



Victoria Walters BSc (Hons), MSc

Graduate Ecologist

Email: victoriawalters@arbtech.co.uk

Arbtech Consulting Ltd

arbtech.co.uk

Preliminary Roost Assessment

Survey site:

6 Chapel Street, Stapleton, Leicester, Leicestershire, LE9 8JH

Client:

Carolyn Issitt

Survey date:

28TH May 2025

Project:

This report is prepared to inform a planning application with Hinkley and Bosworth Borough Council. The proposal is described as: Single storey side and rear extension with new front porch.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Site Location and Context					
The survey site is centred on National Grid Reference SP 4398 5748 and has an area of approximately 0.09ha. The site comprises one dwellings (B1), associated outbuildings and a vegetated garden with scattered trees. The site is within a rural village area of Stapleton, Leicester, with quiet roads, residential buildings and rural agricultural land nearby. There is a methodist church, comprising brick and slate tiles, directly opposite the site which appears to provide suitable habitat for roosting bats. Scattered trees and hedgerows on site extend into the wider landscape, connecting to small pockets of woodland.					
Survey Details					
The site survey was undertaken by Victoria Walters BSc (Hons) MSc Graduate Ecologist (Natural England Protected Species Licence Numbers: [Bats] (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
28 th May 2025	18	59	25	8	None
Executive Summary					
Three bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.					

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. 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.
Conclusion, Impact or Recommendations	
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site. The site lies within the impact risk zone for Kendall's Meadow Site of Special Scientific Interest (SSSI). Statutory designated sites (within 10km) No national network sites (SAC, SPA, Ramsar) are located within 10km. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Leicestershire and Rutland Environmental Records Centre.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Kendall's Meadow SSSI. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.

Bats																			
Summary of Survey Findings	EPSL data and local records																		
	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is 1 EPSL within a 2km radius of site as detailed below:																		
	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2013-6503</td><td>Brown long-eared bat, Common pipistrelle</td><td>1.7km west</td><td>Destruction of a resting place</td></tr></table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2013-6503	Brown long-eared bat, Common pipistrelle	1.7km west	Destruction of a resting place							
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	There are no Special Areas of Conservation designated for bats within 10km of the site.																		
	Biological records data search (Leicestershire and Rutland Environmental Records Centre):																		
	There are 30 bat records within 2km between 2015-2023, as detailed below:																		
	<table><tr><th>Species</th><th>Number of records</th><th>Notes</th></tr><tr><td>Nyctalus</td><td>5 Common noctule and 1 Leiser’s Bat</td><td>All records derive from Bat transect surveys were bats were identified to be foraging</td></tr><tr><td>Common pipistrelle</td><td>16</td><td>Including 9 records which belong to the same roost. The remainder of the records were of foraging and commuting bats.</td></tr><tr><td>Soprano pipistrelle</td><td>2</td><td>Including 1 roost.</td></tr><tr><td>Brown Long Eared</td><td>5</td><td>Including 3 colonies of male bats and 2 unspecific roosts.</td></tr></table>				Species	Number of records	Notes	Nyctalus	5 Common noctule and 1 Leiser’s Bat	All records derive from Bat transect surveys were bats were identified to be foraging	Common pipistrelle	16	Including 9 records which belong to the same roost. The remainder of the records were of foraging and commuting bats.	Soprano pipistrelle	2	Including 1 roost.	Brown Long Eared	5	Including 3 colonies of male bats and 2 unspecific roosts.
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Foraging and commuting habitat																			
Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of hedgerow, scattered trees and grassland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.																			
Roosting habitat																			

		Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of 3 buildings on site; the main barn (B1), and two outbuildings (B2 & B3). Only B1 was surveyed as this will be impacted by the proposed development. All of the trees on site are located on the far side of the large garden and will not be impacted by the development. A small number >5 bat droppings were discovered within the loft void in B1. Samples were taken and sent to a lab for analysis. These were identified to have derived from both common pipistrelle and brown long eared bats.	
B1 Building description		Photographs	
<i>Summary</i> B1 is a bungalow with brick walls and concrete roofing tiles. The interior of the roof has been lined with bitumen felt. The building will be subject to an extension which will impact the roof. A small number of droppings (>5) were found within the loft space near to the loft hatch. The building has high habitat value.			
Feature	Materials	Condition/description/suitability	Photograph(s)

Carolyn Issitt

6 Chapel Street, LE9 8JH

Walls	Brick and mortar and timber cladding on the southwest gable end	Condition/description Brick and mortar are in good condition with no missing bricks or gaps present. Timbers are flush and provide no gaps or crevices. Suitability/access/evidence of bats No suitability for roosting bats due to lack of access to internal structures.	
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Roof	Concrete	Condition/description Gabled roof. Slightly raised tiles present throughout with two prominent areas of lifted tiles along the edge of the southwest gable end. Suitability/access/evidence of bats Space under tiles could accommodate crevice dwelling bats. Due to the size of the roof and the sheer volume of available habitat, this is suitable to support maternity roosts of crevice dwelling bats. No evidence found but recent and current rain would wash this away externally	0 
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Eaves	Overhanging	Condition/description Gaps/crevices on wall tops. Suitability/access/evidence of bats Provides possible bat access into internal void and crevices on wall tops. No evidence found but recent and current rain would wash this away externally. Could support maternity roosts of crevice dwelling bats.	
Barge boards/fascia boards	N/A	N/A	N/A
Window/doors frames and lintels	Timber	Tight fitting	N/A

Internal voids	Timber rafters and ridge beam. Bitumen lining.	Condition/description Internal space measures approx. 10m long, 5m wide, floor to ridge height approx. 1.5m. The internal timbers appear to be original, but no not have any cracks or crevices within the timbers. There are gaps between the timber and bitumen lining. The bitumen lining is in good condition but there are gaps where the sheets overlap. Temperature: 19°C Humidity: 60% Suitability/access/evidence of bats Low numbers (<5) bat droppings were found on floorboards of the loft void of the building. Samples were collected for DNA analysis. Droppings are from common pipistrelle and brown long eared bats. Bat dropping locations shown in appendix 1 and bat DNA analysis is shown in appendix 4.	
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<i>Foreseen Impacts</i>	Roosting habitat [Buildings] The proposed development will result in the alteration of the roof and walls of this building to facilitate an extension. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. Roosting habitat [Trees]		

	All trees will be retained and therefore no impacts to roosting bats are anticipated. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] Three bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). Four surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Roosting habitat [Trees] Any trees on site are to be retained. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements

	Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1, however the building is considered suitable for nesting for species such as house sparrow and blue tit. Trees and vegetation No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<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. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees 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 vegetation should be undertaken immediately, by a qualified ecologist, 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. Barn owls None required.

	Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
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Appendix 1: PRA map

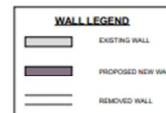
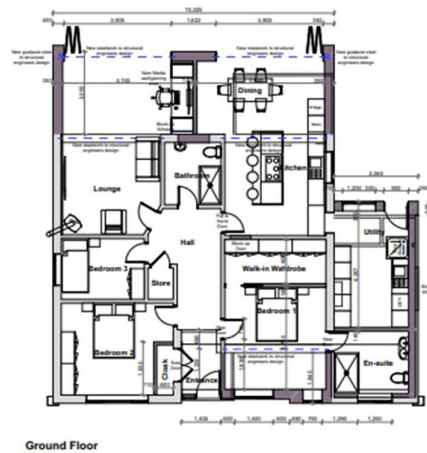
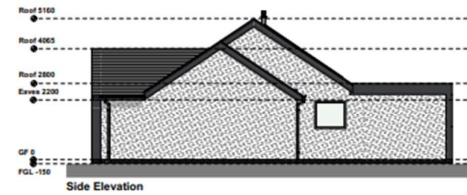
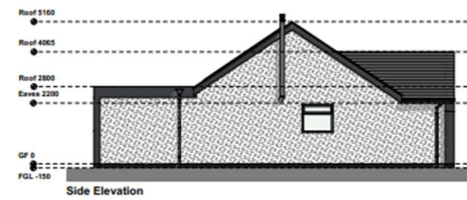


Appendix 2: Location map



Appendix 3: Proposed plan

6 Chapel Street, LE9 8JH



Please Note:

- ◆ This drawing may be printed and scaled FOR RUNNING PURPOSES.
- ◆ All dimensions to be CHECKED ON SITE and any DISCREPANCY reported to Design Three Sixty.
- ◆ The site boundary shown is the best assumed from available data & does NOT represent legal owner.
- ◆ All dimensions in mm unless otherwise stated.



Indicative Visual (nts)



Indicative Visual (nts)

Revisions.

DESIGN THREE SIXTY^o

E: info@designthree51.co.uk
T: +44 (0) 7004 224864
W: www.designthree51.co.uk

Project:
Design strategy for a new social network and internet
community

6 Chapel Street,
Stapleford,
LE10 3JH

Client:
Carolyn Isitt

Drawing Title:

Proposed Layouts and Elevations

Drawing by:  K / K / S / K	Checked by:  K / K / 
Date: 04-03-2025	Scale: 1:500 @A3
Drawing Number: 202-02	Revision: 0  R / C / D / E 1  G / W / I / J / K

Preliminary Roost Assessment

Appendix 4: DNA results



Results

Sample ID: EG-2188-1

Sample information:

Sample type: Faecal

Species group: Bats

Suspected species: Pip

Site Location: LE9 8JH

Comments: Found in a loft

Laboratory information:

DNA Extraction Code: EG-2025-0983

Identification method: qPCR

Analysis Procedure Notes:

Laboratory Comments:
None

Species Identified:

Species 1: Pipistrellus pipistrellus (Common pipistrelle bat)

qPCR Ct Value: 23

Species 2: Plecotus auritus (Brown long-eared bat)

qPCR Ct Value: 21

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Version control			
Status	Issue	Name	Date
Draft	0.1	Victoria Walters BSc (Hons) MSc Graduate Ecologist	10/06/2025
Proof	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	12/06/2025
Final	1.0	Victoria Walters BSc (Hons) MSc Graduate Ecologist	12/06/2025