

Dusk emergent bat survey

Little India Restaurant

7 Main Street, Peckleton



Surveyor: Dr. Stefan Bodnar BSc (Hons) PhD MCIEEM NE bat class license (level 2 survey)

Client:



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1. Introduction

The surveys here are further bat surveys to determine if the level of activity and presence of any potential roosts at a former restaurant and takeaway, Little India Restaurant on Main Street, Peckleton, LE9 7RE,, specifically in relation to proposal including demolition of the existing building.

Specific surveys: to undertake a site survey to inform what species of bats occupy and/or use the site.

The report to follow the survey will specifically contain the following:

Survey/ Mitigation report

- Details of habitats on site that may support species of bats
- Results of survey(s) including numbers recorded, location, status of area (with bats whether it is maternity or hibernation site)
- An assessment of the impact of the scheme on bats present on the site
- Any mitigation proposals
- Details of any post construction monitoring proposals and any short, medium and long term management proposals for the habitat or bats
- Any site specific advice

This survey follows a previous internal/external survey undertaken by Dr. Stefan Bodnar MCIEEM consultancy, in 2023, previously which denoted the building as having 'low' bat roost potential.

Recommendations and comments from this report follow:

Main restaurant building:

The Little India Restaurant is a two storey building with extended single storey dining area and annex buildings along Main Street, Peckleton. The building has a traditional double bay frontage, with an apexed slate roof, no cavity wall, but a large and unlined roofspace. It has been extended to the rear with a dinning room (slate tile apexed with small retained roofspace) and a garage building (tile roof, no roof-space).

The slate tile roof is in good condition, with no missing or raised tiles. This section of the building is intact, and although there are 2 slipped tiles, these do not provide large enough access points for bats or other animals to the roof structure. The doors and doors and windows offer no gaps or

cracks which bats could access. There is no cavity wall due to the age of the building and no soffits, the walls sitting on a corballed brick feature at roof level..

The render is in good condition on the main building as is the mortar on the gable ends and the weatherboards (where these occur) on the buildings. To the rear is the single storey attached building of brick, with a pitched slate tile roof and weatherboards to the sides is relatively recent construction and is in good condition.

The main building has a large and unlined slate tile roof-space to 3.5m. It is heavily cobwebbed and there is no sign of access by birds, bats or vermin.

There is a secondary, small roofspace above the dining area. This is up to 1.4m and is lined with breathable membrane beneath the slates. It is clean and there is no sign of access by birds, bats or vermin.

Overall Assessment:

The building is deteriorating condition, with an area of missing mortar by the chimney on the gable end and a missing tile on rear elevation 2 storey main section. In addition there are slipping tiles in the area above the dining room. Although the inspection of the retained roof-spaces revealed no evidence of bats and there are no cavity walls in the building, there is a residual risk, the categorisation for Bat Roost Potential (BRP) is low.

Impacts of development:

As the proposed development required demolition of the existing buildings. In Line with BCT Good Practice survey guidelines (2016) there will be a requirement for a single bat emergence survey, during the peak bat activity season, to determine if there are any bat roosts present in any buildings. All trees were categorised as negligible in terms of bat roost potential. The site has moderate opportunity for foraging bats as it is sheltered and has trees present.

In relation to the National Planning Framework (2021) there is likely to be requirement for Mitigation/ Compensation measures for loss of bat roost opportunity. The results of the emergence survey will confirm the mitigation requirements, but as a minimum, one bat box is recommended on the retained trees in the curtilage of the building or the building itself.

Procedures for emergencies: Protected species

Note 1: If bats are discovered at any time during processes involved with the development, work should cease immediately and the advice of a licensed ecologist sought.

BCT guidance is shown below:

Table 7.1 Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability	Moderate roost suitability	High roost suitability
May to August (structures) No further surveys required (trees)	May to September ^a with at least one of surveys between May and August ^b	May to September ^a with at least two of surveys between May and August ^b

^a September surveys are both weather- and location-dependent. Conditions may become more unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season.

^b Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more, unless there are specific ecological reasons for the surveys to be closer together (for example, a more accurate count of a maternity colony is required but it is likely that the colony will soon disperse). If there is potential for a maternity colony then consideration should be given to detectability. A survey on 31 August followed by a mid-September survey is unlikely to pick up a maternity colony. An ecologist should use their professional judgement to design the most appropriate survey regime.

1.2. Site Location

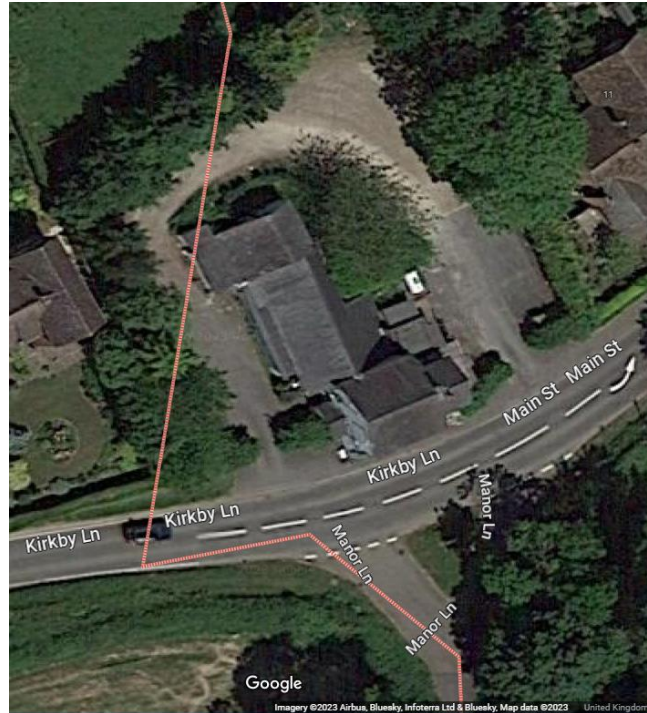
(Former) Little India Restaurant

Main street

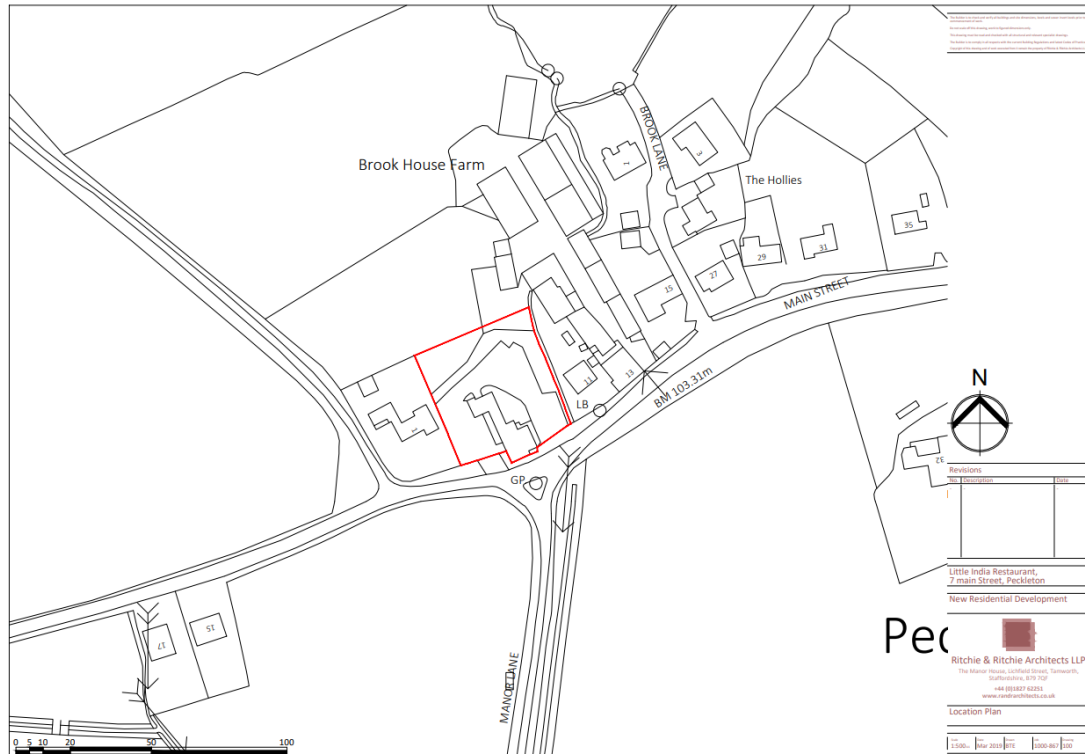
Peckleton

LE9 7RE

All parts of the site and buildings were available for access. The site is shown below.



(C) Googlemaps 2023



General Site Description and Status

The former Little India Restaurant is a two storey building with extended single storey dining area and annex buildings along Main Street, Peckleton. The building has a traditional double bay frontage, with an apexed slate roof, no cavity wall, but a large and unlined roofspace. It has been extended to the rear with a dinning room (slate tile apexed with small retained roofspace) and a garage building (tile roof, no roof-space). It has been disused for around 4 years and shows signs of deterioration. It is boarded at ground level.

Immediate Surrounding Area and Wider Landscape Context in Relation to Bats

The site is within The village of Peckleton, Leicestershire. Peckleton is a small village and civil parish located in the Hinckley and Bosworth district of Leicestershire, England. The surrounding landscapes comprise intensive agricultural areas with hedgerows, remnant watercourses and a large pond at some distance to the NE, forming the main foraging and commuting opportunities for bats in the immediate area. See satellite image below and images in appendix 2.



(C) Googlemaps 2023

2. Bat Emergence Surveys

2.1 Approach and Brief:

a. The methods employed will follow The Bat Conservation Trust Good Practice survey guidelines (2016) and will involve one dusk survey (see below). There will be a minimum of 3 surveyors using bat detectors.

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Table 7.2 Recommended timings for presence/absence surveys.

Survey type	Start time	End time
Dusk emergence	15 minutes before sunset ^a	1.5–2 hours after sunset ^b
Dawn re-entry	1.5–2 hours before sunrise ^b	15 minutes after sunrise ^c

^a Survey start time should be adjusted on subsequent surveys if bats are recorded already in flight at 15 minutes before sunset on the first survey (or, if only one survey had been planned, this survey may then need to be repeated).

^b The possibility of late-emerging and early-returning species should be considered in setting times for surveys (see Section 3.5).

^c If bats are still in flight 15 minutes after sunrise then ecologists should remain in position until all the bats have entered their roosts.

b. The key surveyor who will be present throughout has a Natural England bat survey license (survey level 2), all species, which he has held continuously for a number of years (over 19) and with 35 years experience of bat surveys. (Dr. Stefan Bodnar) assisted by Dr. L. Sutherland MIALE.

2.2 Detailed Methodology

- **1 Dusk activity survey**

One evening activity survey should be carried out using Bat detectors and an appropriate number of surveyors for the building concerned. Dusk survey commenced 15 minutes prior

to sunset and for 2 hours after sunset . Weather conditions during the activity survey were recorded. Bat activity at the site were mapped and any signs of roost formation determined.

The evening emergence/activity Survey was conducted on 12th August 2023 and followed standard survey format and guidance, (see BCT Survey guidelines, BCT, 2016).

The following detectors were used in both full spectrum and heterodyne mode:

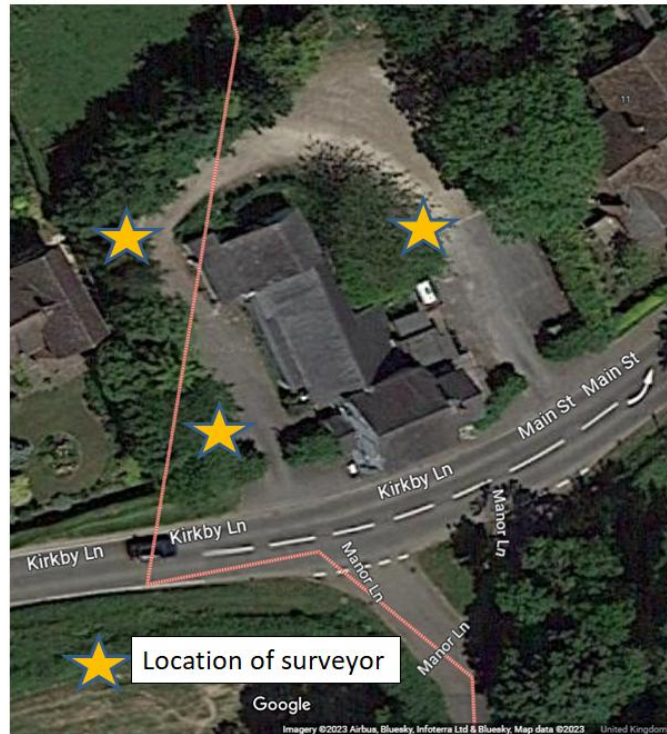
- 2x Batbox duet, 1x Echo Meter Touch 2

3 field recorders were present throughout.

Bat species identified on the basis of heterodyne detector evidence alone is a highly skilled and somewhat subjective technique, based on the surveyor's field experience of the "jizz" of individual species (Ahlen, 1990). For this reason a number of authorities will only accept species specific identification in the field if a record is either confirmed in the hand, or accompanied by detailed sonogram evidence. Levels of bat activity are strongly correlated to climatic conditions due to the influence that these factors have on the abundance of insect prey, the surveyors recorded temperature and prevailing weather conditions at the start and finish of each survey session.

3. Results:

On the maps in the results the symbols below denote location of field surveyor:



3.1 Evening Emergence/ Activity Surveys

15th August 2023 Start time and temperature 20:20BST, 19°C, sunset 20:36

Weather conditions: Partially clear and no wind (2/8), Finish time and temperature: 22:33 BST, 18°C

Species	Record	Time	Activity	Detection frequency on heterodyne
Common pipistrelle x 1	1	21:08	Arrives from off site and foraging	45 kHz
Common pipistrelle x2	2	21:35-22:15	Forage	45 kHz
Brown long eared bat x2	4	21:45-50	Arrive from off site and forage briefly, then leave	40kHz
Noctule	4	21:32, 21:55	High level forage/commute	25kHz



Minimum count: Two Common pipistrelle, 2 Brown long eared bats, 1 Noctule, were noted during the survey. No bats were emergent from, or reentering, any building on site.

4. Conclusions:

The bat emergence survey revealed a small number of 3 species of bat to be present nearby. It can be definitively concluded that there are no bat roosts associated with the building surveyed.

5. Mitigation /Licensing/Precautions

As there were no bats emergent from the building, it can be reasonably concluded that there are no roosts associated with these buildings. There is no obstacle or limitations to demolition of the building, providing this takes place within 18 months of the survey. No licensing is required in this instance. If for any reason, the demolition is delayed longer than this, a repeat single bat emergence survey is recommended. Enhancement for the loss of bat roost potential in the form of 5 integrated bat boxes is recommended for any development of the site.

Bats react adversely to intense lighting, to maintain the suitability of the site for roosting and foraging bats, external lighting provision within the development should be as minimal as possible. External lighting should be via directional downlighters, of low lux and where possible, on timers to ensure as little light spill as possible from the development.

Lighting is to be in accordance with BCT current guidance (see Artificial Lighting and Bats, BCT Guidance note, 2018, updated in August 2023), also refer to generic guidance (BCT) Appendix 1, at end of this document. The following is recommended:

- There are to be no lighting columns within the development
- Lighting restricted to low bollards and individual lights near doorways (on PIRs)

6. References:

Bat Mitigation Guidelines. English Nature, Peterborough, Mitchell-Jones, A.J.& Mcleish, A.P. (Eds)(2004).

Bat workers Manual, 3rd Edn. Joint Nature Conservation committee, Peterborough. (2004)

Bat Survey guidelines (2016), Bat Conservation Trust

Appendix 1: Bats and External lighting (general guidance)

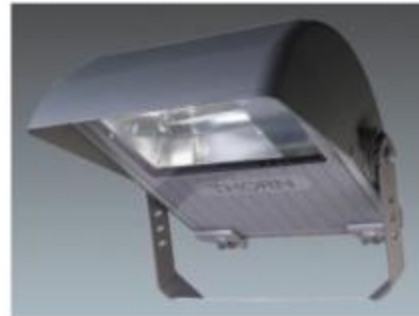
MITIGATION OF LIGHTING IMPACTS ON BATS

- **FORAGING AND COMMUTING Type of lamp (light source)** The impact on bats can be minimised by the use of low pressure sodium lamps or high pressure sodium instead of mercury or metal halide lamps where glass glazing is preferred due to its uv filtration characteristics.
- **Luminaire and light spill accessories** Lighting should be directed to where it is needed and light spillage avoided. This can be achieved by the design of the luminaire and by using accessories such as hoods, cowls, louvres and shields to direct the light to the intended area only. Planting can also be used as a barrier or manmade features that are required within the build can be positioned so as to form a barrier. **Suitable examples shown below:**

Double Asymmetric Luminaire



Simple Hood



- **Lighting column** The height of lighting columns in general should be as short as is possible as light at a low level reduces the ecological impact. However, there are cases where a taller column will enable light to be directed downwards at a more acute angle and thereby reduce horizontal spill. For pedestrian lighting this can take the form of low level lighting that is as directional as possible and below 3 lux at ground level.
- **Light levels** The light should be as low as guidelines permit. If lighting is not needed, don't light. **Timing of lighting** The times during which the lighting is on should be limited to provide some dark periods. Roads or trackways in areas important for foraging bats should contain stretches left unlit to avoid isolation of bat colonies. These unlit stretches should be 10 metres in length either side of commuting route.

- **SECURITY LIGHTING Power** It is rarely necessary to use a lamp of greater than 2000 lumens (150 W) in security lights. The use of a higher power is not as effective for the intended function and will be more disturbing for bats.
- **Movement sensors** Many security lights are fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night. This is more easily achieved in a system where the light unit and the movement sensor are able to be separately aimed. **Timers** If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of 'lit time'.
- **Aim of light** The light should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any bats' roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
- **Suitable types shown below (note that these are wall mounted and directed downwards)**

Circular Louvre**Cowl & Louvre****Cowl (or Hood)**

References: Bats and lighting BCT guidance and Guidance notes for the reduction of obtrusive lighting.