timber construction and was found to be draped in spiders' webs. The roof above the bathroom was vaulted and therefore had no loft space.

Photograph 1 – dwelling north and west facing aspect.



Photograph 2 – dwelling, rear south facing aspect.



Photograph 3 – the dwelling single-storey conservatory-style extension.



Photograph 4 – the dwelling east facing elevation.



Photograph 5 – recently replaced leading detail.



Photograph 6 – roof detail showing spider's webs.



3. SURVEY METHODOLOGY

Bat scoping Survey: internal and external building search

- 3.1 The survey took the form of bat scoping survey. For this the building was searched by an experienced, licensed bat worker in order to locate evidence of roosting bats. Evidence searched for included bats, droppings, scratched or stained areas, or areas uncharacteristically clear of spider's webs. Habitat features that are usually favoured by roosting bats included roof ridges, areas of missing or lifted slates, lifted or ill-dressed lead, and roof ridge tiles where there might be entry points for bats.

Equipment used included a powerful torch, binoculars, endoscope and ladders where required. The dwelling's main roofspace was fully accessible.

- 3.2 The scoping survey of the dwelling was undertaken on 3rd December 2025.

Bats: Survey Constraints

- 3.3 The scoping survey was completed in the early winter of 2025. This is just outside of the main bat activity period; however, sign of bat occupation would still be evident in the loft spaces, and possibly windowsills and brickwork if bats had been entering the building recently.

Weather conditions during the site visit.

Date	Survey type	Temp. (°C)	Wind	Remarks
03.12.2025	Scoping	11	light	Dry after light rain over night

Other species

- 3.4 Evidence of breeding birds was recorded as part of the search for signs of bats by observation of old nests, pellets or faecal splashing.

Personnel

- 3.5 The bat and nesting bird scoping surveys were undertaken by Mr. J. Partridge – Bat licence reference CLS02385. Mr. Partridge has been undertaking bat surveys for over 17 years.

SURVEY RESULTS

Bat Habitat

- 4.1 The most valuable bat roosting potential provided within the building would have been in the roof spaces and under ridge tiles should access have been possible.

Evidence of bats recorded

4.2 **Scoping survey**

No sign of bats was found during the search of the loft space. the construction and maintenance of the dwelling did not currently provide access to bats.

Evidence of birds recorded

- 4.3 No current or recent bird nesting was identified, and timber wall plates, visible under the slates, showed that access was not possible to swifts. therefore, there are no compensatory recommendations for birds.

5 CONCLUSIONS AND RECOMMENDATIONS

Bats & Birds– Findings and Implications

Bats – Recommendations

- 5.1.1 Given the sound construction of the roofs, and maintenance of the dwelling, it is unlikely that further bat activity surveys would inform further of use of the dwelling by bats. The dwelling were deemed to have negligible bat roost potential.

Birds – Findings and Implications

- 5.2 No current or recent bird nesting was identified, therefore there are no compensatory recommendations for birds.

APPENDIX 1 – LOCATION OF DWELLING



11, Cottage Lane, Desford, Leicestershire. LE9 9GF indicated with by the red ellipse.

Map courtesy of Google Maps (08/12/2025)