11 Sapcote Road, Burbage

PRELIMINARY ROOST ASSESSMENT & BAT EMERGENCE SURVEY REPORT

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Site Details

Report	Preliminary Roost Assessment & Bat Emergence Survey Report
Site Address	11 Sapcote Road, Burbage, LE10 2AS
Central OS Grid Reference	SP 44198 93440
Client	Graham Linney

Document Control

Author	Reviewed By	Comments	Report Version	Issue Date
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EXECUTIVE SUMMARY

- Croft Ecology was commissioned by Graham Linney to undertake an updated Preliminary Roost Assessment and two Bat Emergence Surveys of 11 Sapcote Road, Burbage, LE10 2AS in relation to the proposed demolition of the existing building.
- A Preliminary Ecological Appraisal (PEA) including PRA had already been undertaken in February 2025 by Three Shires Ltd and had assessed the existing building as having a moderate potential for roosting bats with the recommendation for a series of dusk emergence surveys to be carried out.
- An updated PRA was undertaken by appropriately qualified and experienced personnel on 22 July 2025 to assess the suitability of the building to support bats and any other protected or notable species. Any additional survey work and any possible mitigation requirements were also identified.
- The updated PRA confirmed the building had moderate bat roosting potential; with multiple access points and external roosting opportunities. The presence of gaps in the soffits and between the roof tiles and lining offered features where small numbers of bats could roost. Internally, the ceiling had been removed since the February PRA and with the lack of internal voids, the potential for void dwelling species was considered to be negligible.
- Two dusk emergence surveys were conducted on 22 July 2025 and 12 August 2025 to identify presence/ likely absence of roosting bats prior to the building being demolished.
- No roosting bats were recorded during the dusk emergence surveys, and commuting activity was limited to a small number of passes. As such, the building is not considered to support a bat roost. Therefore, no further works with respect to bats is required provided the building works be scheduled prior to May 2027. Should delays occur, and the demolition not be commenced prior to the 2027 bat active season (May-September, inclusive), an ecologist must be contacted to determine the need for an update survey prior to disturbing works taking place.
- Additional avoidance, mitigation and compensation measures with respect to bats have been recommended in Section 4. These measures include sensitive methods and timing of works to ensure that no protected or notable species will be harmed during works and can continue to make use of the Site post-development.
- Proportionate enhancement measures are also included in Section 4, which would include provision of integrated bat boxes to provide enhanced opportunities for roosting bats.

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1 INTRODUCTION

Croft Ecology was commissioned by Graham Linney to undertake a Preliminary Roost Assessment (PRA) and Bat Emergence Surveys of 11 Sapcote Road, Burbage, LE10 2AS (central grid reference: SP 44198 93440) in relation to the proposed demolition of existing building, and the construction of three new dwellings.

A Preliminary Ecological Appraisal (PEA) of the Site was undertaken in January 2025 by Three Shires Ltd and included a Preliminary Roost Assessment of the building, though the loft space was only inspected through holes in the ceiling due to concerns around the stability of the building. This report classified the building as having moderate potential for roosting bats and recommended two emergence surveys to assess the use of the building by roosting bats in line with Bat Conservation Trust guidelines (Collins, 2023). Croft Ecology was instructed to undertake an updated Preliminary Roost Assessment and Bat Emergence Surveys of the building to assess the current status of bats using the buildings.

1.1 Aims

- The aims of this report are to:
- Identify the potential for/evidence of bats and nesting birds within the Site;
- identify roosting bat presence/likely absence in the existing dwelling at the Site;
- characterise any bat roosts present (numbers, roost type, species and egress points);
- identify any mitigation measures likely required or protected species licensing likely required; and
- identify any opportunities for biodiversity enhancements.

1.2 Site Location

The land within the red line boundary of Figure 1 below is hereafter referred to as the ‘Site’.

The Site was located in Burbage, Leicestershire, which is approximately 18km southwest of Leicester. The Site is surrounded by residential development. The wider area supports the village of Burbage, arable and pasture farmland, woodland, country park, golf course, waterbodies including the River Soar, and hedgerows. Connectivity between the Site and suitable features for bats in the wider landscape is provided by the residential gardens and linear features in the vicinity of the Site.

Figure 1. Site boundary (basemap source – Google Satellite Imagery)

1.3 Planning and Legislative Context

Both UK legislation together with national and local planning policies provide varying levels of protection to bats.

All British bat species (*Rhinolophidae* and *Vespertilionidae*) are legally protected in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are fully protected under Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). The latter piece of legislation resulted in them being known as “European protected species”. This means that it is illegal to deliberately take, injure, or kill the animal; to intentionally or recklessly disturb the animal whilst they are in a 'place used for shelter or protection' or damage or destroy a breeding or resting place (even when the animal is not present). It is also illegal to intentionally or recklessly obstruct access to a place of shelter or

protection; or to possess, control, sell, or transport live or dead individuals or their body parts. If you cannot avoid disturbing these species or damaging their habitats, you may apply to Natural England for a licence to carry out such works under the close supervision of a licensed ecologist.

2 METHODOLOGY

2.1 Personnel

The Preliminary Roost Assessment and technical review were undertaken by Jeff Grant CEnv MCIEEM, Principal Ecologist at Croft Ecology. Jeff has over 12 years of experience working in ecology and has undertaken and reviewed dozens of Preliminary Roost Assessments, Preliminary Ecological Appraisals and Ecological Impact Assessments for projects of a range of scales. Jeff holds a protected species survey licence for bats (2022-10527-CLS-CLS).

The surveys and reporting were conducted and prepared by Liza Clift BSc (Hons) MSc. Liza has experience in bat emergence surveys and has written several Preliminary Roost Assessment and Bat Emergence Survey reports. Melissa Bell accompanied Liza on the two bat emergence surveys. Both Liza and Mel have at least one season of bat survey experience and have undertaken survey on similar sites with a range of bat species and activity. Both surveyors have experience conducting bat emergence surveys, bat sound analysis and using night vision aids (NVA's).

2.2 Data Search

The Government's website MAGIC (www.magic.gov.uk) was accessed in April 2025 in the original report, and an updated search was completed on 18 September 2025, to conduct an initial search for the presence of designated sites, priority habitats, EPS mitigation licences issued within 1km of the Site for bats.

2.3 Survey Date and Conditions

The Site was visited for the Preliminary Roost assessment on 22 July 2025 and included all land within the red line boundary (see Figure 1) together with a brief assessment of those habitats bordering the Site. Weather conditions at the time of survey were overcast with 80% cloud cover, no rain, a light breeze and a temperature of 18^{o}C.

The presence/likely absence bat emergence surveys were undertaken on 22 July and 12 August 2025. Weather conditions at the time of the survey visit are provided in Table 1, below.

Table 1. Dusk emergence survey metadata

Date of survey		Cloud cover (%)	Wind Speed (Beaufort)	Precipitation	Air Temperature (◦C)
22/07/2025	Start	76-100	2	Dry	17
	End	76-100	1	Dry	16
12/08/2025	Start	0-25	2	Dry	28
	End	0-25	0	Dry	24

2.4 Preliminary Roost Assessment

A Preliminary Roost Assessment (PRA) was undertaken in accordance with the methodology described within the Bat Survey Guidelines 4th edition (Collins, 2023). This included a daytime inspection of the building comprising both an external and internal check to assess the construction of the building and whether there were any potential bat access points or roosting opportunities. It also included an assessment for any evidence of bats (internally or externally) such as droppings, staining or scratching around access/egress points, any individuals, or any audible 'chattering' (more typical in maternity colonies).

A high-powered LED torch was used together with 8 x 42 binoculars, where necessary, with a dental mirror available for searching in difficult-to-reach places and a Rigid SeeSnake endoscope CA-350.

The descriptions in the table below were used in assessing the roosting potential of the buildings.

Table 3. Assessment of bat roosting potential[1]

Roosting potential	Description
None	A complete absence of crevices/suitable shelter at all levels above ground and underground.
Negligible	No obvious features on site likely to be used by roosting bats BUT a small degree of uncertainty remains for opportunistic bats to make use of unsuitable features on occasion.
Low	The structure has one or more potential roost site that could be used by individual roosting bats BUT conditions within the structure and the habitat surrounding the site are sub-optimal, hence the site is unlikely to be used as a maternity roost.
Moderate	The structure has a small number of potential roost sites that could be used by small numbers of roosting bats and more than one bat species BUT conditions within the structure suggest and/or the habitat surrounding the site indicate that a maternity or roost is unlikely.
High	The structure has many potential roost sites that could be used by a maternity roost or hibernation roost of bats, with additional roosts of other bat species likely to be present.

[1] Based on Table 4.1 in the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, J. 2023).

2.5 Bat presence/likely absence survey

Bat emergence surveys of the building were undertaken on 22 July 2025 and 12 August 2025 in accordance with the methodology described within the Bat Survey Guidelines 4th edition (Collins, 2023).

Two surveyors, equipped with EMT2 Pro bat detectors and infra-red cameras (Nightfox Whisker2), made observations of any bat activity or bat emergence both from and around the building, focusing on areas with potential roosting features, identified in the Preliminary Roost Assessment. Surveyor and camera locations (paired, with one additional camera) are illustrated in Figure 2 below.

Table 4. Bat dusk survey timings

Date of survey	Survey start time	Sunset time	Survey end time
22/07/2025	20:59	21:14	22:44
12/08/2025	20:23	20:38	22:08

Figure 2. Surveyor locations (white dots) and camera locations with direction of view (red arrows are infra-red cameras) during the two bat emergence surveys.)

2.6 Survey Limitations

All areas of the Site were readily accessed with no limitations to the survey.

2.7 Evaluation of Constraints and Opportunities

All potential ecological constraints to the development were identified. In the context of the Mitigation Hierarchy[2], consideration was then given as to how any significant effects could be

[2] "*The overarching aims of ecological work used to inform the planning process are to minimize harm and to maximize benefits for biodiversity resulting from development. The generally accepted way of doing this, now embedded within the planning system, is to follow the "mitigation hierarchy". This seeks as a preference to avoid impacts then to mitigate unavoidable*

avoided, minimised or mitigated. Following this, appropriate compensation and enhancement measures were outlined. Where additional surveys are required to better understand the likely presence of, and hence impact of the proposed development on, a given ecological feature, these are detailed in Section 4. Lastly, opportunities for enhancements and biodiversity net gain have been provided.

impacts, and, as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures." Biodiversity: Code of practice for planning and development (BS 42020:2013)

3 RESULTS

3.1 Previous survey effort

Three Shires Limited undertook a PRA on 24 January 2025. This survey identified a bungalow with brick and mortar walls and a tiled pyramid-hipped roof. Potential roosting features (PRFs) were identified including broken and lifted roof tiles across both the roof slopes and hip tiles, missing mortar, and large holes in the ceiling providing access to the roof void. The roof void was not fully inspected due to a lack of safe access and concerns over the stability of the ceiling joists.

3.2 Desk study

There were no European Protected Species licences for bats on the MAGIC website within 1km of the Site.

The network of gardens, hedgerow bounded arable and pasture fields, railway and networks of streams within Burbage Common and Woods Country Park located 700m northwest of the Site provide optimal foraging and commuting habitat for bats due to the mixture of open spaces, copses tree lined linear features.

3.3 Preliminary roost assessment survey

Since the Three Shires Limited survey the mixed scrub and trees previously at the Site had been cleared, leaving the bungalow surrounded by lawn and cleared ground.

The bungalow comprised a brick structure with rendered walls and a tiled pyramidal roof with a small hipped rear extension (Photo 1). Numerous potential roosting features were noted across the building, with slipped, broken and missing tiles across the roof slope, missing mortar on the hipped tiles and gaps below the ridge tiles (Photo 2). Gaps at the hips and ridges provided access points to the tunnel below. A wooden soffit was present, with occasional gaps noted between the boards providing access to the soffit (Photo 3) – though the majority were found to be cobwebbed. The valley of the roof was lined with lead flashing, though this was tightly sealed with no potential roosting features noted around the valley.

Internally, renovation works to the building had been undertaken and the ceiling was no longer present, allowing an inspection of the interior of the roof void. A bituminous roofing membrane was present below the tiles, with wooden rafters and a wooden ridge beam supporting the roof

(Photo 5). The presence of lining created a crevice between the tiles and sarking which could be used by crevice dwelling species such as pipistrelles. The ridge beam was cobwebbed. While the removal of the ceiling limited the ability to identify any bat droppings which may have accumulated under key features such as the timber joints and ridge beam, no evidence of bats in the form of droppings or feeding remains was noted on the top of the ceiling joists, walls or ground floor of the building. Due to the removal of the ceiling the loft space would be lit by the windows of the bungalow, creating a lighter environment throughout the day than if the ceiling was retained. A brick chimney extended through the roof void. The mortar of this was in good condition, with no potential roosting features for bats.

While the removal of the ceiling reduced the suitability of the building for void dwelling species such as brown long-eared bats, potential roosting features across the building provided access to crevices which could be used by bats. **The building was therefore considered to have moderate potential for roosting bats**. Two dusk emergence surveys were required to characterize the roosts present and inform a subsequent licence application, in line with good practice guidelines (Collins, 2023).

Photo 1. Southern elevation of 11 Sapcote Road

Photo 2. Northern elevation of 11 Sapcote Road, with gaps noted at the ridge, hips eaves and roof slope.

Photo 3: Access point into the soffit

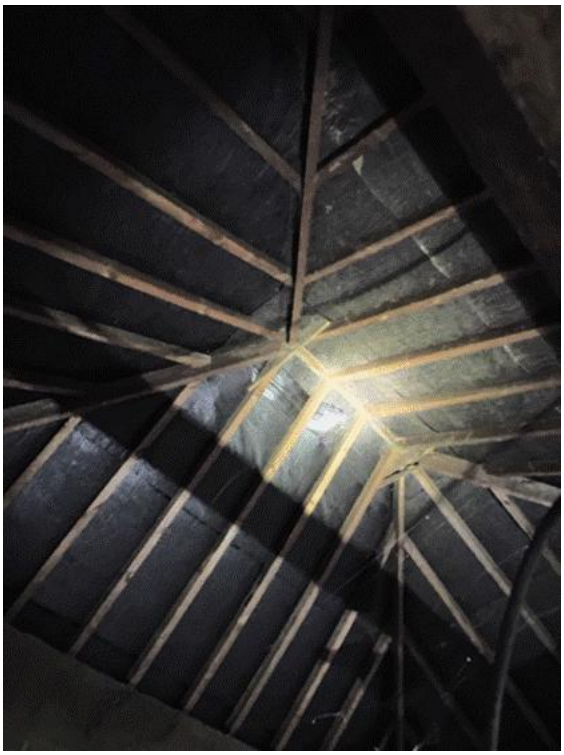

Photo 4: interior of the roof void

3.4 Presence/likely absence dusk emergence surveys

Paired surveyor and NVA positions are indicated by Figure 2-. Appendix A captures an image from each of the NVA's during the darkest point in the survey. Appendix B shows the summarised maps of flight paths observed during the survey. Appendix C contains the raw survey data collected by the surveyors.

3.5 Emergence survey 22 July 2025

The dusk emergence survey saw no bats emerge from the building. Low levels of activity were recorded, with 18 bat passes across the survey. The first bats recorded were two common pipistrelle *Pipistrellus pipistrellus* passes at 21:32, around 18 minutes after sunset. Whilst this is the typical emergence time for the species the bat was not seen emerging from the building and therefore is likely roosting in an alternative off site location.

Throughout the rest of the survey common pipistrelle passes were regular, with sightings of foraging behaviour along the west boundary fence. Two noctule *Nyctalus noctula* calls and one brown long-eared *Plecotus auritu*s call were also recorded.

3.6 Emergence survey 12 August 2025

No bats emerged from the building during the survey.

Bat activity was less than the initial survey. The first bat recorded was a noctule pass 10 minutes after sunset. While this is a typical emergence time for this species no emergence was observed, and because the species typically roost in trees it was considered likely the bat emerged from an alternative roost off site location.

Occasional common pipistrelle were recorded, foraging above the roof of the building at 21:15, and passing from east to west at 21:17. A serotine *Eptesicus serotinus* was also noted at the Site, recorded passing at 21:30.

4 DISCUSSION AND RECOMMENDATIONS

4.1 Proposed Development

The proposed development is for the demolition of the existing building, followed by the construction of 3 new dwellings with residential gardens, as shown in Figure 3.

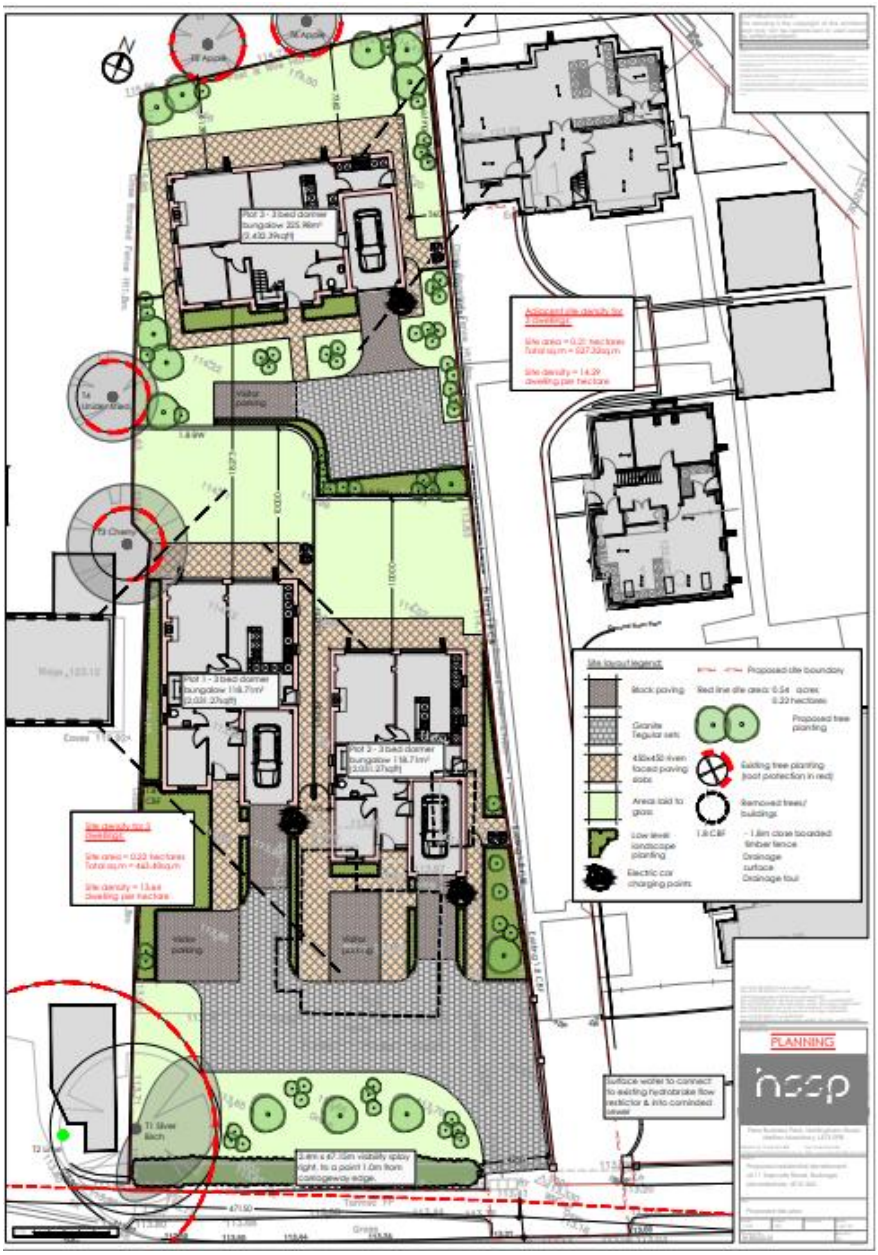

Figure 3: Proposed development map for 11, Sapcote Road (Source: HSSP Architects drawing 9169-03-01 dated January 2025)

4.2 Assessment of potential impacts to bats

The PRA and two dusk emergence surveys did not identify any roosting bats utilising the building and low bat activity in the vicinity of the Site. Therefore, no impacts to bats are anticipated from the proposed works and no further survey effort is required.

Should the proposals change significantly, or the works take place more than 2 years from the date of these surveys, further advice should be sought from an ecologist to confirm whether an update is required. Mitigation measures are discussed in Section 4.4 of this report to decrease the likelihood that bats in-flight are detrimentally impacted by the Proposed development.

4.3 Summary of Further Surveys Required

- No further surveys are required.

4.4 Mitigation Requirements

- In the unlikely event roosting bats are found during the works, work will cease, and an ecologist will be contacted who will seek advice from Natural England.
- If demolition is delayed beyond May 2027, an ecologist should be contacted for advice as to whether an update survey is required.
- No night-time work is anticipated. Any lighting to be installed as part of the scheme should use warm white LEDs to reduce the blue light component. Lighting should avoid light spill towards the boundary hedgerows. Further advice concerning light-spill, column height and glare should be discussed and agreed with a lighting professional and an ecologist.

4.5 Opportunities for Enhancement

- Integrated bat boxes should be incorporated within the new dwellings, to provide enhanced roosting opportunities for bats. The boxes should be installed between the southwest and southeast aspect, at least at eaves height, away from artificial light sources. Further details on box type and location should be discussed and agreed with the architect and ecologist.
- Enhancements for foraging bats could include planting of night-scented flowers including evening primrose *Oenothera biennis* and honeysuckle *Lonicera periclymenum*.

5 CONCLUSION

An updated PRA and two bat dusk emergence surveys have been conducted at the Site. No roosting bats were recorded and therefore the works can proceed without further bat survey effort provided demolition is undertaken within 2 years (i.e. before May 2027). Nature is highly dynamic, particularly bats; therefore, should the project extend beyond May 2027, an ecologist must be contacted to determine if an updated bat survey is required prior to construction activities occurring.

In addition, the inclusion of bat boxes and night-scented planting in the new development have been suggested to provide on-site biodiversity enhancements in line with the National Planning Policy Framework[1] (NPPF, 2024).

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APPENDICES

APPENDIX A – Field of View at Darkest Point

Emergence Survey 1 -22 July 2025

Photo 5: Northeast NVA field of view at darkest point

Photo 6: Northwest NVA field of view at darkest point

Photo 7: Southeast NVA field of view at darkest point

Emergence Survey 2 -12 August 2025

Photo 8: Northeast NVA field of view at darkest point

Photo 9: Northwest NVA field of view at darkest point

Photo 10: Southeast NVA field of view at darkest point

APPENDIX B – Flight Path Map


11 Sapcote Road
Dusk Emergence Survey 12 August 2025
Red Line Boundary
Surveyor Locations
SurveyorDirection
Camera Location
Whisker
Flight Paths
P.pip
CROFT ECOLOGY
Survey Date: 12/08/2025
Drawing Produced: 17/09/2025
0
10
20 m

APPENDIX C – Surveyor Results from Emergence Surveys

Emergence Survey 1 -22 July 2025

Id	Start time	Your name	Bat Species	Activity Type	Heard or seen?	Notes
1	7/22/2025 21:32	Melissa Bell	Common pipistrelle	Passing;	Heard;	Very faint
2	7/22/2025 21:32	Liza Clift	Common pipistrelle	Passing;	Heard;	Faint
3	7/22/2025 21:46	Liza Clift	Common pipistrelle	Foraging;	Heard;Seen;	Foraging above garden
4	7/22/2025 21:53	Liza Clift	Common pipistrelle	Passing;	Heard;	
5	7/22/2025 21:55	Liza Clift	Common pipistrelle	Foraging;	Heard;	
6	7/22/2025 22:01	Melissa Bell	Common pipistrelle	Passing;	Seen;Heard;	
7	7/22/2025 22:02	Liza Clift	Common pipistrelle	Foraging;	Heard;Seen;	Foraging around West fence
8	7/22/2025 22:02	Melissa Bell	Common pipistrelle	Foraging;	Heard;	
9	7/22/2025 22:05	Melissa Bell	Common pipistrelle	Passing;	Heard;	
10	7/22/2025 22:06	Liza Clift	Common pipistrelle	Foraging;	Heard;Seen;	
11	7/22/2025 22:21	Melissa Bell	Common pipistrelle	Passing;	Heard;	Social call
12	7/22/2025 22:23	Liza Clift	Noctule	Passing;	Heard;	
13	7/22/2025 22:23	Melissa Bell	Noctule	Foraging;Passing;	Heard;	Social calls and foraging calls

14	7/22/2025 22:31	Melissa Bell	Common pipistrelle	Passing;	Heard;	Extremely faint
15	7/22/2025 22:39	Melissa Bell	Common pipistrelle	Passing;	Heard;	Social call, brief
16	7/22/2025 22:41	Melissa Bell	Common pipistrelle	Foraging;Passing;	Heard;	Social and foraging calls, brief and faint
17	7/22/2025 22:42	Melissa Bell	Common pipistrelle	Passing;Foraging;	Heard;	Social and foraging calls
18	7/22/2025 22:44	Melissa Bell	Brown long-eared	Passing;	Heard;	

Emergence Survey 2 -12 August 2025

Id	Start time	Your name	Bat Species	Bat activity type	Heard or seen?	Notes
1	8/12/2025 20:48	Liza Clift	Noctule	Passing;	Heard;	
2	8/12/2025 21:15	Melissa Bell	Common pipistrelle	Passing;	Heard;	Extremely faint
3	8/12/2025 21:15	Melissa Bell	Common pipistrelle	Foraging;	Heard;Seen;	Gleaning against the roof
4	8/12/2025 21:17	Melissa Bell	Common pipistrelle	Foraging;	Seen;	Came from east>west
5	8/12/2025 21:30	Melissa Bell	Serotine	Passing;	Heard;	Very clear and loud call. Passed close but didn't see it.
6	8/12/2025 21:35	Melissa Bell	Common pipistrelle	Passing;	Heard;	
7	8/12/2025 21:37	Melissa Bell	Common pipistrelle	Passing;Foraging;	Heard;Seen;	Foraging around garden ad property next door>east
8	8/12/2025 21:43	Melissa Bell	Common pipistrelle	Foraging;	Heard;	
9	8/12/2025 21:59	Melissa Bell	Common pipistrelle	Passing;	Heard;	Very faint
10	8/12/2025 22:07	Melissa Bell	Common pipistrelle	Passing;	Heard;	Very faint