

Hinckley Hospital

784- B072688

Bat Roost Survey Report – Buildings

NHS Property Services Ltd

June 2025

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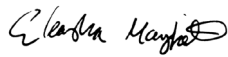
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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site comprises the former Hinckley and District Hospital, located on Mount Road, Hinckley, LE10 1AG. SP 42952 93724What3Words: handy.stove.bright
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)	To undertake one dusk emergence survey to determine the presence or likely absence of roosting bats within the surveyed building.
Results and Evaluation	The dusk emergence survey was carried out on the 15 May 2025. No roosts were identified and bats considered likely absent within the building.
Recommendations	As no bats were found emerging from the building during the survey the demolition can proceed without further bat survey, licensing or mitigation. In the unlikely event a bat is found during works then activities should immediately stop, and a bat licensed ecologist contacted for advice.
Conclusions	The dusk emergence surveys observed low bat activity, but did not identify roosts.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech was commissioned by NHS Property Services Ltd on 25th March 2025 to undertake presence / likely absence bat surveys of 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 in order to support a planning application including demolition of the building .

This report has been prepared by Assistant Ecologist Eleasha Mayfield 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 at Mount Road in the centre of Hinckley, Leicestershire and is centred at Ordnance Survey National Grid Reference SP 42952 93724 – see Figure 1. It comprises of redundant hospital building consisting of multiple sections, set within hardstanding and a small area of amenity vegetation.

Immediately surrounding the site is predominantly urban, with a small parkland, cemetery and waterbody to the north.

The wider landscape provides habitat features including parks, woodland and agricultural fields bordered 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 redevelopment of the site. In December 2024, works commenced to remove asbestos and works 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 present
- Describe the methods used to carry out the desk and field-based assessments for bats
- Determine the presence or likely absence of roosting bats;
- Ascertain the number and species of bat roosting within the buildings/structures to determine the roost assemblage present;
- Identify if any additional surveys are required to inform this assessment;
- Determine if any potential impacts on bats are likely to arise from the development/proposals;

- Outline strategies to avoid/mitigate/compensate for any likely impacts on bats; and
- Outline a Mitigation Strategy to inform an EPSL license application.

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.

Validity

The details of this report will remain valid **until the 15 May 2026** after which the validity of this assessment should be reviewed to determine whether further updates are necessary. 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.

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

The following report was produced by Tetra Tech were reviewed as part of the assessment:

- Tetra Tech, 'PRA Survey Report', April 2025

2.2 FIELD SURVEYS

2.2.1 Presence / Likely Absence Nocturnal Surveys – Buildings

In accordance with BCT Guidelines, one dusk emergence survey were undertaken in May 2025. The dusk emergence surveys commenced 15 minutes before sunset and continued for 1.5 - hours after sunset. Survey dates, timings and weather conditions are detailed in Table 1 below.

Table 1: Surveyors, date and weather conditions for bat emergence surveys.

Wind speed uses Beaufort scale. Cloud cover uses Oktas Scale

Date of survey	Sunrise / sunset	Start (S)	Finish (F)	Temperature (in °C) S/F	Rain S/F	Wind speed S/F	Cloud cover S/F
15 TH May 2025	20.55	20.35	22.25	13/12	0/0	4/4	8/8
Surveyor names and survey licence number where applicable	Senior Ecologist Stephanie Bennett BSc (Hons) ACIEEM (Class 2 Licence no: 2020-45364-CLS-CLS) Senior Ecologist Tom Cumberland BSc (Hons) (Class 1 Licence no: 2024-12309-CL17-BAT) Zoe Spicer Field Ecologist Jonathan Carter Field Ecologist Sarah Newey Field Ecologist Leiya Ordish-Wykes Field Ecologist						
Number of IR cameras used	11 IR cameras used. Screenshots of darkest points of survey are shown in Appendix C						

During the surveys, surveyors and Night Vision Aids (NVAs) in the form of infra-red (IR) cameras (and associated IR lights) were positioned to view the PRFs identified on the building for any bats emerging from (or returning) to the roost, in line with BCT Guidelines. Incidental bat activity was also recorded (e.g., roosting at neighbouring properties). Surveyor and Infrared Camera (IR) positions are shown in Figure 2

During the surveys, any potential bat emergences would be recorded by the IR cameras and their calls recorded using Elekon Batlogger Ms or M2s. Bat calls were analysed, where necessary, by Tetra Tech Emily Francey Assistant Ecologist and checked by Stephanie Bennett BSc ACIEEM (Class 2 Licence no: 2020-45364-CLS-CLS) using Bat Explorer software (Version 2.1.10.1). Bat surveys were completed during the period when bats are active, within the optimum survey season and within suitable weather conditions (above 10°C, dry and with calm winds).

Surveyors used Elekon Batlogger M detectors. This detector uses a broad-spectrum microphone and uses a heterodyne mode to make bat calls audible while recording full spectrum data for subsequent analysis.

Night Visual Aids (NVA) were used in lieu of a surveyor on all vantage points, in line with the BCT Guidelines. The cameras used were Canon XA40 IR cameras with additional IR illuminator lights. Cameras were positioned in such a way to viably cover the desired features of a property and were paired with static detectors such as Anabat Express and Anabat Swifts to record bat calls. The cameras were set to record the duration of the survey, with the same timings as stated in Table 2. Footage analysis by Motion Meerkat (Weinstein, 2015) was used to identify motion events which were subsequently analysed manually. The following settings were used: Background variation 3; organism speed 3; minimum object size 0.01% (parameters were tested against known activity before analysis). The subsequent images were reviewed and cross referenced with time of the movement to the sound files obtained by the Anabat Express / Swift set alongside the camera to identify any bats recorded.

The survey lead was bat licensed and all bat surveyors had bat survey training in line with BCT Professional Training Standards for Professional Ecologists Working with Bats (2020) Level 1 in line with BS42020.

Survey was by licensed Ecologist Stephanie Bennett BSc ACIEEM (Class 2 Licence no: 2020-45364-CLS-CLS).

2.3 LIMITATIONS

The optimal period to undertake bat presence/likely absence surveys is between May and August, although surveys in April and September may aid in identifying pre-maternity gathering roosts or transitional roosts. The survey was completed in May 2025 which is inside the optimal survey window and are therefore compliant with the levels of survey effort required for the suitability assigned to this building. The weather conditions were suitable for the entirety of the survey. Therefore, there were not any constraints associated with survey timing or weather conditions.

The surveys were completed with the assistance of bat detectors. All survey techniques are subject to bias, and bat detector surveys may under-record species with weak echolocation calls, such as brown long-eared bats. However, these biases were considered when interpreting the results. (It is also of note that Batloggers are very effective at picking up quiet calls from brown long-eared bats). Some bat calls are

variable dependent on the habitats they fly in and on their activity (commuting, foraging, social interaction, etc) and extremely similar between species. In these cases, it is accepted that species are identified to genus level or group level (e.g. *Myotis*, *Myotis* / *Plecotus* and *Nyctalus* / *Eptesicus*) (Collins, 2016). Where call parameters are inconclusive the species has been labelled as 'unknown'. This allows the dataset to be interpreted accurately and transparently.

Based on the latest guidelines (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 May 2026).

3.0 RESULTS

3.1 PREVIOUS REPORTS

A bat roost assessment and presence/ likely absence surveys were completed by CGO Ecology in summer 2023. This survey found the building had high suitability for roosting bats in accordance with BCT Guidelines categories. Nocturnal surveys found no confirmed roosts but did find a potential *Pipistrellus pipistrellus* emergence on 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 was carried out in December 2024.

A PRA survey was completed by Tetra Tech in April 2025. This survey found the former hospital building was categorised as offering low bat roost suitability, due to no features large enough to support a maternity roost, however there were numerous features for roosting individual or small number of bats. Furthermore, the building was classified as negligible for hibernation suitability because of a lack of suitably thermodynamically stable and humid spaces and limited roosting, foraging and commuting habitat within the surrounding area.

3.2 FIELD SURVEYS

3.2.1 Presence / Likely Absence Nocturnal Surveys – Buildings

The activity was low throughout the survey, with surveyors noting occasional common pipistrelle passes on the west side of the former hospital building.

4.0 DISCUSSION & ANALYSIS OF RESULTS

4.1 IMPACT ASSESSMENT

Following the nocturnal survey, roosting bats have been confirmed as being likely absent.

Low bat activity was observed during the dusk emergence surveys. The proposed works pertain to only the demolition of the building, therefore no habitats or commuting routes will be impacted.

Roosting bats are therefore considered likely absent from this building and the development can proceed without further survey, licensing or mitigation.

In the unlikely event bats or evidence of roosting bats (e.g. droppings) is discovered prior to or during these works, then works must cease immediately to avoid an offence being committed and a licensed bat ecologist consulted to determine an appropriate course of action.

If works do not begin by **June 2026** an update bat building inspection and / or nocturnal surveys may be needed to update site conditions, under the guidance of a licensed bat ecologist.

5.0 CONCLUSION

The former hospital building was identified as offering low bat roost suitability for summer roosting and negligible suitability for hibernation. The dusk emergence surveys observed low bat activity, but confirmed no roosts were present. No further surveys, licensing or mitigation are required.

6.0 REFERENCES

Bat Conservation Trust (2020) Professional Training Standards for Professional Ecologists Working with Bats

Ministry of Housing Communities and Local Government, (2019), National Planning Policy Framework, [online] Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf, Accessed May 2021.

Statutory Instrument 2017 No. 1012; The Conservation of Habitats and Species Regulations 2017 (as amended), HMSO

Weinstein, B. G. (2015), MotionMeerkat: integrating motion video detection and ecological monitoring. *Methods in Ecology and Evolution*, 6: 357–362. doi: 10.1111/2041-210X.12320

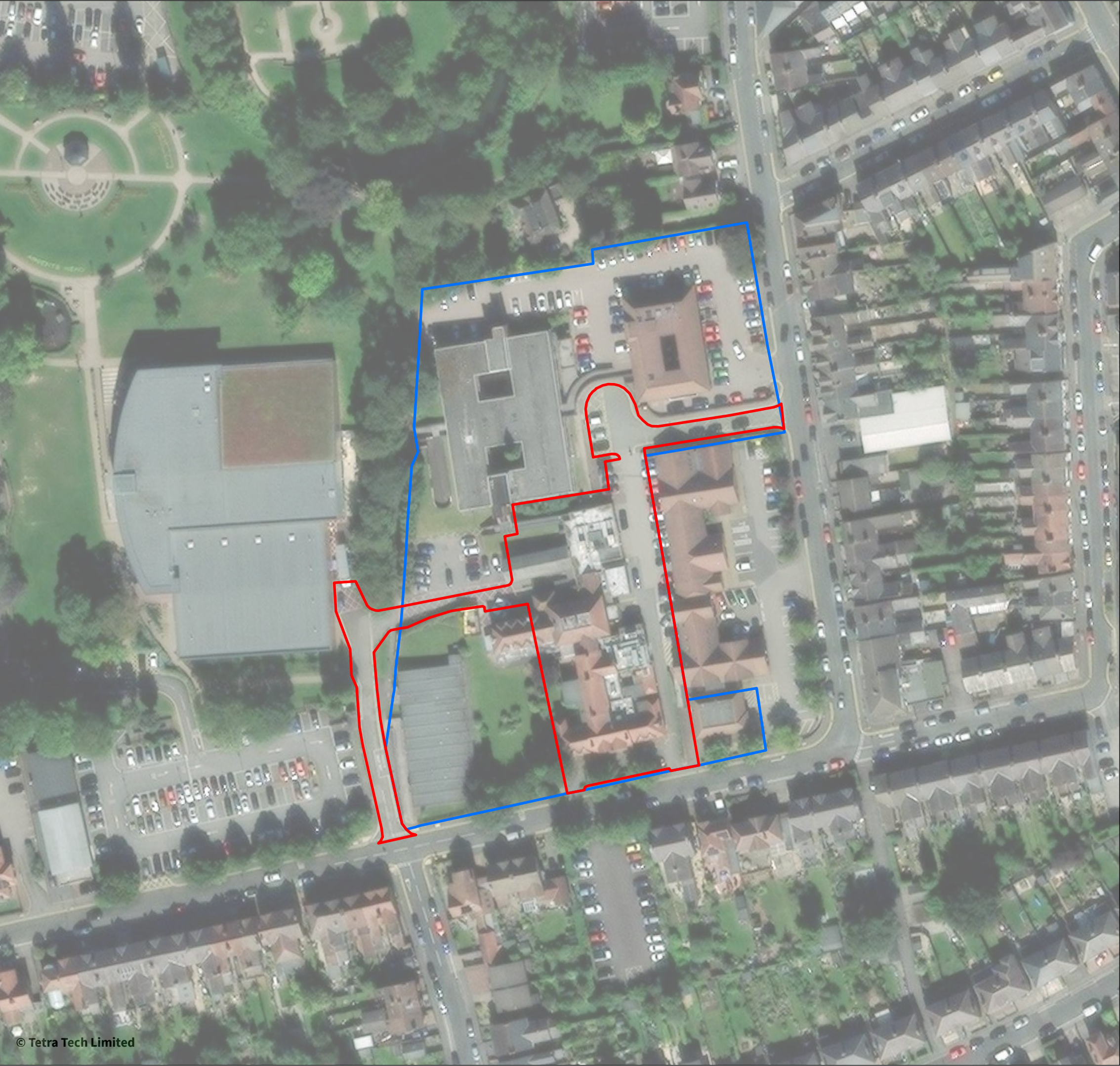
Wildlife and Countryside Act, 1981 (as amended), HMSO.

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: SURVEYOR LOCATION PLAN



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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

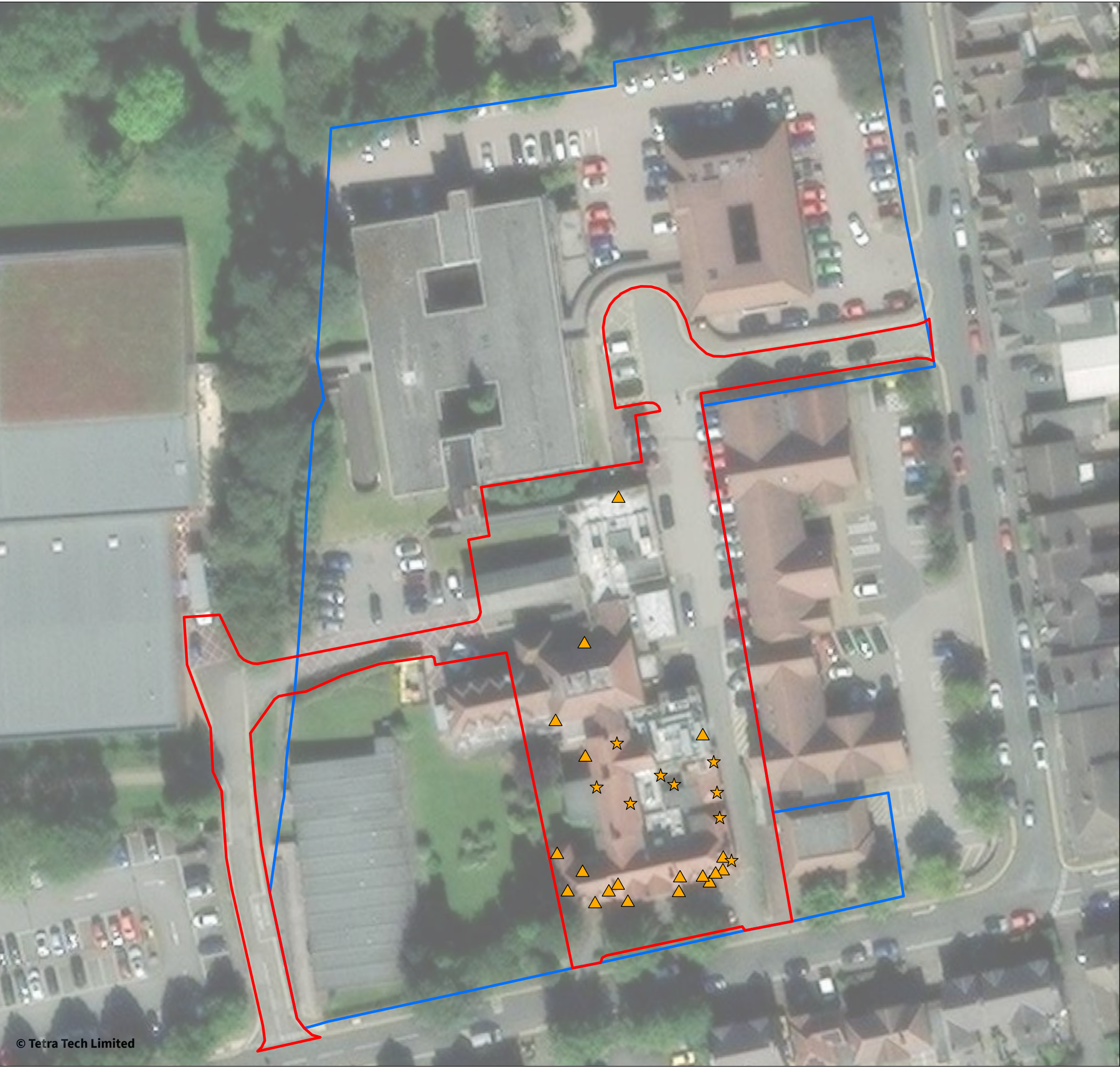
0 10 20 30 40 Meters
Scale 1:1,000 @A3

British National Grid
NGR: 442941E 293756N

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Preliminary Roost Assessment
Hinckley Hospital



NHS Property Services Ltd

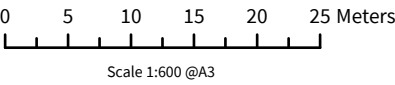
Legend

- 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

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APPENDICES

APPENDIX A: REPORT CONDITIONS

APPENDIX B: PLANNING POLICY & LEGISLATION

APPENDIX C: DARKEST IR CAMERA FOOTAGE

APPENDIX A: REPORT CONDITIONS

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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.

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)

This legislation transposes the European Union's Habitat Directive (Directive 92/43/EEC) into UK law. All bat species are listed as European Protected Species under the Habitats Directive, and Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). The Regulations make it an offence to:

- deliberately capture, injure or kill a wild bat;
- deliberately disturb wild bats; 'disturbance of animals includes in particular any disturbance which is likely:
 - to impair their ability —
 - to survive, to breed or reproduce, or to rear or nurture their young; or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong'; or
- damage or destroy a breeding site or resting place used by a bat.

Wildlife & Countryside Act 1981 (as amended)

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 a bat;
- Possess any live or dead wild bat; or anything derived from such an animal; or
- Sell, offer for sale, possess or transport for the purpose of sale or publish advertisement to buy or sell individual bats.

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

- Intentionally or recklessly damage or destroy, or obstruct access to, any structure or place which a bat uses for shelter or protection; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

Under Schedule 5 Section 9.5a, it is an offence to knowingly cause or permit any of the above acts.

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 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:

- (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 Plan (LBAP)

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.

^[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

APPENDIX C: DARKEST IR CAMERA FOOTAGE

Table 2: showing screenshots of infrared cameras at darkest point of survey.

Surveyor position	Screenshot of Infrared camera at darkest point of survey
Infrared camera 1, located at surveyor position 1	 A black and white infrared image of a building at night. The building has several windows and a door. A metal fence is in the foreground. There are red bounding boxes at the bottom left of the image.
Infrared camera 2, located at surveyor position 2	 A black and white infrared image of a building at night. The building has a gabled roof and several windows. There are red bounding boxes at the bottom left and bottom right of the image.

Infrared camera 3,
located at
surveyor
position 3



Infrared camera 4,
located at
surveyor
position 4



Infrared camera 5,
located at
surveyor
position 5



Infrared
camera 6,
located at
surveyor
position 6



Infrared
camera 7,
located at
surveyor
position 7



Infrared
camera 8,
located at
surveyor
position 8



Infrared
camera 9,
located at
surveyor
position 9



Infrared
camera 10,
located at
surveyor
position 10



Infrared
camera 11,
located at
surveyor
position 11

