



Preliminary Roost Assessment

Survey site:

Folly Farm, Shelton Road, Kirkby Mallory LE9 7QL

Client:

Herrick Partnership

Survey date:

30/03/2026

Project:

This report is prepared to inform a planning application with Hinckley and Bosworth Borough Council. This proposal can be described as 'Class Q application - change of use from an agricultural building to a single dwelling'

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

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings

B1 has negligible value for roosting bats due to a lack of features suitable for bats to roost both internally and externally. No evidence of bats was found on B1. No further surveys required.

Should the buildings attached to the western elevation and outside the area of proposed development be affected, these should be assessed for their suitability for roosting bats.

Evidence of nesting birds was found within B1, therefore any works should be undertaken outside the nesting bird season (1st March to 31st August). If this timeframe cannot be avoided, a close inspection of the building 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.

B1 has no suitability for barn owls due to limited access points to the interior of the building as well as an absence of suitable nesting perches. No evidence of barn owls was found within B1.

Introduction and Context

Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

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

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

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.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SP 46680 99781 and has an area of approximately 0.01ha comprising one agricultural building at the northwestern corner of Folly Farm. There are numerous agricultural buildings in close proximity to the site as well as a farmhouse. The site is an active farm with areas of bare ground, hardstanding and ruderals throughout and the site is bordered by agricultural fields to the north and west.
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are three priority habitats within 2km of the site. The closest is deciduous woodland ~460m E follow by coastal and floodplain grazing marsh ~680m SW and ancient woodland ~1.8km W. The site has limited connectivity to nearby habitats due to expanses of intensively managed agricultural land, however there are boundary hedgerows present around these fields that provide connectivity to the nearby area of deciduous woodland further to the east. <u>Designated Sites</u> There are no designated sites within 2km of the site. The site is located within the impact risk zone for multiple Sites of Special Scientific Interest (SSSI). The proposed development is not listed as a risk for these sites. Presence of non-statutory sites within 2km can not be identified without data from the Local Records Centre.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

Recommendations

No recommendations.

Fauna

The site survey was undertaken by Georgia Knight BSc (Hons), Consultant Ecologist (Accredited Agent on Bat Licence: 2019-41480-CLS-CLS and GCN licence: 2019-41392-CLS-CLS).

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
30/03/2026	8.7	81	94	22.5	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations

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.

Roosting Bats

Summary of Survey Findings

Building B1 Description

B1 is a detached, single-storey, metal-framed out-building with a gabled corrugated sheet roof. It is regularly used with large machinery stored within.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), **B1 is assessed to have negligible habitat value for roosting bats** due to a lack of gaps suitable for bats to roost in the interior or exterior of the building. No bat evidence was found during the survey.

The building structure comprises metal and wooden beams that are not suitable for bats to roost along, and any gaps at the roof edge where the sheet roof meets the walls are large and provide no suitable crevices. The breezeblock walls are well sealed with no missing mortar and the gaps where the corrugated sheet walls meet the breezeblocks are blocked with insulation.



B1 - southern and eastern elevation



B1 - northern and western elevation

				 <i>Gaps filled where corrugated sheeting meets breeze block wall</i>
Feature		Materials	Condition/Suitability	Photographs
Interior		N/A	The interior of the building is well lit due to multiple Perspex windows across the roof and walls, and the single skinned nature of the building provides poor thermal stability for bats to roost within. There are no opportunities for bats to roost within.	 <i>Interior of B1</i>

		 <i>Wall structure of interior</i>	 <i>Bird nest on metal beam</i>
Outside development boundary			Photographs
	Lean-to and outbuilding	On the western elevation there is a small flat roof building that is adjoined to a pitched roof outbuilding. These buildings are outside the proposed development area. The small flat roof building directly to the west provides no features suitable for bats to roost within due to breezeblock walls that appear to be in good condition and a single skinned flat roof with no interior spaces for void dwelling bats. The pitched roof section adjacent to this is constructed of brick with a slate tiles roof. The building is in disrepair with the eastern wall leaning towards the flat roof section. It is understood that these building will not be affected	 <i>Southern elevation of B1 with adjacent buildings to west</i>

	by the development. Should work be planned to the brick building, a Preliminary Roost Assessment should be undertaken to assess this building for its suitability for roosting bats.	 Northern elevation of adjacent buildings
Impacts B1 - No impacts on roosting bats are anticipated.		
Recommendations None.		
Foraging and Commuting Bats		
Summary of Survey Findings The building and surrounding vegetation could be used by local bat populations for foraging and commuting. In addition, the site is well connected to more suitable habitats in the wider landscape such as boundary hedgerows of the surrounding agricultural land.		
Impacts The proposed development will result in the conversion of the building. Given the presence of more extensive areas of foraging and		

commuting habitat in the locality, this is likely to be inconsequential for bats.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Birds

Summary of Survey Findings

A disused bird nest was identified on the central ridge beam in the interior of the building as well as remains of a pigeon at the eastern end. Further, there is white staining on the interior gable walls below suitable perching points for birds. The building provides suitable shelter and could be used by common nesting 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.

No evidence of barn owls was identified on or within the building, with no suitable nesting platforms identified. There is a lack of large entry points for barn owls to access the interior of the building and therefore the building is deemed unsuitable for nesting barn owls.

Impacts

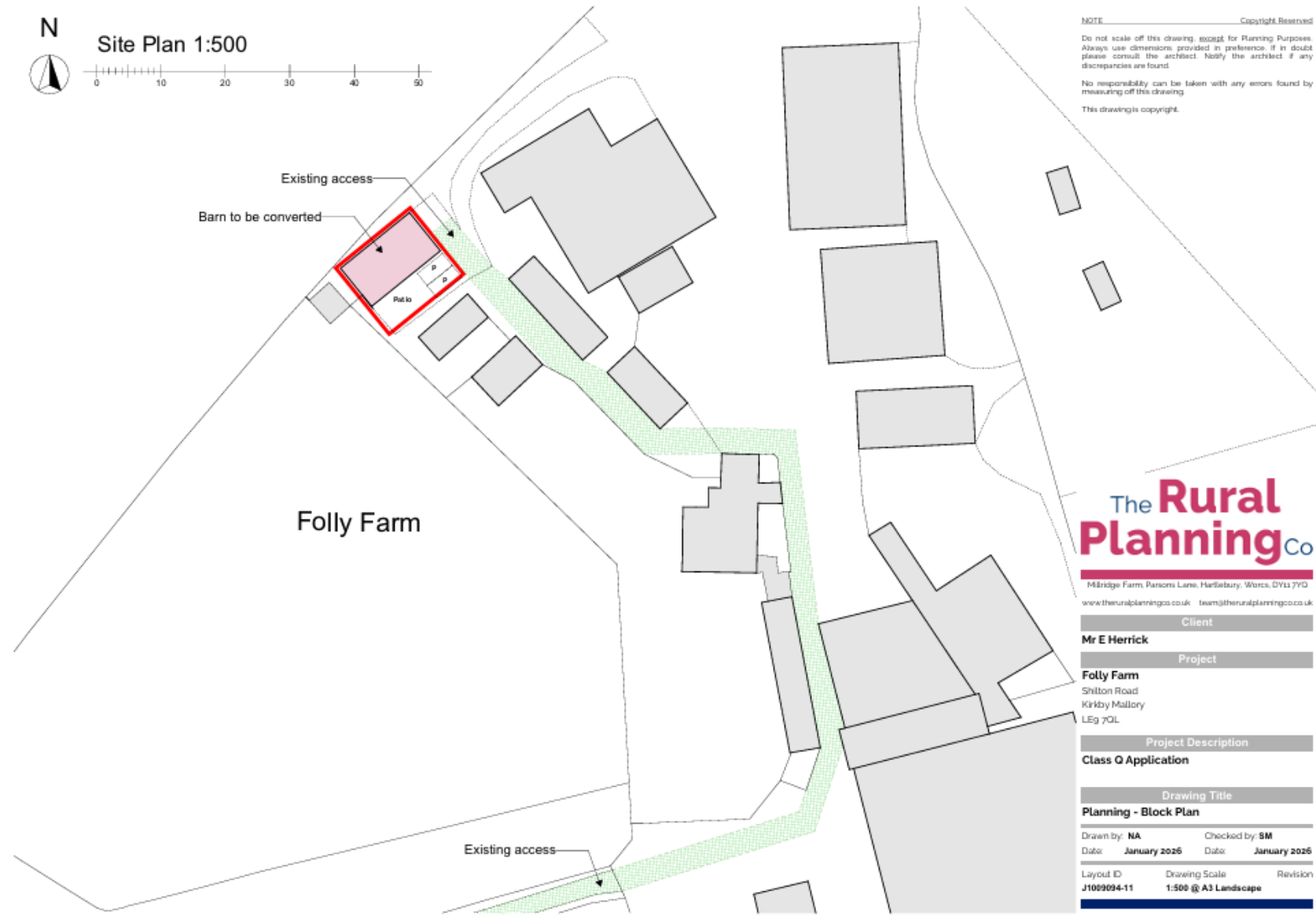
The building will be converted as part of the proposed development. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building 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, depending on species present, until the young have fledged.

Appendix 1: Proposed Development Plan





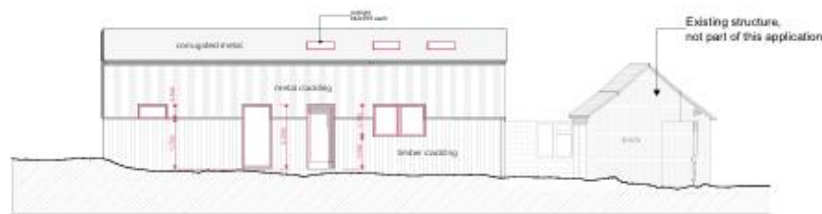
Ground Floor - Scale 1:100



Front Elevation - Scale 1:100



Side Elevation - Scale 1:100



Rear Elevation - Scale 1:100



Side Elevation - Scale 1:100

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QA	9/1/20
The Rural Planning Co	
Rural Planning Co. Limited, 10/10/2020, 10/10/2020	
www.ruralplanning.co.uk 01453 611111	
Client	
Mr E Herrick	
Project	
Folly Farm	
Gravel Road	
Widley, Wiltshire	
Wiltshire	
Project Description	
Class G Application	
Drawing Title	
Planning - Plans Elevations	
Drawn by: NA	Checked by: DM
Date: February 2020	Date: February 2020
Layout ID: 2/20/2020 12	Revision
1:100 @ A3 Landscape	

Appendix 2: Site Location Plan



Appendix 3: PRA Plan



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Version Control

Status	Issue	Name	Date
Final	V1	Georgia Knight BSc (Hons), Consultant Ecologist	30/03/2026