



Bat Emergence Survey
Building at Fulford Farm
Bosworth Road
Osbaston
Hinckley and Bosworth
NGR SK42416 05080

Report prepared by:
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1. Introduction

1.1 Site Description, Location and Survey Background

The site surveyed comprises a detached residential bungalow within a residential garden in a rural location situated at The Fulford, Bosworth Road, Osbaston, Hinckley and Bosworth, centred at NGR SK42416 05089. The location of the site is shown on the plan within **Figure 1** and an aerial photograph is provided to place the site into its environmental context in **Figure 2**.



Figure 1: Site Location

2. Survey Context

Planning permission is being applied for to demolish and replace this building. The property was inspected by CBE Consulting earlier in 2024 and a report was prepared and submitted to the Planning Authority (CBE Preliminary Bat Inspection report *P2870 / 0324 /01 dated 18th March 2024*)

Within the report prepared by CBE Consulting the following appraisal and recommendation have been made:

*“There are records of roosting and foraging **bats** in this area with two species of Pipistrelle, and Brown Long-eared bats recorded in the area, roosting within Barlestone. The surrounding agricultural land does contain some trees and tall hedgerows and could provide viable foraging and commuting routes for local bat populations. If there are suitable structural features present it is possible that the building could support roosting bats”.*

“The inspection of the exterior and interior loft spaces of the bungalow did not identify any signs of roosting bats or any evidence of nesting birds. No droppings, feeding debris, guano or nesting materials was found in any part of the property inspected.”

*“As minor features have been found associated with the roof structure and the building is in a rural location easily accessible to foraging and commuting bats, it is concluded from the preliminary inspection that this building has **Low Roost Potential**, (i.e. it is a structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. These potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be used for maternity and not a classic cool / stable hibernation site but could be used by individual hibernating bats).”*

“The bungalow has some external features present associated with the south facing roof structure and chimney stack on the south gable end of the building which could be of interest to roosting bats in the future. Whilst no field evidence of bat activity was found externally or internally, this building is considered to have Low Roost Potential and in compliance with the 2023 Bat Survey Guidelines a further dusk activity survey is required to comply with the guidelines. This further survey should be completed during the optimum bat activity season (May – August).”



Figure 2 – Contextual Aerial Photograph

2. Legal Constraints

Legislation Protecting Bat Species:

All species of Bat within the UK are protected under the Conservation of Habitat and Species Regulations 2010 (Habitat Regulations as amended 2017). These were passed into law in England and Wales on 01 March 2010. This legislation is now the principle means that enables Council Directive 92/43/EEC on the conservation of natural habitat and of wild fauna and flora to

be transposed for England and Wales. These new Regulations consolidate all the various amendments to the Conservation (Natural Habitat) Regulations 1994 that in turn previously amended and incorporated the Wildlife and Countryside Act 1981

The Habitat Regulations now incorporate all the requirements for the protection of bats that the amended WCA 1981 originally contained. Under Part 3 Section 42 of the Habitat Regulations all species of bats are listed as being protected. Under the auspices of the Habitat Regulations it is an offence to:

- Intentionally kill, injure or take a bat [WCA section 9(1)]
- Possess or control any live or dead specimen or anything derived from a bat [WCA section 9(2)]
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat [WCA section 9(4)(a)]
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose [WCA section 9(4)(a)]

Included within Part 2 Section 11 of the Habitat Regulations are regulations defining the designation of Special Areas of Conservation (SACs) and these regulations also provide protection for Greater and Lesser Horseshoe Bats, Barbastelle and Bechstein's Bats. Inclusion of these protected species within the European protected species Regulations means that member states are required to put in place a system of strict protection as outlined in Article 12; this is presented through inclusion on Schedule 2 of the Regulations. Regulation 39 makes it an offence to:

- Deliberately capture or kill a bat [Regulation 39(1)(a)]
- Deliberately disturb a bat [Regulation 39(1)(b)]
- Damage or destroy a breeding site or resting place of a bat [R.39(1)(d)]
- Keep, transport, sell or exchange, or offer for sale or exchange a live or dead bat or any part of a bat [R.39(2)]

The legislation makes it an offence to intentionally or recklessly damage, destroy or obstruct access to a site used by bats whether bats are present at the time or not.

Where there is a risk that a bat roost may be present, it is incumbent upon the owner to commission a survey to identify the possible presence of a bat roost before instructing any work that may potentially impact upon the roost to commence. Failure to do so and in the event of disturbing a roost site and upon conviction is an offence. The maximum penalty for committing offences relating to bats or their roosts can amount to imprisonment for a term not exceeding six months or to fines of up to Level 5 on the standard scale under the Criminal Justice Act 1982/1991 (i.e. £5000 in April 2001) per roost or bat disturbed or killed, or to both.

Potential bat roost locations in relation to buildings are described within this report (taken from Table 4.1 of the updated Bat Survey Guidelines 2023) as:

None No habitat features on site are likely to be used by any bats at any time of year (i.e. a complete absence of crevices / suitable shelter at all ground /underground levels).

Negligible No obvious habitat feature on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features at times.

Low A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. These potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a

regular basis or by larger numbers of bats (i.e. unlikely to be used for maternity and not a classic cool / stable hibernation site but could be used by individual hibernating bats)

Moderate A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection conditions and surrounding habitat but unlikely to support a roost of high conservation status (i.e. such as maternity or hibernation irrespective of species conservation status).

High A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to space, shelter, protection, appropriate conditions and/or suitable surrounding habitat. These structures have potential to support high conservation value roosts (i.e. maternity or classic cool / stable hibernation site)

3 Survey Methodology

The emergence surveys of the building was completed during the 2024 bat activity season during the optimum survey period.

The full details of the dusk and dawn survey completed are provided in the survey records within **Appendix 1** and this appendix also contain photographs and plans showing the bat activity identified. The time and conditions of the survey are summarised in the table below.

Date of Survey	Survey Time	Temperature and weather	Survey conditions
19 th June 2024	21.15 – 11.20	Clear sky. 15°C at 21.15 falling to 13°C. Breeze 4mph from the south. Humidity 73% at 1023hPa.	Excellent conditions for bat emergence and foraging. Sunset at 21.33.

Immediately prior to the emergence survey the building was quickly inspected looking for any fresh evidence of bat activity. *No fresh evidence to indicate bat activity was found.*

During the activity survey carried out each surveyor was equipped with an Echometer detector and in addition night vision equipment was also used by S1 and S2 in support of the survey to watch key features after darkness had fallen (Nightfox Corsac 10 X HD night vision binocular and Sigweis 10 X magnification infra-red camera).

The survey rationale for the dusk survey was for three surveyors to cover the building as follows:

Surveyor 1 – (K Twynham) positioned to the south of the building with an excellent view of the missing ridge tile render and roof edges of potential interest. Activity along the south boundary hedge could be monitored.

Surveyor 2 – (C Dubois) positioned to watch the west and north faces of the building and monitor activity in the sheltered front garden area.

Surveyor 3 – (C Barker) positioned in the rear garden to watch the ridge and chimney of the building and monitor activity in the sheltered rear garden area.

Plans showing the location of the individual surveyors and photographs of the building taken during the survey are provided in Appendix 2

4. Survey Findings

During the emergence survey in June 2024 a total of 120 bat passes were recorded within range of the three survey positions. These comprises 70 passes by individual Common Pipistrelle (58%), 23 passes by solitary Soprano Pipistrelle (19%) and 18 passes by Noctule (15%). It is likely some of these bats were counted at more than one survey position.

In addition, Brown Long-eared bat and Serotine passes were recorded at S2 and S3, the latter being one bat pass noted at both survey stations. Whiskered were picked up at S1 but not in other locations. Nathusius Pipistrelle were recorded at both S1 and S3. Numbers of these four species were very low.

No bat was seen to leave the building or show any particular interest in this. Individual Common Pipistrelle seems to complete circuits of the front garden and also the north boundary close to position S2 which was a sheltered area where two hedgerows joined in the corner of the garden.

The table below summarises the number of passes by species and the time the first flight of each species was noted and the position of this.

Species	Passes	First pass	Roosting
Common Pipistrelle	70	S2 21.50	No
Soprano Pipistrelle	23	S2 21.53	No
Brown Long-eared bat	3	S2 22.38	No
Nathusius Pipistrelle	2	S1 22.09	No
Noctule	18	S2 21.51	No
Serotine	2	S3 22.33	No
Whiskered	2	S1 22.33	No
Total	120		

The survey has confirmed there is activity by seven species of bat in this area. A pass by a Serotine was recorded at two survey positions at the same time and assessment of a sonograph does confirm the typical double-stroke echo location of this species. Activity by Plecotus and Myotis species was of very low intensity but Common Pipistrelle were frequent visitors to the garden starting around 17 minutes after sunset. Soprano Pipistrelle arrived 20 minutes after sunset but the other bats were later arrivals. Noctule were recorded foraging in the area almost for the outset of the survey and these could be seen flying high above the building and garden.

5. Conclusion and Recommendations

Having completed a Preliminary Bat Inspection of the building in January 2024 no field evidence to indicate the presence of roosting bats was found. However, some minor features were found of the exterior roof structure of the building and it is in a good location for bats to access. Therefore it was placed in the low roost potential category and an emergence survey was recommended to comply with the 2023 Bat Survey Guidelines.

The emergence survey identified foraging activity by seven species of bat in the area around the building but no bat was seen to emerge from a roost in the building or show any interest in this structure.

Since it is always possible that a bat could take advantage of the minor structural features identified in the roof of the building at some point in the future during the bat activity season, it is recommended that works to remove any roof structures as part of the proposals should ideally take place outside of the bat activity season. If works needs to start during the bat activity season then it would be prudent to have the building reinspected by a suitably licensed and experienced bat consultant beforehand as a further precaution and removal of the ridge tiles and flashing

around the chimney stack should be supervised. If there is any indication that a bat may be present, work should stop and further assessment of the building may be required.

If work to remove the roof structures starts outside of the bat activity season (i.e. after 01 October and before 01 April) it is less likely a bat could be present but reasonable precautions to look for bats during the removal process should still be applied.

Since bat activity has been identified nearby in the surrounding garden areas, it is recommended that a bat roost tube should be installed within, or affixed to, the replacement residential building. Ideally this will be laced in a south or west facing position where it will be warmed during the day.

A handwritten signature in black ink, appearing to read 'Christopher Barker', written over a horizontal line.

Christopher Barker CEnv ACIEEM Licensed Bat Consultant
2015 – 10140 – CLS - CLS

APPENDIX 1: Procedure to follow if bats are unexpectedly discovered during works

- The roof structures which will need to be removed to facilitate the proposed demolition works should be removed carefully by hand in accordance with recognised good practice. Ideally this work should be completed outside of the bat activity season but if this is not possible reasonable precautions should be followed.
- The roof tiles, particularly the ridge tiles and flashing around the chimney should be carefully lifted by hand at the start of the work to enable the underside of these to be inspected in accordance with accepted good practice.
- If, prior to any approved works commencing following there is any indication that bats may be present in or around the building (e.g. droppings or staining is noted on the walls or significant bat activity is seen around the property in the evenings), work should not be undertaken until a further survey is carried out to determine the significance of this.
- If at any point during the work bats are discovered, then the contractors must immediately stop work and telephone Christopher Barker on 07957 912470.
- An appropriately licensed bat worker will liaise directly with Natural England and the County Ecologist if any indication of bats or actual presence of bats is discovered. Actions will then be taken following advice given. This may include removal of bats, but only where direct written or verbal permission is gained from the appropriate authorities.
- Only when the appropriate authority is satisfied that there is no further risk to bats will works recommence.
- Should it transpire that the operation being carried out is of more risk to bats than was originally thought, then works will be stopped until they can be supervised by an appropriately licensed bat worker.
- Any injured bats should be gently placed in a secure ventilated box in a cool, quiet dark place (e.g. cardboard box with a sealed lid) by the contractor while wearing gloves for the bat's protection whilst awaiting the arrival of the licensed person.

Appendix 2: Survey Record, Plan and Photographs

Date	Survey Time	Temperature and weather			Comments	
19 th June 2024	21.15 – 11.20	Clear sky. 15°C at 21.15 falling to 13°C. Breeze 4mph from the south. Humidity 73% at 1023hPa.			Excellent conditions for bat emergence and foraging. Sunset at 21.33.	
Flight / Forage activity: Detectors confirmed presence of Common Pipistrelle, Soprano Pipistrelle, Nathusius Pipistrelle, Noctule. Brown Long-eared, Whiskered and Serotine bats foraging within range of the property surveyed. No bats were seen to leave the building under observation during the course of the survey.						
Species	S1 bat passes	S2 bat passes	S3 bat passes	Species totals		
Common Pipistrelle	16	37	17	70		
Nathusius Pip	1		1	2		
Soprano Pipistrelle	9	8	6	23		
Noctule	6	6	6	18		
Serotine		1	1	2		
Brown Long eared		1	2	3		
Whiskered Bat	2			2		
Total	34	53	33	120		
Surveyor 1 (Twynham). Foraging activity across the garden and following the south boundary hedge. Common Pipistrelle most common with the first pass at 21.59 from the east. Occasional Soprano Pipistrelle identified from 21.54 also following the south boundary and one pass by a Nathusius Pipistrelle at 22.09 flying from west to east past the building. Noctule picked up and seen at distance from 21.52 with one pass by Whiskered bat identified at 22.33 and again at 23.15 just as the survey was finishing. Only two bats were seen at any one moment – Common Pipistrelle.						
Surveyor 2 (C Dubois). Foraging activity across the garden and following the road boundary and north boundary hedge. Common Pipistrelle most common with the first pass at 21.50 from the north. Occasional Soprano Pipistrelle identified from 21.53. Noctule picked up and seen at distance from 21.51 with one pass by a solitary Serotine recorded at 22.33 but not seen. One Brown Long-eared bat pass was seen passing from west to east along the garden boundary hedge at 10.38. Only two bats were seen at any one moment – Common Pipistrelle.						
Surveyor 3 (C Barker). Foraging activity across the garden. Common Pipistrelle most common with the first pass at 21.54 from the south. Occasional Soprano Pipistrelle identified from 22.03. Noctule picked up and seen at distance from 21.52. One pass by a Nathusius Pipistrelle at 22.09 flying from position S1 across the rear garden. One Brown Long-eared bat pass recorded but not seen at 22.38 and again at 23.05. Only solitary bats flights were seen at any time.						



Position S1 south of building



Position S2 north west of building



Position S3 east of building

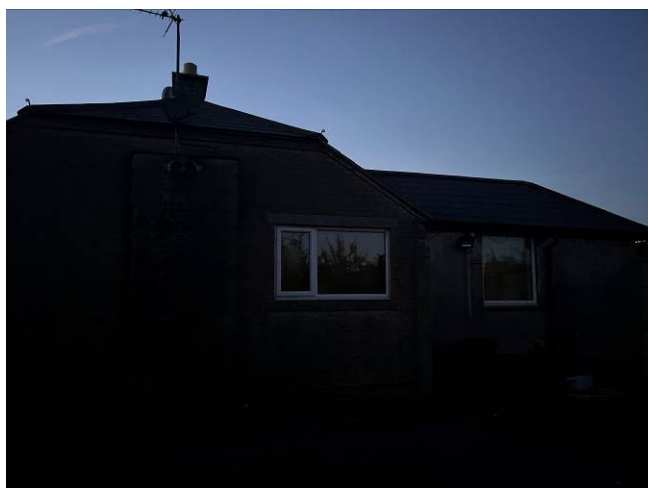


Dusk at position S3



Dusk north face of building

Nightfall at position S2



Nightfall at position S1

