

**LAND REAR OF 193 SHAW LANE,
STANTON UNDER BARDON
LE67 9PW**

Grid Ref: SK 46257 11698
(helpless.headers.lightens)

POTENTIAL ROOST ASSESSMENT - BAT SURVEY
Incl. Emergence Survey

Ref: WCL/PBA/JH/1823(2)



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Confidential

WILDLIFE CONSULTANTS LIMITED

1st August 2023

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B. SUMMARY

Wildlife Consultants Limited were commissioned by Mr Jack Henderson, Andrew Large Surveyors Ltd, on behalf of clients Mr. Ashley Moore, to undertake the appropriate surveys for a Potential Roost Assessment (PRA) of the application site for residential development of Land Rear Of 193 Shaw Lane, Stanton under Bardon, LE67 9PW.

The proposal is for redevelopment of the buildings and hard standing for four (4) residential properties.

The development area stands within a grass field being approx. 1.2 acre / 0.5 ha with the proposed sighting of the barn and upgraded access track being est. 0.2 acre / 0.1 ha.

The field itself has been irregularly mown and considered as semi-managed.

There are residential properties and associated gardens to three sides and an overgrown hedge to the fourth.

All surveys were conducted in good weather conditions and included an internal, external survey of all the barns where safe to do so followed by an Emergence survey.

The barns consist of a range of single storey barns, of different construction materials, ages, a range of disrepair with some in a state of collapse and all being open to the elements.

The surveys were conducted on 1st August 2023.

All the survey works 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 Institute of Ecology and Environmental Management and the Bat Conservation Trust.

Guidelines - Criteria for bat roost potential assessment for buildings

Roost Potential	Description	Surveys Required
Confirmed	Evidence of roosting bats confirmed during daytime inspection	3 – to include minimum of 1 dawn survey
High	Structure with one or more features suitable for roosting bats & suitable for large numbers of bats	3 – to include minimum of 1 dawn survey
Moderate	Structure with one or more features suitable for roosting bats – shelter, protection but due to size unlikely to support a roost of high conservation status	2 – to include minimum of 1 dawn survey
Low	Structure with one or more potential roosting sites used by individual bats opportunistically insufficient space shelter or protection to be used by large numbers of bats	1 survey
Negative	No or negative features identified that are used by roosting bats	None

A summary of the findings of the surveyed are:

- No species of bat was observed entering or exiting the barn on the site.
- No species of bat was discovered ever having using the barn for any purpose.
- Low Potential is considered to be offered for bats to use the barns for any purpose.
- One species of bat was observed and recorded foraging / flighting over / near the southern boundary hedge.
- Evidence of an active avian nest site – Blackbird, was found within the adjacent barn.
- No evidence of inactive / old avian nest sites was found within or using any of the barns.
- No evidence identified of the presence of badgers or their use of the grounds for any purpose.
- No evidence of any other protected species using or ever having used the site for any activity.
- No further surveys are considered to be required at this time.

C. INTRODUCTION

C1 Background to Activity

Wildlife Consultants Limited were commissioned by Mr Jack Henderson, Andrew Large Surveyors Ltd, on behalf of clients Mr. Ashley Moore, to undertake the appropriate surveys for a Potential Roost Assessment (PRA) of the application site for residential development of Land Rear Of 193 Shaw Lane, Stanton under Bardon, LE67 9PW.

From here on, the barns will be referred to as the 'site.'

The survey was conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected by Natural England and in line with industry best practice as specified by the Institute of Ecological and Environmental Management.

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 were identified and 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 / surveys being undertaken.

Any licenses deemed necessary for the conversion / restoration of the barn will be identified here within.



Fig. 1: Location of barns



Fig. 2: Proposed re-development plan.

D. SURVEY INTRODUCTION

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

D1 Pre-existing Information on Species of Concern on Site

Pre-existing information on the protected species concerned with this survey was gleaned from various national bodies.

A desk study established and identified the protected species that have been recorded within the immediate area.

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 appendix.

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 Good Practice Guidelines: (*Bat Conservation Trust 2007*), Bat Workers Manual: (*Joint Nature Conservation Committee 2004*), Bird Survey Techniques: (*British Trust for Ornithology 2001*) and industry best practise as cited by IEEM.

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 or emergence surveys and no potential bat roosting features were identified. Any works to convert the building could have a potential impact if it were found that bats did use the building, as this could also potentially block and obstruct access to potential bat roost sites, for example, where gaps are present within the framework. No further survey work is considered necessary, this survey concurs with the previous survey and the barn is considered to offer Low Potential for roosting bats.

D5 Field Survey

D5i 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 barns survey:

The barns concerned, whatever their construction material were surveyed for any signs of bats, birds and active avian nest sites, potential likely gaps, cracks and crevices in the frame, block work 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 blocks, lintels and doorways.
- Cracks and crevices in the framework.
- Gaps between cladding.
- Gaps behind eaves and outside walls.
- Suitable entry and exit points.
- Active avian nests.
- Presence of birds within.
- Bat droppings on the ground, ledges and windowsills.
- Urine and/or grease staining of the outside surfaces.

2. Internal barns survey:

This entailed much the same as the external survey apart from the ecologists surveyed the inside of the barn 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 blockwork.
- Detecting odours and any other evidence.
- Active avian nests.
- Presence of birds within.

3. Equipment used

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

- Ladders: both extendable and slide; 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.
- Batbox Duet
- Echo Meter Touch 2 x 3

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 Good Practice Guidelines.

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 all protected species, namely bats and including badgers, birds and/or active avian nest sites.

D5ii Timing

External/internal inspection and walk-over surveys – 1st August 2023

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

D5iii Constraints / Weather Conditions

No surveys were conducted in wet or adverse weather.

D5iv Personnel

All personnel conducting the surveys are established, qualified and experienced ecologists employed by Wildlife Consultants Limited.

Ecologists: Robert Davies, (Bat Licence registration number: 2020-47590-CLS-CLS
Jen Lloyd Bsc.

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.

All the surveys of the site encompassed the building referred to as the site, as shown (Figure 1).

The results of the survey are:

❖ Desk-based Search

The desk survey / searches identify the presence of one bat species within a 1km radius of the site.

No records were found of bats being present at the site.

❖ Internal Survey (1/8/2023)

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 currently used for storage of agricultural machinery 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.

The barn is a typical of a farm barn of brick construction with a pitched roof and a mixture of Slate (1/4) & Pan (3/4) tile covering. The barn has two sections, half being full height to the rafters, the second section having a ground and 1st floor with access via a set of wooden steps, felt is present to the slate roofed section, no insulation is present and all being open to the tiles. There are no roof spaces.

The roof coverings are considered to be in good condition with possible access for bats being via the barn doors and frames.

With the barn being considered to offer Low Potential an Emergence Survey was undertaken.

No evidence was found of the use of the building by any species of bats for any purpose.

❖ External survey (1/8/2023)

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 block work, pipes, gaps behind lintels and doorways.
- Cracks and crevices in the framework.
- Gaps between roof tiles.
- Gaps behind eaves and outside walls.
- Suitable entry and exit points.
- Bat droppings on the floors, ledges and brick work
- Urine and/or grease staining of the outside surfaces.
- Presence of birds.

The exterior of the building was surveyed for the presence of bats and birds (active avian nest sites), 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), etc.

- There was no evidence of bats using or ever having used the barn in the past for any purpose.
- There was no evidence of active avian nest site found within or the exterior of the barn.

❖ Emergence Survey

Sunset: 20.59
Cloud cover: 60%
Wind: SW 3 mph
Temp: 18° C
Survey: 20.30 – 23.00

No bats were observed or recorded emerging from the barn.

One bat - species Common Pipistrelle (*Pipistrelle pipistrelle*) was observed and recorded approaching the site from the west subsequently flying and foraging over the hedgerow to the south.

❖ Detailed survey (1/8/2023)

A walk over survey was undertaken of the immediate grounds and no evidence of the site being used by badgers for any purpose was identified.

No evidence of the site having ever been used by any protected species was identified.

E1: SPECIES BREAKDOWN:

E1i: Birds and active avian nest sites *All species*

Protected under the Wildlife and Countryside Act 1981

No active nest sites were identified within any of the barns or immediate hedgerows.

E1ii: Bats and roosts sites

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

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

The barns were considered to offer Low Potential for roosting bats.

Bats were identified as foraging and flying to the rear of barns over the hedgerow.



Fig. 2: Bat flight lines & foraging including location of surveyors

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BAT SURVEY REPORT

193 SHAW LANE,
STANTON under BARDON
LE67 9PW
1st August 2023

Rear of Barns

1st bat - Common Pipistrelle (*Pipistrellus pipistrellus*) was observed and recorded at 21.49
flying & foraging around / over the hedge to rear of barns with the last
recording at 22.13.

Single bat only seen and recorded on all occasions.

No other species were recorded.

No bats were recorded or observed emerging from the barns.

Front of Barns

1st bat - Common Pipistrelle (*Pipistrellus pipistrellus*) was observed at 21.50 foraging to
rear of barns, no further observations or recordings made.

Single bat only seen and recorded on the occasion.

No other species were recorded.

No bats were recorded or observed emerging from the property.

Survey Type:		EMERGENCE								
Date:		Visit Number:		Surveyors:		Weather: Good		Sunset: 20.59		
1st August 2023		1		S1 Robert Davies (front) S2 Jen Lloyd (rear)		Temp: 18° Wind: 3 mph ssw Cloud: 60%		Sunrise: Last Light:21.40 First Light:		
Site Address: Land Rear Of 193 Shaw Lane, Stanton under Bardon, LE67 9PW									Grid Reference: SK 46257 11698	
Time	Species	Nº	Activity Emerge / Flight / Swarm / Other Info		Habitat Building / Garden / Street / Other			ID Method Visual / Detector / Other		
20.30	Survey Start									
21:49 - 21.51	Common Pipistrelle	1	Flight & Foraging		Rear of barns – over hedgerow			S2 - Visual/Detector S1 – Visual		
22.07 - 22.09	Common Pipistrelle	1	Flight & Foraging		Rear of barns – over hedgerow & adjacent garden			S1 - Detector		
22.12 - 22.13	Common Pipistrelle	1	Flight and foraging		Rear of barns – over hedgerow			S1 - Visual/Detector		
23:00	Survey Finish									

F. DISCUSSION

The findings of this report concludes although the barns were considered to offer Low Potential for roosting bats following the completion of surveys they are considered to offer Negligible Potential for roosting bats with the southern boundary hedge confirmed as offering foraging potential which are all to be retained during and post development.

No evidence of the barns being used by any species of bat for any purpose.

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No active avian nest site identified within the barns.

No evidence of the barn or immediate area being used by any protected species for any purpose.

Biodiversity Net Gain can be achieved with the implementation of the measures as per Appendix 5 below.

G. CONCLUSION

Conclusion:

- No species of bat were recorded or observed within or emerging from the barn.
- No evidence was found of any species of bat using or ever having used the barns for any purpose.
- One species of bat was observed and recorded flying and foraging within the immediate area – south of the barns.
- No evidence was found within the barn of avian nest site.
- No evidence of the site ever having been used by any species of owl.
- No evidence was discovered during any of the surveys of any other protected species using the site or any part.
- No further surveys are considered required at this time.
- No mitigation is required.
- No licences are currently required from the licencing authority – Natural England.

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 bat or protected species including barn owls.

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

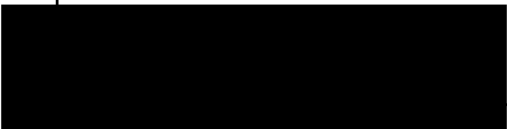
However, it is always prudent at any time of year to keep a watching brief and to conduct an inspection of the site immediately prior to any works being started to ensure that no wildlife has established a home and/or territory in the lapsed time period between the surveys and any works commencing.

H. RECOMMENDATIONS

- 1) If bats are discovered or disturbed during the works, all works must cease until a suitable qualified ecologist has inspected and advised accordingly.
- 2) Biodiversity Net Gain can be achieved with the inclusion of the measures as per Appendix 5 (see below).

G APPENDIX

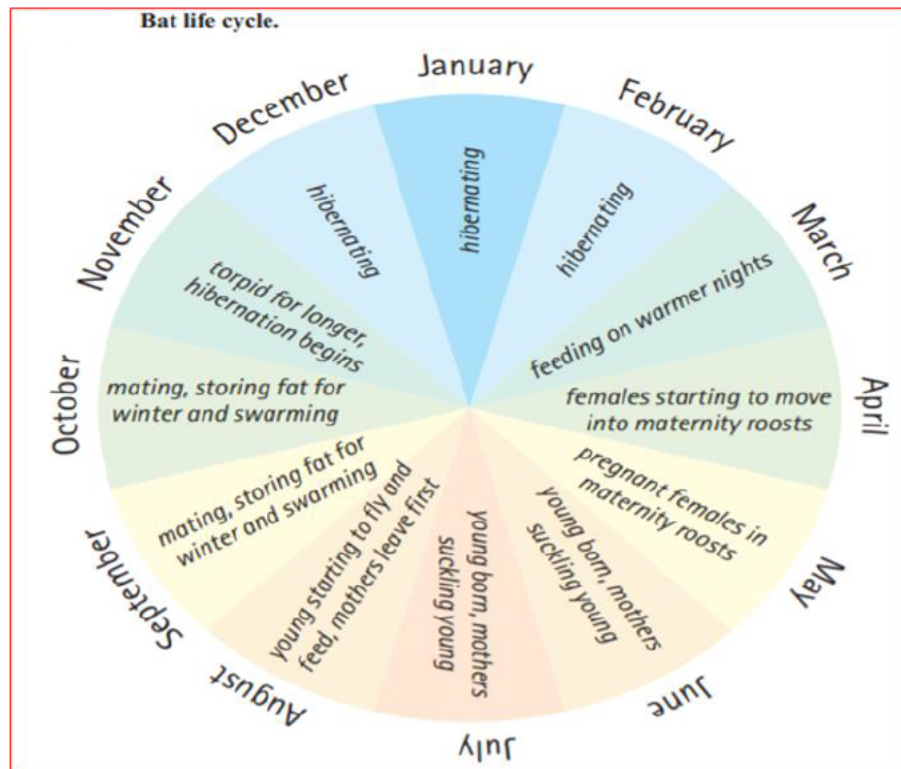
1. **Bat Survey Statement**

PLANNING AUTHORITY: Hinckley & Bosworth	Grid reference: SK46257 11698	Planning application ref. no (if known): <i>N K</i>
Planning application address: Land Rear Of 193 Shaw Lane, Stanton under Bardon, LE67 9PW		
Proposed development: Demolition of agricultural barns & erection of 4 residential properties		
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: Robert Davies (Bat Licence registration number 2020-47590-CLS-CLS) Jen Lloyd Bsc.		
Visual check/survey date(s): 1/8/23		
Brief description of building and roofspace: A number of former agricultural barns of various construction and in various states of disrepair including collapse. No roof spaces present – open to the eaves and elements.		
Describe any survey limitations – e.g. parts of roof or building that were inaccessible Internal & external surveys undertaken – no restrictions encountered.		
Do you consider the building to be of negligible/low/medium/high bat potential? The barn was considered to have Low potential for roosting bats.		
Recommendation: Proceed with development with watching brief: No. Emergence survey needed: 1 x emergence survey undertaken. Other:		
Signed by bat worker(s):	Date:	
	14/8/23	

2) GUIDELINES FOR ASSESSING POTENTIAL SUITABILITY

Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.		
Suitability	Description Roosting habitats	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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 or hibernation*). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.*	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other 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.
Moderate	A structure or tree 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 – the assessments in this table are 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 commuting 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.
High	A structure or tree 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.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats 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.

3) BAT LIFE CYCLE



4. BIODIVERSITY ENHANCEMENT – NET GAIN

A. 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.



- B) A Bat Brick is Incorporated into each new build property – gable ends.
eg. Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'



- C) **SWALLOW NEST BOX**

Two Swallow nest boxes are erected on the building.

<https://www.rspb.org.uk/>

- D) **SWIFT BRICKS**

Four Bird bricks are erected on the property (eaves) – Swift Brick



Eg. Ibstock Eco-habitat for Swifts

E BAT BOX



Two boxes are erected onto the boundary trees prior to works commencing.

5. PHOTOGRAPHS OF THE SITE



View of Barn



View of barn



View of barn



View barn



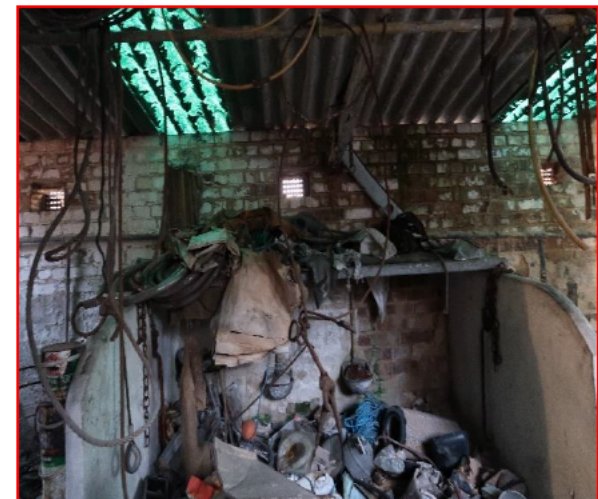
View barn



View of dutch barn



View of barn



View of barn



View of barn



View of garage and northern boundary wall



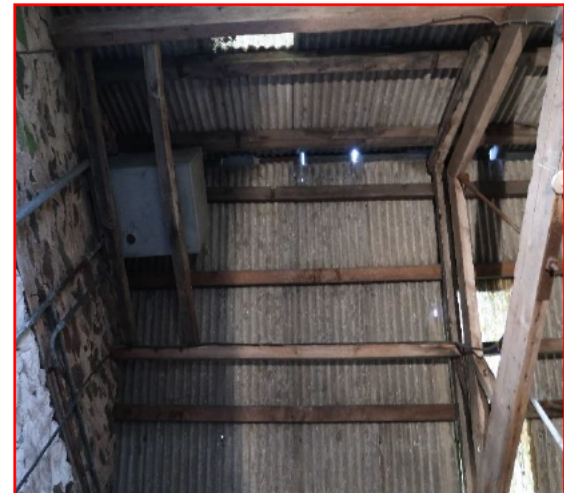
Internal view of barn



View of barns



Internal view of barn



Internal view of barn



Internal view of barn



View of southern boundary hedge

G REFERENCES

Bat Workers Manual	<i>Joint Nature Conservation Committee</i>	2004
Bat surveys Good Practice Guidelines	<i>Bat Conservation Trust</i>	2007
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>

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

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 2	14 AUGUST 2023	COMPANY SECRETARY	R. S. DAVIES