

Preliminary Roost Assessment

Survey site:

142 Hinckley Road, Burbage, Hinckley, LE10 2AH

Client:

Guy Perry

Survey date:

30th January 2025

Project:

This report is prepared to inform a planning application for: Double Storey and Rear Single Storey Extension.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025.](#)

The site survey was undertaken by Carly Preen, Graduate Ecologist - Bat Licence 2024-12326-CL17-BAT.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
30/01/2025	7	86	0	0	None
PRA Survey Factor		Detailed using desk study and site survey. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix 1, location plan in Appendix 2, BERS plan in Appendix 3, Proposed plan in Appendix 4					
Background and Site Location					
Summary of site location and surrounding habitats		Grid ref: SP44159317 Size of survey area: 0.008ha On site habitats: The site sits within of the urban area of Burbage, Leicestershire. The site is surrounded by similar sized residential dwellings with associated gardens with scattered mature trees. The property has a vegetated garden with areas of sealed surface, and mature hedgerows. There is connectivity between the site and neighbouring gardens as well as the allotments to the east. Surrounding habitats: Situated outside of the site there is a large residential area with extensive urban infrastructure. Towards the east there is typical post-agriculture farmlands and green spaces, with arial imagery showing reasonable connectivity via mature hedgerows and scattered mature trees at the field boundaries. The M69 (~1.6km) runs northeast-to-southwest to the east of the site, and the cross country railway (~800m) runs northeast-to-southwest towards the east of the site. These will likely provide important linear features for bats in the landscape. There are a number of priority habitats as detailed in the table below. Most notably there are small pockets of deciduous woodlands interspersed throughout the residential area			

	which will provide foraging habitat for bats. These areas connected to the site, and to each other, via scattered mature trees and hedgerows throughout the numerous residential properties. <table><tr><th>Habitat</th><th>Number of areas</th><th>Distance and direction of closest area</th></tr><tr><td>Priority Habitat Inventory - Deciduous Woodland (England)</td><td>35</td><td>~750m east</td></tr><tr><td>Ancient Woodland (England)</td><td>4</td><td>~950m northeast</td></tr><tr><td>Open Mosaic Habitat (Draft)</td><td>2</td><td>~1.1km west</td></tr><tr><td>Priority Habitat Inventory - No main habitat but additional habitat exists (England)</td><td>4</td><td>~1.5km northwest</td></tr><tr><td>Priority Habitat Inventory - Good quality semi-improved grassland</td><td>1</td><td>~1.5km northeast</td></tr><tr><td>Priority Habitat Inventory - Lowland Dry Acid Grassland (England)</td><td>5</td><td>~1.6km northeast</td></tr><tr><td>Priority Habitat Inventory - Traditional Orchards (England)</td><td>1</td><td>~1.7km southeast</td></tr></table>	Habitat	Number of areas	Distance and direction of closest area	Priority Habitat Inventory - Deciduous Woodland (England)	35	~750m east	Ancient Woodland (England)	4	~950m northeast	Open Mosaic Habitat (Draft)	2	~1.1km west	Priority Habitat Inventory - No main habitat but additional habitat exists (England)	4	~1.5km northwest	Priority Habitat Inventory - Good quality semi-improved grassland	1	~1.5km northeast	Priority Habitat Inventory - Lowland Dry Acid Grassland (England)	5	~1.6km northeast	Priority Habitat Inventory - Traditional Orchards (England)	1	~1.7km southeast
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<i>EPSL and bat roost records (2km radius)</i>	Known roosts from previous survey work or local knowledge: None Magic EPSL records 2km radius: There are no EPSL’s within 2km of the site																								
<i>Designated sites</i>	On site – none 2km radius – There are no designated site within 2km.																								

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Previous survey data	Biological records have not been purchased.								
Limitations	The survey was conducted without limitations.								
Field survey results									
Summary B1a B1 is a two-storey detached property, with a small tiled porch on the northern elevation, and a sun room (B1a) on eastern elevation. The site is located in the urban area of Burbage, Leicestershire. The roof has gaps in the field tiles, and gaps at the ends of the soffits which bats could use to roost or gain access to the internal void. Windows and doors are well fitted. The internal void is pitched and has exposed timbers, the lining is in good condition throughout. There is light ingress apparent at the eaves. No evidence of bats was found.									

The habitat value of B1a is Moderate				
B1				
Feature	Materials	Condition/description	Suitability/access/evidence of bats	Photo
Walls	Brick and mortar. Areas of pebbledash.	The brickwork and pebbledash are in good condition with no breaks or areas of missing mortar observed.	The walls present no roosting opportunity for bats.	
Roof	Overlapping tile. Pitched.	The roof is constructed of overlapping tiles. There are tile gaps interspersed throughout the field tiles. Around 10-15% of the total tile volume is lifted. Hip and ridge tiles are intact and fit flush to each other.	Gaps under the roof tiles, on the eastern and western elevations will provide roosting for small numbers of crevice dwelling species and may also provide access to internal void.	

				 
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Eaves	Closed eaves – soffit lined (uPVC).	Soffits are in a good condition and fit flush to the brickwork. There is a small gap at the northern end of the soffit on the eastern elevation.	The eaves and soffits present roosting opportunities for crevice dwelling species by way of a small gap corner of the soffit. These may also provide access internally.	
Barge boards/fascia boards	Timber and uPVC	Bargeboards and fascia on the western and northern elevations have a number of small gaps between them and the walls.	The bargeboards and fascia will provide roosting for small numbers of crevice dwelling species.	

Window/doors frames and lintels	uPVC	Windows and doors are tight fitting no gaps present.	The windows and doors provide no roosting opportunities for bats.	
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Internal Void	Timber rafters and beams. Roof lining in some areas.	Temp: 10.4oc Humidity: 57.7% Internal dimensions: 9m x 4m x 2.5m (L x W x H) The central void has exposed internal timbers with a felt lining. The internal timbers are in good condition with no cracks or breaks. The lining is also in good condition with no damage. Light ingress can be seen at the eaves.	The internal void provides points of ingress, and roosting opportunities for bats. The area was searched for evidence of bats, but nothing was found.	
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B1b

B1b is a small sunroom on the eastern elevation of B1a. B1b is brick and mortar in construction, with a corrugated plastic roof. There are no external roosting features on B1b. There is no separate internal void, and the area is unsuitable for roosting bats due to high light levels and lack of roosting opportunities.

The habitat value of B1b is **Negligible**.

*Habitat value*

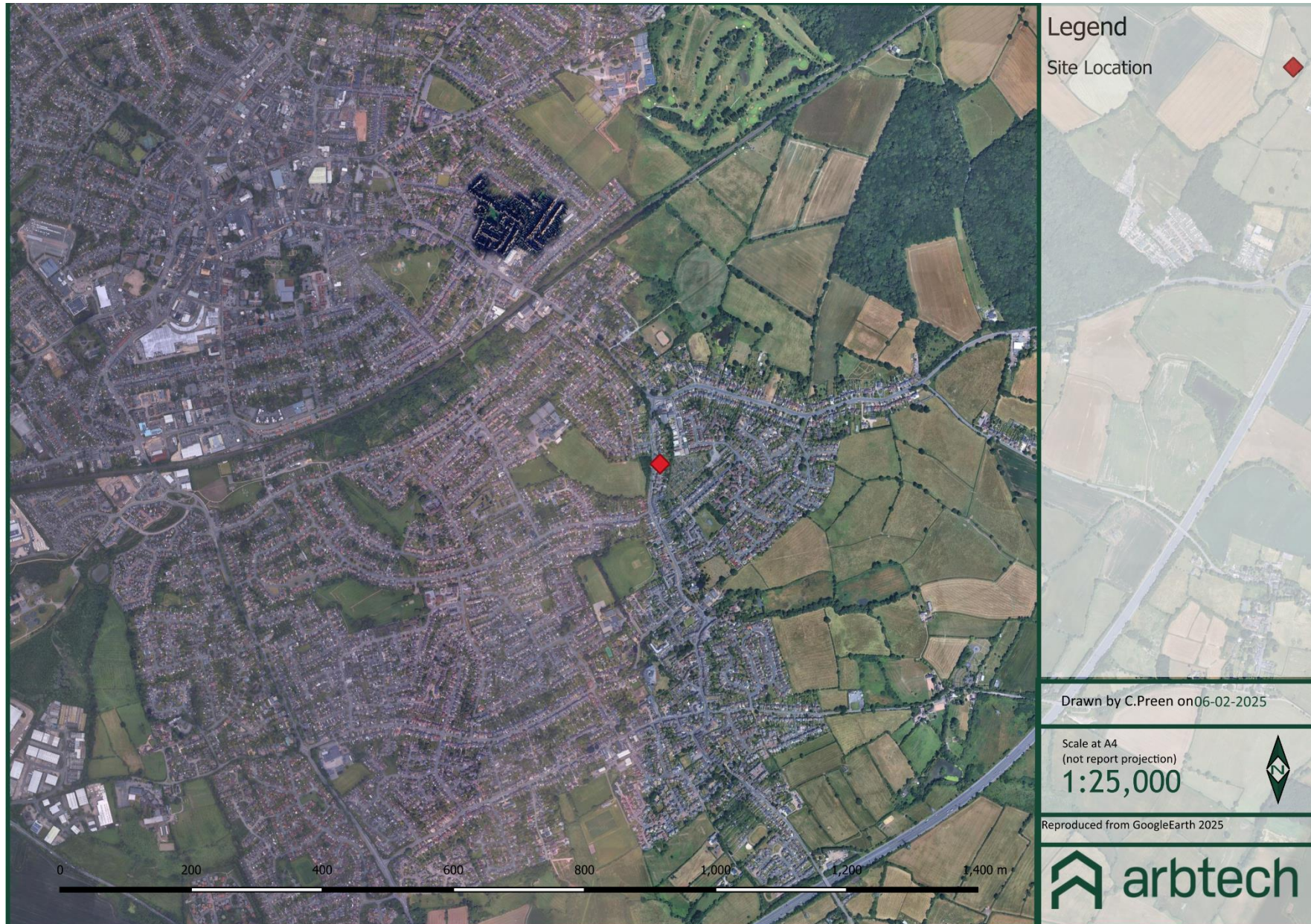
The overall habitat value of B1a is assessed as **Moderate**. There are scattered lifted tiles, two small gaps at the soffits, and access points to the internal void. The overall habitat value of B1b is assessed as **negligible**. There are no internal or external roosting features. From EPSL data there no records of bats within 2km. Given the urban aspect of the surrounding area, this is likely reflective of low bat number in the region.

	The surrounding habitat provides good foraging and commuting opportunities, and the network of surrounding vegetated gardens, with mature trees provide connectivity between the site and wider areas of habitat, increasing the habitat value of the site. Nearby roads and railway lines provide linear features that bats will utilise for commuting and foraging.
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] The proposed works include a double storey extension on the western elevation, and a single storey extension on the eastern elevation, to include the removal of the cat-slide tiled roof present on the eastern elevation. The works will also include roof alterations to B1. Any roosts present will be damaged or destroyed, and any bats could be injured or killed. Roosting habitat [Trees] There are no trees on site, and as such no trees will be impacted the proposed development. Foraging and commuting habitat The extension could provide additional lighting; however, this is not considered to significantly impact foraging and commuting routes due to the presence of existing kitchen lighting, and the light pollution of the surrounding residential area.
<i>Recommendations</i>	Two bat emergence survey is required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. The surveys should be completed during the optimal survey period May to August inclusive and be at least three weeks apart. Infra-red cameras should be used as an aid. Two surveyors and an additional IR camera would be required to provide full coverage of the building.

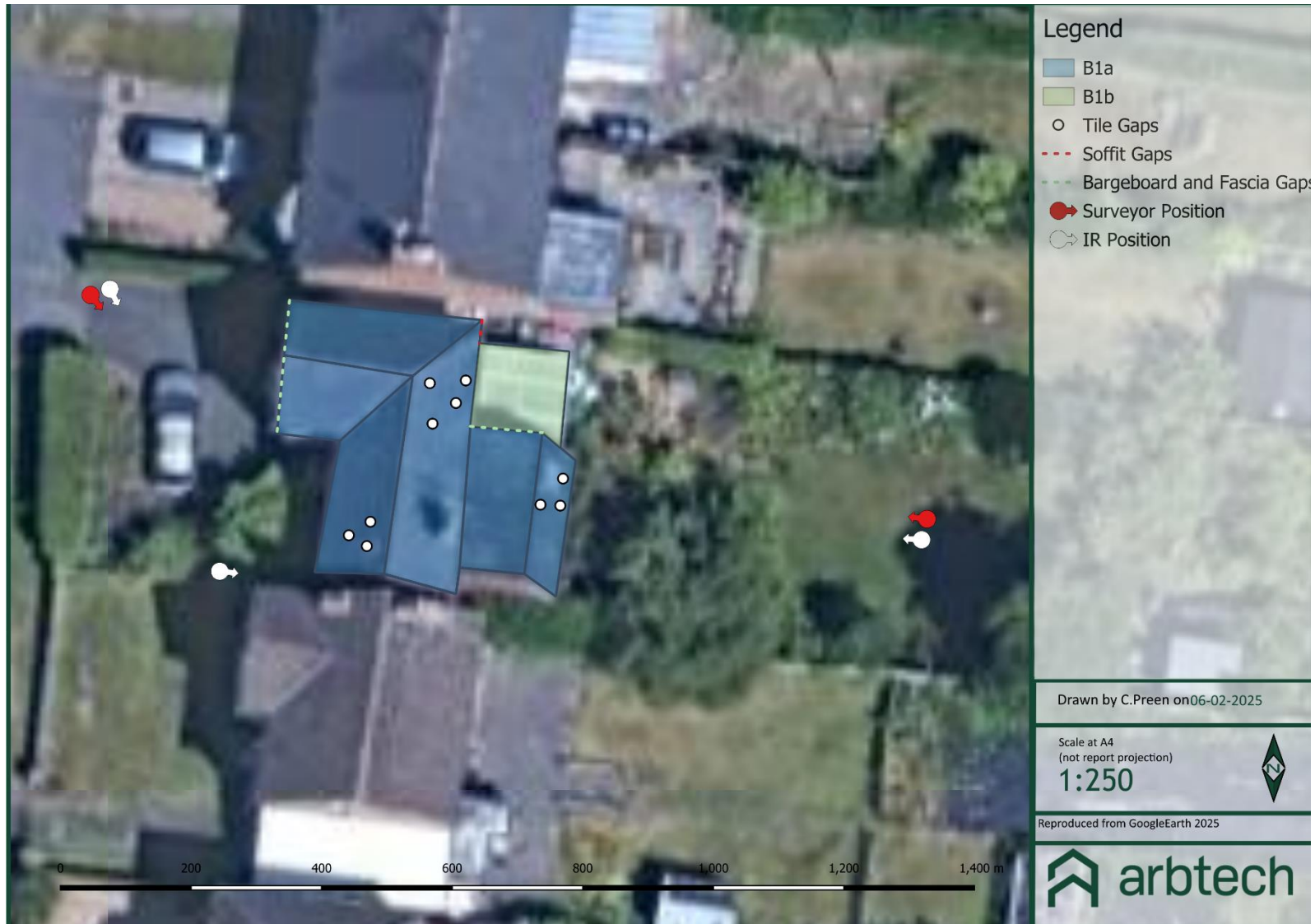
	Roosting habitat [Trees] No further surveys are required. Foraging and commuting habitat No further surveys are required.
<i>Enhancements</i>	Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Nesting Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting was observed. Birds could roost under the eaves and small birds, such as bluetits, could utilise the raised tiles. Trees and vegetation No trees or hedgerows will be impacted by the proposed development. Barn owls The site does not provide any suitable nesting sites for barn owls.

<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen.
<i>Recommendations</i>	Buildings Any building works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.
<i>Enhancements</i>	Suggested biodiversity enhancements The installation of a two bird boxes the building will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Or a similar alternative brand.

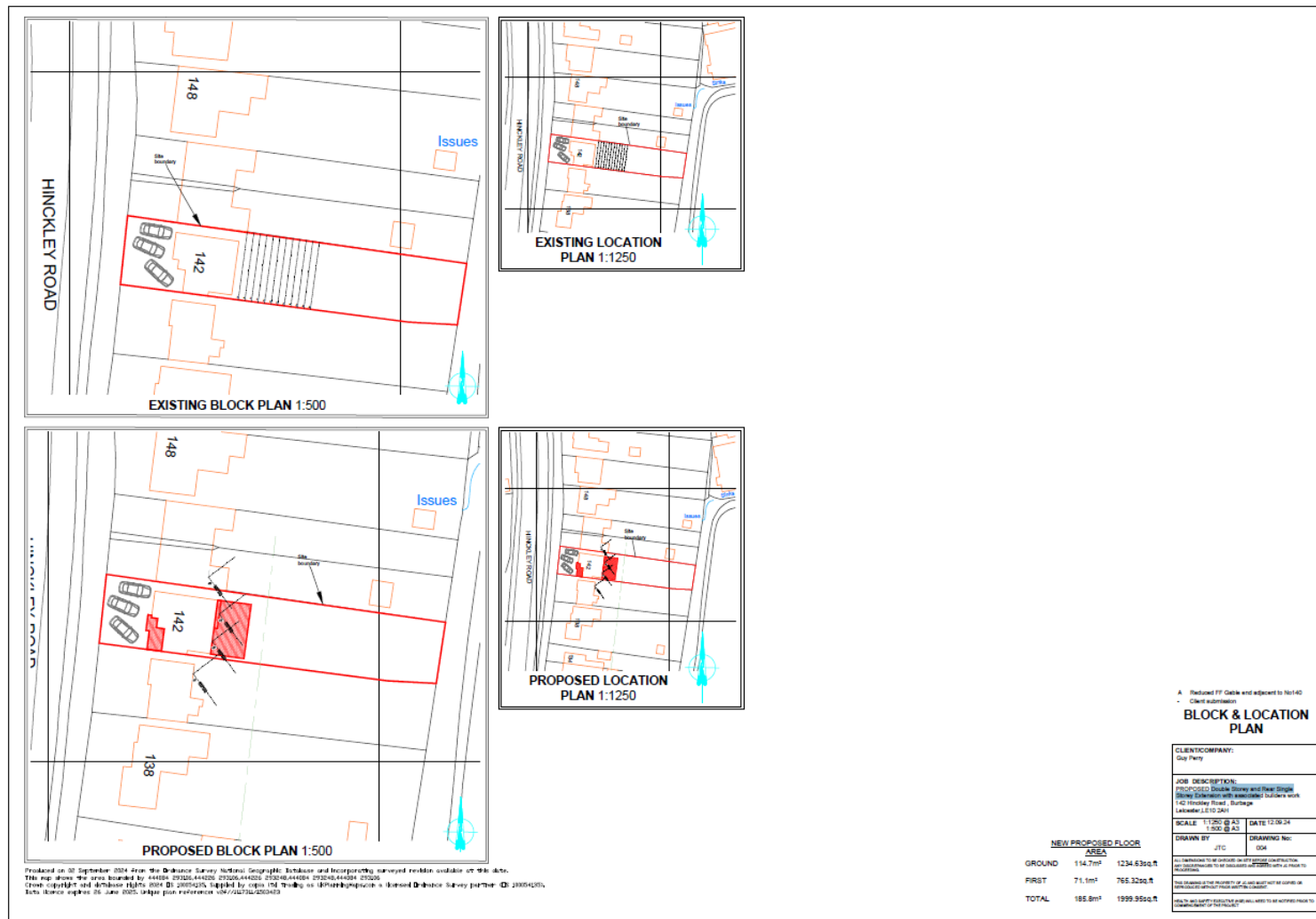
Appendix 1: Location Plan

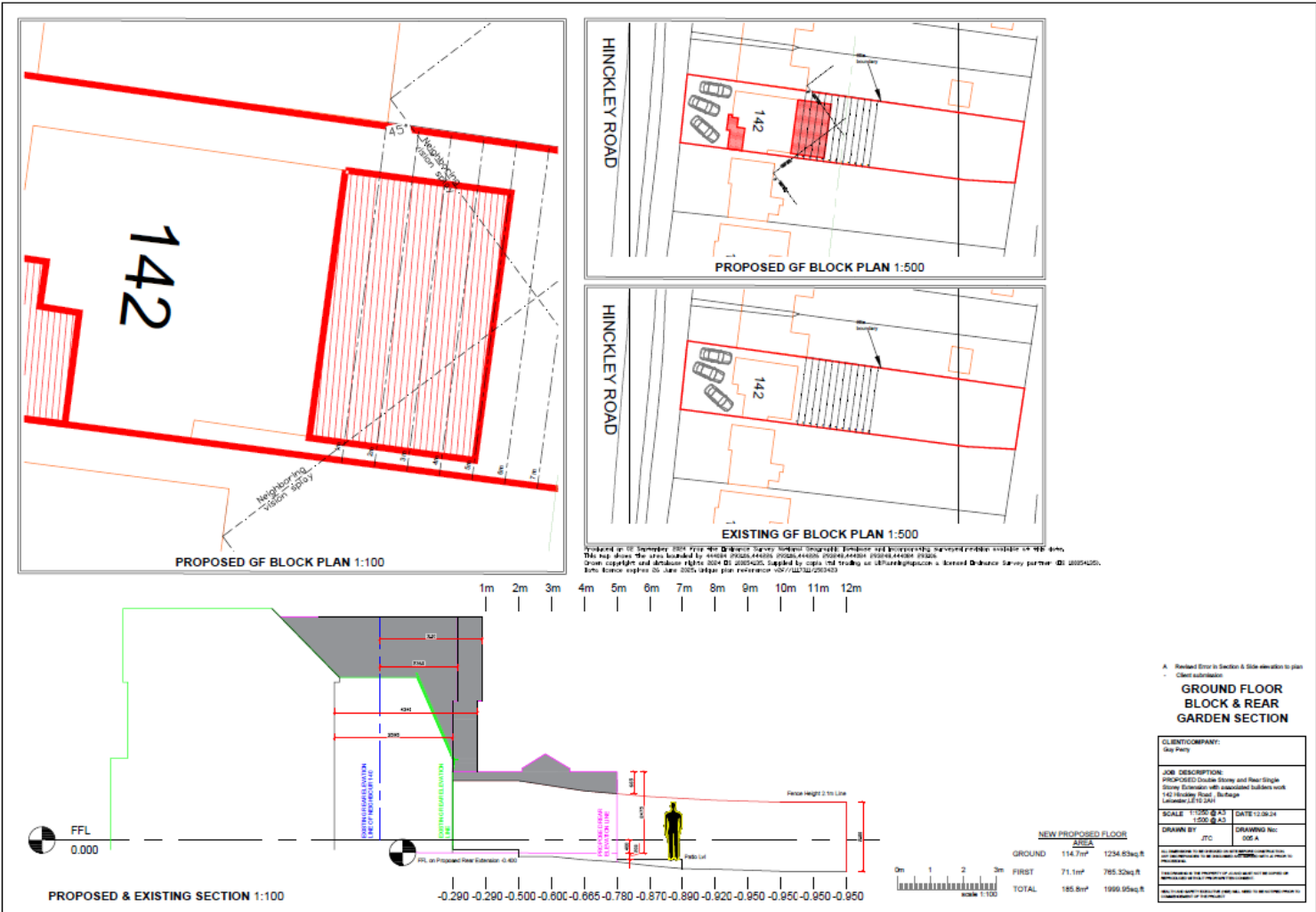


Appendix 2: PRA Plan



Appendix 3: Proposed Plans











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Version control			
Status	Issue	Name	Date
Draft	0.1	Carly Preen BSc (Hons), MSc, Graduate Ecologist	06/02/2025
Review	0.2	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	07/02/2025
Final	1.0	Carly Preen BSc (Hons), MSc, Graduate Ecologist	07/02/2025