Elite Ecology

Passionate about Ecology

Peggs Close,

Earl Shilton

Bat Emergence Survey Report

September 2025

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0. Executive Summary

0.1 This report has been prepared at the request of Hinckley and Bosworth council. It relates to the proposed re-development works at Peggs Close, Earl Shilton, Leicester, Leicestershire, LE9 7BP (Central OS Grid Reference: SP 46873 97569). This survey effort involved both a desktop study and field survey being undertaken.

0.2 The current proposals relate to the site is to be cleared and up to seven dwellings are to be erected on site, with associated gardens and access. Overall, this will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site. Please refer to **Appendix A** for the site plans.

0.3 Due to the presence of suitable roosting features, and with reference to previous survey results, the building was deemed to have **high** potential to support roosting bats. Therefore, a minimum of three bat emergence surveys were required on the building. These were subsequently undertaken by Elite Ecology in June and July 2025. In addition to this, the structure was deemed to be of **high** potential for birds to nest, with historic nests present.

0.4 Summary

Bat Presence/Absence

From the survey effort, **B1, B2** and **B3** has been confirmed to be in use as day roosts for common pipistrelle (*Pipistrellus pipistrellus*) bats.

In addition to this, common pipistrelle *(Pipistrellus pipistrellus*), noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified utilising the area for foraging and commuting.

Bird Presence/Absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structure contains no bird nests. However, the surrounding landscape provides all of the necessary habitat elements that birds require.

Ecological Value of Building Units

The ecological values of **B1, B2** and **B3** have been deemed as **high** to bats because of the confirmed roosts in this buildings.
The ecological value of the buildings to birds has been deemed **negligible** due to the absence of bird nests within the structure.

0.5 Recommendations

The recommendations for Peggs Close, Earl Shilton can be summarised as follows (please refer to **Section 5 – Recommendations** for a more in-depth description):

- Apply for a Natural England Development Licence to legally carry out the works.
- Works on the structure should only take place in conditions that are deemed suitable for bat activity (temperature above 7°C and avoiding heavy rain). This will reduce any impacts on bats should they be found during the works.
- At the start of works, site supervision by a licenced bat ecologist in accordance with the Natural England Development Licence will be required.
- Install bat compensatory features on the site in accordance with **Section 5** recommendations. These must avoid artificial lighting and no modern breathable felt is to be used.
- **Optional:** Install a variety of bird boxes around the site post development to enhance the site for the local bird populations.

Contents

1. Introduction

1.1 Report Rationale

This report has been prepared at the request of Hinckley and Bosworth council. It relates to the proposed re-development works at Peggs Close, Earl Shilton, Leicester, Leicestershire, LE9 7BP (Central OS Grid Reference: SP 46873 97569). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.

1.2 Site Description

The site is situated in a semi-rural setting in the market town of Earl Shilton located approximately 5.0km from Hinckley, Leicestershire. The site contains a number of habitats including buildings, built linear features, flower bed, introduced shrub, modified grass, scattered trees, sealed surface, and sparsely vegetated urban land. The building of interest measures approximately 883m^2. Therefore, the site is considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting, and foraging opportunities.

Figure 1: An aerial map of the site at Peggs Close, Earl Shilton, with the locations of the three buildings (**B1**, **B2** and **B3**) shown (red outline).

1.3 Proposed Works

The current proposals relate to be cleared and up to seven dwellings are to be erected on site, with associated gardens and access. This will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.

1.4 Aims of Surveys

The aims of the surveys were to undertake an assessment of the building(s), vegetation and surrounding area to establish whether any bats may be present and, if so, in what way they are using the site. The actions of the surveyors on the site and during the production of this report were conducted in accordance with Bat Conservation Trust (BCT) guidelines (4th edition).

1.4.1 This survey effort considered the potential for all **bat and bird species (including barn owls)** onsite:

- To establish the possibility of bat roosts and bird nests being present at the proposed development site.
- To assess any roost/nest status (i.e. what type and numbers of individuals).
- To assess suitable food, resources, and habitat requirements on site and in the local landscape.

1.4.2 The information will subsequently be used in conjunction with the knowledge of the proposed works at the site to determine the potential need for further survey effort, the impacts of the proposed scheme of works, to establish whether a Natural England Development Licence is required along with species-specific mitigation and compensation. This is done in order to keep any protected species at a favourable conservation status on site.

2. Survey Methodology

2.1 Desktop Survey Methodology

2.1.1 A variety of resources were independently consulted to assess the known local records within the nearby area and the importance of the site within the local landscape from an ecological perspective. The resources used were the Local Records Centre, www.naturalengland.org.uk, www.ordnancesurvey.co.uk, Google Maps, Google Earth, and Bing Maps. A search of other relevant nature conservation information was made through the use of the Multi-Agency Geographic Information for the Countryside (MAGIC) database.

2.1.2 The local records centre was contacted to provide data on all bat and bird species within 2km of the proposed development site. Leicestershire and Rutland Environmental Records Centre (LRERC) were the relevant local record centre for this project.

2.2 Field Survey Methodology

2.2.1 Initial Site Survey

This is done by assessing the site by visually inspecting all building/s/structures and any trees/vegetation to be impacted by the proposed works. This is done to assess the resource availability for protected species on site and in the immediate area. Particular reference is made to:

- The presence or absence of bats and birds onsite.
- Any evidence of potential bat roosts and bird nests onsite.
- Whether any additional survey effort will be required.

During the initial survey, an internal and external inspection of the building(s) is undertaken to look for signs of bat activity. This is done in accordance with BCT guidelines for the assessment of building(s) and built structures.

2.2.2 External Inspection

This survey method is used to locate potential ingress and egress points around the structures that both bats and birds could use to gain access into the building. It also aims to identify any areas where cracks and crevices are present to be used as roosting/nesting features. This visual inspection is carried out in full daylight using binoculars, endoscopes, torches, and ladders. This will allow for the determination of the following information:

- The type of building(s) surveyed.
- The approximate age of building(s) surveyed.
- The construction type and materials used.
- The presence of potential roost features (e.g. missing roof tiles, raised ridge tiles, air vents, cracks, and crevices within the mortar).
- The presence of suitable ingress and egress points (e.g. missing windows and doors, missing mortar, lifted tiles).
- The location of any anecdotal evidence for the presence of protected species (e.g. nests, droppings, or food remains).

2.2.3 **Internal Inspection**

This survey method aims to locate and examine areas which potentially provide suitable environmental conditions for bats. This visual inspection was undertaken by using binoculars, endoscopes, torches, ladders, and bat detectors to inspect internal features of the building(s).

This will allow for the determination of the following information:

- The presence of warm areas, dark areas, joints, crevices, beams, and cavities that could be used for roosting and nesting purposes by bats and birds.
- To locate possible bat roost and bird nest sites.
- To listen for social calling bats.
- To locate any evidence of bat and bird presence through the identification of live or dead specimens, grease marks, droppings, food remnants, urine stains, and/or the characteristic smell of bats.

2.2.4 **Building/Vegetation Classification**

A building/vegetation classification will be assigned to each surveyed feature that is proposed to be impacted by the scheme of works. This classification is based on the features potential to support roosting bats. The rating is also influenced by the location of the structure(s) in the local landscape, along with the number of suitable alternative roosting features, the type of features present in the landscape and the surveyor's experience. For example:

A structure that has a high level of anthropogenic disturbance with limited opportunities for access by bats, that is also situated within an urbanised area with few, or no mature trees, parkland, woodland, or wetland would generally equate to having **negligible**/**low** potential.

Conversely, an older structure (e.g. pre 20th century or early 20th century) with multiple features suitable for use by bats that is close to optimal foraging habitat would equate to having **high** potential.

The amount of additional survey effort required for each feature will depend on its rating:

- **Negligible** – No further survey effort is required.
- **Low** – One further activity survey is required (structures only).
- **Moderate** – Two further activity surveys are required.
- **High** – Three further activity surveys are required.

2.2.5 Roost Categories

Any structures with evidence of bats will be further evaluated to assess which of the following roost categories may be present onsite:

- **Day Roost:**

  A place where individual bats, or small groups of males, rest or shelter during the daytime. These bats are rarely found at night at these sites.

- **Feeding Roost:**

  A place where individual bats rest or feed during the night but are rarely present in the day.

- **Hibernation Roost:**

  A place where bats may be found either individually or together during the winter months. These roosts often have a constant cool temperature and high humidity.

- **Maternity Roost:**

  A place where female bats give birth and raise their young to independence.

- **Mating Roost:**

  A place where mating/copulation takes place between male and female bats. These can continue through the winter months.

- **Night Roost:**

  A place where bats rest and/or shelter during the night but will rarely be found here during the day. These can be used colonially or individually by the bats.

- **Satellite Roost:**

  These are alternative roosting sites that are found within close proximity to the main nursery colony within the maternity roost. These are used throughout the breeding season by individual or small groups of female bats.

- **Swarming Site:**

  A place where large numbers of bats come together during the latter summer months through until autumn. These sites are classed as being important mating areas.

- **Transitional/Occasional Roost:**

  A place that is used by individuals or small groups of bats for a small period of time. These are used by the bats prior to hibernation and/or shortly after hibernation.

2.2.6 **Bat Detector Survey (presence/absence survey)**

If required, the object for this survey method is to detect any bats leaving or returning to their roost sites within the surveyed features. This is achieved by undertaking dusk and dawn activity surveys under the following protocol:

- Commencing the survey fifteen minutes before sunset (dusk survey).
- Listening for any social calls at potential roost sites using bat detectors.
- Standing at different survey points around the building(s) and/or vegetation using bat detectors to hear the bat echolocation.
- The survey will attempt to witness the first bats emerging and the bats returning to their roosts.
- Standing at different transect points at foraging/commuting areas around the site.
- Carrying out this survey methodology for up to two hours after sunset (. This will cover the emergence and re-entry of the bats at the potential roost site, for some bat species.

2.2.7 In order to comply with the required legislation, the results from the surveys will be collated to establish whether a European Protected Species (EPS) development licence will be required. If required, project appropriate species-specific compensation and mitigation measures will be devised to ensure the species remains at a favourable conservation status at the impacted site.

2.3 Surveyors Information

2.3.1 The survey was undertaken by licensed bat ecologist/s, members of the Chartered Institute of Ecology & Environmental Management (CIEEM) and/or Elite Ecology staff members:

Mr. Matthew Cotterill: PG Dip, Ecologist**:** Natural England Bat Survey Licence Number: 2019-43981-CLS-CLS Bat Survey Level 1.

Mr. Matthew Nixon: BSc (Hons), Assistant Ecologist

Miss. Katherine Ward: MSc, Assistant Ecologist.

Miss. Louisa Williams: MSc, Assistant Ecologist.

Miss. Racheal Nowakowski: MSc, Assistant Ecologist.

Mr. Robin Daintree: MSc, Assistant Ecologist.

Mr. Sina Sanati: MSc, Assistant Ecologist.

Mr. Daniel R. Buczkiewicz: BSc (Hons), Assistant Ecologist.

Miss. Elysia Yenulevich: BSc, Assistant Ecologist.

Miss Iman Rafiq`: BSc (Hons) Zoology w/ Herpetology, Assistant Ecologist.

2.4 Field Surveys

2.4.1 Site Surveys

Elite Ecology was not made aware of any previous surveys conducted on the site at Peggs Close, Earl Shilton.

2.4.2 Roost Surveys

The buildings at Peggs Close, Earl Shilton were externally and internally inspected for the presence of bats with the use of various types of equipment (including binoculars, torches, endoscopes, and ladders) in full daylight. The subsequent emergence surveys use a variety of bat detectors that include Bat Box Duet, SSF Bat2, EchoMeter Touch, EcoObs Batcorder, and night vision aids in the forms of Nightfox ARC infrared lights, Ordro 4K infrared camcorders, and XB10 infrared torches. The following table outlines the environmental variables from the survey visits:

Environmental variables	PRA of the structures B1, B2 and B3	Emergence Survey 1 – 6th of June 2025. Dusk.	Emergence Survey 2 of the buildings – 30th of June 2025. Dusk.	Emergence Survey 3 of the buildings - 21st of August 2025. Dusk.
Temp Start:	20°C	13°C	27°C	18°C
Temp Finish:	20°C	12°C	24°C	16°C
Humidity Start:	46%	65%	477%	78%
Humidity Finish:	46%	72%	59%	85%
Cloud Cover Start:	50%	70%	5%	70%
Cloud Cover Finish:	50%	10%	20%	70%
Wind Speed Average:	Low	Low	Low	Low
Precipitation:	None	None	None	None

3. Results

3.1 Desktop Survey Results

The ecological data search provided by LRERC revealed multiple bat and bird species within the 2km search radius of the building at Peggs Close, Earl Shilton.

3.1.1 Bats

Within the ecological data search provided by LRERC, eight confirmed species of bat were revealed within the 2km search radius.

The UKBAP species recorded in the area were of brown long-eared *(Plecotus auritus*), noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats. The non-BAP species recorded in the search were common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonni*), Leisler's (*Nyctalus leisleri*), nathusius' pipistrelle (*Pipistrellus nathusii*), and serotine (*Eptesicus serotinus*) bats.

In addition to this, some records of unidentified bat (Chiroptera indet.), long-eared bat (*Plecotus sp*.), unidentified myotis (*Myotis sp*.), unidentified nyctalus (*Nyctalus sp*.), and unidentified pipistrelle (*Pipistrellus sp*.) specimens were revealed.

The closest records to the survey site were of common pipistrelle bat and pipistrelle bat species (*Pipstrellus sp*.), both found approximately 72m to the south of the site centroid.

3.1.2 Birds

Within the ecological data set received by LRERC, forty-six bird species were revealed. The closest record to the site was of swift (*Apus apus*), located approximately 62m to the south-west of the site centroid. A table with the collated bird species recorded can be found within **Appendix B**.

3.1.3 Designated Sites

As the current proposals remain within the site boundary, it was not necessary to obtain any further information regarding both Statutory and Non-Statutory Nature Conservation Designations. This is due to the proposed works not altering any of the landscape surrounding the site.

3.2 Field Surveys

3.2.1 Habitat Description

The site is situated in a semi-rural setting in the market town of Earl Shilton located approximately 5.0km from Hinckley, Leicestershire. The site contains a number of habitats. buildings, built linear features, flower bed, introduced shrub, modified grass, scattered trees, sealed surface, and sparsely vegetated urban land. The building of interest measures approximately 883m^2. Therefore, the site is considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting, and foraging opportunities.

Within the wider landscape further habitats are present. These come in the form of amenity grass, arable land, hard standing ground, hedgerows, improved grassland, pastureland, residential dwellings (and their associated gardens/yards), scattered trees, standing water, and woodland.

Therefore, the habitats that are present in and around the site contains all of the elements that are considered to be critical in both bat and bird life cycles.

Figure 2: An aerial map showing the site at Peggs Close, Earl Shilton (as shown by the yellow star) in relation to some of the local landscape.

3.2.2 **Building Surveys**

Three buildings are present on the site, all of which are residential flats identified as **B1**, **B2**, and **B3**. These structures are situated on the northern and southern sides of the site and form part of its built environment.

Building 1 (B1) – Flat

External Inspection

B1 is a residential flat situated at the northern boundary of the site. The structure is a combination of concrete and tile materials. The roof is predominantly sloped in style and constructed of concrete tiles, ridge tiles, and pan tiles. Several vents are present on the roof surface and along the ridge and also some roof ridge vents are located on roof. A missing ridge tile is noted on the western elevation, and a gap is present beneath the edge tiles on the southern elevation. Lifted flashing was observed on both the southern and northern sides, and a broken hanging tile was identified on the northern elevation. These features may act as Potential Roosting Features (PRFs) for bats, offering possible access points. The external walls are of cavity construction and primarily comprise brick and timber, with upper portions clad in hanging clay tiles. Dense ivy (*Hedera helix*) is present on the eastern elevation, potentially obscuring small crevices that could serve as PRFs for bats. The broken tile on the northern wall may also provide PRFs. The windows are uPVC-framed and found on all elevations, some with wooden panels beneath. Doors are also uPVC. No significant gaps or damage were noted around windows or doors that would provide PRFs for bats. Other roofing features include artificial lighting, a canopy, drainpipes, fasciae, flashing, guttering, and soffits. While generally intact, lifted flashing on separate elevations may offer additional minor PRFs. No physical evidence of externally roosting bats or nesting birds was observed during the inspection of **B1.**

Internal Inspection

The ceiling of **B1** is constructed from a breathable membrane and supported by timber beams. The internal walls are made of breeze blocks and some sections of cement blocks. The roof included several pipes as part of its structure, likely used for kitchen ventilation and smoke extraction, as well as a kitchen hood outlet. Some asbestos material was also present in the roof. Inside, spiderwebs were observed, indicating a lack of flying species. Natural light was able to permeate the interior of the building, and some additional piping was noted along the internal walls**.** Additionally, some evidence of mice was discovered in the form of droppings. There was no physical evidence of internally nesting birds or roosting bats.

Building 2 (B2) – Flat

External Inspection

B2 is a residential flat situated at the centre boundary of the site. The structure is a combination of concrete and tile materials The roof is predominantly mono-pitch in style and constructed of concrete tiles, ridge tiles, and pan tiles. A loose ridge tile was observed on the roof, which may act as a potential roosting feature for bats, depending on internal access and shelter conditions. Several vents were noted on both sides of the external walls. While generally well-sealed, these vents could provide limited PRF potential if any internal voids are accessible. The windows are uPVC-framed and are present on all elevations of the building, with some featuring wooden panels beneath. The doors are also uPVC. No obvious gaps or features associated with bat roosting were identified around windows or doors other roofing features include artificial lighting, a canopy, drainpipes, fasciae, flashing, guttering, and soffits. No physical evidence of externally nesting birds or roosting bats was identified on **B2** during the inspection.

Internal Inspection

The ceiling of **B2** is constructed from a breathable membrane and supported by timber beams. The internal walls are made of breeze blocks and in some sections, cement blocks. The roof included several pipes as part of its structure, likely used for kitchen ventilation and smoke extraction, as well as a kitchen hood outlet. Some asbestos material was also present in the roof. Inside, spiderwebs were observed, indicating a lack of flying species. Natural light was able to permeate the interior of the building, and some additional piping was noted along the internal walls. There was no physical evidence of internally nesting birds or roosting bats.

Building 3 (B3) – Flat

External Inspection

B3 is a residential flat located at the south of the site. The roof is sloped in style and constructed of concrete tiles, ridge tiles, and pan tiles. Several vents are present on the northern and western sections of the roof. These features may offer potential roosting features. Vents are also present on the walls, particularly in the northern and western elevations. While these are generally intact, they may offer low suitability PRFs if internal access is possible. Some loose wooden panels were observed on the southern side of the building, which may also provide minor crevices suitable for occasional use by individual bats. Windows are uPVC-framed and present on all elevations, with wooden panels beneath some. Doors are also constructed from uPVC. No obvious gaps or damage were noted that would offer roosting potential. Artificial lighting is installed on both the northern and southern sides of the building, which may reduce the suitability of any nearby features for roosting bats due to light disturbance. No physical evidence of externally nesting birds or roosting bats was identified during the inspection of **B3**. There was no physical evidence of externally nesting birds or roosting bats.

Internal Inspection

The ceiling of **B3** is constructed from a breathable membrane and supported by timber beams. The internal walls are made of breeze blocks and some sections of cement blocks. The roof included several pipes as part of its structure, likely used for kitchen ventilation and smoke extraction, as well as a kitchen hood outlet. Some asbestos material was also present in the roof. Inside, spiderwebs were observed, indicating a lack of flying species. Natural light was able to permeate the interior of the building, and some additional piping was noted along the internal walls**.** There was no physical evidence of internally nesting birds or roosting bats.

3.2.3 Summary of the Building Inspections

Due to the amount of potential ingress/egress points and suitable roosting features, the structures of **B1, B2, B3** at Peggs Close, Earl Shilton were deemed as having the following bat and bird potentials, and will need further surveys as detailed:

Table 1: The potentials of the buildings **B1, B2, B3** to support roosting bats and nesting birds, at Peggs Close, Earl Shilton.

Building Reference	Bat Potential	Bird Potential	Number of bat activity surveys required	Number of surveyors required
B1	**High**	**Moderate**	3	3
B2	**High**	**Moderate**	3	4
B3	**High**	**Moderate**	3	3

The inspections also revealed that **B1**, **B2**, & **B3** has a **high** potential to support roosting bats and required three bat emergence surveys. These were carried out in June and July 2025. A total of ten surveyors were required to cover all aspects adequately, plus an extra surveyor required to cover the internal of the building.

Table 2: Low/Moderate/High potential building(s) survey recommendations. The full guidance can be found in the Bat Conservation Trust Good Practice Survey Guidelines. These guidelines are what all local authorities abide by.

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey[a] (structures). No further surveys required (trees).	Two separate dusk emergence survey visits[b].	Three separate dusk emergence survey visits[b].

a 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 (see para 5.2.44). In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more.

3.2.4 DNA Results

No bat droppings were identified in the building, and as such, no DNA analysis was carried out.

3.2.5 Emergence Surveys

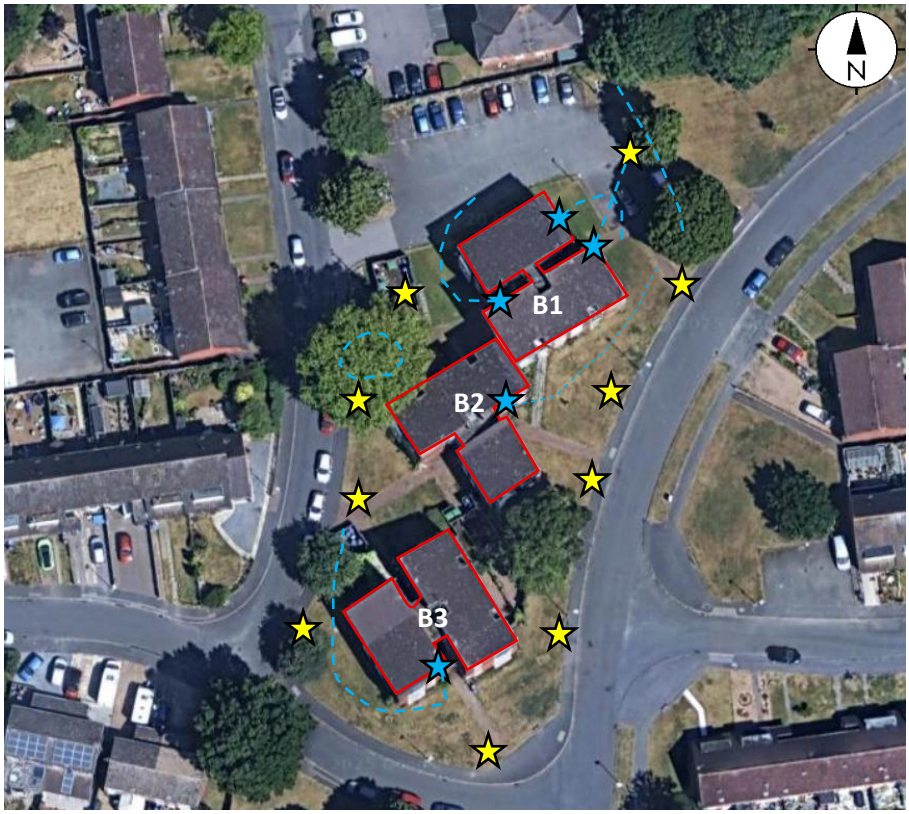
Three bat emergence surveys were carried out on the 6th and 30th of June 2025, and the 21st of July 2025.

Emergence Survey 1 – 6th of June 2025

This emergence survey was undertaken at dusk with sunset recorded at 21:24.

During this survey, four common pipistrelle (*Pipistrellus pipistrellus*) bats where seen to emerge from **B1**. Two common pipistrelle bats were identified emerging from side of wooden panelling beneath upper window of north-east elevation of **B1**. One common pipistrelle bat was seen to emerge from under lifted lead flashing on the north-east elevation and one more seen to emerge from a lifted hanging tile on the north elevation. A common pipistrelle was seen to emerge from a lifted tile on the south-east elevation of **B2.** A sixth common pipistrelle bat was seen to emerge from under some lifted flashing on the south-east elevation of **B3**. In addition, common pipistrelle, noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified using the site for foraging and commuting.

Figure 3: An aerial photograph of the surveyed building (red outline) and the surveyor locations (yellow stars). The common pipistrelle bat emergence points is noted by blue stars and the dashed blue lines denote common bat flight paths.



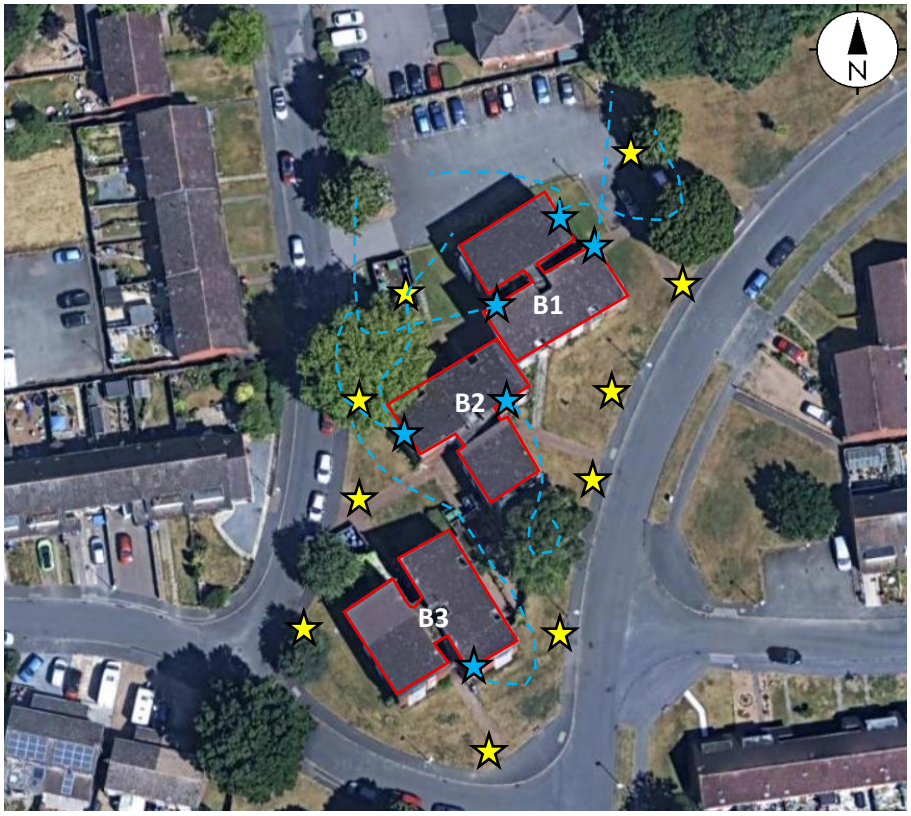
Activity Survey 2 – 30th of June 2025

This survey was undertaken at dusk with sunset recorded at 21:32.

During this survey, four common pipistrelle bats where seen to emerge from **B1**. Two common pipistrelle bats were identified emerging from side of wooden panelling beneath upper window of north-east elevation of **B1**. One common pipistrelle bat was seen to emerge from under lifted lead flashing on the north-east elevation and one more seen to emerge from a lifted hanging tile on the north elevation. A common pipistrelle was seen to emerge from a lifted tile on the south-east elevation of **B2** with two more emerging from a gap in the dry verge on the south-east elevation. A common pipistrelle bat was seen to emerge from under some lifted flashing on the south-east elevation of **B3**.

In addition, common pipistrelle, noctule, and soprano pipistrelle bats were identified using the site for foraging and commuting.

Figure 4: An aerial photograph of the surveyed building (red outline) and the surveyor locations (yellow stars). The common pipistrelle bat emergence points are noted by blue stars and the dashed blue lines denote common bat flight paths.



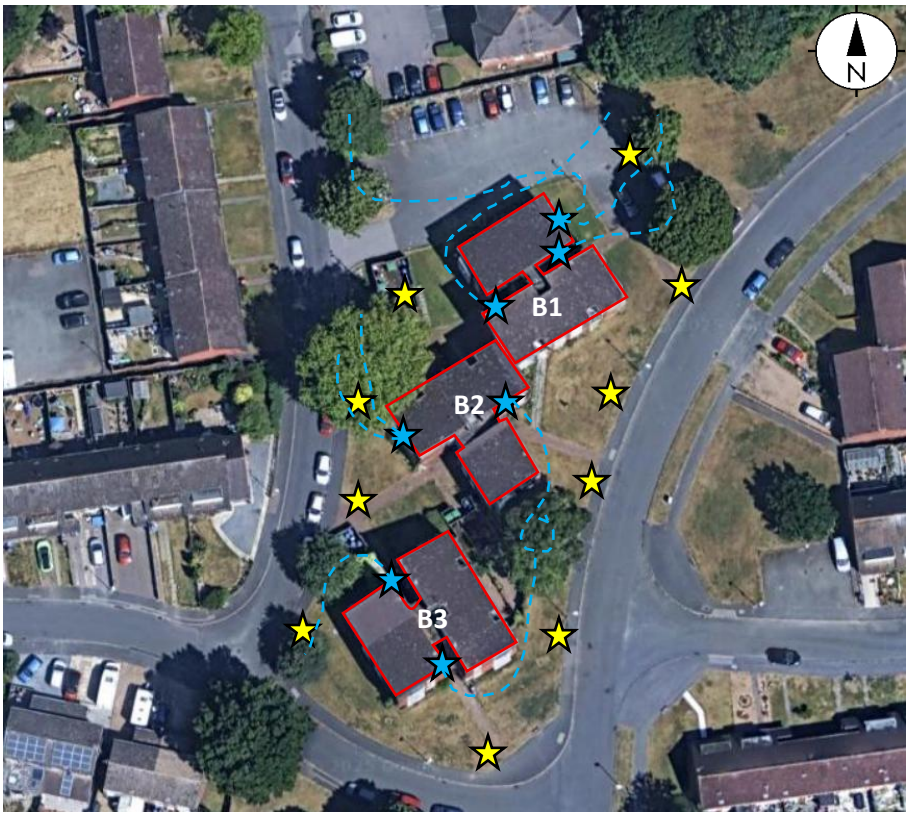
Activity Survey 3 – 21st of July 2025

This survey was undertaken at dusk with sunset being recorded at 21:14.

During this survey, four common pipistrelle bats where seen to emerge from **B1**. Two common pipistrelle bats were identified emerging from side of wooden panelling beneath upper window of north-east elevation of **B1**. One common pipistrelle bat was seen to emerge from under lifted hanging tile on the south elevation and one more seen to emerge from a lifted hanging tile on the north elevation. A common pipistrelle was seen to emerge from a lifted tile on the south-east elevation of **B2** with two more emerging from a gap in the dry verge on the south-east elevation. A common pipistrelle bat was seen to emerge from under some lifted flashing on the south-east elevation of **B3** and another from a gap in the dry verge on the north elevation.

In addition, common pipistrelle, noctule, and soprano pipistrelle bats were identified using the site for foraging and commuting.

Figure 7: An aerial photograph of the surveyed building (red outline) and the surveyor locations (yellow stars). The common pipistrelle bat emergence points are noted by blue stars and the dashed blue lines denote common bat flight paths.



Summary

In summary, **B1, B2** and **B3** have been confirmed support multiple day roost of common pipistrelle bats.

In addition to this, common pipistrelle, noctule, and soprano pipistrelle bats were identified utilising the area for foraging and commuting.

4. Impact Assessment

4.1 Constraints

Constraints on:	Survey Information	Equipment Used
Constraint (Yes or No):	No	No
Explanation of Constraints:	N/A	N/A
Action Taken:	N/A	N/A

4.2 Potential Impacts of the Re-development

The current proposals relate to the demolition of the existing surveyed buildings and a new residential dwelling being constructed. This will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.

The potential impacts of these works have been identified as follows:

4.2.1 Designated Sites

As the proposed works are due to remain within the site boundary, the presence of any designated sites nearby is not applicable to this project. This, therefore, means that any building works would be of no detriment to the surrounding habitats and landscape.

4.2.2 Bat Roosts

	Short-term Impacts: Disturbance	Long-term Impacts: Roost Modification	Long-term Impacts: Roost Loss
Classification:	**High**	**High**	**High**
Justification:	**B1, B2** & **B3** were found to support day roosts of common pipistrelle (*Pipistrellus pipistrellus*) bats.	**B1, B2** & **B3** were found to support day roosts of common pipistrelle (*Pipistrellus pipistrellus*) bats.	**B1, B2** & **B3** were found to support day roosts of common pipistrelle (*Pipistrellus pipistrellus*) bats.
Any further action:	Species-specific mitigation measures are required (please see **Section 5** for more information).	Species-specific mitigation measures are required (please see **Section 5** for more information).	Species-specific mitigation measures are required (please see **Section 5** for more information).

4.2.3 Bird Nests

Due to the lack of presence of bird nests in relation to the surveyed structure, the proposed scheme of works will be of a **negligible** effect to the local bird populations. Please see **Section 5.2** for further recommendations.

4.2.4 **Bat Foraging and Commuting Habitat**

It is considered that the re-development of the site would have a **high** effect on potential foraging and commuting habitat. The site of the works itself offers little quality foraging habitat, with the adjacent land on site containing better opportunities for bats to use. Post development, all foraging and commuting habitats will be maintained, thus not negatively affecting the local landscape.

5. Recommendations

5.1 Bats

From the survey effort, **B1 B2** and **B3** have been confirmed to support multiple day roosts for common pipistrelle (*Pipistrellus pipistrellus*) bats.

In addition to this, common pipistrelle(Pipistrellus pipistrellus), noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified utilising the area for foraging and commuting.

Prior to any works, a Natural England Development Licence is necessary to legally close or disturb the bat roost. Natural England licences take thirty working days once all the paperwork has been completed and submitted. As part of the licence, post-monitoring surveys will be required in subsequent years to assess whether any bats are using the compensatory measures installed around the site. The Natural England Development Licence for day roost of common species can be applied and undertaken at any time of the year.

Works on the structure should only take place in conditions that are deemed suitable for bat activity (temperature above 7°C and avoiding heavy rain). This will reduce any impacts on bats should they be found during the work.

A licenced ecologist is required to undertake soft demolition by accompanying building contractors in inspecting the structure by hand. This will ensure that no hibernating bats are harmed by the works.

One 1FS Schwegler Large Colony Bat Box or similar (one per species) will be required to be installed on the morning of the commencement of the bat inspection. This will need to be situated on a nearby tree (facing north) so that any bats found can be translocated to this feature and enable the works to commence without impacting upon the bats.

It is recommended that the existing access points are retained. If this is not possible, then a minimum of seven Integrated Eco Bat Box (one for each access point) must be implemented into the new developments**.** These can be purchased by contacting admin@eliteecology.co.uk, and should be placed as close to the existing bat access points as possible. The recommended locations of these bat box are marked on **figure 8** below.

Figure 8: Annotated site plans to show the locations of the of the integrated bat boxes to mitigate for the loss of common pipistrelle (*Pipistrellus pipistrellus*) bats

Artificial lighting should be avoided around compensatory roosting features. If artificial lighting is required, a sensitive lighting plan with sensored lights triggered by large bodies should be incorporated.

Bat Site Enhancements

The site can also be enhanced by introducing a bat friendly planting scheme in the soft landscaping plan. The table below outlines species recommended by the Bat Conservation Trust, all of which could be incorporated into the site post development.

Flowers for borders	Trees, shrubs & climbers
Aubretia	Bramble
Candytuft	Common alder
Cherry pie	Dogrose
Corncockle	Elder
Corn marigold	English oak
Corn poppy	Gorse
Echniacea	Guelder rose
English bluebell	Hawthorn
Evening primrose	Hazel
Field poppies	Honeysuckle (native)
Honesty	Hornbeam
Ice plant 'pink lady'	Ivy
Knapweed	Jasmine
Mallow	Pussy willow
Mexican aster	Rowan
Michaelmas daisy	Silver birch
Night-scented stock	**Herbs**
Ox-eye daisy	Angelica
Phacelia	Bergamot
Poached egg plant	Borage
Primrose	Coriander
Red campion	English marigolds
Red valerian	Fennel
Scabious	Feverfew
St. John's Wort	Hyssop
Sweet William	Lavenders
Tobacco plant	Lemon balm
Verbena	Marjoram
Wallflowers	Rosemary
Wood forget-me-not	Sweet Cicely
Yarrow	Thyme

5.2 Birds

From the undertaken site survey, it has been established that there is no bird nests present within the surveyed buildings **B1**, **B2**, & **B3**.

Bird Site Enhancements

As an optional site enhancement, additional bird boxes can be installed on site to enhance nesting opportunities for birds in the local area. The following models are recommended but similar alternatives are also acceptable.

To enhance the site for nesting birds, a variety of bird boxes could be installed around the site to enhance the nesting opportunities for a variety of species within the local landscape. These can be purchased by contacting admin@eliteecology.co.uk.

6. Summary

6.1 Bat Presence/Absence

From the survey effort, the buildings **B1**, **B2**, and **B3** have been confirmed to be in use as day roosts for common pipistrelle (*Pipistrellus pipistrellus*) bats. In addition to this, common pipistrelle, noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were identified utilising the area for foraging and commuting.

6.2 Bird Presence/Absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structure contains no bird nests. However, the surrounding landscape provides all of the necessary habitat elements that birds require.

6.3 Ecological Value of Building Units

The ecological values of **B1, B2** and **B3** have been deemed as **high** to bats because of the confirmed roosts in these buildings.

The ecological value of the buildings to birds has been deemed **negligible** due to the absence of bird nests within the structure.

6.4 Recommendations

The recommendations for Peggs Close, Earl Shilton can be summarised as follows (please refer to **Section 5 – Recommendations** for a more in-depth description):

- Apply for a Natural England Development Licence to legally carry out the works.
- Works on the structure should only take place in conditions that are deemed suitable for bat activity (temperature above 7ºC and avoiding heavy rain). This will reduce any impacts on bats should they be found during the works.
- At the start of works, site supervision by a licenced bat ecologist in accordance with the Natural England Development Licence will be required.
- Install bat compensatory features on the site in accordance with **Section 5** recommendations. These must avoid artificial lighting and no modern breathable felt is to be used.
- **Optional:** Install a variety of bird boxes around the site post development to enhance the site for the local bird populations.

7. References

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8. Appendices

Appendix A: Site Plans

Appendix B: Ecological Data Tables and Map

Appendix C: Artificial Light and Bats

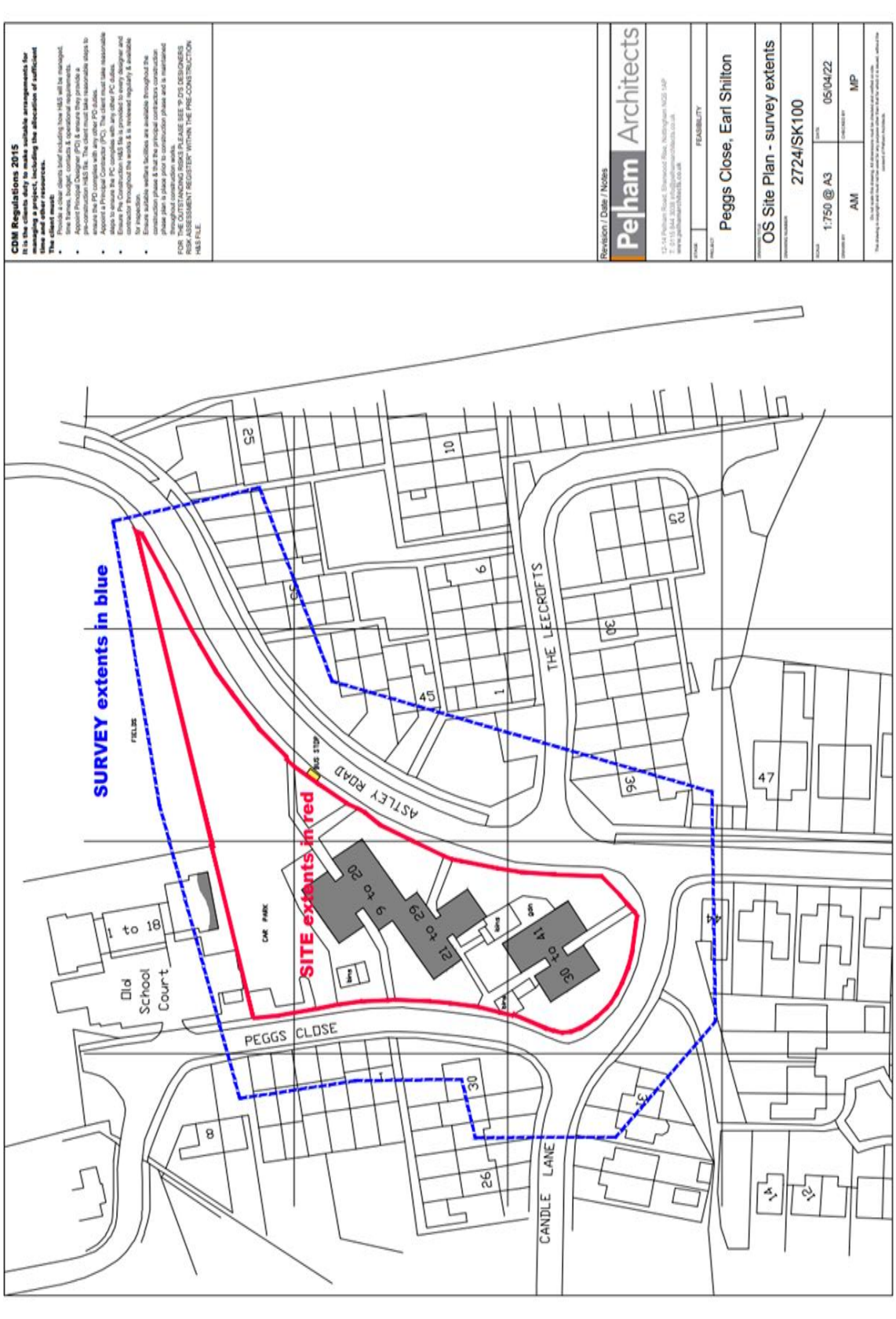
Appendix D: Photographic Records

Appendix E: The Annual Bat Year (BCT)

Appendix F: Legislation

Appendix G: Night-Vision Aid (NVA) Screenshots

Appendix A: Site Plans



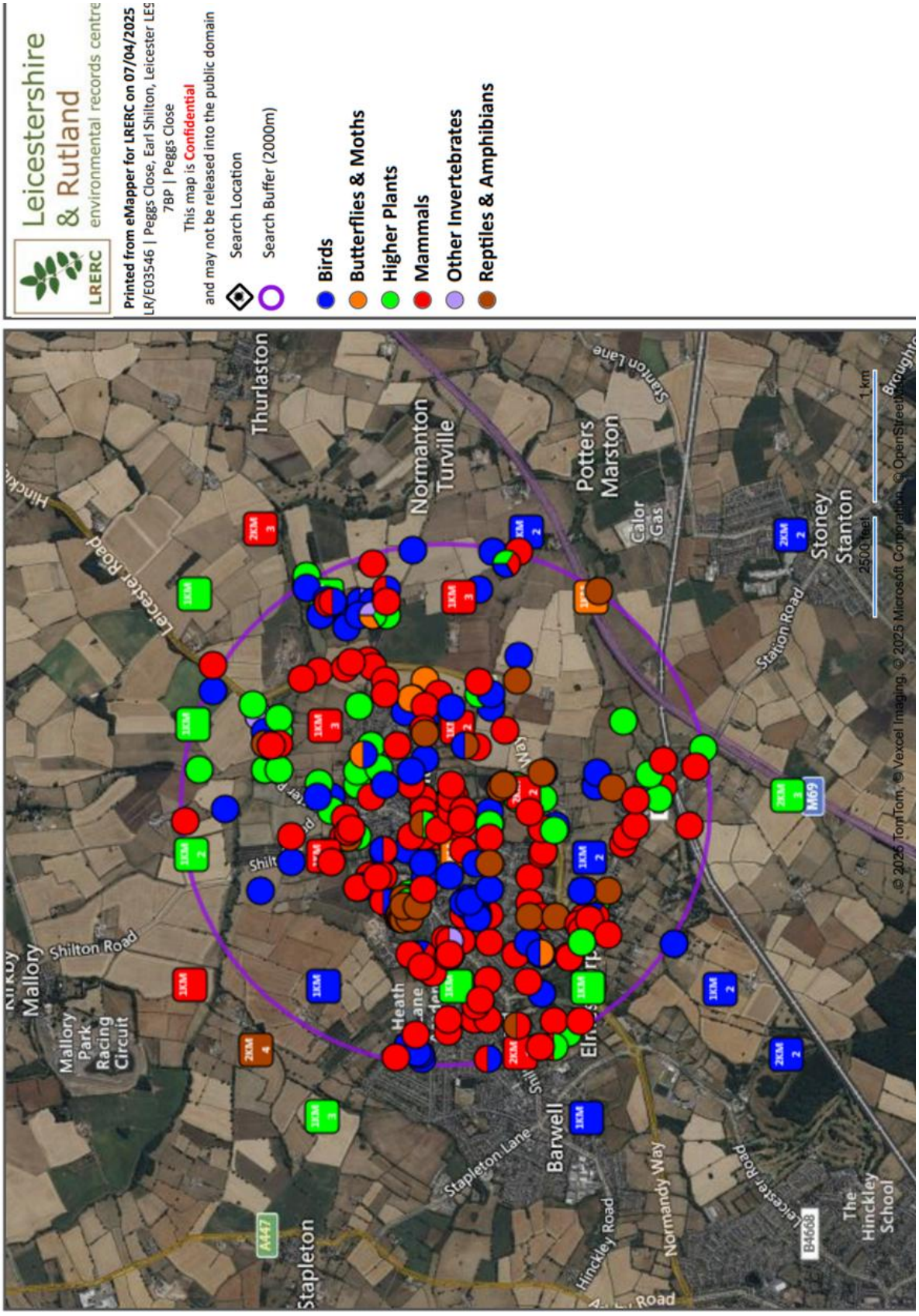

CDM Regulations 2015
It is the clients duty to make suitable arrangements for managing a project, including the allocation of sufficient time and resources.
The client must:
Landscape -
1.8 m high brick boundary wall.
1.8m high close boarded timber fence with hedgehog gaps to each boundary.
0.45 m high timber knee rail.
Timber railway sleeper edging.
Retaining element.
Block paved Private drive.
New tree to landscape architects specification.
New turf to landscape architects specification.
Accomodation schedule -
10 x 2b4p houses to 100% NDSS standard @ 79m²
5 x 3b5p houses to100% NDSS standard @ 93m²
3 x1b2p wheelchair flats to M4(3) standard @ 59.5m²
3 x 1b2p general needs flats to 126.6% NDSS standard @ 63.3m²
Total 21 homes.
Parking standard.
All general needs homes have 200% parking.
All flats hve 100% parking.
Rev A 15 04 25 Location of flats moved due to increased
Pelham
Peggs Close
Earl Shilton
Proposed Site Plan
2724 / SK 300
A
1:500 @ A2
14 04 25
MP
XXX
THE LEECROFTS
CANDLE LANE
Primary School
Old School Court
GARDENS

Appendix B: The Ecological Data Tables and Map

Bats	
Common Name	**Latin Name**
Bat	Chiroptera
Brown Long-eared Bat	Plecotus auritus
Common Pipistrelle	Pipistrellus pipistrellus
Daubenton's Bat	Myotis daubentonii
Leisler's Bat	Nyctalus leisleri
Long-eared Bat species	Plecotus
Myotis Bat species	Myotis
Nathusius's Pipistrelle	Pipistrellus nathusii
Noctule	Nyctalus noctula
Nyctalus Bat species	Nyctalus
Pipistrelle Bat species	Pipistrellus
Serotine	Eptesicus serotinus
Soprano Pipistrelle	Pipistrellus pygmaeus
Birds	
Common Name	**Latin Name**
Barn Owl	*Tyto alba*
Brambling	*Fringilla montifringilla*
Bullfinch	*Pyrrhula pyrrhula*
Canada Goose	*Branta canadensis*
Common Scoter	*Melanitta nigra*
Cuckoo	*Cuculus canorus*
Curlew	*Numenius arquata*
Dunnock	*Prunella modularis*
Fieldfare	*Turdus pilaris*
Green Sandpiper	*Tringa ochropus*
Greenshank	*Tringa nebularia*
Grey Partridge	*Perdix perdix*
Greylag Goose	*Anser anser*
Herring Gull	*Larus argentatus*
Hobby	*Falco subbuteo*
House Martin	*Delichon urbicum*
House Sparrow	*Passer domesticus*
Indet. Harrier	*Circus*
Kingfisher	*Alcedo atthis*
Lapwing	*Vanellus vanellus*
Lesser Redpoll	*Acanthis cabaret*
Lesser Spotted Woodpecker	*Dryobates minor*

Linnet	*Linaria cannabina*
Little Ringed Plover	*Charadrius dubius*
Marsh Tit	*Poecile palustris*
Merlin	*Falco columbarius*
Nightjar	*Caprimulgus europaeus*
Peregrine	*Falco peregrinus*
Red Kite	*Milvus milvus*
Redstart	*Phoenicurus phoenicurus*
Redwing	*Turdus iliacus*
Reed Bunting	*Emberiza schoeniclus*
Sand Martin	*Riparia riparia*
Skylark	*Alauda arvensis*
Song Thrush	*Turdus philomelos*
Spotted Flycatcher	*Muscicapa striata*
Starling	*Sturnus vulgaris*
Swallow	*Hirundo rustica*
Swift	*Apus apus*
Tree Pipit	*Anthus trivialis*
Tree Sparrow	*Passer montanus*
Tundra Swan	*Cygnus columbianus*
Whimbrel	*Numenius phaeopus*
Willow Tit	*Poecile montanus*
Yellow Wagtail	*Motacilla flava*
Yellowhammer	*Emberiza citrinella*

The following map has been produced by LRERC. All rights concerning this map belong to them.



Appendix C: Artificial Lighting and Bats

Artificial lighting is known to affect bat's roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting bats (Downs et al., 2003), increased activity of some bat species and decreased activity by others (Stone et al., 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying bats such as the myotis bats (*Myotis* spp.) showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone et al., 2012).

Current recommendations for all bat species specifies that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

- To introduce lighting curfews or use of PIR sensors.

  Lighting curfews can be an effective way of avoiding impacts on bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

- To consider no lighting solutions where possible.

  Options such as white lining, good signage and LED cats eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

- To use only high pressure sodium or warm white LED lamps where possible.

  High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

- To minimise the spread of light.

  The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

- To consider the height of the lighting column.

  While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

- To avoid reflective surfaces below lights.

  The polarisation of light by shiny surfaces attracts insects increasing bat activity (BCT, 2012). Consequently, surface materials around lighting require consideration.

Appendix D: Photographic Records.

Plate 1: Image showing the eastern elevation of **B1**.

Plate 2: An image showing the missing wood panels on **B3**.

Plate 3: Image showing the drip edge vent on **B1**.

Plate 4: Image showing the lifted flashing on the southern elevation of **B1**.

Plate 5: Image showing the missing edge tile on **B1**.

Plate 6: Image showing the vent in flashing part of **B2**.

Plate 7: image showing the ridge vent on **B1**.

Plate 8: Image showing the missing wood panels on **B3**.

Appendix E: The Annual Bat Year (BCT)

A Year in the Life of a Bat			
January		**February**	
	Hibernating; using up fat reserves.		Still hibernating; few fat reserves left.
March		**April**	
	Some activity; occasional bat seen feeding.		Awake and feeding at night.
May		**June**	
	Females looking for nursery sites.		Young born, usually only one.
July		**August**	
	Young still suckling.		Young start catching insects; females leave nursery to find males.
September		**October**	
	Mating season begins; start building fat reserves for hibernation.		Search for suitable hibernation site.
November		**December**	
	Hibernation begins although still some activity in warm weather.		Hibernating.

Appendix F: Legislation and Policy

All species of bat are fully protected under a variety of domestic, European and international legislation and conventions. These include:

- Bern Convention (Appendix II)
- Bonn Convention (Appendix II)
- Conservation Regulations (Northern Ireland) 1995
- Conservation of Habitats and Species Regulations 2017
- Countryside Rights of Way Act 2000
- Eurobats Agreement
- Habitats Directive (Annexes IV and II)
- Habitats Regulations 1994 (as amended) Scotland
- NERC Act 2006
- Wildlife and Countryside Act 1981 (as amended)
- Wild Mammals Protection Act

In addition to this, some species have additional protection by being listed on the UK Biodiversity Action Plan (UKBAP).

The legislation afforded to bats makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which protects birds, nests, eggs and nestlings from harm. In addition to this, some rarer species, such as barn owls are afforded extra protection.

National Planning Policy Framework, Section 15:

In early 2012, the National Planning Policy Framework (NPPF) replaced much previous planning policy guidance, including Planning Policy Statement 9: Biological and Geological Conservation. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid. A presumption towards sustainable development is at the heart of the NPPF. This presumption does not apply however where developments require appropriate assessment under the Birds or Habitats Directives. The latest National Planning Policy Framework was updated in February 2019, with the section in relation to conserving the natural environment being located within section 15.

Section 15, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and, where possible, provide net gains in biodiversity. Opportunities to incorporate biodiversity gains into a development should be encouraged.

Biodiversity 2020:

This sets out to halt overall biodiversity loss and support healthy well-functioning ecosystems by establishing coherent ecological networks, with more and better places for nature, to the benefit of wildlife and people. The government's policy is aimed at individuals, communities, local authorities, charities, business and government, which all have a role to play in delivering Biodiversity 2020.

Appendix G: Night-Vision Aid (NVA) Screenshots

Plate 1: Camera footage showing the usage of infra-red cameras on the western elevation on **B2** during Emergence Survey 1.

Plate 2: Camera footage showing the usage of infra-red cameras on the eastern and elevation on **B3** during Emergence Survey 1.

Plate 3: Camera footage showing the usage of infra-red cameras on the southern elevation of **B1** and **B2** on Emergence Survey 1.

Plate 4: Camera footage showing the usage of infra-red cameras on the northern elevation of **B1** on Emergence Survey 1.

Plate 5: Camera footage showing the usage of infra-red cameras on the northern elevation of **B1** on Emergence Survey 1.

Plate 6: Camera footage showing the usage of infra-red cameras on the western elevation of **B1** on Emergence Survey 1.

Plate 7: Camera footage showing the usage of infra-red cameras on the western elevation of **B3** on Emergence Survey 1.

Plate 8: Camera footage showing the usage of infra-red cameras on the western elevation of **B2** on Emergence Survey 1.

Plate 9: Camera footage showing the usage of infra-red cameras on the eastern elevation of **B2** on Emergence Survey 1.

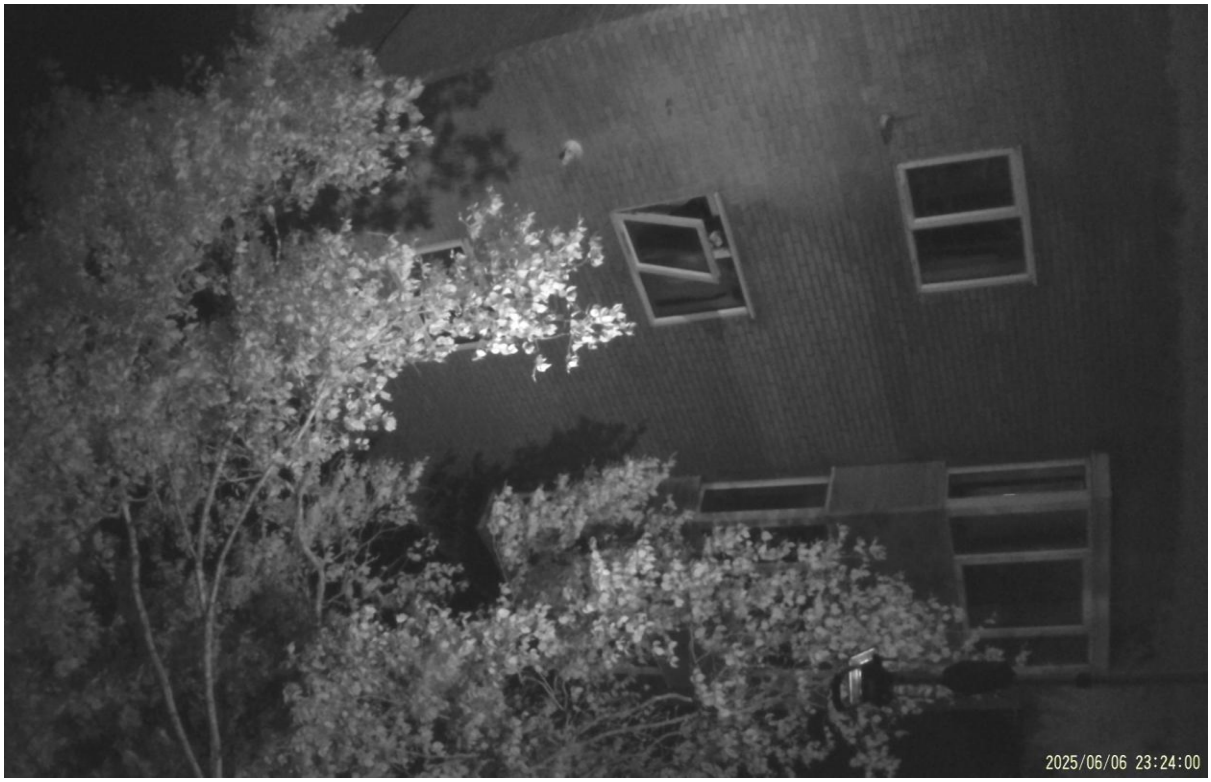


Plate 10: Camera footage showing the usage of infra-red cameras on the eastern elevation of **B3** on Emergence Survey 1.

Plate 11: Camera footage showing the usage of infra-red cameras on the southern elevation of **B2** on Emergence Survey 2.

Plate 12: Camera footage showing the usage of infra-red cameras on the northern elevation of **B1** on Emergence Survey 2.

Plate 13: Camera footage showing the usage of infra-red cameras on the southern elevation of **B3** on Emergence Survey 2.

Plate 14: Camera footage showing the usage of infra-red cameras on the western elevation of **B2** on Emergence Survey 2.

Plate 15: Camera footage showing the usage of infra-red cameras on the western elevation of **B1** on Emergence Survey 2.

Plate 16: Camera footage showing the usage of infra-red cameras on the western elevation of **B2** on Emergence Survey 2.

Plate 17: Camera footage showing the usage of infra-red cameras on the eastern elevation of **B2** on Emergence Survey 2.

Plate 18: Camera footage showing the usage of infra-red cameras on the western elevation of **B2** on Emergence Survey 2.

Plate 19: Camera footage showing the usage of infra-red cameras on the eastern elevation of **B2** on Emergence Survey 2.

Plate 20: Camera footage showing the usage of infra-red cameras on the eastern elevation of **B3** on Emergence Survey 3.

Plate 21: Camera footage showing the usage of infra-red cameras on the eastern elevation of **B2** on Emergence Survey 3.

Plate 22: Camera footage showing the usage of infra-red cameras on the eastern elevation of **B2** on Emergence Survey 3.

9. Notice to Readers: Conditions of this Report

All reports are certified products and cannot be shown, copied, or distributed to third parties without the written permission of Elite Ecology. No liability is accepted for the contents of the report, other than to that of the client(s). If any part of this report is altered without the written permission of Elite Ecology, then the whole report becomes invalid.

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The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

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The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

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No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.