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Preliminary Roost Assessment

Survey site:

16, Tower Road, Earl Shilton, Leicestershire LE9 7EG

Client:

Josephine Beighton

Survey date:

10th November 2025

Project:

This report is prepared to inform a planning application with the Hinckley and Bosworth Borough Council. The proposal is described as:
Erection of a rear single and two storey extension (Application reference: 25/00626/HOU)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Survey Details					
The site survey was undertaken by Bethany Swain BSc (Hons) AMIEnvSc, Consultant Ecologist [Accredited Agent on Natural England Licence] and BCT competency level 2					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (m/s)	Rain
10/11/2025	13	92	100	3.4	Light rain
Executive Summary					
<u>Bats</u> No bats or evidence of bats was identified in B1. However, due to the presence of a low number of external roosting features suitable for crevice dwelling species, and potential access points into the building suitable for void dwelling bats, B1 is assessed as low habitat value. Consequently, 1 emergence survey is required during the active bat season (May-September), to assess the presence/absence of roosting bats. A total of 2 Surveyors and one additional Night Vision Aid (NVA) will provide full coverage of all the elevations. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. <u>Birds</u> If works are undertaken during the bird breeding season (1st March to 31st August inclusive — or February to September in favourable weather), a close inspection of the building should be carried out immediately before the work begins. Any active nests must be protected until the young have fledged. A suitably qualified ecologist should be contacted for further advice. Full details can be found on page 14. This report is valid for 12-18 months, (CIEEM, 2019), therefore it is recommended for works to be started before this time. Parameters can be found on the CIEEM website: https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf					
Survey limitations					
BRD can be purchased at a later stage and incorporated into the report from the secondary surveys, if deemed necessary.					

Bats	
Summary of Survey Findings	The survey site is centred on National Grid Reference SP 46612 97922 and has an area of approximately 0.04ha. The site comprises one dwelling (B1), associated hardstanding driveway, vegetated garden with scattered trees and two sheds. It is situated within a residential area in the town of Earl Shilton, Leicestershire. <u>Previous ecological reports</u> To the authors knowledge, no previous ecological assessments have been conducted at the same site and address. EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site. Notable habitats The site is not subject to any priority habitats, however there are a number of priority habitats within 2km of the development. These include lowland mixed deciduous woodland (~400m west), coastal floodplain grazing marsh (~1.23km north), and lowland fens (~1.96km southeast). Statutory sites within 2km The site is not subject to any designation, and there no designated sites within 2km of the development. Bats SAC's (10km) There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat The onsite habitat is primarily urban and comprises of a building, vegetated garden and hardstanding driveway with scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Despite this, the dominating urban habitats are common and widespread, owing to the surrounding residential landscape. However, the onsite trees appear to connect to further trees within the locality and as such likely provide connectivity to habitat of value within the local and wider landscape which is dominated by agricultural land. The nearby woodlands such Normanton Wood (located ~1.55km east) provide valuable foraging and commuting opportunities throughout the wider landscape. Woodland edges provide good value to commuting and foraging bats that are well known utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. The surrounding habitat is assessed as moderate habitat value for foraging and commuting bats.

Roosting habitat
Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below.

There is a total of 1 building onsite: the main dwelling (B1) which was surveyed as this will be impacted by the proposed development. There are two small timber sheds located within the rear vegetated garden. It is understood that these structures will not be impacted by works and were therefore not subject to survey. The sheds are considered a suitable buffer from major construction works.

There are several trees located at the far end of the rear vegetated garden. It is understood that no trees will be impacted by the works and as such were not subject to survey. These trees are considered a suitable buffer from major construction works.



	Figure 1. Onsite habitat (rear vegetated garden and scattered trees)	
B1 Building description	Photographs	
<i>Summary</i> B1 is a two-storey, semi-detached dwelling with a single storey flat roof rear extension. It is located within a residential area in the town of Earl Shilton, Leicestershire. The proposed works comprises the demolition of the existing single storey extension to facilitate the construction of a new rear single and two storey extension to the rear. No evidence of bats was identified on or within B1, however evidence may be concealed within the identified roosting features. Due to the presence of a low number of external roosting features suitable for crevice dwelling bats, access points into the void spaces suitable for void dwelling bats, and surrounding habitat, B1 is assessed as low habitat value.		

Figure 2. Eastern (front) elevation of B1

			
			Figure 3. Western (rear) elevation of B1
Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick and mortar, rendering	Condition/description The walls appear in good structural condition throughout B1. They appear intact with no significant gaps in the mortar or rendering. Suitability/access/evidence of bats No suitable roosting features or evidence of bats were identified on or within the walls of B1. No areas were identified where evidence could be concealed.	
			Figure 4. Sealed walls on the western (rear) elevation of B1

			
			Figure 5. Sealed walls on the southern (side) elevation of B1
Roof	Clay	Condition/description B1 comprises a hipped roof and is attached to an offsite dwelling to the north. Under an inspection from ground level using binoculars, the roof tiles largely appear in good condition and lay flat, however areas of light ingress are visible internally toward the eaves, although these appear minor. The hip tiles appear in moderate condition. There is a significant gap located under the end hip tile at the southeastern corner of the building, as well as on the southwestern hip line on the southern elevation. A significant area of light ingress is visible internally from within the loft space associated with each gap. Additional gaps under the hip tiles were noted externally, however no light ingress was visible internally within the loft space following a close inspection of the hip and ridge lines. The roof of the single storey rear extension appears in good structural condition and well-sealed.	
			Figure 6. Gap at end hip tile on the southeastern corner of B1 (red), additional gaps under ridge tiles (yellow)

		Suitability/access/evidence of bats Space under tiles could accommodate low numbers of crevices dwelling bat species due to the absence of roof lining and as such limiting a high volume of habitat available. Furthermore, these features could provide suitable access into the loft space where light ingress was identified internally as there is no roof lining/membrane to obstruct access. No evidence was identified externally or internally; however, evidence may be concealed between the roof tiles although in low levels due to the limited space these features provide for crevice dwelling bats. Due to the lack of roof lining, higher numbers of droppings would likely fall through within the loft space, and none were identified.	
Soffits/fascia	Timber	Condition/description The timber soffits and fascia appear in good structural condition throughout, sealed and flush to the wall tops despite some cosmetic deterioration. Suitability/access/evidence of bats No suitable roosting features, access points or evidence of bats were identified on or within the soffits/fascia throughout B1.	

Figure 7. Gap under hip tile on the southern (side) elevation of B1 (associated with light ingress internally)

Figure 8. Sealed soffits on the western (rear) elevation of B1

			
Window/doors frames and lintels	uPVC	Condition/description The window, doors and on all elevations appear in good condition. They appear tight fitting, and surrounding sealant intact. Suitability/access/evidence of bats No suitable roosting features, access points or evidence of bats were identified on or within the windows and doors throughout B1.	

Figure 9. Sealed soffits on the southeastern elevation of B1

Figure 10. Sealed windows/lintels on the western (rear) elevation of B1

			
			Figure 11. Sealed windows/lintels on the southern (side) elevation of B1
Internal voids	Timber rafters and ridge beam. Open floor to ridge.	Condition/description Internal space measures approx. 5.5m long, 6m wide, floor to ridge height approx. 2.5m. The roof timbers appear in good condition. There is no roof lining. Following a close inspection using torch, the majority of the tiles appear sealed with mortar. There are minor areas of light ingress towards the eaves on the western roof plane however the gaps do not appear of a significant size. There is a significant area of light ingress at the end hip tile on the southwestern corner of the building as well as the gap under the hip tile on the southwestern hip. Both features are associated with gaps identified externally. The loft space is free of obstructions and as such appears unused. Suitability/access/evidence of bats No evidence of bats was identified within the loft space.	
			Figure 12. B1 loft space (looking north)

		The gap at the end hip tile on the southwestern corner of the building as well as the gap under the hip tile on the southwestern hip of the building could allow access for entering and entering void dwelling bats. This is due to the size and lack of lining to obstruct entering and exiting bats, although its absence may result in unstable internal temperatures. The loft provides suitable space for pre-emergence warm up flights, due to the lack of obstructions.
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Figure 13. Light ingress (gap at end hip tile) within B1 loft space



Figure 14. Light ingress (gap under hip tile) on the southwestern hip line

			 Figure 15. Minor areas of light ingress noted toward eaves on the western (rear) roof plane
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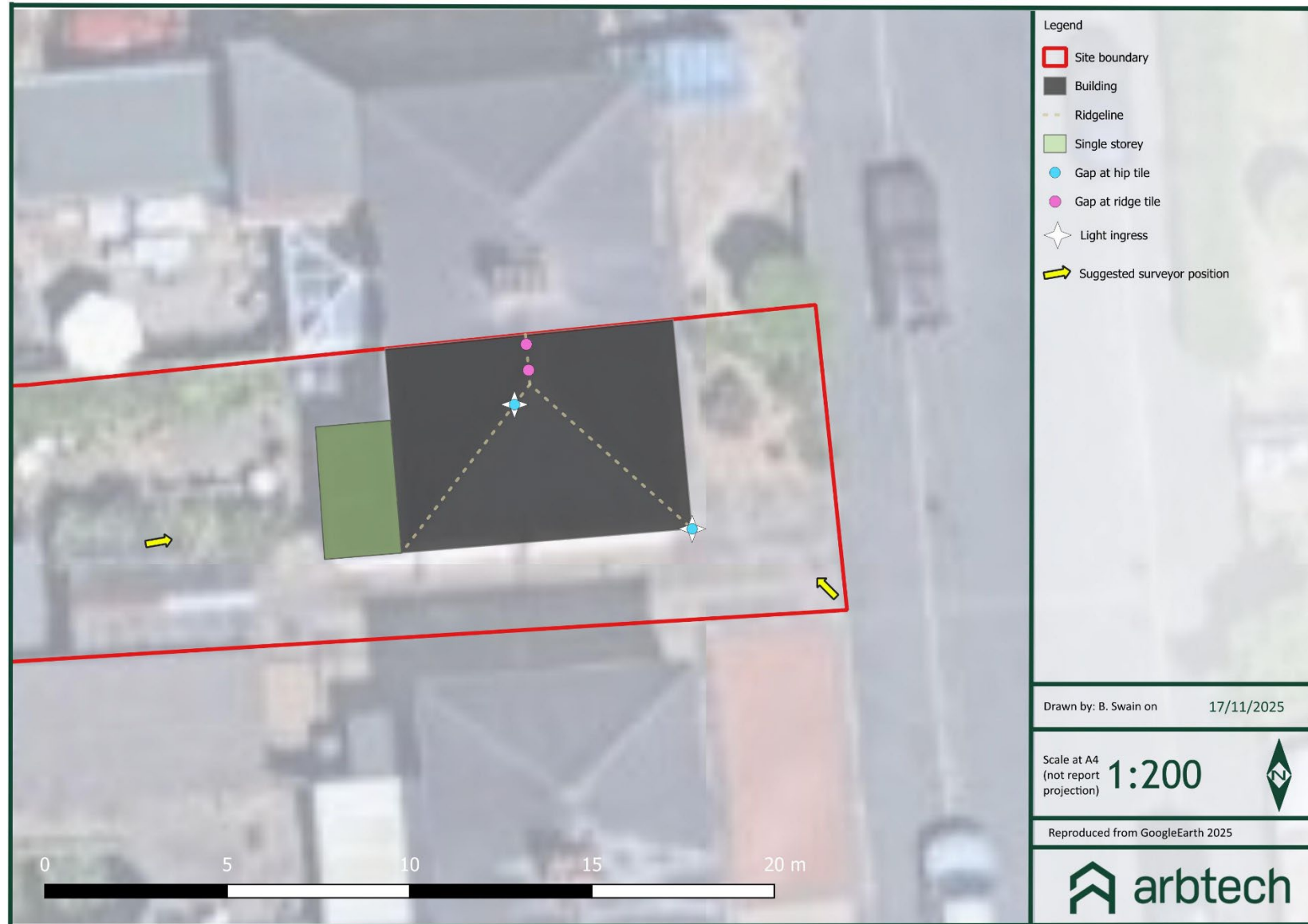
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] The proposed development comprises the construction of a single storey and two-storey rear extension. This could result in the damage and destruction of any bat roosts present within the loft space and roof space, and could cause disturbance, death or injury to bats. Foraging and commuting habitat The proposed development will result in the loss of small areas of vegetated garden but given the low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] A total of one bat emergence survey is required during the active bat season (May – September) to assess the presence/absence of roosting bats within B1. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. A total of two surveyors are required to provide full coverage of the buildings. Infrared cameras should be used as an aid. If any bat roosts are confirmed from this survey schedule, a bat licence would be required. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting

	Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.	
Birds		
B1 description		Photographs
Summary of Survey Findings	Buildings Bird droppings we identified within the southwestern corner of the loft space (location of gap at end hip tile), as well as scattered along chimney at the northern supporting wall. The building is considered suitable for nesting passerine species such as robin, wren, and house sparrow.	 Figure 16. Bird droppings located at the southeastern corner of B1 loft space  Figure 17. Bird droppings scattered along chimney at the northern supporting wall

	Trees and vegetation No bird nests were identified within the trees on-site; however, they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests within B1. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees The Wildlife & Countryside Act 1981 (as amended) makes it an offence to obstruct or prevent any wild bird from using its nest, or to intentionally take, damage or destroy a wild bird's nest while the nest is being used or built. Contractors should remain vigilant during construction works, with precautionary checks for nesting birds carried out throughout the extended nesting season (February through to September, inclusive). If an active nest is found, it must be protected. All works that could disturb nesting birds, including noise from construction activities, should cease. A buffer zone of approximately 10m (minimum) is recommended for common species until the young have fledged. However, buffer zone requirements vary depending on species and the location of the nest relative to the works. A suitably qualified ecologist should be consulted for further advice where necessary. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 5m buffer should be created between any machinery and active nests. However, buffer zone requirements vary depending on species, and a suitably qualified ecologist should be consulted for further advice. Further information can be found here: RSPB Guidance on Birds in Roofs. https://www.rspb.org.uk/birds-and-wildlife/helping-birds-and-wildlife/birds-in-the-roof

	Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of one bird boxes onto B1 will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box Schwegler 1SP Sparrow Terrace Woodstone Nest Box Or a similar alternative brand.
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Appendix 1: PRA map



Appendix 2: Location map



Appendix 3: Proposed plan



Proposed Rear Extension
16 Tower Road,
Earl Shilton
LE9 7EG



Scale Bar

Scale 1:50 @ A3

This report is valid for 12-18 months, (CIEEM, 2019), therefore it is recommended for works to be started before this time. Parameters can be found on the CIEEM website: <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

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Version control			
Status	Issue	Name	Date
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