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Report for

The Stables, Station Road, Market Bosworth, Leicestershire
Protected Species Survey

Date of Report – 13th May 2009

Proprietors

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Protected Species Survey at The Stables, Station Road, Market Bosworth

Name of Client: Mr & Mrs Ransom

Address of Client: The Stables, Station Road, Market Bosworth, nr. Nuneaton, Warwickshire CV13 0PE

Name of Agent: Tim Bailey

Address of Agent: 104 Main Road, Sheepy Magna, nr Atherstone, Warwickshire, CV9 3QU

Date of Survey: 13th May 2009

Weather Conditions: 100% cloud, windy, dry, 14^0C

Address of survey site: The Stables, Station Road, Market Bosworth, nr. Nuneaton, Warwickshire CV13 0PE

Planning Application Number: 07/01456/FUL

Grid Reference of survey site: SK 3938 0348

Name of Surveyor: A.B.Gibney BSc (Hons), MIEEM

Licence Numbers: Bat 20083261 issued by Natural England

1) Background

1.1 Reason for survey

It is proposed to extend the existing property, which includes joining the extension roof to the existing roof. The existing roof is not to be altered in any other way. A bat survey was requested as a condition of the Planning Permission to carry on the development.

1.2 Description of site

The site was in a rural setting, and consisted of a detached bungalow, surrounded by garden. The garden was a mix of hardstanding (slabs and gravel), herbaceous and shrub borders and mown lawn. There was a copse at about 50m distance to the west, and beyond this the Ashby Canal. There was no vegetation to be removed within the area of the proposed development.
The surrounding area consisted of some domestic residences, which were on the edge of Market Bosworth and agricultural land (mainly permanent grassland), plus a golf course in the process of being built.

1.3 The Building

The building was a detached single-storey bungalow, with brick walls and a tile roof (flat tiles).
The roof had a gable end (with a parapet) and a hipped roof, and was supported by timber trussed rafters. The tiles had felt backing throughout. There was a loft space, which was fully accessible for survey. It was part insulated. There were many webs in the loft space, particularly on the ridge board and between the rafters, indicating that nothing had disturbed the space for some time. There was no light entering the loft space, and there were grills in the space between the wall plate and the tiles, in the eaves. There were no gaps between the tiles, but some had lifted slightly leaving some gaps. The ridge tiles were all in place and there were no gaps under or between them.
There were wooden bargeboards supporting the guttering. The eaves were covered in spiders' webs. There were no gaps under the lead flashing at the parapet.

2) Survey Methods

The building was searched in a systematic pattern, all available spaces were searched, looking for signs of bats, in particular droppings, insect remains (where bats have fed), lack of spiders' webs (where bats have roosted), the bats themselves and body oils stains (where bats have squeezed through gaps). Particular attention was paid to undisturbed surfaces, walls (where bat droppings sometimes stick) and window sills (both inside and outside the buildings). The search was carried out with a high power torch inside the building and binoculars on the outside (particularly searching under eaves and ridge tiles). All cavities were checked using an endoscope to establish if anything was within them. Bats would be active at this time of year and a detector was on all the time that the survey was taking place, in case the light from the torch disturbed bats.

3) Results

3.1 Bats – There was no evidence of bats found during the survey, there were no droppings or other signs, all surfaces and cavities were covered in spiders' webs. The bat detector remained silent throughout the survey, and there did not appear to be any access points for bats to gain entry into the building or roof. There were many mouse droppings found in the loft space, mice will nibble on torpid bats, and so bats tend to avoid areas where mice are present. There were also several old wasps nests.

4) Conclusions

4.1 Bats had not used the area of the property, which will be affected by the proposed development, as a roost site.

5) Legislation

Bats: Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), and by the European Habitats Regulations 1994. To summarise; it is an offence to damage or destroy any place of shelter and protection used by bats (their roosts); deliberately, intentionally or recklessly obstruct a bat roost; deliberately, intentionally or recklessly disturb a bat; or intentionally kill, injure or take any bat.

6) Recommendations

- Although no evidence of bats was found during the survey, bats are highly mobile animals that change roosts regularly, and it is advised that prior to the work being undertaken, the contractors should be informed of what to do if one is found during the course of the works. If a bat is discovered during the building work, the work needs to cease immediately and Natural England should be contacted for further advice. Work on the area where the bat was found (should one be found) should not recommence until such advice is received from Natural England.

- **Contact Numbers**

Natural England **01476 584800**
The Maltings
Wharf Road
Grantham
Lincs. NG31 6BH

References and Bibliography

Mitchell-Jones, A.J. & McLeish, A.P. [ed.] (1999) *The Bat Workers' Manual* JNCC

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines)* English Nature

K.Parsons (ed.) (2007) *Bat Surveys Good Practice Guidelines* Bat Conservation Trust

Hill, D., Fasham, M., Tucker, G., Shewry, M. & Shaw, P. (Eds) (2006) *Handbook of Biodiversity Methods: Survey, Evaluation & Monitoring* Cambridge

Heaton, A. (1998) *Rare Wildlife in Leicestershire and Rutland* Kairos Press

Betts, C.J. (2001) *Checklist of Protected British Species* Christopher Betts Environmental Biology

Report Produced by

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Appendix 1: Photographs of Site



Photo 1- Property to be extended in this area



Photo 2- View from south