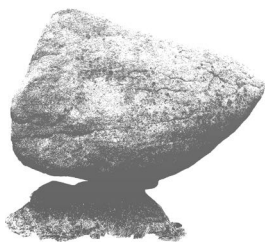


Preliminary Roost Assessment

23 Newbold Road
Desford
Leicestershire
LE9 9GT

For
Uzima Limited



Gritstone Ecology

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1. Introduction

1.1. Purpose of the report

The report is written by Stewart Bradshaw for Uzima Limited. Stewart carried out a Preliminary Roost Assessment of 23 Newbold Road, Desford, on 8th July 2026. The survey was completed to inform a planning application at the property.

1.2. Survey aims

The aim of the survey was to determine the actual or potential presence of bats and the need for further survey or mitigation.

1.3. Surveyor details

Stewart is licensed to disturb, take and handle all species of bats in all counties of England under licence number 2025-85716-CL18-BAT. He has more than 15 years of experience in ecological consultancy, including the planning & preparation of bat surveys, and mitigation licences.

1.4. Reason for survey

The development proposals are for the change of use of a former retail store to a dental surgery. Works will include the installation of solar panels to the rear pitch of the roof, reinstatement of a roof light to the front of the building, general repair and refurbishment works, and changes to the internal layout.

1.5. Site context

The building is located on Newbold Road, Desford, LE9 9GT, GR SK 47605 03606 approximately 11km west of Leicester City Centre. The building is close to the northern edge of the village, and is surrounded by houses and gardens, with open farmland to the north.

The site includes a pre-1950's built former retail store, with small areas of hard landscaping to the side.

Habitat within 50m of the building includes; houses, gardens, trees, small areas of open green-space, and well-lit roads.

Habitat within 500m includes, housing and well-lit roads, linked back gardens, areas of open farmland, hedgerows, watercourses, ponds, mature trees, and blocks of woodland.

Areas of open farmland locally, trees, and linked back gardens, potentially provide good quality foraging opportunities for bats. The area in general is subject to little disturbance from light and noise.

The site and immediate surrounding area provide moderate quality foraging, commuting, and roosting opportunities for bats; with higher quality and less disturbed habitat around farmland to the north.



1.6. Site location



1.6a – 23 Newbold Road – site location.



1.6b – 23 Newbold Road – aerial photograph.



2. Methods

2.1. Survey timings

The building inspection was completed on 8th July 2026. Weather conditions during the survey were bright, warm, and dry, with a temperature of 28°C.

2.2. Desk study

No desk study of the site was undertaken, prior to the preliminary roost assessment, and no other ecological surveys have been carried out in relation to the proposals.

The development has a small footprint, and impacts beyond the site boundary are unlikely. A site-specific investigation was considered more suitable.

2.3. Habitat assessment

The habitat on site and in the surrounding area was assessed using Ordnance Survey mapping, and aerial photography. Habitat features on site, and those in the surrounding area were assessed for their suitability for use by bats during the site visit.

2.4. Building inspection

A systematic search of the exterior of the building was made to identify potential or actual bat access points and roosting places, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and or squeaking noises. Bat specimens and droppings are the most reliable type of evidence; the other types are not always the result of bat activity. Sometimes bats leave no visible sign of their presence on the outside of a building (even when they do wet weather can wash evidence away.)

The search included (where present) the ground beneath potential access points, windowsills, window panes, walls, behind peeling paintwork and lifted rendering, hanging tiles, weatherboarding, eaves, soffit boxes, fascia's, lead flashing, gaps under felt, under tiles / slates and in existing bats boxes. Gaps in brickwork and stonework were searched (where present). All evidence of use by bats, or features with the potential to be used by bats was recorded and photographed.

A systematic search of the inside of the building was undertaken to identify potential or actual bat access points and roosting places, and to locate evidence of bats. Bat specimens (live or dead) and droppings are the most reliable type of evidence. Other evidence can include urine splashes, fur-oil staining, feeding remains, squeaking noises, bat fly (Nycteribiid) pupal cases (Hutson 1984) or odour.

Areas inspected include;

Within rooms

- floors and surfaces
- behind wooden panelling
- in lintels above doors and windows
- behind window shutters and curtains
- behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded up windows
- inside cupboards and in chimneys accessible from fireplaces.



Within roof spaces

- the tops of gable end and dividing walls
- the top of chimney breasts
- ridge and hip beams and other structural timbers
- mortise and tenon joints
- all beams
- the junction of roof timbers, especially where ridge and hip beams meet
- behind purlins
- between tiles and the roof lining (where accessible)
- under flat felt roofs.

The areas listed above were inspected (where present), any additional areas with potential for use were also inspected.

2.5. Equipment

The equipment listed below was available for use during the surveys and was used where required.

Clulite CB2 1,000,000 candlepower torch. Rigid Seesnake CA-300 digital endoscope with 0.9m cable reach with 17mm and 6mm imaging heads. Digital camera with 50x zoom. 8x25 close focussing binoculars, 4m ladders, bat handling gloves, DNA sampling tubes.

Additionally a camera drone was used to inspect the roof in detail.

2.6. Survey limitations

None. All areas of the building were inspected in detail. The building inspection was completed in July, when bats are fully active, and external signs of use, such as droppings, are more likely to be evident, if present.



3. Results

3.1. External inspection



3.1a – The front of the house.

Nº23 Newbold Road, Desford, is a pre-1950's built detached former retail store, which is currently unoccupied, and has been empty for approximately six months. It has a pitched, hipped, roof, covered with slate roof tiles, and ceramic ridge tiles. A ground floor extension to the rear has a flat felt-covered roof with parapet walls. A covered area to the side side has a flat felt-covered roof.

Roof pitches face north, south, east, and west. Lead flashing is fitted above signage at the front of the building, there are no chimneys or flues. Painted wooden fascia boards and boxed soffits are fitted at the eaves.

Walls are solid brick with no insulating cavity. Lintels are arched brickwork, sills are wooden; window frames are traditional timber on the first floor, with modern aluminium shopfront windows on the ground floor, all glass is intact.

The building is well maintained, and in good condition. Ridge tiles are fixed tightly, there are no damaged or missing ridge tiles. There are no missing roof tiles. Roof tiles are tightly fitted, with no viable gaps between tiles. Fascia boards and boxed soffits are fitted tightly against the walls with no viable gaps. Walls are in good condition, with no missing mortar or cracks.

There are no features externally which are likely be used by roosting bats, and no indications of use by bats were present during the inspection.



3.2. Internal inspection



3.2a – The roof void.

The main roof of the building has no enclosed roof void, and is open from floor to apex. The roof has a timber rafter and purlin structure, with supporting timber trusses and painted sarking boards. The roof is not lined with bitumen felt or insulated. The roof is in good condition with no obvious gaps between materials. The first floor was formerly used for storage, and is well lit by natural light.

There is a small enclosed roof void to the rear of the building, which has a single pitched slate tiled roof. The roof is not lined or insulated, and the underside of roof tiles and timbers is exposed. At the time of inspection the void had been undisturbed for a number of years, and was filled with dusty cobwebs.

The wall plate and the inside of boxed soffits were inspected using a torch and endoscope. There are no viable gaps at the eaves; and there are no gaps which give direct access to the building from the outside.

The building has no cellar, and there are no other enclosed spaces which are suitable to be used by roosting bats.

3.3. Indications of use

No indications of use by bats were present during the building inspection, either internally, or externally.

3.4. Level of suitability

The building has **negligible suitability** for use by roosting bats. This is as the building is well maintained, in good condition, and as no suitable roosting opportunities were noted during the building inspection.



4. Evaluation

The building is set in an area which, in general, provides moderate quality habitat, for foraging, commuting and roosting bats, and bats are likely to be present locally.

Areas of open farmland, trees, and linked back gardens locally provide foraging opportunities for bats, in an area which is subject to little disturbance from light and noise.

Buildings immediately adjacent to good quality habitat are more likely to be used by roosting bats than those further away. However, the building is well-sealed, and has no features which are likely to be used by roosting bats.

The building is well maintained, and in good condition. There are no features externally, which are suitable, or likely to be used by roosting bats; the first floor and roof void have no gaps which could give direct access to roosting bats, and no evidence of use was found during the inspection.

The lack of any indications of use inside the roof void, such as bat droppings or feeding remains, reduces the likelihood of a significant roost being present. If bats were present inside the roof void, even in lower numbers, some evidence of use would be likely to persist.

Roof and ridge tiles are in good condition; ridge tiles are sealed with cement. There are no gaps between roofing materials which are likely to be used by roosting bats.

Walls are solid brick with no insulating cavity. Walls and brickwork are in good condition, with no cracks, or missing mortar which could be used by crevice dwelling bats.

Window and door frames are fixed into the brickwork, gaps are filled with sealant, and offer no suitable roosting opportunities.

Fascia boards and boxed soffits at the eaves are fixed tightly against brickwork, with no suitable gaps; boxed soffits open into the roof void, and were inspected from above.

The small gaps between brickwork, roof timbers, and roofing materials, in the roof void were inspected in detail using an endoscope. No droppings were found, and no suitable gaps were present which could give access, or shelter to roosting bats.

The proposals are limited to internal works to change the layout of the building, the addition of solar panels to the rear, and the reinstatement of a roof-light window to the front of the roof.

Taking into account the habitat surrounding the site, and the features present, the building is unlikely to be used by roosting bats and has **negligible suitability** for use.

4.1. Legal and planning context

All species of bats in the UK and their roosts are legally protected by UK and European legislation. The UK the legal protection is summarised as follows:

You will be committing a criminal offence if you:

1. Deliberately* capture, injure or kill a bat
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
4. Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat



5. Intentionally or recklessly obstruct access to a bat roost even if bats are not present at the time

*In a court, 'deliberately' will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action would most likely have.

If bats were roosting in the building, the proposed works would have limited potential to impact bats or bat roosts.

5. Impact assessment

The development proposals are for the change of use of a former retail store to a dental surgery. Works will include the installation of solar panels to the rear pitch of the roof, reinstatement of a roof light to the front of the building, general repair and refurbishment works, and changes to the internal layout.

The building has no features which are suitable, or likely to be used by roosting bats and has negligible suitability for use.

The proposed work is unlikely to impact on bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally.

6. Required actions

The building has **negligible suitability** for use by roosting bats, no field signs of use by bats were found internally or externally during the inspection, and no further survey work is required.



7. References

Department for Communities and Local Government (2012). National Planning Policy Framework.

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

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). The Bat Workers Manual. (3rd ed.) JNCC



8. Appendix 1 – Photographs



1 – The front of the building.



2 – The rear of the building.





3 – Roof and ridge tiles are in good condition with no suitable gaps.



4 – Fascia boards and soffits at the eaves are fixed tightly against brickwork.





5 – Lead flashing above signage is fitted tightly with no suitable gaps.



6 – Brickwork and mortar are in good condition with no suitable gaps.





7 – Window and door frames are tightly sealed into brickwork with no suitable gaps.



8 – End tiles at the verges are sealed with cement.





9 – The main section the roof has no enclosed roof void.



10 – A small roof void to the rear has no lining, and is filled with dusty cobwebs.

