Victoria Walters BSc (Hons), MSc
Consultant Ecologist
Email: victoriawalters@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Preliminary Roost Assessment

Survey site:

64 Priesthills Road, Hinckley, Hinckley and Bosworth, Leicestershire, LE10 1AH

Client:

Gail Cornwall

Survey date:

6th August 2025

Project:

This report is prepared to inform a planning application with Leicester County Council. The proposal is described as: Two storey front and side with single storey rear and side extensions with internal alterations and raised ridge loft conversion.

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 4393 0459 and has an area of approximately 0.07ha.
The site comprises one dwelling (B1) with attached garage and associated garden. It is situated within an urban residential estate in Leicester, Leicestershire. There are scattered trees lining the adjacent roadside which extend deeper into the urban landscape. Green spaces are nearby, including woodland and Sketchley Brook 230m south and Queens Park 330m northeast.

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
6th August 2025	22	42	30	10	None

Executive Summary

One bat emergence/re-entry survey is 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.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**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.**
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)** There are 2 statutory sites within 2km of the site, as detailed below: • Burbage Common & Woods Local Nature Reserve, 1.9km northeast, designated for its woodland and scrub habitats. • Burbage Wood and Aston Firs Site of Special Scientific Interest SSSI, 1.9km northeast, designated for its ash-oak-maple woodland. The site lies within the impact risk zone for Burbage Wood and Aston SSSI. **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.
Foreseen Impacts	**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 Burbage Wood and Aston SSSI The proposed development type is not listed as a possible high risk for this designation.
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** None required.

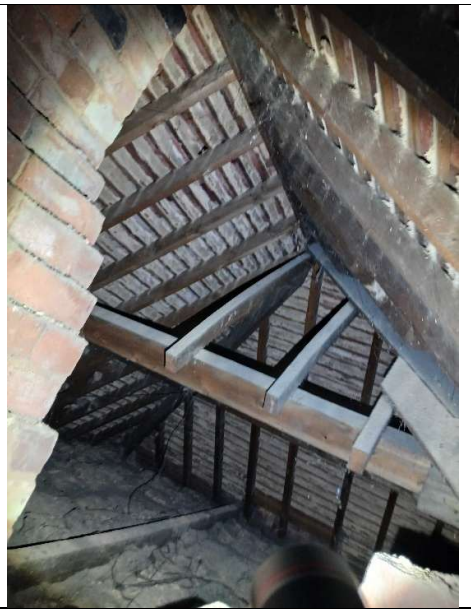
Bats	
Summary of Survey Findings	**EPSL data** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site. There are no Special Areas of Conservation designated for bats within 10km of the site. **Foraging and commuting habitat** Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of vegetated garden and scattered trees. 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 lines of trees nearby, adjacent the roads, 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 is one building on site (B1). No evidence of bats were identified in or on B1. No trees will be impacted by the survey and none are within the site boundary.

B1 Building description	***Photographs***
Summary B1 is a two-storey residential building comprising brick and render walls and clay tiled roof. The building will be extended which will include direct impacts to the existing roof. The building has **low habitat value**.	

Feature	*Materials*	*Condition/description/suitability*	*Photograph(s)*
Walls	Brick and mortar, render	**Condition/description** Render and brick and mortar are in good condition, with no gaps or damage present. **Suitability/access/evidence of bats** No suitable habitat for roosting bats. No evidence found.	
Roof	Clay	**Condition/description** Gabled roof, cat slide to the north elevation. Slightly raised tiles present throughout cat slide roof. Tiles appear to be in good condition and flush with each other on the main roof. Small gaps are present occasionally between tiles. **Suitability/access/evidence of bats** Space under tiles could accommodate crevice dwelling bats. No evidence found but recent and current rain would wash this away externally	

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.	**Condition/description** Internal space measures approx. 7m long, 7m wide, floor to ridge height approx. 2m. The internal timbers appear to be original but are in good condition with no gaps or crevices present. There is no lining under the tiles present. Internal temperature: 23°C Humidity: 75% **Suitability/access/evidence of bats** No droppings or evidence of bats were identified. The void has suitable habitat for void dwelling bats but has limited suitability for crevice dwelling bats.	

Foreseen Impacts	**Roosting habitat [Buildings]** The proposed development will result in the extension of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. **Roosting habitat [Trees]** No trees on site. **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.
Recommendations	**Roosting habitat [Buildings]** One bat emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

	This survey visit should be completed during the optimal survey period mid-May to August inclusive. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. Two 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]** None required. **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.

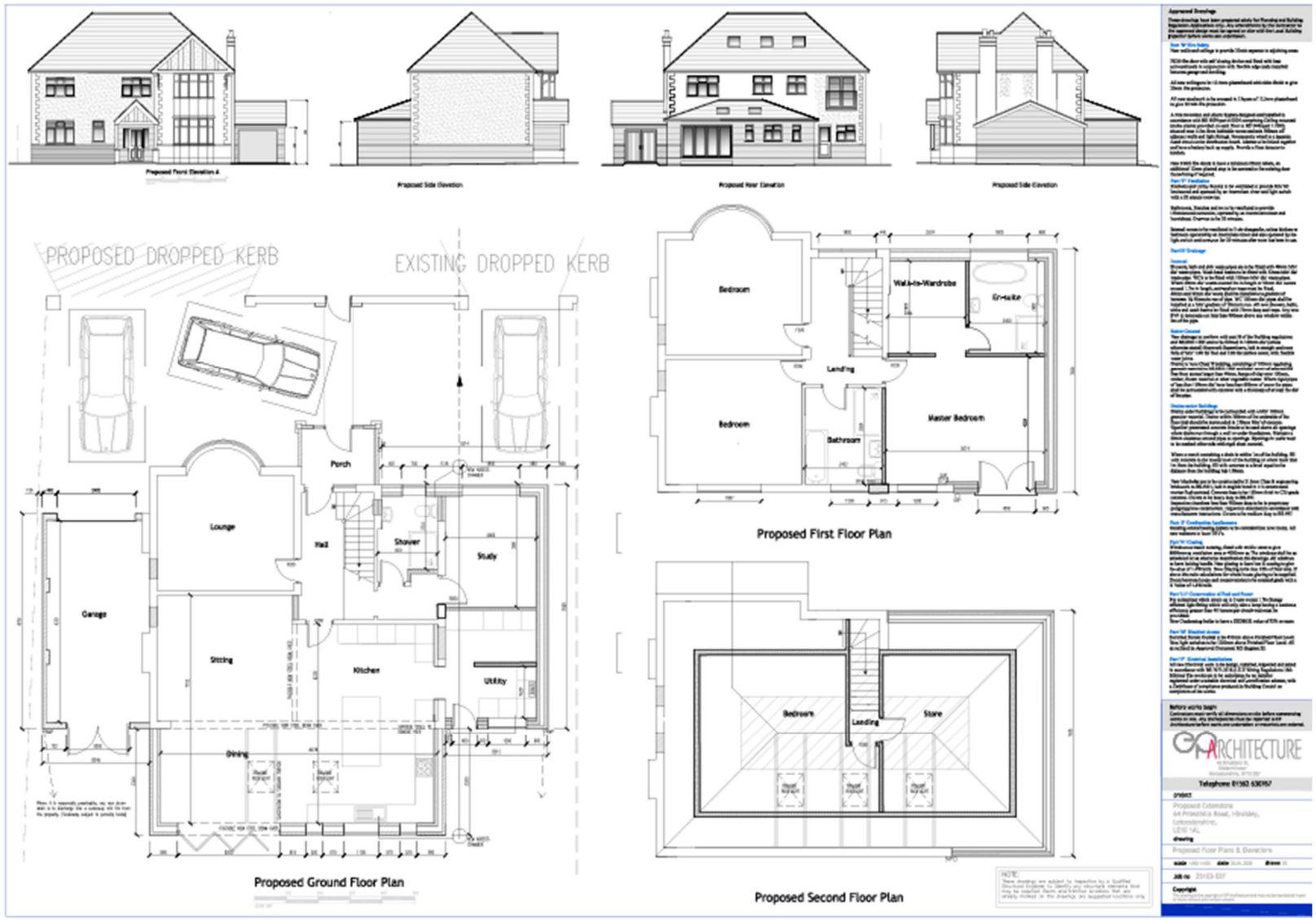
Birds	
Summary of Survey Findings	**Buildings** No evidence of nesting birds was identified on or within B1, however the building is considered suitable for nesting for species such as swifts, house martins and starlings. **Trees and vegetation** No bird nests were identified within the vegetation on-site, 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.
Foreseen Impacts	**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.
Recommendations	**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.

Appendix 1: Survey/Habitat map

Appendix 2: Location map

Appendix 3: Proposed plan



Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Version control			
Status	**Issue**	**Name**	**Date**
Final	1.0	Victoria Walters BSc (Hons) MSc Consultant Ecologist	14/08/2025