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## Preliminary Roost Assessment

**Survey site:**

White Rose Barn, Lount Road, Osbaston, Nuneaton, Hinckley And Bosworth, Leicestershire, CV13 0HR

**Client:**

Mr Steve Rose

**Survey date:**

8<sup>th</sup> January 2026


**Project:**



This report is prepared to inform a planning application with the Hinckley and Bosworth Borough Council. The proposal is described as:  
Two storey front extension, reconfigured entrance, installation of solar panels and erection of detached timber carport.



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



Survey Details					
The site survey was undertaken by Nicholas Smith who has a Field Identification Skills Certificate (FISC) Level 3, a Level 1 GCN licence and is a bat licence accredited agent (details can be provided on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
08/01/2026	3	98	100	9	None
Executive Summary					
The PRA assessed the building B1 as having moderate habitat value for bats. Two 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.					
PRA 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	See PRA plan in Appendix 1 and location plan in Appendix 2				
Background and Site Location					
<i>Summary of site location and surrounding habitats</i>	<p><b>Grid ref:</b> SK 41038 05505</p> <p><b>Size of survey area:</b> 0.2ha</p> <p><b>On site habitats:</b> Residential building</p> <p><b>Surrounding habitats:</b> The site is located in Osbaston, a village within Leicestershire. The site is bounded by residential dwellings to the west and east and arable and pasture grazed fields to the north and south. The wider landscape is primarily rural with copses of woodand and waterbodies present within 2km of the site. An unnamed watercourse is present approximately 215m west of the site. Such features enhance the landscape for foraging and commuting bats.</p>				

<i>EPSL and bat roost records (2km radius)</i>	Magic EPSL records within a 2km radius:			
	<b><i>EPSL reference</i></b>	<b><i>Approx. distance from site</i></b>	<b><i>Bat species affected</i></b>	<b><i>Impacts allowed by licence</i></b>
	EPSM2009-481 & EPSM2010-2594	~1450m east	Common pipistrelle	Destruction of a resting place
<i>Designated sites</i>	<p><b>On-site designations</b> The site is not subject to any designation.</p> <p><b>Statutory designated sites (within 2km)</b> There are no statutory site within 2km of the site.</p> <p><b>Statutory designated sites (within 10km)</b> No special areas of conservation for bats (SACs) are located within 10km of the site.</p>			
<i>Previous survey data</i>	N/A			
<i>Limitations</i>	None.			

<i>Building B1</i>	<i>Photographs</i>
<p><b>Summary</b></p> <p>B1 consists of a two-storey residential dwelling. The building comprised brick walls with a pitched roof of clay tiles. A conservatory was present on the west of the building with a pitched roof of clay tiles.</p> <p>The building B1 was assessed to provide <b>moderate roosting habitat</b> to bats.</p>	 A photograph of a two-story brick house with a conservatory and a garden. The house is made of red brick and has a pitched roof of dark grey tiles. A conservatory with a wooden frame and glass panels is attached to the west side of the house. The garden is green and has a paved path leading to the house. There is a stone patio area with outdoor furniture in the foreground.

Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick	<p><b>Condition/description</b> Areas of missing mortar between the brickwork was observed on the western gable.</p> <p><b>Suitability/access/evidence of bats</b> The gaps from missing mortar offered suitable roosting habitat to crevice dwelling bats.</p>	
Roof	Clay tiles	<p><b>Condition/description</b> Lifted tiles were observed throughout the roof.</p> <p><b>Suitability/access/evidence of bats</b> The lifted tiles offered suitable roosting habitat to crevice dwelling bats.</p>	

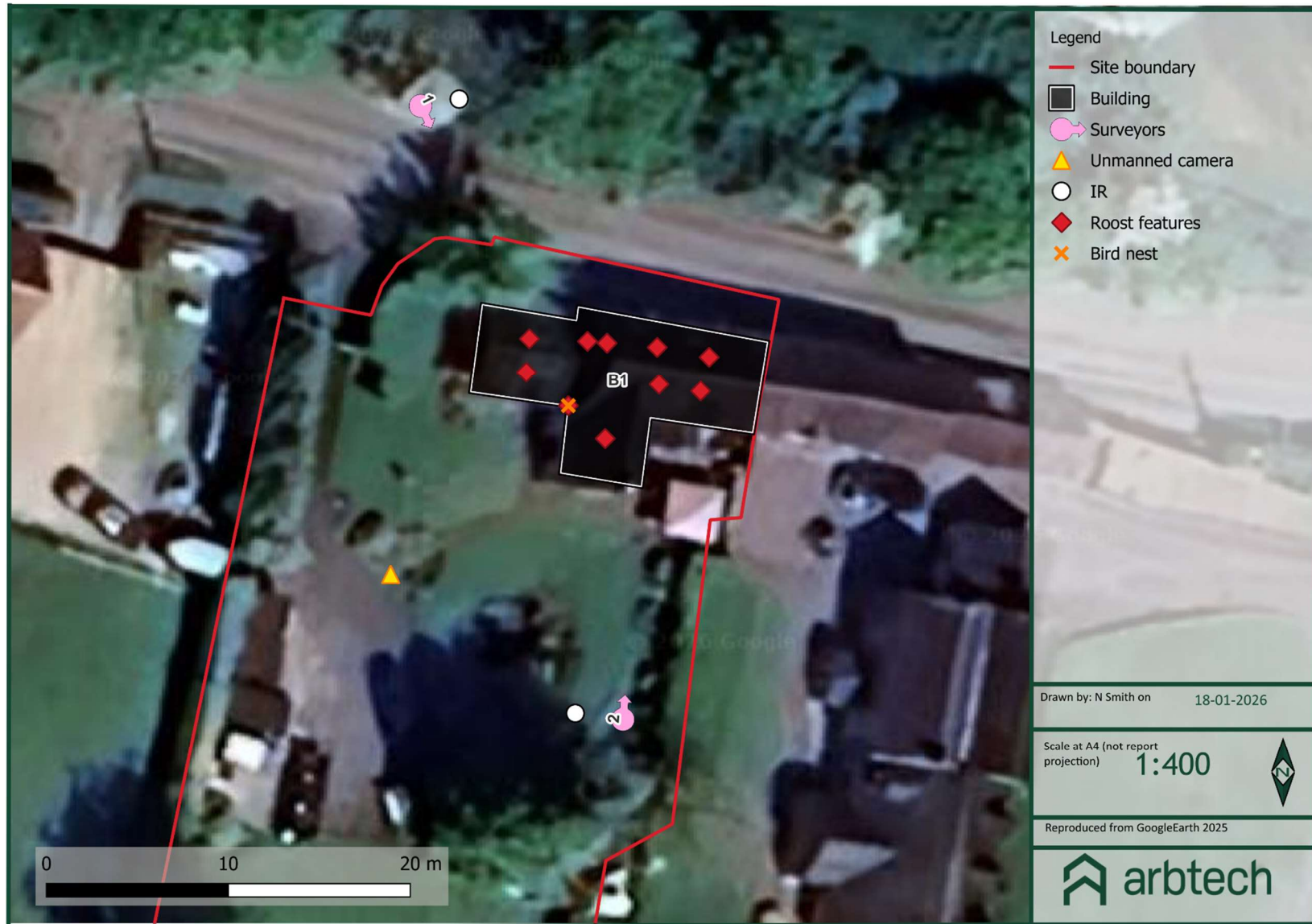
<p>Barge boards</p>	<p>Plastic</p>	<p><b>Condition/description</b>                  Plastic barge boards were present on the conservatory. The barge boards appeared to be well-sealed.</p> <p><b>Suitability/access/evidence of bats</b>                  No suitable bat access points or roosting locations observed.</p>	
<p>Window/door frames and lintels</p>	<p>Timber</p>	<p><b>Condition/description</b>                  The windows and doors appeared to be well-sealed.</p> <p><b>Suitability/access/evidence of bats</b>                  No suitable bat access points or roosting locations observed.</p>	

<p>Lead flashing</p>	<p>N/A</p>	<p><b>Condition/description</b>                  An area of lifted lead flashing was present on the southwest elevation.</p> <p><b>Suitability/access/evidence of bats</b>                  The lifted lead flashing offered suitable roosting habitat to crevice dwelling bats.</p>	
<p>Internal voids</p>	<p>Timber ridge beams, timber rafters, timber trusses, plastic lining</p>	<p><b>Condition/description</b>                  The loft had been partially converted, leaving a small loft space, approximately 1m in height, 9m in length and 6m in width. The roof structure comprised a timber ridge beam, timber rafters and timber trusses lined with plastic sheeting.</p> <p><b>Suitability/access/evidence of bats</b>                  No evidence of bats was found during the survey.</p> <p>Suitable roosting locations included at the ridge beam convergence points.</p>	

<i>Habitat value</i>	The building B1 has <b>moderate habitat</b> value for roosting bats.
<i>Foreseen Impacts</i>	<b>Roosting habitat [Buildings]</b> The proposed development will result in the extension of building B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.
<i>Recommendations</i>	<b>Roosting habitat [Buildings]</b> Two 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).  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 convert the building 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.  An EPSL application to Natural England will be required. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.
<i>Suggested enhancements</i>	Enhancements are dependent on the outcome of further surveys.
<b>Nesting birds</b>	
<i>Summary of Survey Findings</i>	A bird's nest was present under the area of lifted lead flashing on the southwest elevation of the building B1. The building was assessed to provide suitable habitat to nesting birds.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

<i>Recommendations</i>	<p>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.</p> <p>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.</p>
<i>Suggested enhancements</i>	<p>It is recommended that new bird boxes* are installed on the retained building to provide nesting opportunities within the site post-development.</p> <p>*Suggestions for bird boxes:  Schwegler No 17 Swift Nest Box (buildings)  Schwegler 1SP Sparrow Terrace (buildings)  Woodstone Nest Box (buildings or trees)  Or a similar alternative brand.</p>

Appendix 1: PRA plan



Appendix 2: Location map



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