

WILDLIFE CONSULTANTS Ltd

**BROOK COTTAGE
NEWTON LANE
ODSTONE
NUNEATON
CV13 0QT**

Grid Ref: SK 39036 08133
w3w. stage.supposed.waking

POTENTIAL ROOST ASSESSMENT

Ref: WCL/RF/PRA/211025



THE CONTENTS OF THIS DOCUMENT
ARE CONFIDENTIAL

**WILDLIFE CONSULTANTS
LIMITED**

21st OCTOBER 2025

A CONTENTS

B INTRODUCTION

C SUMMARY

D SURVEY INTRODUCTION

E RESULTS

F DISCUSSION

G. CONCLUSION

H. RECOMMENDATIONS

I. APPENDIX

1. Wildlife Consultants Limited Biodiversity Checklist – Protected Species
2. Negligible Bat Survey Statement
3. Pictures
4. Biodiversity Enhancement – net gain

J REFERENCES

B INTRODUCTION

Wildlife Consultants Limited were commissioned by Mr. & Mrs R. Fox, clients, to undertake the appropriate Potential Roost Assessment of Brook Cottage, Newton Lane, Odstone CV13 0QT re a Planning Application: *Two storey rear extension and installation of new gates - 25/00258/HOU.*

The Proposed Survey for a Potential Roost Assessment (PRA) has been instructed following comments from LCC ECOLOGY AND BIODIVERSITY PLANNING ADVICE:

- *Therefore, considering the proposed works are to affect the existing roof tiles and suitability of the surrounding habitat, a PRA is required. This assessment will determine the dwellings potential to support roosting bats and advise any further surveying.*
- *The PRA will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year. It should also include recommendations to inform any ecological enhancements that might be necessary as a result of the survey.*
- *We have a holding objection until this is supplied. The survey should be submitted and approved by the LPA prior to determination.*

If the assessment / survey confirms the presence of bats using the residence for any purpose then further surveys will be required.

Guidelines - Criteria for bat roost potential assessment for buildings

Appendix 4 – Bat Scoring Criteria			
Suitability	Roosting Habitats in Structures	Potential Flight Path and Foraging Habitat	Recommended number of minimum surveys to give confidence in negative presence/absence results
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)	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e., no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats)	No further surveys required
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	No obvious habitat features on site likely to be used as flightpaths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.	No further surveys required
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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)	Habitat that could be used by small numbers of bats as flightpaths such as a gappy hedgerow or unvegetated stream, but isolated, i.e., not very well connected to the surrounding landscape by another habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub	One dusk emergence or dawn re-entry survey <i>Structures that have been categorised as low potential can be problematic, and the number of surveys required should be judged on a case-by-case basis. In some cases, more than one survey may be needed, particularly where there are several buildings in this category</i>
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 categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed)	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.	Two dusk emergence survey visits <i>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 three weeks apart, preferably more</i>
High	A structure with one or more potential roost sites that are obviously suitable for use by larger 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	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flightpaths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.	Three separate dusk emergence survey visits <i>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 three weeks apart, preferably more</i>

PROPOSED WORKS: To be undertake:

- **Potential Roost Assessment of the site for the possible presence or absence or its use by any species of bat or protected species for any purpose.**



Fig. 1: Location of site

C. SUMMARY

Wildlife Consultants Limited were commissioned by Mr. & Mrs R. Fox, clients, to undertake the appropriate Potential Roost Assessment of Brook Cottage, Newton Lane, Odstone CV13 0QT re a Planning Application: Two storey rear extension and installation of new gates - 25/00258/HOU.

The property is a residential property within open countryside.

Construction is of mixed materials including brick, block and being partially rendered, with pitched, hipped and flat roofs being covered with mortared tiled pitched & hipped roofs being felted throughout.

The proposal is for a rear extension to a Gable End including the removal of an existing chimney stack with the main / majority of the property's roofs remaining unaffected by the proposed extension.



The assessment was undertaken in-line with current guidelines:

Bat surveys Good Practice Guidelines Bat Conservation Trust 2013

and conclude the property offers Negligible Potential for Roosting Bats.

Summary of the findings of the surveyed are:

- **Roof spaces - voids & spaces** were identified – with access available at time of survey.
- **Roof space** access via loft hatches and ladder.
- **No evidence** of bats presence or use of the property internally or externally.
- **Pitched, Hipped and Flat Roofs** present to the property with felt being present.
- **Mortared** tiled roof.
- **No further surveys** are considered as being required at this time but if works have not commenced at the time of the next Bat Survey season the conclusions of this report are reviewed prior to the works commencing.
- **Trees** are currently present to the sites boundary hedges, GLS was undertaken and considered as offering negligible potential for roosting bats
- **Records** of bats being present within the immediate area were identified.
- **Negligible Potential** is considered as offered for bat roosting at the Property.
- **No further surveys** are considered as being required at this time.
- **No Mitigation** measures are required.
- **No Licences** are required from Natural England are required at this time.
- **No evidence** of any other protected species using or ever having used the site for any purpose.
- **Low Ecological Value** is considered present on the site

C2 Potential Impacts

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Regulations 2010. Together these two legislations make it an offence to:

- Deliberately capture or intentionally take a bat.
- Deliberately or intentionally kill or injure a bat.
- To be possession or control of any live or dead bat or any part of, or anything derived from a bat.
- Damage or destroy a breeding site or resting place of a bat.
- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection.
- Deliberately disturb any bat, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

A bat roost can be considered any structure a bat or bats use for breeding, resting, shelter and/or protection. It is important to note that since bats often re-use the same roost sites, current legal opinion is that a bat roost is protected whether or not the bats are present. Therefore, a bat roost is considered to be so, if there is evidence that a bat or bats have used that place in the past.

However, although the law provides strict protection to all native bat species in Britain, it also allows this protection to be waived (derogation) under Sections 53/56 of the Conservation of Habitats and Species regulations 2010 through the issue of a licence for that particular roost. These licenses are currently determined for developments in England by Natural England.

A licence can only be issued where the following requirements are satisfied:

- The proposal is necessary to 'preserve public health and safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- There is 'no satisfactory alternative'.
- The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a Favourable Conservation Status in their natural range'.

Seven bat species are listed in the UK Biodiversity Action Plan and are listed as Species of Principle Importance under the provisions of the NERC Act 2006. PPS9 gives guidance on the treatment of Species of Principle Importance and states that local authorities should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

❖ Immediate Potential Impacts.

Whilst no evidence of the presence of bats had been identified throughout the external, internal surveys Negligible Potential bat roosting features were identified.

Any works to redevelop the property could have a potential impact if it were found that bats did use the building, as this could remove potential roosting potential.

D SURVEY INTRODUCTION

All species are protected under:

**The Wildlife and Countryside Act 1981 and
The Conservation of Habitats and Species Regulations 2010**

D.1 Objective of the Survey

To undertake a Potential Roost Assessment of the site as advised by the agent / client within the constraints of both the deadlines set by the client, survey's timing.

D1i. Personnel

All personnel conducting the surveys will be by established, licensed and experienced ecologists.

Snr. Ecologist: Robert Davies, (Bat Licence registration number: 2020-47590-CLS-CLS).

The survey was conducted by surveyor using the appropriate equipment as per the industry best practise.

Their conduct on site conformed at all times with industry best practice guidelines.

D2 Field Survey

D2i Methodology

The combined series of surveys at the site involved several different techniques to determine the presence or likely absence of bats, birds and active avian nest sites within the site.

The ecologist surveyed the following during this survey:

1. External survey.

The property concerned was surveyed for any signs of bats, birds and active avian nest sites, potential likely gaps, cracks and crevices in the frames and brick work. These points were thoroughly examined as part of this survey.

When surveying for bats, the ecologists endeavour to determine why there may be bats on the site, for example; roosting during the day, feeding roost at night, maternity roost (summer) or hibernacula (winter).

The ecologists searched for;

- Holes in walls, pipes, gaps behind / between lintels and doorways.
- Cracks and crevices in bricks / stonework.
- Gaps behind eaves and outside walls.
- Suitable entry and exit points.
- Bat droppings on the ground, ledges etc.
- Urine and/or grease staining of the outside surfaces.
- Active and old avian nests.
- Presence of birds within.

2. Internal survey.

This entailed much the same as the external survey apart from the ecologists surveyed the inside of the property where access was possible, with the additional techniques and critique of:

- Locating any live bats.
- Locating any corpses or skeletons.
- Locating bat droppings usually found in heaps or scattered – wall tops, beams, ledges etc.
- Locating feeding remains: insect wings or beetle wing cases etc.
- Observing clean location, i.e. no cobwebs, clean worn holes and crevices in the framework.
- Detecting odours and any other evidence.
- Active and old avian nests.
- Presence of birds within.

3. Equipment used.

The ecologists used various items of equipment during their surveys which included:

- Ladders - extendable; to reach parts of the building that were out of ground level reach.
Access to the Roof Space via a loft hatch and ladders.
- Binoculars: to examine higher parts of the building that were out of reach of ladders.
- Endoscope: to examine cracks and crevices.
- High powered one million candle power torches to aid vision around the buildings' darker recesses.

During all the surveys the ecologist used the correct and established methods and equipment, as is cited in the Good Practice Guidelines 4th edition. (BCT 2023).

3. Walk over survey.

This entailed a general walk over of the whole site to determine whether or not the proposed development would affect any other parts of the site in regard to all protected species, namely bats and including badgers, birds and/or active avian nest sites.

C5ii Timing

External/internal inspection and walk-over survey 21st October 2025.

A desk-based search for local data of any ecological information as deemed necessary was completed post to the site surveys being undertaken.

D5iii Constraints / Weather Conditions

No surveys were conducted in adverse weather.

E RESULTS**Bats & Birds**

Bats, birds and active avian nests are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

Birds:

The surveys encompassed the property.

No birds, active or inactive nest sites were identified.

Bird nesting potential is identified within the boundary trees and if they are to be removed during the bird nesting season (March – September) a further nesting survey should be undertaken.

Bats:

No internal evidence of the use of the property was identified.

Access to the roof space via loft hatch and ladder where felting to the roofs was evident and visible.

Foraging and roosting habitat is considered present within the immediate and wider area.

The results of the survey are:

❖ Desk-based Search

Records of Common Pipistrelles (*Pipistrellus pipistrellus*) bats were identified within the wider area of CV13 0QT.

❖ Internal Survey (21/10/25)

The property was systematically inspected where accessible and safe so to do.

This entailed much the same as the external survey apart from the ecologists surveyed the inside of the building, with the additional techniques and critique of:

- Locating any live bats.
- Locating any corpses or skeletons.
- Locating bat droppings usually found in heaps or scattered – wall tops, beams, ledges etc.
- The property is residential and all surfaces were examined.
- Locating feeding remains: insect wings or beetle wing cases etc.
- Observing clean location, i.e. no cobwebs, clean worn holes and crevices in the brickwork.
- Detecting odours and any other evidence.
- Presence of birds within and avian species nest sites.

The property is considered to offer Negligible Potential for bats.

No evidence was found of the use of the property by any species of bat for any purpose.

The “roof space” has access via a loft hatch and ladder and surveyed as safe to do.

❖ External survey (21/10/25)

The exterior of the property was thoroughly systematically surveyed / searched, where possible and safe to do so, for the presence of bats and/or the typical signs of the presence of bats;

The ecologists searched for;

- Holes in cladding, pipes, gaps behind lintels and doorways.
- Cracks and crevices in the brick, tiles, cladding and rendering.
- Gaps between roof slates, slipped or missing slates.
- Gaps behind eaves, soffit boards etc.
- Suitable entry and exit points.
- Bat droppings on the ledges and floors.
- Urine and/or grease staining of surfaces.
- Presence of birds.

The property is considered to offer Negligible Potential for Roosting Bats.

Other protected species**Great crested newt**

No Ponds were identified and the site offers an absence of aquatic or terrestrial habitat.

Badgers:

Protected under the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981
There was no evidence of badgers discovered within any part of the site or the immediate surrounding area. An in-depth survey was undertaken of the site including boundary vegetation looking for: Badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes, evidence of badger foraging, latrines or evidence that badgers have established a territory, badger paths, evidence of access and transit of the site.

Otter

No evidence of any potential for Otters was identified and the site is considered to offer Sub-Optimal Habitat.

Dormouse

No suitable habitat identified and considered as out of range.

Reptiles

No evidence of the presence of reptiles and the site is considered as sub-optimal for reptiles.

F. DISCUSSION

The proposed extension is to a Gable End of the property with the removal of an existing chimney stack which is considered to offer no potential for roosting bats.

The Main / majority of the roof is to be unaffected by the proposed development with any potential that may be offered by the retained property to be unaffected by the extension.

The property is considered to offer Negligible Potential for roosting bats and it is considered any redevelopment of the property / site will not have any adverse effect on any protected species (bats) in the immediate or wider area.

A watching brief is maintained during the stripping of the existing Gable End roof covering (tiles) and removal of the Chimney Stack by a licenced ecologist.

If the presence of bats is identified all works to cease and a Mitigation Strategy prepared prior to re-commencement of works.

Biodiversity Enhancement: To be achieved with the inclusion of bat, bird & bee bricks into the redevelopment – see Appendix.

G. CONCLUSION**Conclusion:**

- Roof spaces - voids & spaces were identified – with access available at time of survey.
- Roof space access via loft hatches and ladder.
- No evidence of bats presence or use of the property internally or externally.
- Pitched, Hipped and Flat Roofs present to the property with felt being absent.
- Mortared tiled roof.
- No further surveys are considered as being required at this time but if works have not commenced at the time of the next Bat Survey season the conclusions of this report are reviewed prior to the works commencing.
- Trees are currently present to the sites boundary hedges, GLS was undertaken and considered as offering negligible potential for roosting bats
- Records of bats being present within the immediate area were identified.
- Negligible Potential is considered as offered for bats to use the Property.
- No further surveys are considered as being required at this time.
- No Mitigation measures are required.
- No Licences are required from Natural England are required at this time.
- No evidence of any other protected species using or ever having used the site for any purpose.
- Low Ecological Value is considered present on the site.

H. RECOMMENDATIONS

- 1) If Redevelopment works are not commenced prior to of the next bat survey season (May – August) the site is resurveyed prior to any works commencing.
- 2) A Watching Brief is maintained during the removal of the existing chimney stack and associated stripping of the roof tiles
- 3) Biodiversity Enhancement – Net Gain: To be included into any redevelopment - Bat, Bird & Bee bricks

I. APPENDIX

1. WILDLIFE CONSULTANTS LIMITED Biodiversity Checklist – Protected Species

BROOK COTTAGE, NEWTON LANE, ODSSTONE CV13 0Q		
BATS		
Has the site been surveyed for bats?	YES	
Are there any structures on site which have the potential to support roosting bats?		NO
Are there any trees on the site which have the potential to support roosting bats?		NO
BARN OWLS		
Has the site been surveyed for barn owls?	YES	
Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?		NO
BREEDING BIRDS		
Has the site been surveyed for breeding birds?	YES	
Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?		NO
BADGERS		
Has the site been surveyed for badgers	YES	
Is there any evidence of badgers on or near the application site?		NO
Are badgers commuting through the site to foraging areas?		NO
DORMICE		
Has the site been surveyed for dormice?	YES	
Is there suitable habitat for dormice on, or close to the application site?		NO
GREAT CRESTED NEWTS		
Has the site been surveyed for great crested newts?	YES	
Is there suitable habitat for great crested newts on, or close to the application site?		NO
REPTILES		
Has the site been surveyed for reptiles?	YES	
Is there suitable habitat on the site for reptiles?		NO
OTHER PROTECTED SPECIES (eg. Otters, Water Voles, White-Clawed Crayfish)		
Has the site been surveyed for (Species Name): all the above	YES	
Is there suitable habitat on the site for (Species Name): all above		NO
IF 'YES' then the survey report should include details of the species concerned, the population level		
OTHER FEATURES OF NATURE CONSERVATION INTEREST		
Does the application site support Habitats of Principal Importance or Local Biodiversity Action Plan Priority Habitats?		NO
Does the application site support Species of Principal Importance or Local Biodiversity Action Plan Species?		NO

2. Negligible Bat Survey Statement

PLANNING AUTHORITY: Hinckley and Bosworth B C	Grid reference: SK 39036 08133	Planning application ref. no (if known): 25/00258/HOU
Planning application address: BROOK COTTAGE, NEWTON LANE, ODESTONE CV13 0Q		
Proposed development: Extensions to Rear of existing property.		
Building reference number (if applicable). If there are multiple buildings/structures, please attach a plan showing the layout of the site, and ensure that the buildings are numbered and referred to in this form.		
Name(s) and licence number(s) of Bat-worker(s) carrying out survey: Supervising surveyor: Snr. Ecologist: Robert Davies (Bat Licence registration number 2020-47590-CLS-CLS)		
Visual check/survey date(s): 21/10/2025		
Brief description of building and roofspace: Residential property with mortared tiled felted pitched, hipped and flat roofs with accessible roof spaces via loft hatches and ladder being of brick and stone block construction and being partially rendered.		
Describe any survey limitations – e.g. parts of roof or building that were inaccessible Internal & external surveys undertaken – accessible roof space being insulated with felt present.		
Do you consider the building to be of negligible/low/medium/high bat potential? The building was considered to have NEGLIGIBLE POTENTIAL for roosting bats.		
Recommendation: Proceed with development with watching brief: YES Emergence survey needed: No Other: Bat boxes being incorporated into redevelopment of property.		
Signed by bat worker(s): 		Date: 27/10/2025

3. Pictures



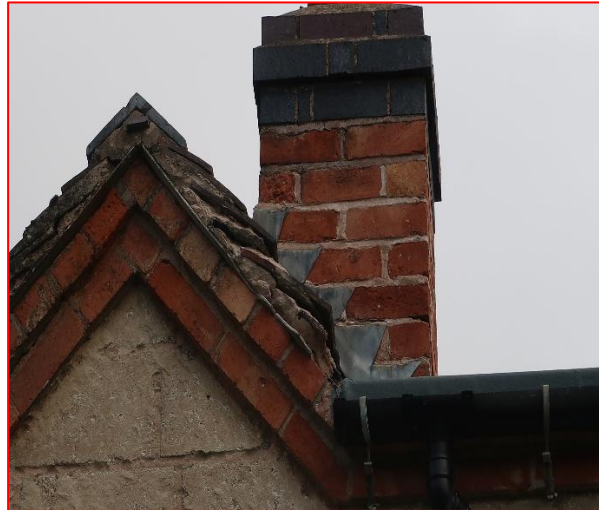
Front view of property



Rear view of property



View gable end – area of extension



View gable end & chimney stack to be removed



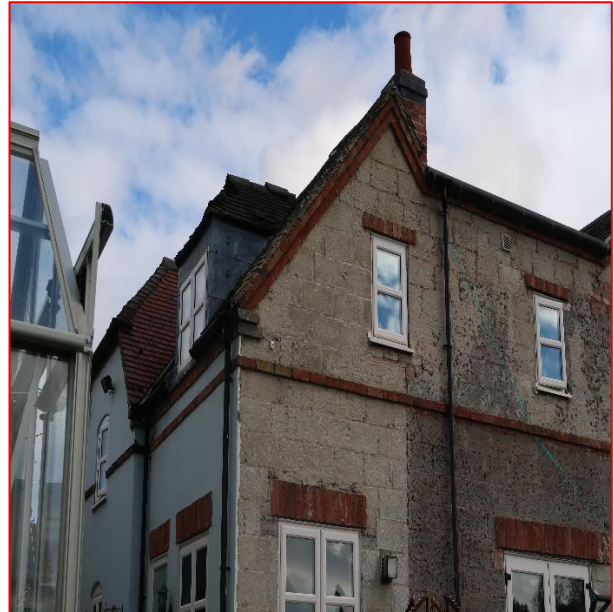
View of gable end with Dormer window to be retained



View of roof Dormer window to be retained and single chimney stack to be removed.



View of roof Dormer window to be retained

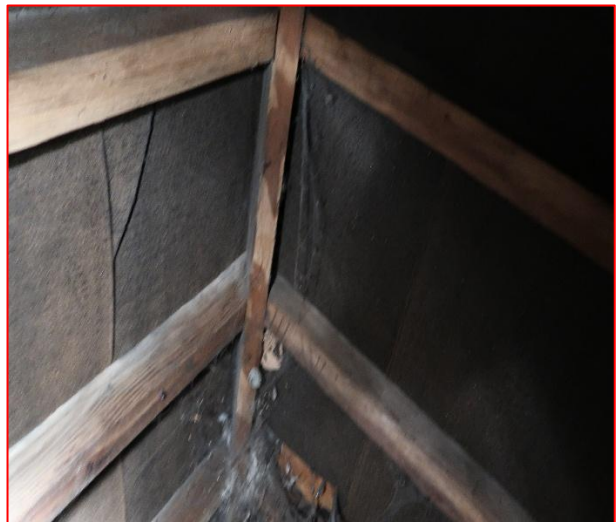


Overall view of roofs and proposed extension area





Internal view of roof space



Internal view of roof space – ridge board & felt



Internal view of roof space



View of roof space



Internal view of roof space



Internal view of roof space



Internal view of roof space



Internal view of roof space

4. BIODIVERSITY ENHANCEMENT – NET GAIN

- A) Incorporation of 2 / 3 bat bricks into the redevelopment either i) or ii)
– Gable ends**

Eg. Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'



Eg. Schwegler Bat Access Panel 1FE



B) LIGHTING

Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings, all lighting to be motion activated.

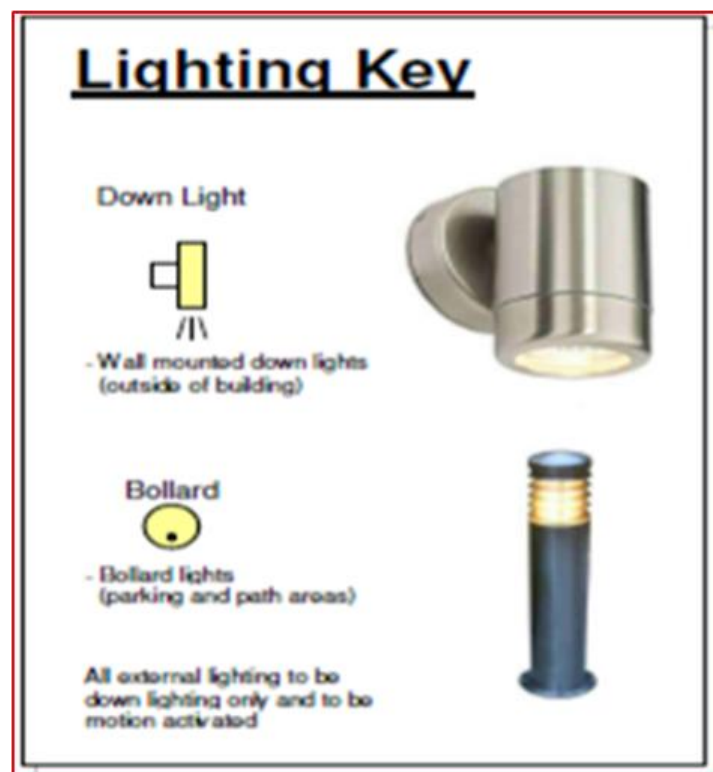
Wall mounted lighting: Exterior wall lights to be "Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting: Exterior ground lights to be "Alto 60 Bollard Light - Stainless Steel IP44 600mm" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/alto-60-bollard-light-stainless-steel-ip44-600mm>

These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.



C) SWIFT BRICKS

Two Bird bricks are incorporated into the property (eaves) – Swift Brick



Eg. Ibstock Eco-habitat for Swifts

D) BEE BRICKS

Incorporated into the redevelopment - 2 bricks

Bee bricks have moulded cavities where bees will lay their eggs, sealing the entrances with mud or chewed up vegetation.



J REFERENCES

Bat Surveys Good Practice Guidelines	<i>Bat Conservation Trust</i>	2023
Bat Workers Manual	<i>Joint Nature Conservation Committee</i>	2004
Bat Mitigation Guidelines	<i>English Nature</i>	2004
Habitat Management for Bats	<i>Joint Nature Conservation Committee</i>	2001
Bird Survey Techniques	<i>British Trust for Ornithology</i>	2001
Herpetofauna Workers' Manual	<i>Joint Nature Conservation Committee</i>	2003
Handbook for Phase 1 habitat survey	<i>Joint Nature Conservation Committee</i>	1990

Local species information re: protected species sought from several different sources including:

<http://www.naturalengland.org.uk>

<http://www.bct.org.uk>

<http://www.nbn.org.uk>

<http://www.bto.org.uk>

[Magic](#)

Please note: All photographs & maps remain the property of Wildlife Consultants Limited.

*For the attention and action of Mr & Mrs Fox
& Jonathan Bradbury - architect
(by email: catherinefox124@outlook.com
jonny@jbarch.uk)*

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	27 OCTOBER 2025	COMPANY SECETARY	R. S. DAVIES