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Bat Mitigation Strategy

Site: 174 Newbold Road, Barlestone, Nuneaton, Leicestershire, CV13 0DT

Planning Application: 25/00861/FUL

Development: Demolition of existing dwelling and construction of replacement self-build dwelling

Introduction

This Bat Mitigation Strategy has been prepared in response to the comments provided by Leicestershire County Council Ecology and Biodiversity Team, dated 22 July 2026, in relation to planning application 25/00861/FUL. The County Ecologist's response refers to the results of the Bat Emergence Report prepared by Eco 360 (June 2026), which identified a single common pipistrelle (*Pipistrellus pipistrellus*) emerging from beneath roof tiles adjacent to the chimney on the eastern elevation of the existing dwelling. The feature was classified as an occasional day roost. As the existing dwelling is to be demolished the County Ecologist has requested further detail regarding provision of a temporary roost before works commence and a permanent replacement roost within the new dwelling. This strategy addresses these requirements and should be read in conjunction with the Bat Emergence Report and Figure 1 of this document.

Purpose of the Strategy

The purpose of this strategy is to ensure that suitable roosting provision remains available to bats during the construction period and that permanent replacement roosting habitat is incorporated into the completed development. It provides:

- temporary roost provision prior to commencement of works;
- the type, specification and purpose of the temporary roost feature;
- permanent replacement roost provision incorporated into the new dwelling;
- the type, specification and purpose of the permanent roost feature; and
- the location of the proposed features, as shown on Figure 1.

The measures below specifically address the comments made by Leicestershire County Council in its consultation response dated 22 July 2026.

Pre-commencement Temporary Roost Provision

Prior to demolition of the existing dwelling, a bat box will be installed at the location shown on Figure 1. As there are no existing buildings or other permanent structures within the site that can be used to fit the box to, the temporary bat box will be pole-mounted. The pole will be positioned within an area that will remain undisturbed throughout demolition and construction and the bat box will be installed no lower than 3m above ground level, with a clear and unobstructed flight path to and from the entrance. The box will be securely attached to the pole so it can remain stable and cannot move in adverse weather.

Temporary bat box specification:**Make/model:** Schwegler 2FN (or similar)**Minimum installation height:** 4m above ground level**Location:** As shown on Figure 1 (southwest corner of the garden)**Permanent Replacement Roost**

The County Ecologist has also requested a permanent replacement roost incorporated into the new dwelling, preferably positioned on the same elevation as the existing roost. As such, a purpose-built integrated bat tube will be incorporated into the fabric of the new dwelling on the eastern gable wall, corresponding with the elevation of the existing confirmed roost. The bat tube will be installed at high level, at the apex of the gable, providing a suitably elevated roosting position with an unobstructed approach for bats.

Permanent bat roost specification:**Make/model:** Habibat Built-in Bat Box**Location:** Eastern gable wall at apex level, as shown on Figure 1



Schwegler 2FN Bat Box



Habibat Built-in Bat Box 001



WoodStone Built-In Swift Box
(Protruding Entrance for Rendered
Walls)

- WoodStone Built-In Swift Box (Protruding Entrance for Rendered Walls) incorporated into North West elevation
- Hedgehog walkway
- Habibat Built-in Bat Box 001 incorporated into east elevation
- Schwegler 2FN Bat Box Temporary Bat box placed on post at least 3 to 4 meters off the ground



Figure 1

Swift Provision

The Leicestershire County Council consultation response also refers to the swift box shown on the Landscaping Plan and the Council's previous comments dated 14 October 2025. The County Ecologist advises that, where a suitable location is available, swift provision should be included alongside the bat provision and notes that groups of swift boxes are preferable due to the nesting behaviour of the species. Accordingly, suitable provision for swifts will be incorporated into the replacement dwelling where this can be accommodated without conflicting with the permanent bat roost provision. Swift nesting features will be installed as a group rather than as a single isolated feature. Final positions will be selected to provide suitable high-level access and a clear flight path (Figure 1).

I trust that the above information satisfactorily addresses the comments raised by Leicestershire County Council. However, should any further information or clarification be required in relation to the proposed bat mitigation measures, please do not hesitate to contact me.

Kind regards,
David Nixon MSc MCIEEM MRSB
Fauna Forest Ecology Limited