

Hinckley Hospital

784-B072688

Bat Roost Survey Report

NHS Property Services Ltd

April 2025

**Document prepared on behalf of Tetra Tech Limited.
Registered in England number: 01959704**



TETRA TECH

Tetra Tech Limited. Registered in England number: 01959704

Tetra Tech Manchester, 2nd Floor, 11 York Street, Manchester, M2 2AW
Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER

Document control

If you require this document in an alternative format, such as large print or a coloured background, please request this from the author or your Tetra Tech contact.

Document:	Bat Roost Survey Report
Document name:	Preliminary Roost Assessment
Project:	Hinckley Hospital
Client:	NHS Property Services Ltd
Project number:	784-B072688
File origin:	"\\lds-dc-vm-101\Data\Projects\784-B072688_Hinkley_Hospital\60_Output\61_WIP\Hinckley Hospital PRA Survey Report_Issue 070425.docx"

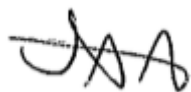
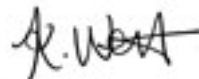
Revision:	1	Prepared by:	Laura Holmes CEcol MCIEEM Associate Director 
Date:	07 April 2025	Checked by:	Jade Armstrong ACIEEM Senior Ecologist 
Status:	Final	Approved by:	Kay Went BSc MCIEEM Associate Ecologist 
Description of Revision:	First Issue		

Table of contents

Executive summary	1
1.0 Introduction	2
1.1 Background	2
1.2 Site location	2
1.3 Development proposals	2
1.4 Purpose of the report	3
2.0 Methodology	4
2.1 Previous reports	4
2.2 Desk study	4
2.3 Field surveys	4
2.4 Limitations	8
3.0 Results	10
3.1 Previous reports	10
3.2 Desk study	10
3.3 Field surveys	12
4.0 Discussion & analysis of results	13
4.1 Impact assessment	13
4.2 Compensation and Enhancement	13
5.0 Conclusion	15
6.0 References	16
FIGURES	17
APPENDICES	18

Appendices

Appendix A: Report conditions

Appendix B: Planning policy & legislation

Appendix C: PRA Results

Appendix D: Bat boxes

Appendix E: Bat friendly planting

Acronyms/Abbreviations

Acronyms/Abbreviations	Definition
BCT	Bat Conservation Trust
BSI	British Standard Institute
CEcol	Chartered Ecologist
CIEEM	Chartered Institute of Ecology & Environmental Management
DEFRA	Department for the Environment, Food and Rural Affairs
EPSML	European Protect Species Mitigation Licence
Habitats Regulations	Conservation of Habitats and Species Regulations 2017 (as amended)
LBAP	Local Biodiversity Action Plan
MCIEEM	Member of Chartered Institute of Ecology & Environmental Management
NERC Act	Natural Environment and Rural Communities Act 2006
NLMS	Non-Licensed Method Statement
NPPF	National Planning Policy Framework
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
SAP	Species Action Plan
W&CA	Wildlife & Countryside Act 1981 (as amended)

Executive summary

Contents	Summary
Site Location	The site comprises the former Hinckley and District Hospital, located on Mount Road, Hinckley, LE10 1AG.
Proposals	The former hospital building is due to be demolished as part of a planning application for the redevelopment of the site.
Scope of this Survey(s)	• Desk Study including review of previous ecology reports • Preliminary Roost Assessment
Results and Evaluation	The former hospital building was identified as offering low bat roost suitability for summer roosting and negligible suitability for hibernation.
Recommendations	A single dusk emergence survey between May and August inclusive is required in order to determine the presence or likely absence of roosting bats. Should roosting bats be confirmed then additional surveys may be required and a European Protected Species Licence will be required to allow the lawful demolition of the building. Mitigation, compensation and enhancement measures will be required in line with legislation, these will be designed based on the results of the subsequent survey(s).

1.0 Introduction

1.1 Background

Tetra Tech was commissioned by NHS Property Services Ltd on 25th March 2025 to undertake a Preliminary Roost Assessment (PRA) survey of the former Hinckley and District Hospital, Mount Road, Hinckley, LE10 1AG, hereafter referred to as “the site”.

Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended).

This survey was requested to update the previous bat surveys which were now out of date, in order to support a full planning application including demolition of the building. The previous surveys had been undertaken to allow asbestos removal works to proceed under a non-licensed method statement.

This report has been prepared by Tetra Tech Associate Director Laura Holmes CEcol MCIEEM and the conditions pertinent to it are provided in Appendix A.

Full details of the legal protection relating to bats, including types of offences and policy position, are provided in Appendix B.

1.2 Site location

The site is located off Mount Road in the centre of Hinckley, Leicestershire and is centred at Ordnance Survey National Grid Reference SP 42951 93721 – see Figure 1. It comprises redundant hospital building with multiple sections, set within hardstanding and a small area of overgrown amenity planting.

The immediate surrounding area is predominantly urban, with a small parkland, cemetery and waterbody lying to the north.

The wider landscape provides habitat features including parks, woodland and agricultural fields bounded by hedgerows within 5 km of the site (which encompasses the core sustenance zones of the majority of UK bat species).

1.3 Development proposals

The entire building is proposed to be demolished as part of the redevelopment of the site. Asbestos removal works commenced in December 2024 and are ongoing.

1.4 Purpose of the report

The purpose of this report is to:

- Present the relevant legislation and policy in relation to bats and their roosts;
- Describe the methods used to carry out the desk and field-based assessments for bats;
- Provide any records of bats on or within 2 km of the site;
- Assess suitability of the building on site for roosting bats;
- Identify if any additional surveys are required to inform this assessment; and
- Determine if any potential impacts on bats are likely to arise from the proposals.

Note that scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

2.0 Methodology

2.1 Previous reports

The following reports produced by a third party were reviewed as part of the assessment:

- CGO Ecology, 'Updated Bat Preliminary Roost Assessment and Associated Nocturnal Surveys', October 2023; and
- CGO Ecology, 'Non-Licensed Working Method Statement for Bats', November 2023.

2.2 Desk study

The desktop study comprised two elements:

- A data search obtained from Leicestershire and Rutland Environmental Records Centre in April 2025 of records of bats within 2 km of the site boundary; and
- Online element including a search using: Magic, Defra's interactive, web-based database for statutory designations (<https://magic.defra.gov.uk>) and Ordnance Survey (OS) and Aerial Imagery (<https://www.bing.com/maps>). This included a search for any designated sites within 2 km supporting bats, and 2 km for records of bat roosts or European Protected Species Mitigation Licence(s) (EPSML). The search was conducted in April 2025.

2.3 Field surveys

2.3.1 Biosecurity

All surveys were conducted in accordance with Tetra Tech Biosecurity Policy (2025).

2.3.2 Preliminary Roost Assessment (PRA)

The survey was undertaken on 1st April 2025 by Tetra Tech Associate Director Laura Holmes CEcol MCIEEM (Natural England Classes 3 and 4 bat survey licence reference numbers 2018-37932-CLS-CLS / 2017-30919-CLS-CLS) assisted by Tetra Tech Field Ecologist Peter Holmes. During the assessment the weather conditions consisted of 11°C temperature, 3 Beaufort wind conditions, no rain and 0/8 oktas cloud cover.

The building on site was assessed from the ground for its suitability to support breeding, resting and hibernating bats using survey methods based on the Bat Conservation Trust's

(BCT) guidelines: *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023) – hereafter referred to as the ‘BCT Guidelines’. The survey was undertaken in line with BS42020 (BSI, 2013).

The roost assessment was completed to assess the likelihood of bats using the building within the site for summer roosting and winter hibernation.

External inspection

The building was systematically inspected during daylight, and any features suitable for bats were noted such as accessible soffit boxes, gaps in brickwork, cracks, crevices, lifted lead flashing, slipped or broken tiles and missing mortar below tiles. Features located at height were viewed from the ground using binoculars and high powered torches. Any potential bat access points were inspected for signs of bat presence such as:

- Bat droppings on the ground outside, on the floor inside or stuck to walls;
- Other evidence of bats such as feeding remains and urine staining;
- Suitable entry and exit points around cladding, eaves, flashing, under tiles or gaps in mortar;
- Live bats, bat corpses or skeletons; and
- Oily marks (from fur) or localised clean spots around possible access points and roost areas.

Internal inspection

The internal areas of the building were not fully accessed for detailed assessment due to health and safety reasons (ongoing asbestos removal works). Roof areas declared asbestos free were surveyed from the floor below where ceilings had been removed during works. The assessment noted any potential or actual bat presence and noted the presence / condition of the following and the likelihood of use as access / roost location by bats:

- Sarking (wooden / felt / other);
- Insulation;
- Roof construction (e.g. modern truss, king post, queen post);
- Ridge beam and the floor below;

- Any areas of missing mortar on chimney breasts or gable walls; and
- Any gaps in beams / mortice joints / roof timbers / where beams meet.

Many of the UK bat species are crevice dwellers and as such areas between the sarking and tiles cannot be fully inspected without potentially damaging or destroying a possible roost location.

Categorisation

The outcome of this PRA survey was to categorise the building in accordance with the BCT Guidelines given in Table 1.

Table 1: Categories of Bat Roost Suitability (BCT Guidelines)

Suitability	Typical Roosting Features
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground / underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition (for example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.) and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool / stable hibernation site, but could be used by individual hibernating bats)
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation - the categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).

Suitability	Typical Roosting Features
High	A structure with one or more potential roost sites that are obviously suitable for use by large numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g., maternity, or classic cool / stable hibernation site ding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation - the categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).

Hibernation

The building was also assessed for hibernation suitability using the categories in the BCT Guidelines.

‘Classical sites’ for hibernation would include underground sites such as cellars and caves, that allow stable weather conditions of temperature and humidity (cool and damp) throughout the winter period.

Most buildings and structures come under the ‘non-classical site’ category but should also be considered for hibernation, especially for void dwelling bats such as brown long-eared bats *Plecotus auritus*, which may linger in derelict buildings where conditions may remain stable without heating of the building in winter. In addition, *Pipistrellus* species are crevice-dwelling bats which may also benefit from small gaps within a cavity wall under the same circumstances and are known to use large concrete structures such as tower blocks for hibernation which would be considered a non-classical site.

Table 2 below outlines the rationale taken when assessing hibernation suitability and the requirement for further surveys.

Table 2: Categories of Hibernation Bat Roost Suitability (BCT Guidelines)

Are there Suitable Hibernation Features?	Typical Roost Features
No / very limited	Treat as low. No further surveys required.
Yes – Classical site	Treat as high. Further surveys required between November and March inclusive.
Yes – Non-classical site	Treat as moderate. Further surveys may be required. Need to consider what can be surveyed.

2.4 Limitations

Due to ongoing asbestos removal works only the ground and first floors of the main section (i.e. excluding the flat roofed sections at the rear) of the building were accessible. However, roof voids could be viewed fully where ceilings had been removed or partially where they had holes punctured through. The asbestos works impacting ceilings would most likely have removed any evidence of roosting bats however no roosts were confirmed during previous surveys in 2023 and works were undertaken under a non-licensed method statement so any evidence would have been found at this stage. Lack of full access is considered a minor constraint to the survey's effectiveness, as the works themselves have significantly lowered the suitability for bats by exposing the voids to daylight, this has been taken into consideration.

The basement could be fully visualised as the floor above had been removed and could be viewed from the adjacent intact area.

PRAs can be undertaken at any time of year. Therefore, there were not any constraints associated with survey timing or weather conditions.

Notwithstanding the limitations highlighted above, the survey effort applied is considered sufficient to meet the aims of the survey and this report, in accordance with the aforementioned guidelines.

Validity

The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

Based on the latest guidelines (CIEEM, 2019, CIEEM 2024 & Section 2.6.16-22 of the BCT Guidelines) the details within this report are considered valid for 12 months from the last survey date (until 1st April 2026).

3.0 Results

3.1 Previous reports

A bat roost assessment and presence / likely absence surveys were both completed by CGO Ecology in summer 2023. This survey found the building had 'high' suitability for use by roosting bats in accordance with BCT Guidelines categories. Nocturnal surveys found no confirmed roosts but did note a potential common pipistrelle *Pipistrellus pipistrellus* emergence from the northern elevation on one survey. This report was valid until October 2024.

The subsequent non-licensed method statement for removal and soft strip of features with bat roost potential recommended avoidance of works during the maternity period and ecological supervision as needed. This report was valid until May 2024 after which it required a review (should works not have commenced). Asbestos removal works subsequently commenced in December 2024.

3.2 Desk study

Leicestershire and Rutland Environmental Records Centre returned recent bat records for at least nine bat species within a 2 km radius of the site boundary, as shown in Table 3.

Table 3: Bat Records within 2 Km Radius of the Site Boundary

Species	Number of Records	Distance and Direction of Nearest Record	Comments
Barbastelle <i>Barbastella barbastellus</i>	4	1.2 km N	Sonogram
Unidentified <i>Chiroptera</i> sp.	3	2km N	Sonogram
Brown long-eared <i>Plecotus auritus</i>	18	0.2 km E	Grounded bat
Common pipistrelle	74	0 km – onsite	Roost (see Section 3.1,

Species	Number of Records	Distance and Direction of Nearest Record	Comments
			where this is reported as a potential emergence only)
Leisler's <i>Nyctalus leisleri</i>	9	1.9 km NE	Sonogram
Unidentified long-eared <i>Plecotus sp.</i>	2	1.9 km S	Sonogram
Unidentified <i>Myotis</i> <i>Myotis sp.</i>	11	1.1 km N	Sonogram
Nathusius' pipistrelle <i>Pipistrellus nathusii</i>	6	1.1 km N	Sonogram
Noctule <i>Nyctalus noctula</i>	40	0 km	Sonogram
Unidentified <i>Nyctalus</i> <i>Nyctalus sp.</i>	4	1.1 km N	Sonogram
Unidentified pipistrelle <i>Pipistrellus sp.</i>	5	1.1 km N	Sonogram
Serotine <i>Eptesicus serotinus</i>	4	2 km S	Sonogram
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	28	1.1 km N	Sonogram

Magic Maps found no EPSMLs or statutory sites designated for bats within a 2 km radius of the site boundary.

3.3 Field surveys

3.3.1 Preliminary Roost Assessment

The former hospital building was assessed for its suitability to support roosting bats. The building was categorised as offering **low** bat roost suitability as it offered numerous opportunities for roosting by individual or small numbers of bats but no features suitably large or sheltered enough for maternity roosts.

The building had **negligible** hibernation suitability due to lack of suitably thermodynamically stable and humid spaces and limited roosting, foraging and commuting habitat in the surrounding area.

The building comprises a multilevel building constructed circa 1900 of redbrick with a series of pantile hipped roofs and gables and wooden doors and sash windows. Modern, one-storey, flat-roofed extensions have been added at the rear with uPVC doors and windows.

There were numerous lifting, slipped and missing tiles across the roofs. Other Potential Roost Features (PRFs) noted included a broken lintel, holes around protruding purlins and a cracked vent shaft.

The internal roof voids (which had been opened up from below internally) had a simple roof truss structure with bitumastic felting under the tiles. These areas had been cleared of asbestos and fully exposed to daylight so had no suitability for roosting bats. Small sections of roof voids had intact floors but had been cleared of asbestos and had holes punctured through from the ceilings below resulting in decreased suitability due to light and airflow ingress.

The basement ceiling had been removed, and this area is now fully exposed to light and the weather, so lacks suitability for roosting bats.

Photos and full details of PRFs are given in Appendix C. Locations of PRFs and potential access to PRFs are given in Figure 2.

4.0 Discussion & analysis of results

4.1 Impact assessment

Following the desk study and PRA Survey, the building has been classed as having **low** bat roost suitability for summer roosting and **negligible** hibernation suitability. A potential common pipistrelle roost was found during nocturnal surveys in 2023 (CGO Ecology, 2023) and the roosting feature is considered still present as the roof tiles are still in place in the area identified as the likely roost location.

In accordance with BCT Guidance, for this low summer roost category building, a single dusk emergence survey is recommended in order to determine the presence or likely absence of roosting bats.

If roosting bats are confirmed, then two further roost characterisation surveys will be required to inform a EPSML in order to inform a Natural England application for the legal demolition of the building and destruction of the roost.

If no roosts are found, then works should proceed under a non-licensed method statement (NLMS) to be formulated based on the results of the surveys and including ecological supervision of PRFs in the area of the previously recorded potential roost.

4.2 Compensation and Enhancement

As potential roosting features are being lost as a result of demolition these should be replaced with alternatives as compensation. Furthermore it is a requirement of the National Planning Policy Framework (NPPF) to provide enhancements for biodiversity as part of development.

The following measures are proposed in order to compensate for PRF loss and enhance the site for bats (subject to confirmation of no active bat roosts during the summer activity survey):

- Provision of alternative roosting provision in the form of four bat boxes which are suitable for crevice dwelling species. Suitable models are given in Appendix D, with options for boxes which can be integrated into new buildings and/or mounted on retained walls or trees; and

- Use of bat friendly, native planting in soft landscaping. A list of suitable species in given in Appendix E.

5.0 Conclusion

The former hospital building was identified as offering **low** bat roost suitability for summer roosting and **negligible** suitability for hibernation. A single dusk emergence survey is therefore required in order to determine presence / likely absence of roosting bats in order to comply with legislation. Mitigation, compensation and enhancement measures will be required in line with legislation, these will be designed based on the results of the subsequent survey(s).

6.0 References

Bat Conservation Trust (2015) Encouraging bats – Gardening for bats

BSI (2013) The British Standards Institution Biodiversity — Code of Practice for Planning and Development

CGO Ecology (2023) Updated Bat Preliminary Roost Assessment and Associated Nocturnal Surveys

CGO Ecology (2023) Non-Licensed Working Method Statement for Bats

CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland

CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys

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

Defra (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services, [online] Available at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf, Accessed May 2021.

Ministry of Housing Communities and Local Government, (2024), National Planning Policy Framework, [online]

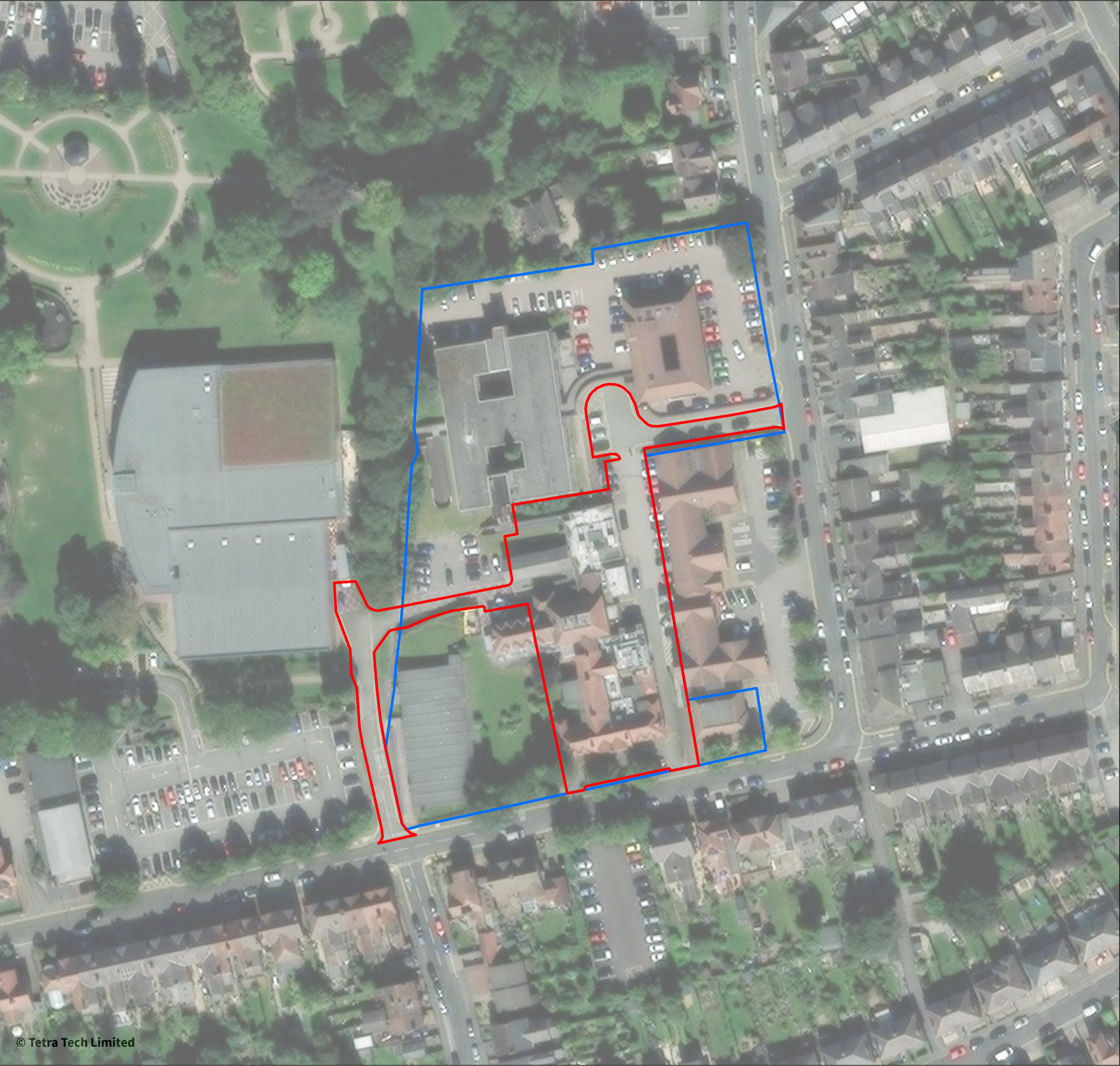
Tetra Tech (2025) Biosecurity Policy (unpublished, but available upon request)

Please note that the legislation which is relevant to this report is not included in the list above, but details are included in Appendix B below.

FIGURES

Figure 1: Site Location Plan

Figure 2: Preliminary Roost Assessment



© Tetra Tech Limited

Site Location Plan

Hinckley Hospital



NHS Property Services Ltd

Legend

- Site boundary
- Ownership boundary

Notes:

Drawn by: Chris.Dawe
Checked by: Laura Holmes

Figure No. 1
Revision No. A
02 April 2025

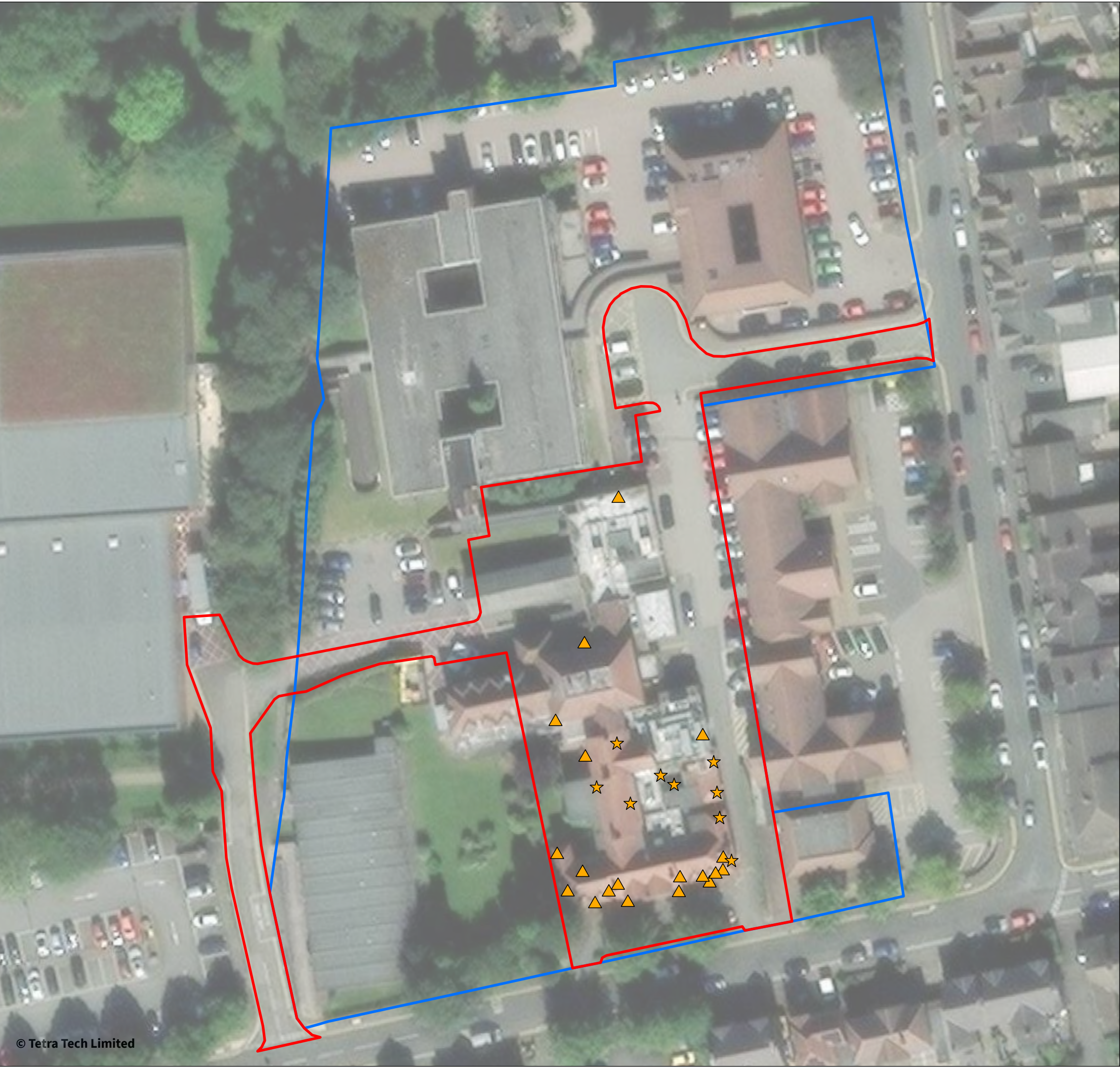
0 10 20 30 40 Meters
Scale 1:1,000 @A3

British National Grid
NGR: 442941E 293756N

© Crown Copyright All rights reserved. License number: 100019980



Tt
TETRA TECH
3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER
Tetra Tech Limited.
Registered in England
number: 01959704



Preliminary Roost Assessment

Hinckley Hospital



NHS Property Services Ltd

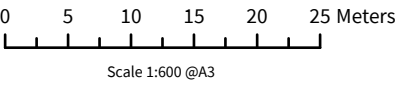
Legend

- Site boundary
- Ownership boundary
- Potential Access or Roost
 - ★ Potential Roost Feature
 - ▲ Potential Access

Notes:

Drawn by: Chris.Dawe
Checked by: Laura Holmes

Figure No. 2
Revision No. A
02 April 2025



British National Grid
NGR: 442941E 293756N

© OpenStreetMap (and) contributors, CC-BY-SA, Maxar, Microsoft





TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704

APPENDICES

Appendix A: Report conditions

Appendix B: Planning policy & legislation

Appendix C: PRA results

Appendix D: Bat boxes

Appendix E: Bat friendly planting

Appendix A: Report conditions

This Report has been prepared using reasonable skill and care for the sole benefit of [NHS Property Services Ltd] (“the Client”) for the proposed uses stated in the report by Tetra Tech Limited (“Tetra Tech”). Tetra Tech exclude all liability for any other uses and to any other party. The report must not be relied on or reproduced in whole or in part by any other party without the copyright holder’s permission.

No liability is accepted or warranty given for; unconfirmed data, third party documents and information supplied to Tetra Tech or for the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report. Tetra Tech does not purport to provide specialist legal, tax or accounting advice.

The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections'. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions.

Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

Tetra Tech reserves the right to share this Report and any related materials, surveys, drawings and/or documents at any time with the relevant Local Ecological Records Centre (LERC), any relevant statutory body or any equivalent organisation as Tetra Tech may reasonably require from time-to-time.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

Appendix B: Planning policy & legislation

Conservation of Habitats and Species Regulations 2017 (as amended)

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details:

<https://www.legislation.gov.uk/ukxi/2018/1307/note/made>

The 2019 amendments related to the EU exit. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change.– see here for full details:

<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

The Regulations make it an offence to deliberately capture, kill, disturb or trade bats (including dead animals).

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. Since it was first introduced, the Act has been amended several times. All bats are protected through inclusion under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and benefit from various levels of protection. This legislation makes it an offence to:

- Intentionally or recklessly kill or injure these animals; and
- Sell, offer for sale, possess or transport for the purpose of sale of publish advertisement to buy or sell individual reptiles.

All are also listed under Schedule 5 Section 9.4b and 9.4c which makes it an offence to:

- Intentionally disturb while occupying a structure or place used for shelter or protection; and
- Obstruct access to such a site.

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

Seven species of bat are listed under Section 41 of the NERC Act 2006; soprano pipistrelle, brown long-eared bat, greater horseshoe bat, lesser horseshoe bat, barbastelle, Bechstein's bat and noctule.

National Planning Policy Framework - Published the 27 March 2012, updated December 2024

National Planning Policy Framework (NPPF) is the top tier of planning policy. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to 'Conserving and enhancing the natural environment'. Paragraph 187- 201

Relevant policies in relation to planning application include Paragraphs:

"187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and

other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework^[1] ; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries

192. To protect and enhance biodiversity and geodiversity, plans should:

(a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity [2] ; wildlife corridors and stepping

^[1] Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

^[2] Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation [3] ; and

(b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

193. When determining planning applications, local planning authorities should apply the following principles:

(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

(b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons [4] and a suitable compensation strategy exists; and

(d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194. The following should be given the same protection as habitats sites:

[3] Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

[4] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

- (a) potential Special Protection Areas and possible Special Areas of Conservation;
- (b) listed or proposed Ramsar sites; and
- (c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site

^[1] Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

² Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

³ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

⁴ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

⁵ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site

see here for full details: <https://www.gov.uk/guidance/national-planning-policy-framework>

Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level) and are usually drawn up by a consortium of local Government organisations and conservation charities.

Some LBAP's may also include Habitat Action Plans (HAP) and/or Species Action Plans (SAP), which are used to guide and inform the local decision-making process. All bat species are included within the Space for Wildlife: Leicester, Leicestershire and Rutland Biodiversity Action Plan (LLRBAP).

Local Plan

The Local Plan 2006 to 2026 aims to achieve the following:

- To have the right facilities, housing, and infrastructure in the right places
- To support the local communities by addressing the needs and opportunities of an area
- To help to support the growth of the local economy and tourism

The Local Plan 2006 to 2026 is made up of a series of documents, with supporting maps where relevant, including the four key development plan documents (DPDs). These DPDs outline the council's policies for development within the borough. The DPDs carry the most weight for making decisions on planning applications.

Policy 4.3 covers Biodiversity and Nature Conservation, and this includes Policy 4.3.3 for 'Notable habitats and species which states

"Key protected species that are present within the borough are described by an Extended Phase 1 Habitat Survey carried out by Hinckley & Bosworth Borough Council (2009). These are identified in the listed below, with the first six included in the Leicestershire, Leicester and Rutland BAP (Leicester & Rutland Wildlife Trust, 2016).

- *Several bat species including Common Pipistrelle, Brown Long-eared, Soprano Pipistrelle, Whiskered Myotis, and Noctule • Badger • Water Vole • Otter • White-clawed crayfish • Barn Owl • Other bird species including Peregrine Falcon, Kingfisher, Black Redstart, Hobby Falcon, and Marsh Harrier • Great Crested Newt • Reptile species including Grass Snake, Common Lizard, and Slow Worm • Brown Hare"*

Appendix C: PRA results

Feature Number	Feature Type	Image
1	Gap between soffit and wall on west facing elevation on southern section	
2	Missing mortar under tile over porch on western side of southern side	

Feature Number	Feature Type	Image
3	Gap around protruding purlin on southern end	
4	Missing mortar under tile over porch on eastern side of southern side	
5	Eaves gap on southern elevation	

Feature Number	Feature Type	Image
6	Gaps under hip tiles on southern section	
7	Slipped and missing roof tiles on gable end on southern section	
8	Gaps at base on hip under finials on eastern side of southern elevation	

Feature Number	Feature Type	Image
9	Missing tile by chimney on southern elevation	
10	Eaves gap on rear of southern section eastern side	
11	Missing mortar on rear of southern section	

Feature Number	Feature Type	Image
12	Missing tile on rear of southern section	
13	Exposed end of roof at demolished end on western side	
14	Gap in brickwork on western side	

Feature Number	Feature Type	Image
15	Boarded window on western side	
16	Eaves gap on rear of southern section eastern side	
17	Lifting tiles on eastern side	

Feature Number	Feature Type	Image
18	Gaps under hip tiles on eastern side	
19	Gaps under hip tiles on eastern side central section	
20	Missing tiles central section	

Feature Number	Feature Type	Image
21	Missing tile under window in central section eastern elevation	
22	Broken vent on central section eastern elevation	
23	Missing tiles in central section	

Feature Number	Feature Type	Image
24	Broken lintel over window	
25	Vent tiles into central roof void	
26	Lifting, slipped and missing tiles in central section inward facing elevations	

Feature Number	Feature Type	Image
27	Small section of roof void in southern section which is not exposed	
28	Exposed basement (no suitability)	

Feature Number	Feature Type	Image
		 A photograph showing the interior of a room during renovation. The walls are made of red brick, and the floor is covered with dirt and debris. A large wooden board is lying on the floor in the foreground. A metal beam is visible on the left side of the room.
29	Exposed roof voids (no suitability)	 A photograph looking up into the roof void of a building. The image shows a network of wooden rafters and beams. A brick wall is visible on the left side, and some electrical wiring is hanging from the rafters.

Feature Number	Feature Type	Image
		 The image block contains two photographs. The top photograph shows a close-up of a brick chimney or roof structure with a significant hole and exposed wooden rafters. The bottom photograph shows the interior of a room with a high, vaulted ceiling, revealing a complex network of wooden beams and rafters, with some red wiring visible.

Feature Number	Feature Type	Image
30	Small section of roof void which are not fully exposed	

Feature Number	Feature Type	Image
		

Appendix D: Bat boxes

Introduction

The information in this appendix relates to bat boxes that can be easily incorporated into building and landscape plans. The information provided is not exhaustive and provides examples of some of the types of boxes available.

Including bat boxes throughout the development site has a number of benefits:

- Any roosting or resting places lost as a result of the work will be replaced;
- The ecological value of the site will be enhanced;
- Priority species within the UK and local Biodiversity Action Plans (BAPs) will be encouraged.

Bats

For Buildings

The inclusion of a variety of bat bricks, tubes and boxes for buildings is recommended to encourage a diversity of bat species. Bat bricks and tubes require no maintenance.

Built-in bat box

(can be faced to suit building design)



Bat tube

(can be bricked in or rendered over into the façade)



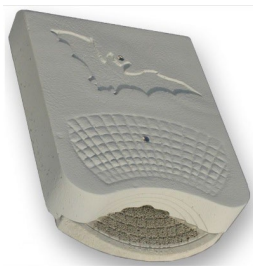
Bat access block to allow access into a cavity wall



Heated maternity box (operated on a conventional socket, 50watt heater near the base to provide a thermostatically controlled artificially warm roost)



Hibernation box e.g. Schwegler 1WQ



For Buildings and Trees

The following box types are recommended.

Bat Box

The Schwegler 1FF bat box is made of woodcrete and is expected to last approximately 25 years. It has a narrow crevice-like internal space to attract Pipistrelle and Noctule bats. Woodcrete (75% wood sawdust, concrete and clay mixture). It can be mounted on buildings or trees.

Width: 27cm; Height: 43cm; Weight: 8.3kg.



The Harlech woodstone bat box is made from woodstone, the Harlech is a small cavity bat box that offers excellent insulation and minimum condensation for roosting bats. It can be mounted on buildings or trees.

Width: 15cm; Height: 27.5cm; Weight: 4kg.



The Beaumaris woodstone bat box comes in small and large versions and is suitable for mounting on buildings or trees.

Small –29 x 40 x 7cm

Large 38 x 50 x 7cm

Weight: 8kg.



The Vincent Pro bat box is a tried and tested design by the Vincent Wildlife Trust.

Width: 23.5cm; Height: 72cm; Weight: 6.9kg.



Appendix E: Bat friendly planting

Table E1: Trees, shrubs and climbers

Common Name	Scientific Name
Bramble	<i>Rubus fruticosus</i>
Buddleia	<i>Buddleja sp.</i>
Common alder	<i>Alnus glutinosa</i>
Dog rose	<i>Rosa canina</i>
Elder	<i>Sambucus sp.</i>
English oak	<i>Quercus robur</i>
Gorse	<i>Ulex sp.</i>
Guelder rose	<i>Viburnum opulus</i>
Hawthorn	<i>Crataegus sp.</i>
Hazel	<i>Corylus sp.</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Hornbeam	<i>Carpinus sp.</i>
Ivy	<i>Hedera sp.</i>
Jasmine	<i>Jasminum sp.</i>
Rowan	<i>Sorbus sp.</i>
Silver birch	<i>Betula pendula</i>

Table E2: Flowers for Borders

Common Name	Scientific Name
Aubretia*	<i>Aubrieta sp.</i>
Candytuft*	<i>Iberis sp.</i>
Cherry pie*	<i>Heliotropium arborescens</i>
Corncockle	<i>Agrostemma githago</i>
Cornflower	<i>Centaurea cyanus</i>
Corn marigold	<i>Glebionis segetum</i>
Corn poppy	<i>Papaver rhoeas</i>
Echinacea*	<i>Echinacea sp.</i>
English Bluebell	<i>Hyacinthoides non-scripta</i>

Common Name	Scientific Name
Evening primrose*	<i>Oenothera sp.</i>
Field poppies	<i>Papaver rhoeas</i>
Honesty*	<i>Lunaria annua</i>
Ice plant 'Pink lady'*	<i>sedum spectabile</i>
Knapweed	<i>Centaurea sp.</i>
Mallow	<i>Malva sp.</i>
Mexican aster*	<i>Cosmos bipinnatus</i>
Michaelmas daisy*	<i>Aster novi-belgii</i>
Night-scented stock*	<i>Matthiola longipetala</i>
Ox-eye daisy	<i>Leucanthemum vulgare</i>
Phacelia*	<i>Phacelia tanacetifolia</i>
Poached egg plant*	<i>Limnanthes douglasii</i>
Primrose	<i>Primula vulgaris</i>
Red campion	<i>Silene dioica</i>
Red valerian*	<i>Centranthus ruber</i>
Scabious	<i>Scabiosa sp.</i>
St John's wort	<i>Hypericum perforatum</i>
Sweet William*	<i>Dianthus barbatus</i>
Tobacco plant*	<i>Nicotiana</i>
Verbena*	<i>Verbena sp.</i>
Wallflowers*	<i>Erysimum sp.</i>
Wood forget-me-not	<i>Myosotis sylvatica</i>
Yarrow	<i>Achillea millefolium</i>

Plants marked * are hybrids or exotics

Table E3: Herbs

Common Name	Scientific Name
Angelica	<i>Angelica sp.</i>
Bergamot	<i>Monarda sp.</i>
Borage	<i>Borago officinalis</i>
Coriander	<i>Caroiandrum sp.</i>
English marigolds	<i>Calendula officinalis</i>

Common Name	Scientific Name
Fennel	<i>Foenicululm sp.</i>
Feverfew	<i>Tanacetum parthenium</i>
Hyssop	<i>Hyssopus officinalis</i>
Lavenders	<i>Lavandula</i>
Lemon balm	<i>Melissa officinalis</i>
Marjoram	<i>Origanum majorana</i>
Rosemary	<i>Rosmarinus officinalis</i>
Sweet cicely	<i>Myrrhis odorata</i>
Thyme	<i>Thymus vulgaris</i>

Table E4: Wildflowers for Pond Edges and Marshy Areas

Common Name	Scientific Name
Bog bean	<i>Menyanthes sp.</i>
Bugle	<i>Ajuga sp.</i>
Creeping Jenny	<i>Lysimachia nummularia</i>
Flag iris	<i>Iris pseudacorus</i>
Hemp agrimony	<i>Eupatorium cannabinum</i>
Lady's smock	<i>Cardamine pratensis</i>
Marsh mallow	<i>Althaea officinalis</i>
Marsh marigold	<i>Caltha palustris</i>
Marsh woundwort	<i>Stachys palustris</i>
Meadowsweet	<i>Filipendula ulmaria</i>
Purple loosestrife	<i>Lythrum salicaria</i>
Water avens	<i>Geum rivale</i>
Water forget-me-not	<i>Myosotis scorpioides</i>
Water mint	<i>Mentha citrata</i>

Based on Bat Conservation Trust (2015) Encouraging bats – Gardening for bats