

**LAND off HALL LANE
HALL LANE
ODSTONE
CV13 0QS**

**WALK-OVER SURVEY
PRELIMINARY ECOLOGICAL APPRAISAL (PEA)
&
POTENTIAL ROOST ASSESSMENT (PRA)**

**Grid Ref: SK 38931 07489
w3w: tickling.dreading.improvise**

MAY 2026

Ref: WCL/AL/WO/17526



**THE CONTENTS OF THIS
DOCUMENT ARE CONFIDENTIAL

WILDLIFE CONSULTANTS LIMITED
15th MAY 2026**

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B. SUMMARY

Wildlife Consultants Limited were commissioned by Andrew Large Surveyors Ltd, on behalf of Brenda & Clifton Lampard Partnership, clients, to undertake the appropriate surveys: Walkover Survey - Preliminary Ecological Appraisal (PEA) and Potential Roost Assessment (& PRA) at Land Off Hall Lane Hall Lane Odstone Leicestershire with regard to the submission of a planning application: *Full application for alterations to the previously approved scheme (23/01048/FUL) for the change of use and extension of an agricultural building to a self-build residential dwelling (class C3 use).*



The barn has been partially renovated with new roof timbers, felt and slated roof, and repointing of existing brick work.

Stands in its own grounds with intensive agricultural land to all sides and a small woodland.



Fig. 1: View of barn.

The survey was conducted on 15th May 2026 in good weather conditions.

The survey conducted included external and internal survey of the buildings with a general walkover survey of the site.

All surveys undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice as cited by the Bat Conservation Trust.

A summary of the findings of the surveyed are:

- **No** species of bat were observed entering or exiting the buildings.
- **No** species of bat were discovered using the buildings for any purpose.
- **No** species of bat were discovered ever having used the building.
- **No Roof spaces.**
- **Felting present** to slate covered roof, timbers & laths exposed.
- **No insulation.**
- **Open fronted>**
- **Records** of bats being present within the wider area were identified.
- **Foraging and roosting** is offered within the immediate hedgerows and trees.
- **Negligible potential** for roosting bats is considered to be offered by the buildings on site.
- **No** further surveys are considered as being required at this time.
- **No** mitigation measures are required.
- **No Licences** from Natural England are considered as required at this time.
- **No** evidence of any other protected species using or ever having used the site for any purpose.
- **Low Ecological Value** considered present on the site.

C. INTRODUCTION

C1 Background to Activity

Wildlife Consultants Limited were commissioned by Andrew Large Surveyors Ltd, on behalf of Brenda & Clifton Lampard Partnership, clients, to undertake the appropriate surveys: Walkover Survey - Preliminary Ecological Appraisal (PEA) and Potential Roost Assessment (& PRA) at Land Off Hall Lane Hall Lane Odstone Leicestershire with regard to the submission of a planning application: Full application for alterations to the previously approved scheme (23/01048/FUL) for the change of use and extension of an agricultural building to a self-build residential dwelling (class C3 use)

The barn has a fully open front, been partially renovated with new roof timbers, felt and slated roof, and repointing of existing brick work.

The survey was conducted by qualified, licensed and experienced ecologist employed by Wildlife Consultants Limited, to the standards expected by Natural England and in line with industry best practice as per Bat Surveys for Professional Ecologists - Good Practice Guidelines Bat Conservation Trust 2023.

C2 Full details of proposed works on site to be covered by this survey

The ecological surveys were conducted to establish whether the site is either; not in or in current use, or has recently been used, by any protected species, namely; bats (any species), with consideration being given to birds (any species) and active nest sites.

The presence and location of these species, where identified, are confirmed within this report.

Any likely impact resulting from the proposed development and operation of the site upon these species are also identified within this report.

The client should be aware any protected species identified during this survey could potentially be subject to further review regarding their mitigation and/or compensatory measures.

This would result in additional inspections and/or surveys being undertaken.

Any licenses deemed necessary for the repairs / restoration of the site will be identified here within.

D. SURVEY INTRODUCTION

**To identify any protected species present on the site, protected under the:
Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species
Regulations 2010**

D1 Pre-existing Information on Species of Concern on Site

Existing information on the protected species concerned with this survey was gleaned from various national bodies

D2 Status of Species of Concern in the Local Area

The status of the protected species concerned with this survey site, and in the wider local area of the site, was gleaned from national conservation bodies.

Any records discovered are to be found within the report.

D3 Objective of this Survey

The objective of the survey was to carry out a series of surveys for the presence or likely absence of bats, birds, active avian nest sites and any protected species within the constraints of both the deadlines set by the client and the timing of the survey.

The survey was undertaken in accordance with the Bat Mitigation Guidelines: (*English Nature 2004*), Bat Surveys for Professional Ecologists - Good Practice Guidelines (*Bat Conservation Trust 2023*), Bat Workers Manual: (*Joint Nature Conservation Committee 2004*), Bird Survey Techniques: (*British Trust for Ornithology 2001*) and industry best practise.

D4 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 licences 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 no potential bat roosting features were identified.

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

No further survey work is considered necessary as the barn is considered to offer Negligible Potential for roosting bats

D5 Field Survey

D5i Methodology

The surveys at the site involved several different techniques to determine the presence or likely absence of bats within the site.

The ecologists surveyed the following during this survey:

1. External survey – barn.

The barn concerned was surveyed for any signs of bats, birds and active avian nest sites, potential likely gaps, cracks and crevices in the door frames. 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 woodwork.
- 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 – barn.

This entailed much the same as the external survey apart from the ecologists surveyed the inside of the building 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 & cladding.
- 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.
- 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, e.g. binoculars and data recorders; for desk analysis, as is cited in the Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th edition. (BCT 2023)

4. 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 protected species.

D5ii Timing

External/internal inspection and walk-over survey 15th May 2026.

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.

D5iv Personnel
All personnel conducting the surveys are established, qualified and experienced ecologists employed by Wildlife Consultants Limited.
Snr. Ecologists: Robert Davies, (Bat Licence registration number: 2025-86951-CL18-BAT, GCN Licence 2015-19095-CLS-CLS).

The visiting ecologist's conduct on site conformed at all times with industry best practice guidelines.

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.

The survey of the site encompassed the barns and curtilage.

The results of the survey are:

❖ Desk-based Search

A desk study established and identified the 1 species of bat have been recorded within 1,000 mts. of the site.

❖ Internal Survey (15/5/26)

The barn 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 barn is used for storage 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 barn is considered to offer Negligible Potential for bats.

❖ External survey (15/5/26)

The exterior of the barn 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 brickwork.
- Gaps between roof and brickwork.
- 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 exterior of the buildings were surveyed for the presence of bats using; binoculars, ladders (where appropriate), torches (in those parts of the building that were in shadow or that were naturally dark) and an endoscope (to search within holes, cracks and crevices, which were considered to offer possible places for bats to seek shelter), evidence on / behind exposed tiling laths etc.

- There was no evidence of bats using or ever having used the barn in the past for any purpose.

E1ii: Bats and roosts sites

Protected under the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2010.

A desk study established and identified the 1 species of bat have been recorded within 1,000 mts. of the site.

No evidence of bats using the barns for any purpose was identified.

No bats were identified as using the barn for any purpose.

Currently the barn is considered to offer Negligible Potential for roosting bats.

Roosting and Foraging potential is considered as being offered in the immediate area.

The findings of this survey conclude the barn offers Negligible Potential for roosting bats.

No bats were observed or recorded emerging from the barn.

E1iii: Birds

Protected under the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2010.

No bird species were observed using the barn for any purpose.

No active or inactive bird nesting sites were identified within the barn.

E1iv: Protected Species

Wildlife Consultants Biodiversity Checklist – Protected Species

LAND off HALL LANE, HALL LANE, ODESTONE CV13 0QS		
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

F. DISCUSSION

The barns are predominately of brick and block construction with tiled & cement sheeting roofs and being a mixture of open fronted and semi-enclosed and all being attached. Foraging & Flight lines are considered as being offered by roadside trees and hedges and adjacent Farmhouse gardens with all being retained during and post the proposed development.

A five-point evaluation scale has been applied to assist with the identification of key ecological features and their significance in relation to the proposed development. This arbitrary scale is effective at this level of assessment and follows guidance as outlined from CIEEM (2006).

The five-point scale is:

- Low Value
- Moderate Value
- High Value - Local/District importance e.g. Local Wildlife Site
- Very High Value - County importance e.g. Local Nature Reserve
- Exceptional Value - National Importance e.g. Site of Special Scientific Interest (SSSI)

Bird nesting potential was identified and if the Tractor Shed is to be removed during the Bird Nesting season (April - September) a further survey to be conducted of the Ivy to ensure an absence of active nest sites an ecologist to be consulted prior to works re-commencing.

G. CONCLUSION

- **No** species of bat were observed entering or exiting the buildings.
- **No** species of bat were discovered using the buildings for any purpose.
- **No** species of bat were discovered ever having used the building.
- **No Roof spaces.**
- **No felting.**
- **No insulation.**
- **Mortared tiled roof and cement sheeting roofs.**
- **Wooden** framed doors are present to the barns.
- **Records** of bats being present within the wider area were identified.
- **Foraging and roosting** is offered within the immediate hedgerows and trees.
- **Negligible potential** for roosting bats is considered to be offered by the buildings on site.
- **No** further surveys are considered as being required at this time.
- **No** mitigation measures are required.
- **No Licences** from Natural England are considered as required at this time.
- **No** evidence of any other protected species using or ever having used the site for any purpose.
- **Low Ecological Value** considered present on the site.
- **Biodiversity Enhancement** can be achieved with the implementation of the measures as per Appendix.

On the evidence above, it is the conclusion of this report and the considered opinion of Wildlife Consultants Limited, the proposed redevelopment of the site will have no adverse effect on the favourable conservation status of any species of bat.

The presence of bats within the wider area is noted and it is considered these bats do not use the site for any purpose and there will be no loss of potential roosting, foraging sites or foraging corridors as a result of the proposed redevelopment.

H. RECOMMENDATIONS

- a) **Biodiversity Enhancement** can be achieved with the inclusion of the measures as per Appendix 5 (see below).

H APPENDIX

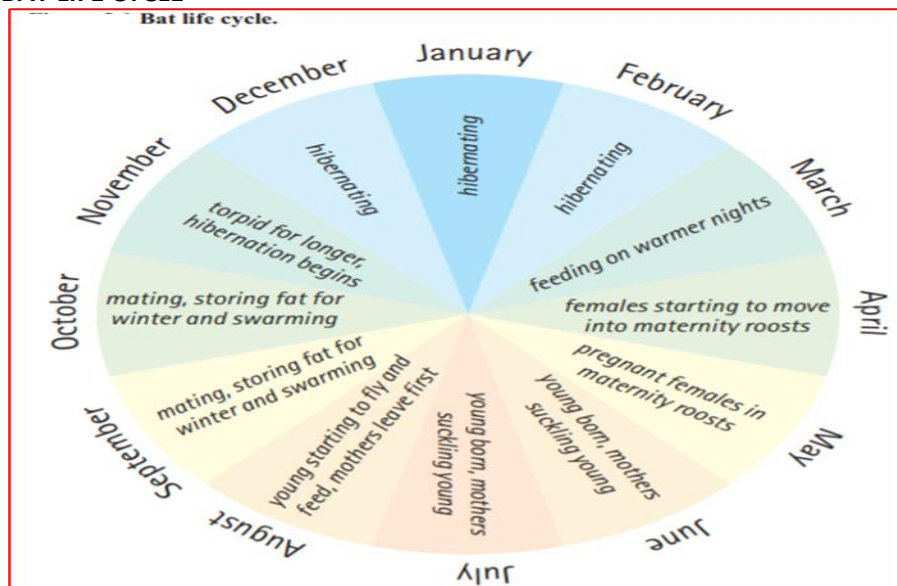
1. Bat Survey Statement

PLANNING AUTHORITY: Hinckley & Bosworth D C	Grid reference: SK 38931 07489	Planning application ref. no (if known): NK
Planning application address: LAND off HALL LANE, HALL LANE, ODSTONE CV13 0QS		
Proposed development: Conversion of agricultural building to 1.no dwelling including associated building operations.		
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): 15/5/26		
Brief description of building and roofspace: Single storey fully open fronted brick barn with slate roof. Fully felted. No roof space present.		
Describe any survey limitations – e.g. parts of roof or building that were inaccessible Full application for alterations to the previously approved scheme (23/01048/FUL).		
Do you consider the building to be of negligible/low/medium/high bat potential? The buildings are considered to have NEGLIGIBLE POTENTIAL for bats		
Recommendation: Proceed with development with watching brief: No Emergence survey needed: No Other: Bat boxes being incorporated into the redeveloped residential single storey building.		
Signed by bat worker(s): 		Date: 16/5/26

3) GUIDELINES FOR ASSESSING POTENTIAL SUITABILITY

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>

4) BAT LIFE CYCLE



5. BIODIVERSITY ENHANCEMENT – NET GAIN

A) Incorporation of 2 bat bricks into the new development – Gable ends

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



B) SWIFT BRICKS

Two Bird boxes are incorporated into the re-development
Two Bird bricks are incorporated into the property (eaves) – Swift Brick
Eg. Ibstock Eco-habitat for Swifts



C) 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.

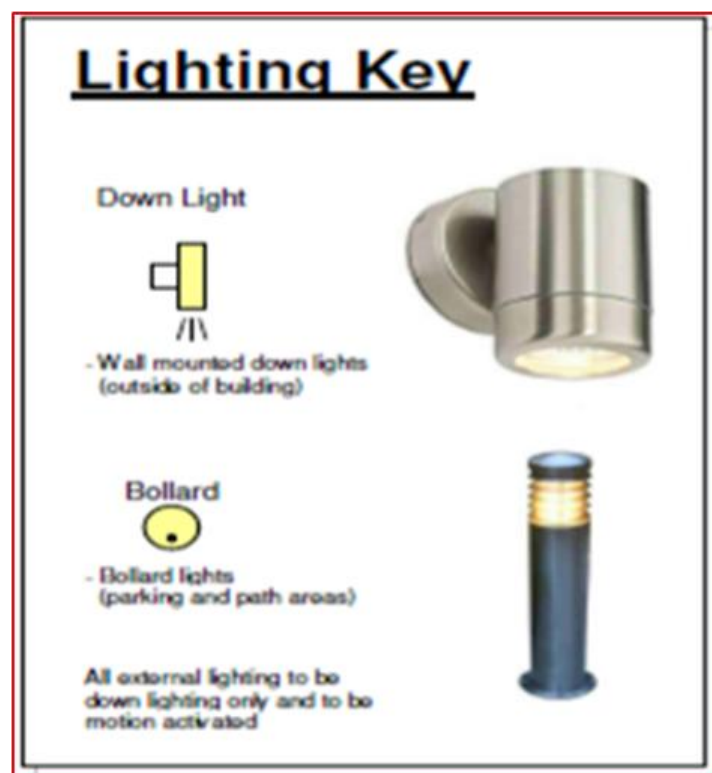
Wall mounted lighting: Exterior wall lights to be “Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10” or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<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.



E) **BUG HOTEL – 2 x created within the grounds**

Eg.



6. PHOTOGRAPHS OF THE SITE



Internal view of barn



Internal view of barn



Internal view of barn



Internal view of barn



Internal view of barn roof - felt



Internal view of barn



View of Gable end



View of barn slate roof



View of barn



View of barn and site



View of barn and overall site



View of barn and overall site



View of site

J REFERENCES

Bat Surveys for Professional Ecologists -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
NHBS Ltd	<i>https://www.nhbs.com</i>	

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.

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 1	18 MAY 2026	COMPANY SECRETARY	R. S. DAVIES