ECOLOCATION

Protected Species Surveys for Development

The Old Dairy 25 Brookside Stretton-on-Dunsmore Rugby Warwickshire CV23 9NH 02476 541776 george.burton@sky.com

Bat Survey & Report

DEVELOPMENT SERVICES

12 JAN 2009

RECEIVED

at

34C Grove Road
Burbage
Hinckley
Leicestershire
LE10 2AD

for

Mr A Bennett

ECOLOCATION is a trading style of George Burton ARCHITECTURE & ECOLOGY Ltd. Incorporated in England. Registered No. 6458127.

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1. Instructions

1.1 ECOLOCATION were appointed by Mr A Bennett to undertake a Bat Survey of a detached bungalow at 34C Grove Road, Burbage, Hinckley, Leicestershire LE10 2AD following an initial enquiry by Peter Goddard.

2. Purpose and Scope

2.1 The purpose of the survey and report was to accompany a Planning Application for a replacement dwelling on the site.

2.2 The scope of the survey was to encompass the likelihood of bat presence in the existing dwelling and its immediate surroundings.

3. Timing and Conditions

3.1 The site was visited on Tuesday 11th November 2008 at 3.00pm. The climatic conditions were 5% cloud, a strong north-easterly breeze (but the site itself was sheltered) and no rain during the course of, nor immediately prior to, the survey. The air temperature was 11°C upon commencement.

4. The Site

4.1 The site (Grid Ref SP440926) was located at the at the end of a cul-de-sac of Grove Road at its north-western extreme and comprised a small detached bungalow which had been unoccupied for approximately two years and the garden of which was somewhat overgrown; although access had been created to the immediate perimeter of the building in order that the survey could be completed.

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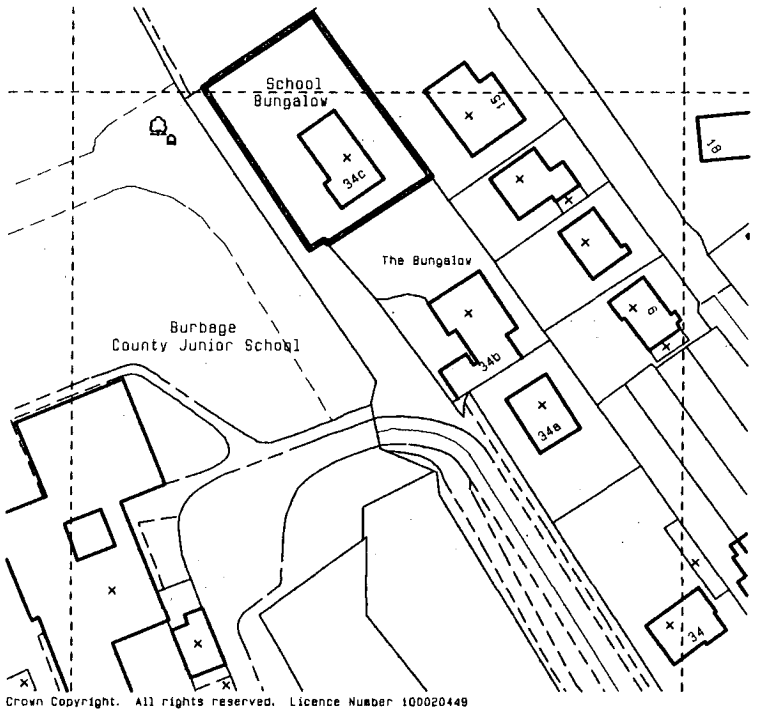

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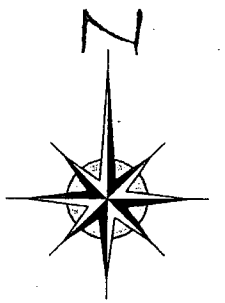
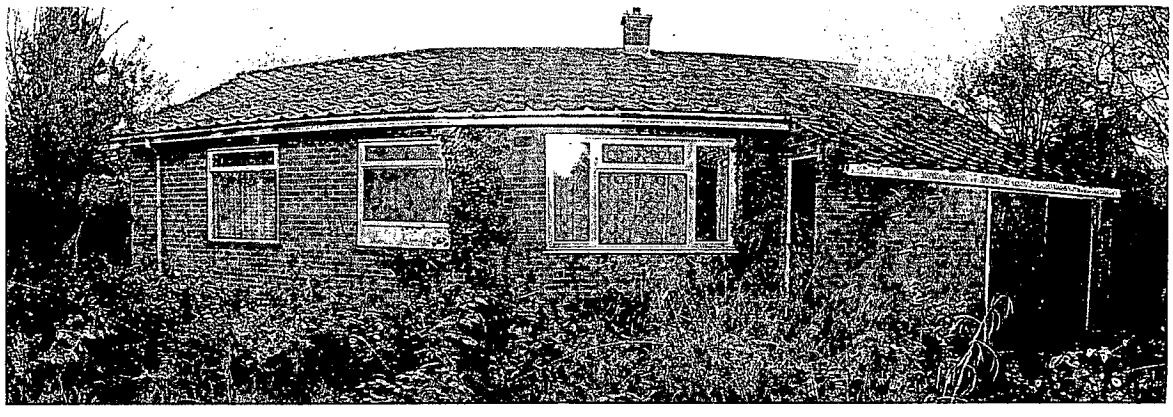


Site Plan 1:1250

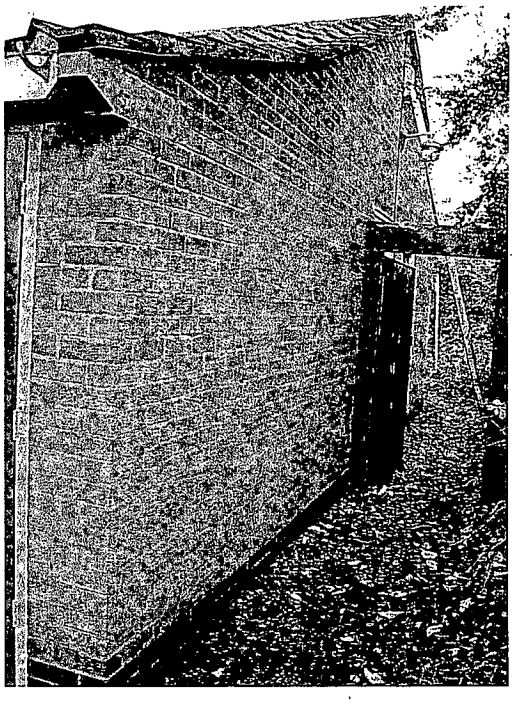
4.2 The bungalow was of shallow pitched roof construction in pale buff brickwork, interlocking delta-type concrete tiles and dated from approximately 1960. The ridge was orientated on a north-west to south-east axis with gable ends at the north-west and south-east elevations. The ridge height was approximately 5m above ground level.



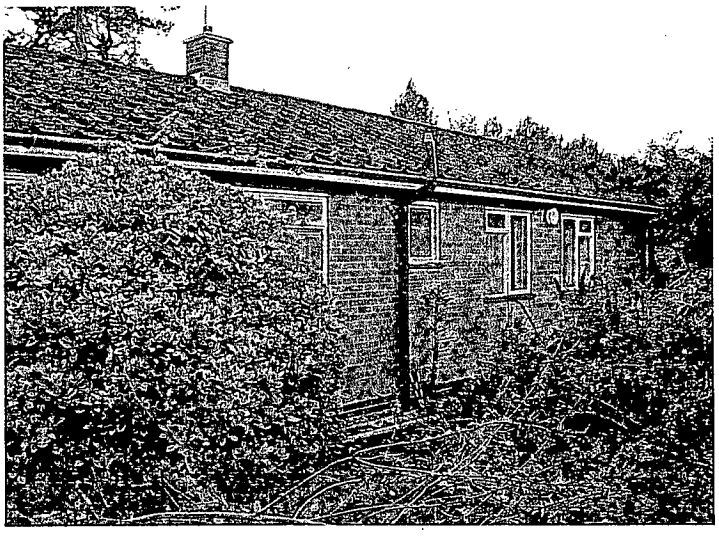
Existing bungalow south-west elevation



Existing bungalow north-west elevation

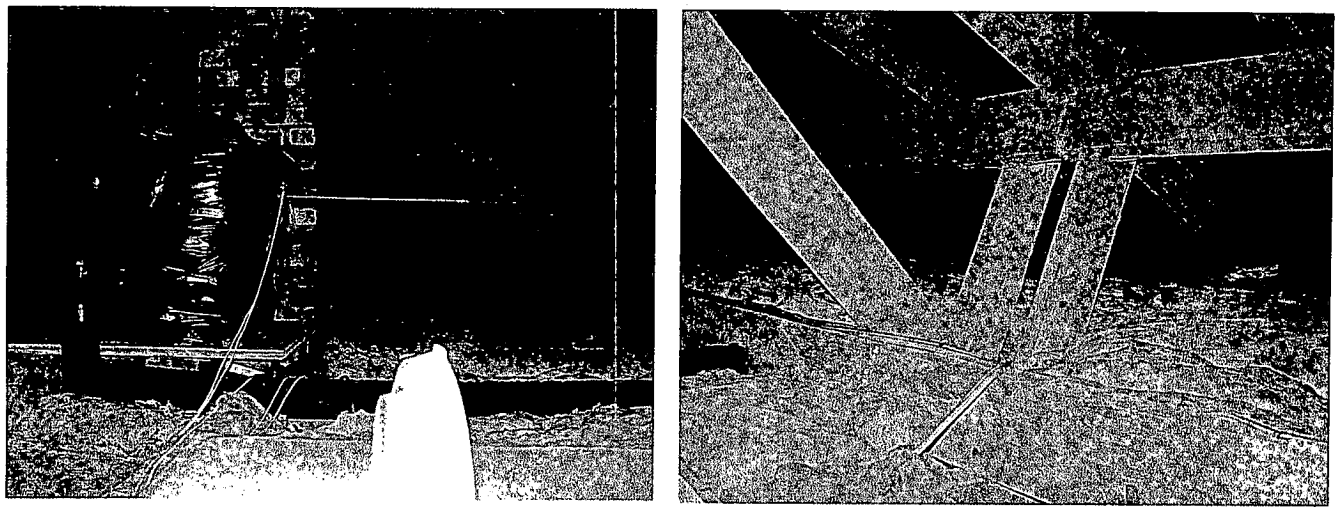


Existing bungalow south-east elevation



Existing bungalow north-east elevation

4.3 Internally the dwelling comprised a relatively modern style 'Trada-truss-type' roof construction with intermittent timber trusses and full length binders and purlins supporting a traditional rafter and joist construction. The roof space, although relatively lacking in headroom, was open apart from a chimney stack in the centre and the occasional intermittent struts of the trusses. The ceiling was insulated with two layers of insulation laid horizontally at joist level.



Roof space photographs

4.4 To the north of the site was a recreation ground accessed from Hinckley Road, Burbage and to the east further dwellings off Love Lane, Burbage and to the west was a school. To the south was Grove Road itself and further bungalows adjacent fronting onto Grove Road.

5. Habitat Assessment

5.1 The subject building was located close to the centre of Burbage within 250m of the parish church and 450m of the main shopping area in Windsor Street.

5.2 The habitat within an immediate 2km radius of the site was initially largely urban however areas of Aston Firs ancient and semi-natural woodland were evident as well as broad-leaved and mixed woodland within the National Inventory of Woodland and Trees (England). Cutting through a 2km radius of the site to the south-east was the M69 motorway which was particularly exposed and likely to act as a barrier to bats commuting around the countryside which caused approximately 15% of open countryside with 2km radius to be discounted from the Habitat Assessment. Overall approximately 40% of the land (east) within a 2km radius was open fields and the remainder the urban and suburban areas of Hinckley and Burbage (west). Apart from the above woodland areas, mature trees, particularly close to the historic core of Burbage, could have offered some foraging opportunities for bats in the immediate vicinity and a small number of ponds were evident between the site and the M69 motorway to the south-east, north-east and south-west of the site as well as off Brookside, Hinckley to the west and to the north adjacent to Sapcote Road, Burbage.

5.3 Bats are known to forage in excess of 6 miles from their roosting location over night and a wider search to a 10km radius indicated a number of areas of ancient woodland ancient woodland either as replanted or ancient and semi-natural woodland at:

Woodland		
Grid Reference	Wood Name	Theme Name
SK438016	Fox Covert	Ancient & Semi-natural woodland
SK440019	Fox Covert	Ancient & Semi-natural woodland
SK410020	Old Covert	Ancient replanted woodland
SK415019	Spring Wood	Ancient replanted woodland
SK417017	Spring Wood	Ancient replanted woodland
SP441998	Kirkby Spinney	Ancient & Semi-natural woodland
SP401997		Ancient & Semi-natural woodland
SP447998		Ancient & Semi-natural woodland
SP440901		Ancient & Semi-natural woodland
SP460940	Freeholt Wood	Ancient & Semi-natural woodland
SP344942		Ancient & Semi-natural woodland

In excess of 100 other woodland sites included in the National Inventory of Woodland and Trees (England) were recorded within a 10km radius. To the north further woodland was evident immediately around the villages of Market Bosworth, Shenton, to the north of Kirkby Mallory, west of Peckleton and around Normanton Turville north-east of Earl Shilton. To the west beyond the areas of woodland referred to above further woodland was evident at Stoney Cove, Stoney Stanton, some 6km distant beyond at Cosby Spinney, and to the south further woodland was evident at Leicester Grange and either side of Lutterworth Road, Burbage Spinney at Soar Brook Spinney and Hogue Hall Spinney, however both of these areas were to the south-east of the M69 motorway which would probably have acted as a buffer to foraging bats and therefore woodland and any potential feature beyond this line should perhaps be discounted. To the west was the town of Nuneaton which at its easternmost extreme was separated from Hinckley by an area approximately 1.5km wide comprising open agricultural land with very little woodland apart from that to the immediate north of the A5 Watling Street at Higham Grange. Further woodland was evident to the north of Nuneaton and west of Hinckley in the area around the Motor Industry Research Association site east of Fenny Drayton.

5.4 In terms of waterbodies and watercourses in excess of 2km from the site lakes at Mallory Park, Kirkby Mallory were evident together with the Ashby-de-la-Zouch Canal which ran north/south past the west side of Hinckley. To the east the quarry at Stoney Cove, Stoney Stanton and lake adjacent at Stanton Lodge together with further pools at Normanton Turville and Huncote may have provided foraging opportunities however, at stated before, many of these were separated from the site by the M69 motorway running north-east to south-west past the south-east side of Hinckley. To the west the Coventry Canal and River Anker ran to the north of Nuneaton together with former quarries at Hartshill and Oldbury and to the south of Hinckley again separated by the M69 alongside which the lakes are constructed were the ponds at Makins Fishery to the immediate west of Wolvey in Warwickshire.

5.5 Apart from the above other small ponds were evident within a 10km radius together with various areas of woodland not listed and the mosaic of residential gardens and public open spaces within Hinckley and surrounding settlements would also have provided foraging opportunities for bats in the area.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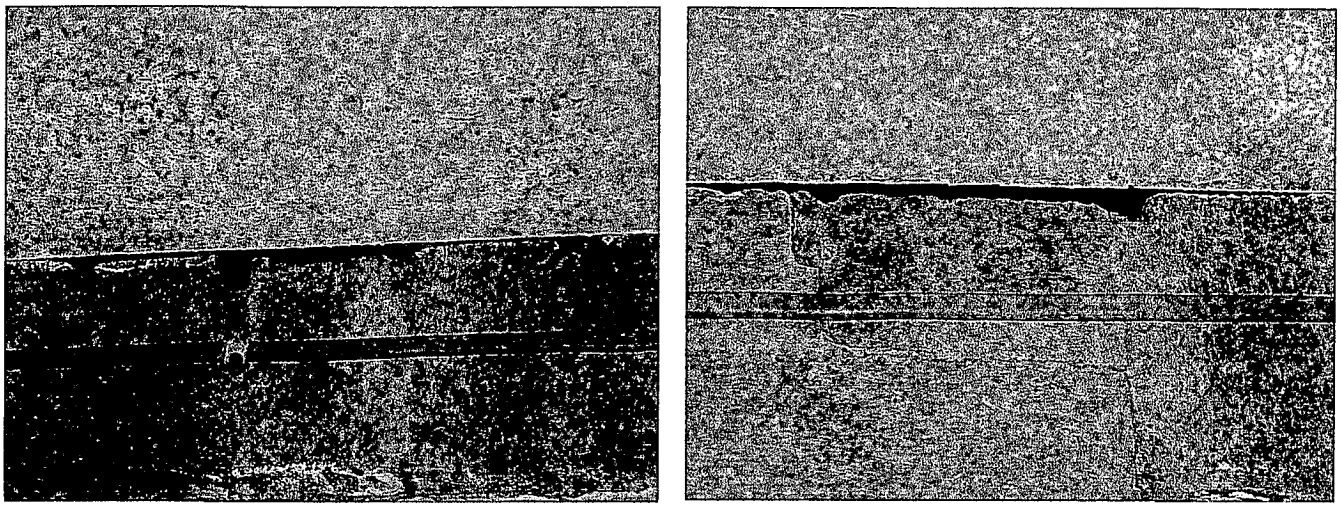
6. Walkover Survey

6.1 The building showed little evidence of potential access to bats however some potential entrances around the soffit particularly of the north-east elevation were available as well as potentially gaps beneath the profiles of the delta-type roof tiles. A potential point of access towards the top of the gable on the south-east elevation upon further inspection proved to be blocked. Otherwise, despite the building having been unoccupied for a period of time, little opportunity for bats to access the building was obvious apart from the above together with potential access at the flashing at the chimney and through air-bricks to the cavity wall.

6.2 Some small outbuildings were evident including a former probable chicken shed and summerhouse, both of which were particularly exposed and neither of which offered any roosting opportunity for bats. Similarly the vegetation and trees on site were insufficiently established nor mature to provide roosting opportunities.



Potential access points at soffit, north-east elevation

7. Intrusive Survey and Results

7.1 An intrusive investigation of the garage was undertaken by George Burton, Natural England Bat Licence No. 20081965 using Ever-ready headtorch and Clulite CB2 0.5 and 1 million candle power lamp. Following advice in the "Bat Survey Guidelines", BCT 2007, no emergence survey was undertaken, the timing being during the hibernation period.

7.2 A search for individual bats, carcasses, droppings, urine staining, polished surfaces, build-up of insect remains etc was made internally and externally of the building.

7.3 No evidence of bats was encountered during the survey.

8. Survey Conclusions

8.1 The site, from the walkover survey, was initially considered to have low possibilities for bat occupation.

8.2 No evidence of bats was discovered during the survey.

8.3 Overall, given the lack of evidence of bat activity on site and the lack of definite bat access possibilities it is considered that bats are unlikely to be using the building.

9. Obligations and Recommendations

9.1 All species of British bat and their roosts (places of shelter or rest) are protected by law from intentional and reckless disturbance under The Wildlife and Countryside Act 1981 (amended by the Countryside and Rights of Way Acts 2000, and the Conservation (Natural Habitats etc) Regulations 1994 [the 'Habitats Regs'], as amended 2007 to incorporate the European Habitats directive.

9.2 Bats are highly mobile and when not in hibernation can occupy a building overnight. It is essential therefore that due vigilance be maintained before and during any works to ensure their protection. The lack of evidence of roosting at this stage does not *guarantee* that this is not taking place intermittently or may not take place in the future.

9.3 Following completion of the survey, based on its results and despite the constraints due to its timing, it is our opinion that no further surveying for bats would be necessary if development commenced within twelve months of the survey and, consequently, no mitigation nor licence from Natural England would be necessary for the commencement of the proposed works to demolish the bungalow.

9.4 Should any protected species be discovered before or during the works ECOLOGATION or the local office of Natural England should be contacted for advice.

10. References

Bat Workers Manual, JNCC, 1999
Bat Survey Guidelines, Bat Conservation Trust, 2007
www.magic.gov.uk
OS Street Atlas, Leicestershire & Rutland and Warwickshire, Phillips
Google Earth Pro
Ordnance Survey Land Ranger maps, Leicester, Coventry, Rugby