



Lyndale, Lindridge Lane, Desford, LE9 9GN
Preliminary Bat Roost Assessment Report

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Author:	EKJ BSc (Hons)
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1. Summary

Table 1: Summary

Report Purpose	With reference to the development proposals and the applicable planning policy & legislation, the scope of the present report is to: • Identify potential ecological constraints relating to bats and nesting birds. • Outline mitigation measures likely to be required in accordance with the mitigation hierarchy. • Outline any opportunities to deliver ecological enhancement via the project.
Methodology	A desk study was carried out including a study of the UK Government MAGIC¹ website for designated sites of nature conservation, granted European Protected Species applications for bats, and the site in the context of habitat connectivity to the surrounding landscape. Field surveys were carried out as follows; • A Preliminary Roost Assessment (PRA) & Nesting Bird Survey. • Three dusk emergence surveys at building B1. • The surveys were led by a suitably experienced ecologist holding a Natural England survey licence for bats and with reference to best practice guidelines (Collins, 2023).
Key Notes and Conclusions	<i>Bats</i> The evidence recorded was consistent with an occasionally used day roost of a single soprano pipistrelle <i>Pipistrellus pygmaeus</i> confirmed via emergence on 08/05/2025. It is considered that the works can take place lawfully under a 'low impact license', i.e. the registration of the site by a Natural England Bat Mitigation Class Licence (BMCL) Registered Consultant, which must be achieved prior to works commencing. <i>Nesting Birds</i> No evidence of nesting birds was noted during the survey.

¹ Multi-agency Geographic Information for the Countryside: www.magic.gov.uk.

2. Introduction

Background

- 2.1. Elton Ecology Ltd was commissioned by Nick Alder to conduct a Preliminary Roost Assessment (PRA) & Nesting Bird Survey of building(s) at Lyndale, Lindridge Lane, Desford, LE9 9GN.

Relevant Documents

- 2.2. Relevant documents used to inform the assessment include:
- Existing Floor Plans & Elevations (Job reference: 24707, Drawing number: 01) (Simply Design Solutions, October 2024).
 - Proposed Floor Plans & Elevations (Job reference: 24707, Drawing number: 02) (Simply Design Solutions, October 2024).

Site Description

- 2.3. The site comprises a two-storey residential dwelling. The site is located at Lyndale, Lindridge Lane, Desford, LE9 9GN (Figure 1: Site Location Plan) (central OS grid reference: SK 47778 03966).

Surrounding Landscape

- 2.4. The surrounding landscape is primarily sub-urban and rural (Figure 2: Surrounding Landscape Plan).
- 2.5. Suitable bat commuting and foraging habitat in the wider landscape includes blocks of woodland, sub-urban gardens, and arable and pasture grazed fields connected via tree lines and hedgerows. The tree-lined Rothley Brook was present 0.7km northeast of the site.
- 2.6. Factors which may limit bat commuting and foraging within the local landscape include the town of Desford to the south with associated artificial lighting and disturbance.

Development Proposals

- 2.7. The development proposals include the construction of a two-storey and single-storey extension to the existing building.

Report Purpose and Scope

- 2.8. With reference to the Development Proposals, the scope of the present report is to:
- Identify potential ecological constraints relating to bats and nesting birds.
 - Outline mitigation measures likely to be required in accordance with the mitigation hierarchy.
 - Outline any opportunities to deliver ecological enhancement via the project.

Planning Policy and Legislation

- 2.9. A summary of biodiversity planning policies and wildlife legislation relevant to the site is provided in Appendix 1: Planning Policy and Legislation Summary. The relevant planning policy and legislation includes:

- National Planning Policy Framework 2021.
- Government Circular ODPM 06/05 Biodiversity and Geological Conservation.
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- The Wildlife and Countryside Act 1981 (as amended).
- Natural Environment and Rural Communities (NERC) Act 2006 – Habitats and species of principal importance.
- The Wild Mammals (Protection) Act 1996 (as amended).

3. Methodology

Personnel

- 3.1. The Preliminary Roost Assessment (PRA) and Nesting Bird Survey was led by Ecologist EKJ BSc (Hons), accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. EKJ is a Qualifying member of CIEEM and is experienced in undertaking ecology surveys, GIS mapping, and report writing.
- 3.2. The PRA and Nesting Bird Survey was assisted by Ecologist CJM BSc (Hons), MSc, accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. CJM is a Qualifying member of CIEEM and is experienced in undertaking ecology surveys, GIS mapping, and report writing. Quality Assurance was undertaken by CJM.
- 3.3. The three nocturnal emergence surveys were led by Ecologist EKJ BSc (Hons), accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. EKJ is a Qualifying member of CIEEM and is experienced in undertaking ecology surveys, GIS mapping, and report writing.
- 3.4. The nocturnal emergence surveys were assisted by:
 - Ecologist EAM BSc (Hons), MSc. EAM is a student member of CIEEM and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.
 - Assistant Ecologist HIT BA (Hons), MSc. HIT is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.
 - Assistant Ecologist CBM BSc (Hons). CBM is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.
 - ASE. ASE is experienced in assisting and undertaking nocturnal emergence surveys.

Desk Study

- 3.5. The sources of information and study areas of the desk study data are provided in Table 2.

Table 2: Desk study sources and areas

Feature		Study Area	Data Source	Date of Search
Designated sites of nature conservation relating to bats	International (e.g. Special Area of Conservation, Special Protection Area, and Ramsar)	10 km radius of the site boundary	UK Government MAGIC ² website	06/02/25
	National (e.g. Site of Special Scientific Interest (SSSI), SSSI Impact Risk Zones (SSSI IRZ)), Local Nature Reserves, National Nature Reserves			
Granted Natural England Bat Mitigation Licences		2 km radius of the site boundary	UK Government MAGIC website	
The site in the context of habitat connectivity to the surrounding landscape		2 km radius of the site boundary	Satellite and OS map data	

² Multi-agency Geographic Information for the Countryside: www.magic.gov.uk.

Field Survey

Preliminary Roost Assessment

- 3.6. The PRA was carried out on the 21st January 2025 with reference to best practice guidelines (Collins, 2023). Weather conditions were appropriate for field survey with temperatures of 6°C, no rain, and good visibility.
- 3.7. The survey involved a Natural England bat licenced surveyor making a detailed external and internal inspection of the building(s) on-site, with the objective to assess the suitability of the structure for roosting bats. The surveyor compiled information on potential bat entry/exit points, roosting features, and any evidence of bats found (such as actual bat sightings, droppings, urine staining and fur-oil staining). The nomenclature used for bat species lists broadly follows that of Dietz and Kiefer, (2018).
- 3.8. The PRA was aided as required by binoculars, a high-powered torch, and an endoscope to view features on the building and/ or search accessible cracks and crevices for the presence of bats where required.
- 3.9. The suitability of the building(s) for roosting bats was categorised with reference to best practice industry guidelines (Collins, 2023) (Table 3: Guidelines for Assessing the Potential Bat Roosting Suitability of Structures and Trees) as either negligible, low, moderate, or high. Suitability grading of buildings requires consideration of the potential roosting features on the building within the context of the suitability of the surrounding landscape to support commuting and foraging bats.

Table 3: Guidelines for Assessing the Potential Bat Roosting Suitability of Structures and Habitats (Adapted from Collins, (2023))

Suitability	Description of Roosting Habitats in Structures	Potential Flightpaths and Foraging Habitats
None	No habitat features likely to be used by any roosting bats at any time of the year (ie a complete absence of crevices/suitable shelter at all levels)	No habitat features likely to be used by any commuting or foraging bats at any time of the year. A lack of landscape habitat features.
Negligible	A structure with no obvious features likely to be used by roosting bat, however some uncertainty remains due to the occasional use of apparently small and unsuitable features by bats.	Habitat with no obvious features for use by commuting or foraging bats, however some uncertainty remains due to occasional non-standard bat behaviour.
Low	A structure with one or more potential roost sites which could be used by individual bats opportunistically at any time of the year, which does not provide enough space, shelter, protection, or appropriate conditions (i.e. temperature, humidity, height above ground level, light levels, disturbance) or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.	Habitat that could be used by small numbers of commuting bats such as a hedgerow with gaps or unvegetated stream, but isolated (i.e. not very well connected to the surrounding landscape by habitat). Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
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 is unlikely to support a roost of high conservation status (such as a maternity colony).	Continuous habitat connected to the wider landscape that could be used by commuting bats such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland, or water.
High	A structure with one or more potential roost sites that are suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods	Continuous high-quality habitat that is well connected to the wider landscape likely to be used regularly by

	of time due to their size, shelter, protection, conditions, and surrounding habitat. Potential to support high conservation status roosts such as maternity or hibernation roosts.	commuting bats such as river valleys, streams, hedgerows, lines of trees, and woodland edge. Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses, and grazed parkland. Sites which are close to and connected to known roosts.
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Emergence Survey

- 3.10. The surveys were carried out with reference to best practice guidelines (Collins, 2023). The surveyors were positioned to view the potential bat exit/ entry points on the building, with an objective to identify any bats emerging from/ re-entering the building. Surveyor locations are presented on Figures 3, 4 and 5.
- 3.11. Night vision aids (NVAs) were used during the surveys. The emergence surveys were aided by a Canon XA40 4K UHD and/or XA11 Full HD, and Nightfox Swift 2 Pro professional video cameras in Infrared Mode, supplemented by external Infra-Red lighting including Nightfox XB5 850nm infrared LED flashlight and Nightfox XB5 850nm infrared LED flashlights as required (Figure 3: Surveyor Location Plan). Video footage was recorded to an SD card, which was later subject to desktop analysis. All ecologists using NVAs were trained and competent to do so.
- 3.12. Surveyors noted bats seen and/or echolocation heard recording the time, location, number of bats, behaviour, flight path, and species (where possible). Each surveyor was assisted with a Wildlife Acoustics Echo Meter Touch 2 bat detector, recording bat echolocation calls which were later subject to desktop analysis via the Kaleidoscope analysis software.
- 3.13. The nocturnal bat survey timings and weather conditions are presented in Tables 4 & 5.

Table 4: Nocturnal Bat Survey Occasions Summary

Date	Building	Dusk/ Dawn	Sunrise/ Sunset	Start Time	End Time
08/05/2025	B1	Dusk	20:43	20:28	22:43
29/05/2025	B1	Dusk	21:18	21:03	23:18
23/06/2025	B1	Dusk	21:33	21:18	23:33

Table 5: Nocturnal Bat Survey Weather Conditions

Date	Building	Dusk/ Dawn	Air Temperature (°C) (Start/ End)	Cloud Cover (%) (Start/ End)	Wind (Beaufort) (Start/ End)	Rain (Start/ End)
08/05/2025	B1	Dusk	10/8	90/60	4/2	N/N
29/05/2025	B1	Dusk	18/16	10/20	3/0	N/N

23/06/2025	B1	Dusk	16/13	20/20	3/1	N/N
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Nesting Birds

- 3.14. An assessment of the building to support nesting birds was made, and the site was searched where accessible for active or historical bird nests. Any sightings of bird nesting behaviour associated with the building was also noted.

Limitations

- 3.15. It must be noted that survey effort has been made to provide detailed descriptions of the site within the context of potential usage by protected species, however a fully comprehensive assessment and prediction of natural factors cannot be made. The protected species assessment provides a professional view of the likelihood of such species being present and cannot be taken as a definitive presence or absence of the same. Systematic presence/ likely absence surveys for such species, which typically require multiple survey visits, have not been undertaken but are recommended in the present report if considered proportionate to the potential ecological impacts of the development proposals.
- 3.16. A full search of crevices and cavities on buildings typically cannot be made without specialist access equipment and in most cases intrusive works, and therefore accessible areas only have been searched for evidence of protected species and a negative result of evidence does not conclusively equate to absence of such species which may occupy inaccessible crevices on the building. However, provided any recommended nocturnal emergence/ re-entry bat survey(s) are undertaken, this is not considered a significant limitation to assessing the presence/ likely absence of roosting bats at the site.
- 3.17. Third party desk study data is not exhaustive, and an absence or a negative result of a species does not indicate the absence of protected species from the site/ search area.
- 3.18. All dimensions, locations and distances provided are approximate.

4. Results

Desk Study - Statutory Designated Sites

- 4.1. The site does not form part of an international or national designated site for nature conservation designated due to bat interest.
- 4.2. No sites within the search radius were designated due to bat interest.
- 4.3. The site lies within a Site of Special Scientific Interest Impact Risk Zone (SSSI IRZ), requiring the Local Planning Authority to consult with Natural England on any risks which may affect the SSSI sites as a result of certain development types. However, the current development type is not listed in the SSSI IRZ citation as requiring consultation.

Desk Study - Historic Bat Data

- 4.4. Records of previously granted Natural England Bat Mitigation Licences were recorded within a 2km radius of the site, summarised in Table 6.

Table 6: Summary of Granted EPS Licence Applications within a 2km radius of the site.

Species	Start / End Date	Roost Impacted Types	Distance & Direction from Site
Brown long-eared bat <i>Plecotus auritus</i>	12/02/2010 – 01/10/2011	Destruction of a breeding place and damage of a resting place	0.8km NE
Brown long-eared bat and common pipistrelle <i>Pipistrellus pipistrellus</i>	07/03/2017 – 28/02/2022	Destruction of a resting place	1.95km NE

Field Survey

Preliminary Roost Assessment (PRA)

- 4.5. For the purpose of this report, the building on site has been referenced building B1 as shown on Figure 1: Site Location Plan.
- 4.6. The results of the PRA are presented in Table 7 overleaf.

Table 7: PRA Results

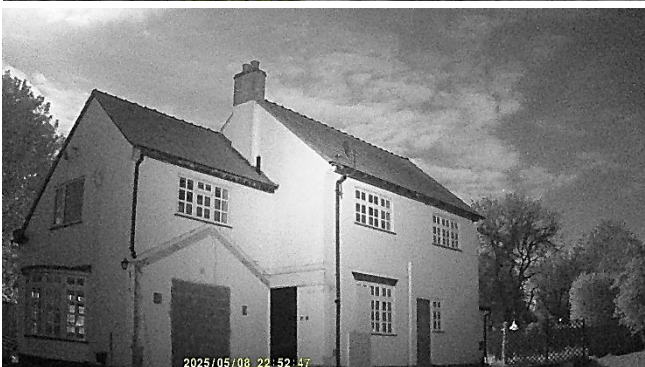
Building Ref	Building Description	Potential Bat Access Points & Potential Roosting Locations	Evidence of Bats Recorded	Suitability Grading	Photographs
B1	Building B1 related to the two-storey residential dwelling on site. The building was approximately 18m in length, 9m in width and 8m in height to the roof pitch and comprised brick-built walls with a pitched and valleyed roof of clay tiles. The walls on the existing extension were sealed with paint and the walls on the main house were sealed with render. Internally, three loft voids were present, comprising two voids in the main section separated by a dividing wall and a void in the single-storey extension. The loft void in the west of the main section was approximately 1.5m in height and comprised timber ridge beams and timber rafters lined with bitumen felt. A small amount of light ingress was recorded within this loft void. The loft void in the east of the main section was approximately 1.5m in height and comprised timber ridge beams and timber rafters lined with bitumen felt. The loft void present in the single-storey extension was approximately 1m in height and was sealed with plastered boarding. A skylight was present at the southeast of the building and a conservatory was present at the northeast. The site offered high suitability for commuting and foraging bats, comprising trees and hedgerows in a rural setting, with immediate links to suitable habitat in the wider landscape.	Potential bat access points included through the gap in the mortar at the southwest gable, lifted tiles at the northwest and southeast elevations of the main section and the northwest elevation of the single-storey extension, lifted lead flashing above the window at the north elevation, around the chimney at the north elevation, and above the window at the west elevation. Potential roosting locations included at the beam convergence points within the loft voids in the main section and between the roof tiles and lining throughout.	No evidence observed.	High	

Building Ref	Building Description	Potential Bat Access Points & Potential Roosting Locations	Evidence Recorded of Bats	Suitability Grading	Photographs
					

Emergence Survey

4.7. The results of the emergence surveys are presented in Table 8, overleaf

Table 8: Emergence Survey Results

Building Ref	Date	Sunset time	Emerging/ Re-Entering Bats Recorded	Other Bat Activity Summary	NVA Photographs
B1	08/05/2025	20:43	One soprano pipistrelle <i>Pipistrellus pygmaeus</i> was recorded emerging from the base of the chimney on the north elevation of building B1 at 21:06, 23 minutes after sunset and flew east.	The first bat recorded after the emergence was a soprano pipistrelle at 21:12, 29 minutes after sunset, which was seen commuting from east to west. Commuting and foraging activity of soprano pipistrelle continued throughout the survey from 21:06 to 22:32 with a peak count of two bats at a time. Commuting and foraging activity of common pipistrelle which was recorded throughout the survey from 21:13 to 22:30 with a peak count of one bat at a time. Other species recorded included intermittent passes of noctule <i>Nyctalus noctule</i> at 21:13 and 21:43 and intermittent passes of a myotis species <i>Myotis sp.</i> at 21:59 and 22:11.	   

B1	29/05/2025	21:14	No Emerging/ Re- Entering Bats Recorded.	The first bat recorded was a common pipistrelle which was seen at 21:40, 36 minutes after sunset. The bat was seen commuting along the hedgerow to the east of the survey site flying from south to north. Commuting and foraging activity of common pipistrelle continued throughout the survey between 21:40 and 23:12 with a peak count of two bats at a time. Other species recorded included commuting and foraging activity of soprano pipistrelle between 21:44 and 23:09 with a peak count of one bat at a time and Intermittent passes of noctule were recorded between 21:47 and 23:08, a myotis species at 22:54 and 22:16 and brown long-eared bat at 22.45.	   
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B1	23/06/25	21:33	No Emerging/ Re- Entering Bats Recorded.	The first bat recorded was a common pipistrelle which was heard but not seen at 21:54, 21 minutes after sunset. Commuting and foraging activity of common pipistrelle continued throughout the survey between 21:54 and 23:33 with a peak count of two bats at a time. Comuting and foraging activity of soprano pipistrelle was also recorded throughout the survey between 21:54 and 23:33 with a peak count of one bat at a time. Other species recorded included noctule passes between 22:22 and 23:25 and intermittent passes of brown long-eared bat at 23:02 and a myotis species between 22:19 and 22:27.	
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5. Discussion & Recommendations

- 5.1. The ecological constraints and recommendations for avoidance, mitigation, or further survey (where required) are provided in Table 9 overleaf.

Table 9: Ecological Constraints and Opportunities

	Relevant Legislation	Potential Ecological Impact	Further Survey Required	Potential Avoidance, Mitigation and/or Compensation Measures
Bats	Building B1 was recorded as a confirmed roost during the emergence surveys. Bats are protected as a European Protected Species under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and are protected under domestic legislation via the Wildlife and Countryside Act 1981 (as amended). The term 'European Protected Species' (EPS) is used to describe species listed on Schedule 2 of The Conservation of Habitats and Species Regulations, which make guilty of an offence a person who: • "Deliberately captures, injures or kills any wild animal of a European protected species; • Deliberately disturbs wild animals of any such species; • Deliberately takes or destroys the eggs of such an animal, or; • Damages or destroys a breeding site or resting place of such an animal [...]" A person guilty of an offence under Regulation 43 is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both. As a protected species, bats are a material consideration for planning applications with reference to the National Planning Policy Framework (NPPF, 2023) and the British Standard BS 42020:2013 Biodiversity Code of practice for planning and development. The BS 42020:2013 clause 9.2.4 details that: <i>"The presence or absence of protected species, and the extent to which they could be affected by the proposed development, should be established before planning permission is granted; otherwise all material considerations might not have been considered in making the decision. The use of planning conditions to secure ecological surveys after planning permission has been granted should therefore only be applied in exceptional circumstances[...]."</i>	The development proposals include the extension of building B1 which may result in harm or disturbance caused to bat roosts on site. The PRA assessed the building B1 as having high bat roosting suitability, recommending three emergence surveys to establish the presence/ likely absence of roosting bats. With reference to best practice survey guidelines (Collins, 2023), three emergence surveys were carried out on the building, which recorded a roosting bat as present. The evidence recorded is consistent with the following bat roosts being present: • An occasionally used day roost of a single soprano pipistrelle <i>Pipistrellus pygmaeus</i> with a peak count of one bat, recorded via emergence on 08/05/2025. Importance In accordance with the Bat Mitigation Guidelines (Reason, P.F. and Wray, S, 2023), the building supports non-breeding day roosts of bats which are widespread species across England. The importance of the roosting resource present is therefore valued at 'Site' level importance. Potential Impact In the absence of mitigation, it is considered that the development of the site would result in the permanent loss and/or disturbance of the roosts present. Works may disturb roosting bats present through impacts such as vibration and noise. Roost loss may occur during repair works to the roosting feature, such as mortaring. A Natural England Bat Mitigation Licence will be required to proceed with the works lawfully.	No further surveys required.	It is considered that the works can take place lawfully under a 'low impact license', i.e. the registration of the site by a Natural England Bat Mitigation Class Licence (BMCL) Registered Consultant, which must be achieved prior to works commencing. With reference to the Bat Mitigation Guidelines (Reason, P.F. and Wray, S, 2023), for non-breeding day roosts of site value, the mitigation required is: Flexibility in terms of timing and type. Prior to works commencing compensatory bat roost provisions must be installed at the site, to translocate any bats found away from the building/works area. An appropriate bat box to be installed away from the building prior to works would be a tree-mounted bat box of long-lasting woodcrete material such as the 'Schwegler 2F' at a height of between 4m and 6m, adjacent to commuting habitat such as tree lines, hedgerows, or woodland edge, between a southwest to southeast aspect, and away from artificial light sources. If no suitable trees are available, the box may be mounted on a pole. Post-development, one permanent bat roosting feature should be installed on the building, such as an integrated bat box or bat access tile. Suitable models include the 'Habibat Bat Access Slate' or the '1FR Schwegler Bat Tube'. Alternatively, a bespoke design could be fitted under the supervision of a bat licensed ecologist on site, so as to preserve the aesthetics of the building. The features should be as close as practicable to the roosts identified and must be away from artificial light sources including windows. Potential bat access to breathable roofing membranes, which are known to cause bat mortality, must be avoided. Due to the presence of bats in the wider landscape, as highlighted in the nocturnal emergence surveys the impacts from external artificial lighting at the site on adjacent habitats should be avoided. Where lighting is required, this should be sympathetic to wildlife through the design of lighting observing the principles set out in guidelines from the Bat Conservation Trust (BCT) & Institution of Lighting Professionals (BCT & ILP, 2018). In the unlikely event that a bat is encountered during works, works should cease immediately, and the advice of a suitably experienced ecologist sought.

	Relevant Legislation	Potential Ecological Impact	Further Survey Required	Potential Avoidance, Mitigation and/or Compensation Measures
Nesting Birds (Including Barn Owls)	Nesting birds are afforded legal protection under the Wildlife and Countryside Act 1981 (as amended), whereby all wild nesting birds are protected under the Act, making it an offence to: • Intentionally kill, injure or take any wild bird; and • Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.	No evidence of nesting birds was recorded during the survey. However, the building offers suitability for nesting birds and their presence cannot be fully discounted.	Works affecting nesting bird habitat at the site should avoid the nesting bird season of March to August (inclusive), and September in mild years. Where this is not possible, the habitat to be subject to works should be surveyed for nesting birds immediately prior to removal by a suitably experienced ecologist. If nesting birds are recorded, a suitable buffer zone should be defined by the ecologist and implemented until the ecologist confirms the chicks have fledged. If species identification is possible, this can be used to inform the typical egg incubation and fledging period, giving an indication of an appropriate time for re-survey to confirm fledging.	In the unlikely event that nesting birds are present at the time of works, works should cease immediately, and the advice of a suitably qualified ecologist sought.

6. Conclusions and Biodiversity Enhancements

- 6.1. The evidence recorded was consistent with an occasionally used day roost of a single soprano pipistrelle *Pipistrellus pygmaeus* confirmed via emergence on 08/05/2025.
- 6.2. It is considered that the works can take place lawfully under a 'low impact license', i.e. the registration of the site by a Natural England Bat Mitigation Class Licence (BMCL) Registered Consultant, which must be achieved prior to works commencing.
- 6.3. Prior to works commencing compensatory bat roost provisions must be installed at the site, to translocate any bats found away from the building/works area. An appropriate bat box to be installed away from the building prior to works would be a tree-mounted bat box of long-lasting woodcrete material such as the 'Schwegler 2F' at a height of between 4m and 6m, adjacent to commuting habitat such as tree lines, hedgerows, or woodland edge, between a southwest to southeast aspect, and away from artificial light sources. If no suitable trees are available, the box may be mounted on a pole.
- 6.4. The National Planning Policy Framework (NPPF, 2023) sets out that:
'Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.'
- 6.5. Appropriate methods of site enhancement include:
 - A second appropriate bat box to be installed away from the building prior to works would be a tree-mounted bat box of long-lasting woodcrete material such as the 'Schwegler 2F' at a height of between 4m and 6m, adjacent to commuting habitat such as tree lines, hedgerows, or woodland edge, between a southwest to southeast aspect, and away from artificial light sources. If no suitable trees are available, the box may be mounted on a pole.

7. References

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8. Figures

Figure 1: Site Location & Building Plan (Overleaf)

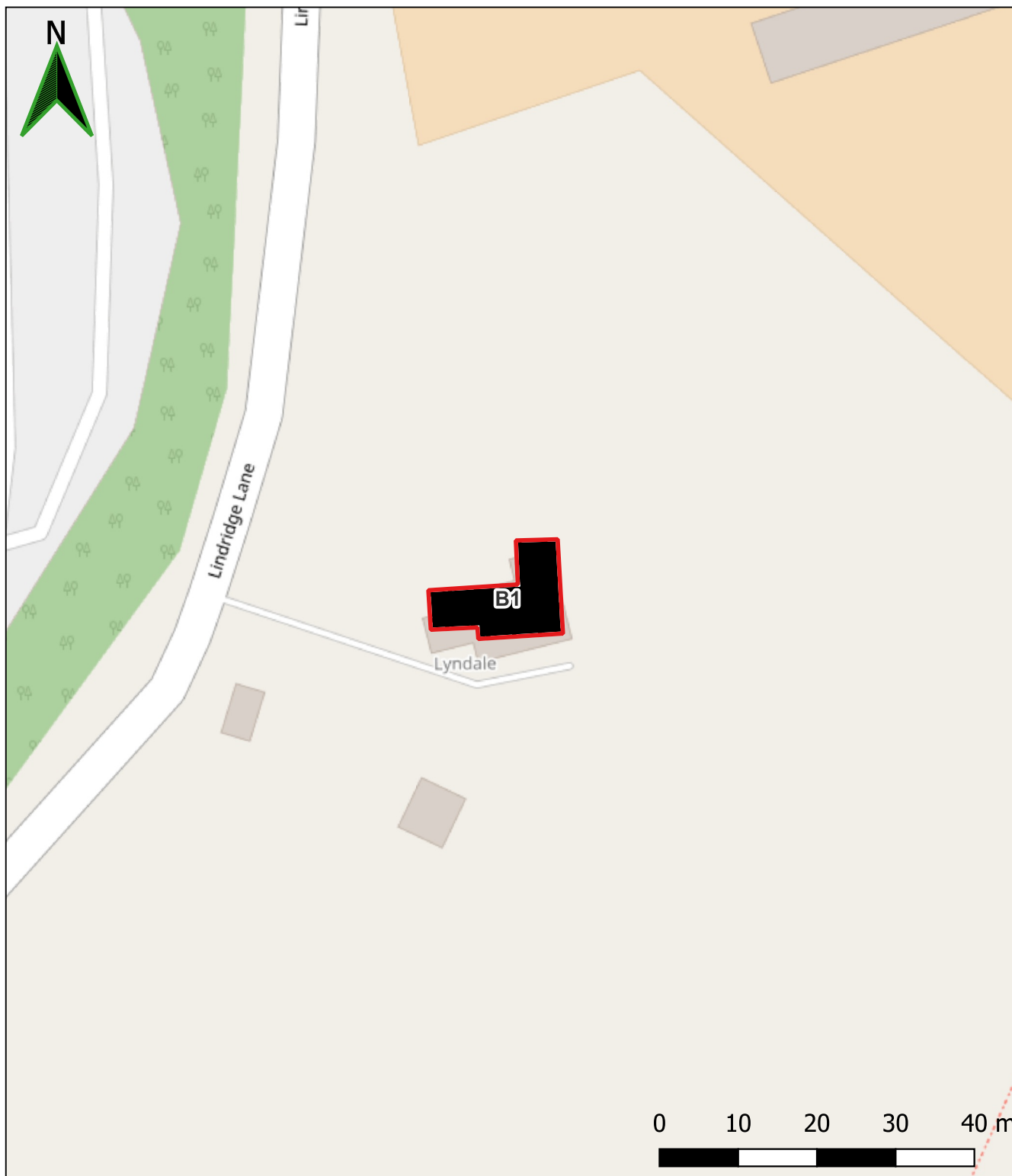
Figure 2: Surrounding Landscape Plan (Overleaf)

Figure 3: Survey 1 Surveyor Location Plan (Overleaf)

Figure 4: Survey 2 Surveyor Location Plan (Overleaf)

Figure 5: Survey 3 Surveyor Location Plan (Overleaf)

Figure 6: Emergence Survey Results Plan (Overleaf)



Legend

-  Site boundary
-  Building with reference number

Project:
Lyndale, Lindridge Lane, Desford, LE9 9GN

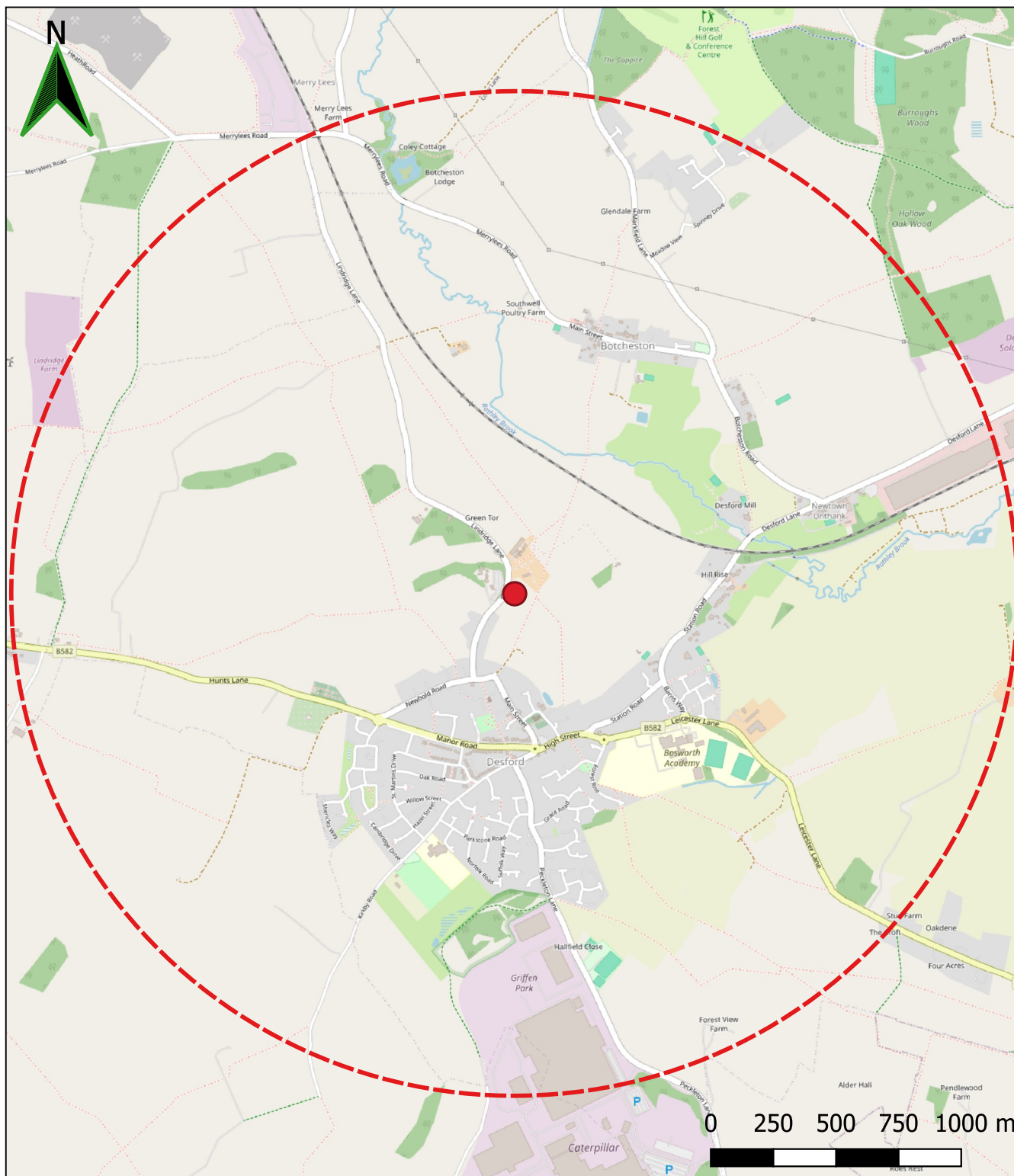
Drawing:
Figure 1: Site Location & Building Plan

Date: 07-02-2025 Version: FINAL
Author: EJ Job No: P2745



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Legend

-  2km buffer
-  Site location

Project:
Lyndale, Lindridge Lane, Desford, LE9 9GN

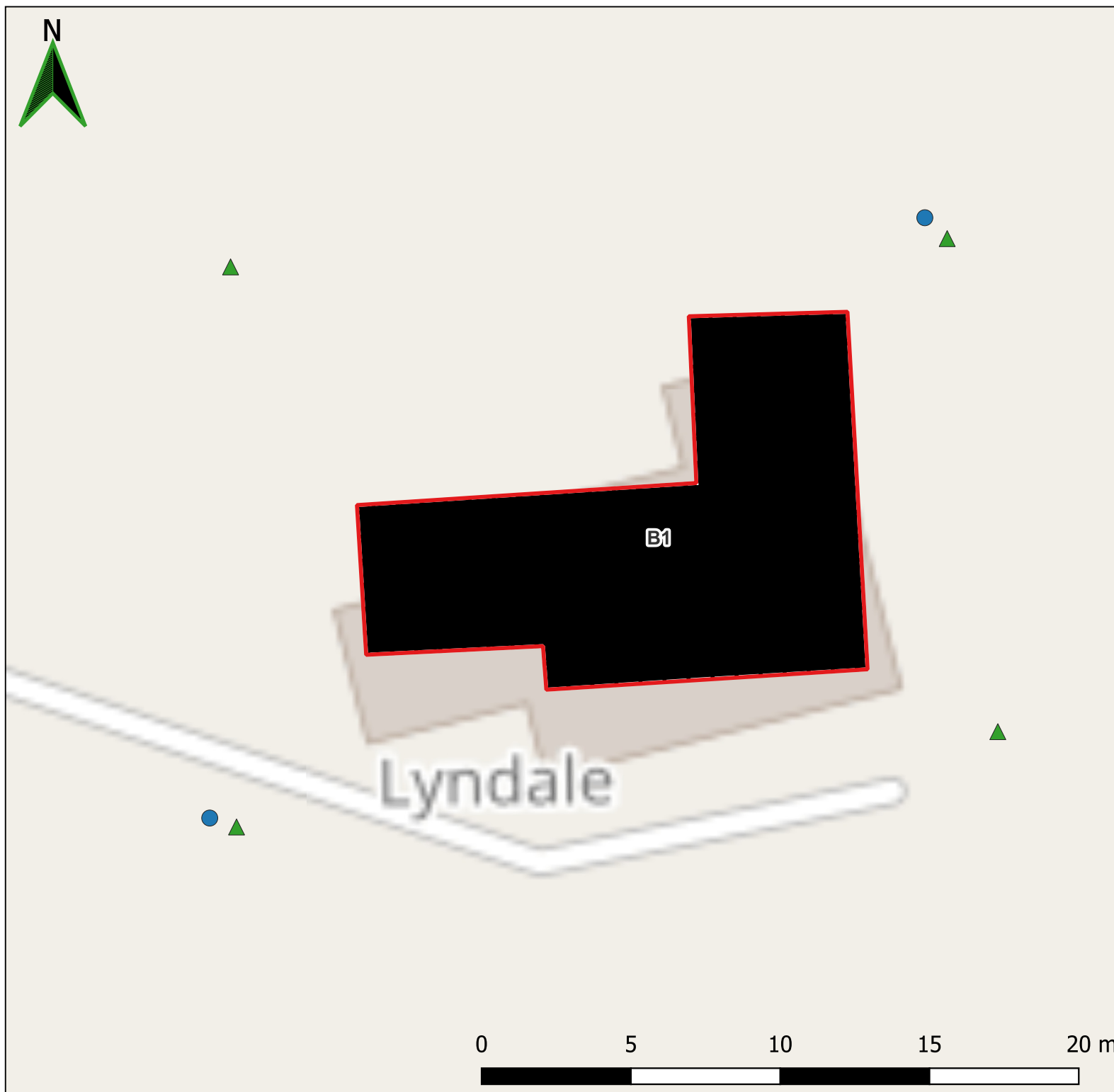
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Figure 2: Surrounding Landscape Plan

Date: 07-02-2025 Version: FINAL
Author: EJ Job No: P2745



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Legend

-  Site boundary
-  Building with Reference Number
-  Surveyor Location
-  Camera Location

Project:
Lyndale, Lindridge Lane, Desford, LE9 9GN

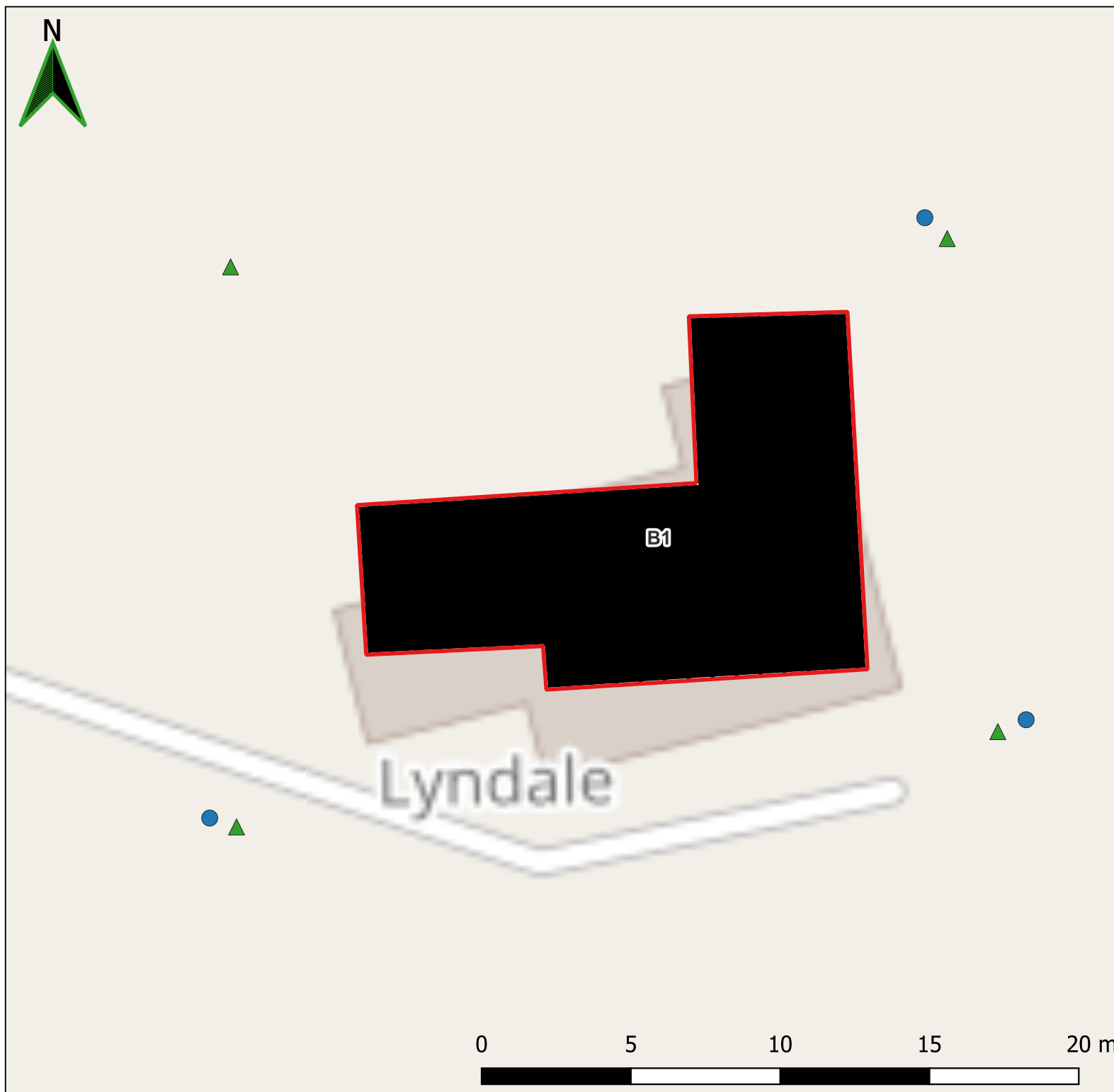
Drawing:
Figure 3: Survey 1 Surveyor Location Plan

Date: 14-07-2025	Version: FINAL
Author: HT	Job No: P2745



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Legend

-  Site boundary
-  Building with Reference Number
-  Surveyor Location
-  Camera Location

Project:
Lyndale, Lindridge Lane, Desford, LE9 9GN

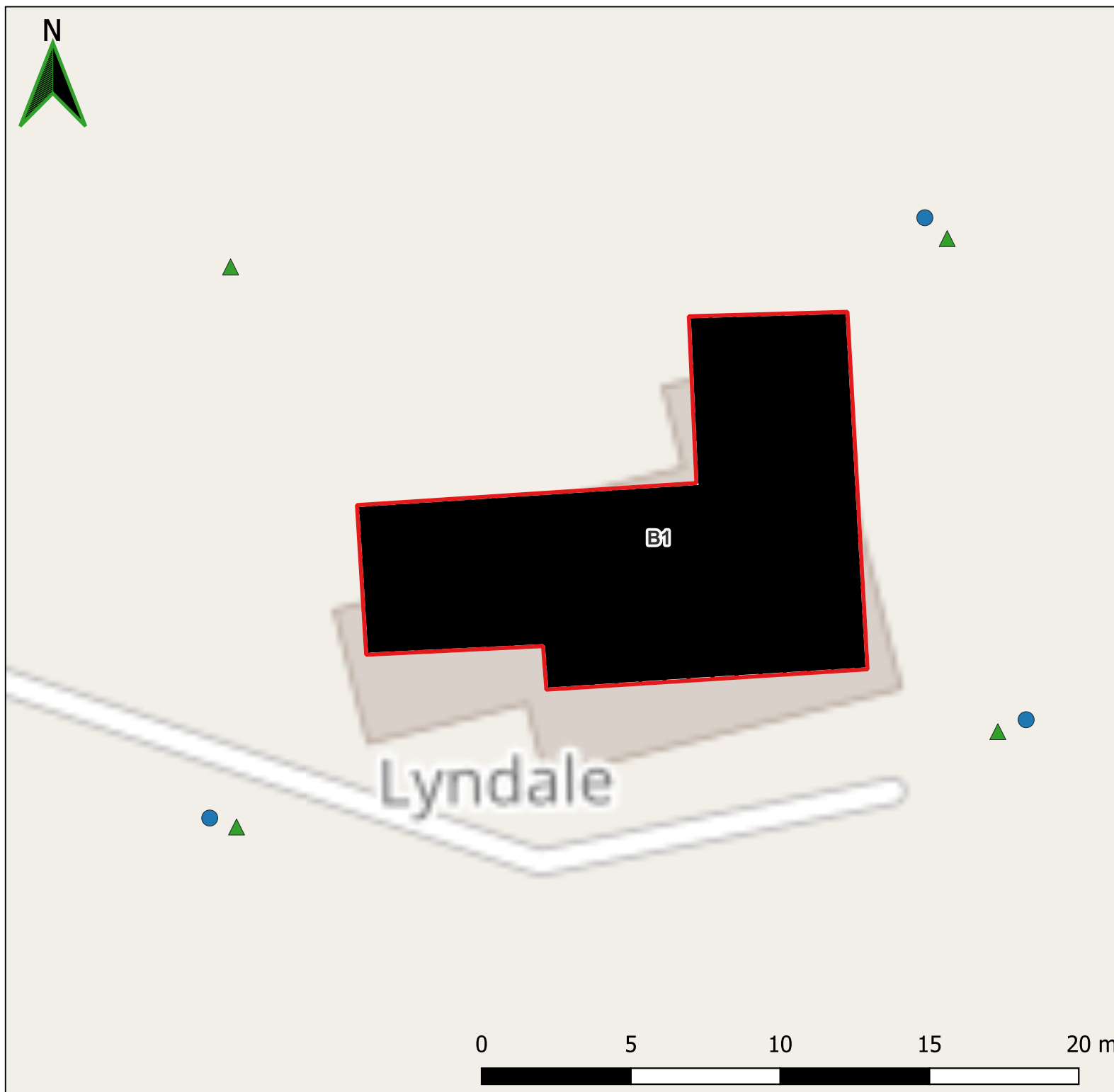
Drawing:
Figure 4: Survey 2 Surveyor Location Plan

Date: 14-07-2025 Version: FINAL
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Legend

-  Site boundary
-  Building with Reference Number
-  Surveyor Location
-  Camera Location

Project:
Lyndale, Lindridge Lane, Desford, LE9 9GN

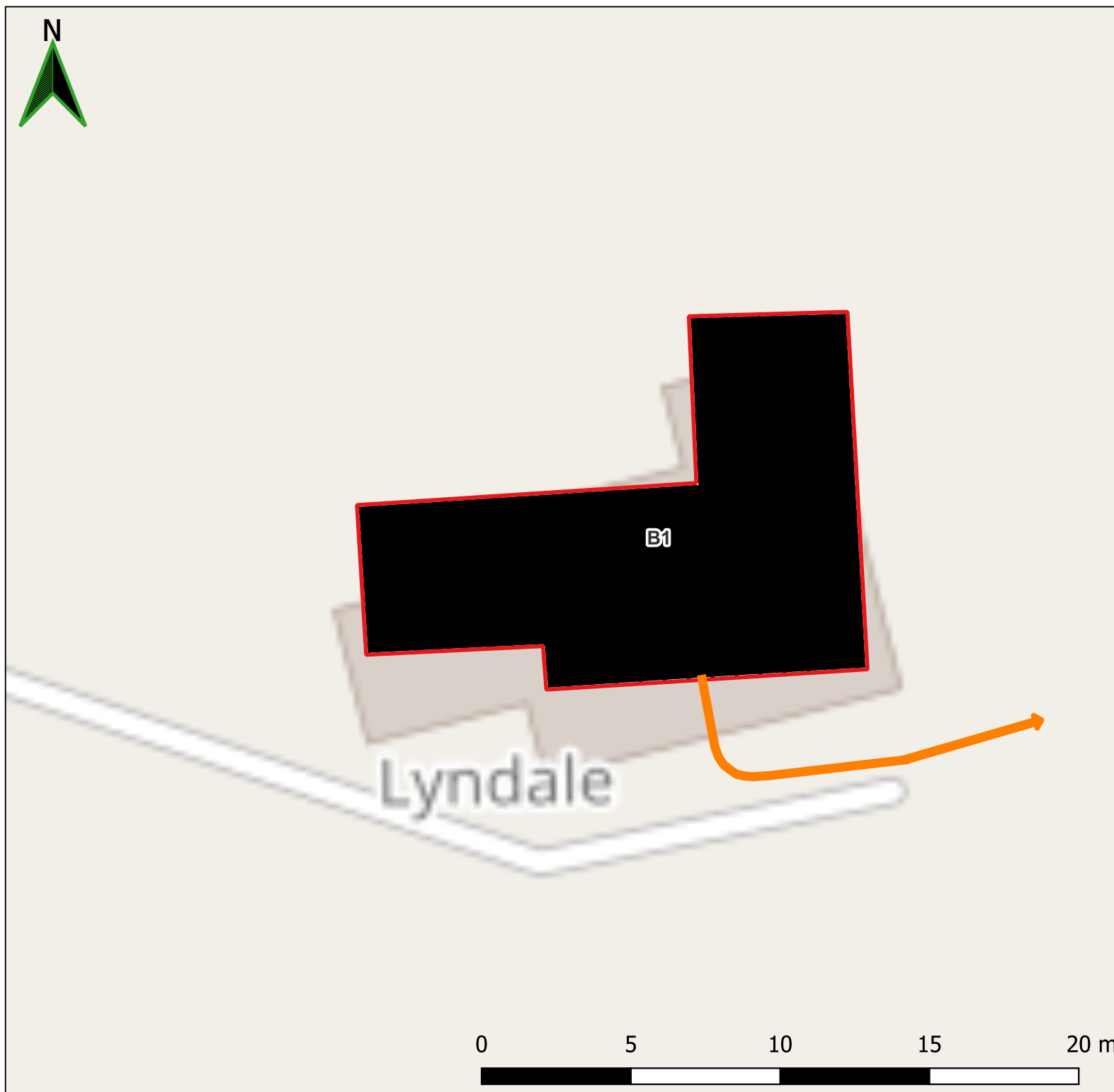
Drawing:
Figure 5: Survey 3 Surveyor Location Plan

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Author: HT	Job No: P2745



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Legend

-  Site boundary
-  Building with Reference Number
-  Soprano Pipistrelle

Project:
Lyndale, Lindridge Lane, Desford, LE9 9GN

Drawing:
Figure 6: Emergence Survey Results Plan

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Appendix 1: Planning Policy & Legislation Summary

This appendix serves as a summary of relevant policy and legislation. It is not intended to supersede the policy or legislation documents to which it refers, and the relevant full documents should always be consulted prior to decision making.

National Planning Policy Framework 2023

Biodiversity is a material consideration under the National Planning Policy Framework (2023). Relevant text to biodiversity from the NPPF is described below.

In Section 2 of the NPPF 'Achieving sustainable development', paragraph 8(c), the NPPF sets an environmental objective:

- "to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

In Section 15 'Conserving and enhancing the natural environment', the NPPF states that:

"180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; [...]
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. [...]"

The NPPF, in paragraph 185 sets out that to protect and enhance biodiversity, plans should:

- "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶⁵; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

In determining planning applications, the NPPF paragraph 186 sets guidance that local planning authorities should apply the following principles:

- "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the

benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest [...];

- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

Paragraph 187 states that the following sites should be given the same protection as habitats sites:

- “potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Paragraph 188 states that “The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or projects will not adversely affect the integrity of the habitats site.”

Paragraph 191 states that planning policies and decisions should ensure new development is appropriate to its location and take into account likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- “Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development [...]; [...] and
- limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Government Circular ODPM 06/05 Biodiversity and Geological Conservation

The government circular provides administrative guidance on the application of statutory obligation and legislation relating to planning and nature conservation in England. It complements the National Planning Policy Framework. The document includes guidance on designated sites (international and national), habitats, and protected species.

Relating to protected species and the requirement for their consideration in planning applications, the government circular, in paragraph 98 details that:

“The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult English Nature [now Natural England] before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise

developers that they must comply with any statutory species' protection provisions affecting the site concerned."

Paragraph 99, relating to the requirement and timing of protected species survey and mitigation, the government circular states that:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted. In appropriate circumstances the permission may also impose a condition preventing the development from proceeding without the prior acquisition of a [Natural England] licence."

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

The term 'European Protected Species' (EPS) is used to describe species listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). Regarding these species, Regulation 43 make guilty of an offence a person who:

- "Deliberately captures, injures or kills any wild animal of a European protected species;
- Deliberately disturbs wild animals of any such species;
- Deliberately takes or destroys the eggs of such an animal, or;
- Damages or destroys a breeding site or resting place of such an animal [...]"

Regulation 43 defines that the disturbance of animals includes any disturbance which is likely to:

- Impair their ability:
 - to survive, to breed or reproduce, or to rear or nurture their young; or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong.

A person guilty of an offence under Regulation 43 is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

Wildlife and Countryside Act 1981 (As Amended)

The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) lists species on Schedule 5 for which the Act make it an offence to:

- Intentionally kill, injure or take;

- Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included uses for shelter or protection;
- Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.

Some species receive partial protection under the Act, which limits their protection under the Act to intentional killing or injury.

All wild nesting birds are protected under the Act, making it an offence to:

- Intentionally kill, injure or take any wild bird; and
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

Some bird species are afforded special protection via their inclusion in Schedule 1 of the Act, which makes an offence to intentionally or recklessly disturb any schedule 1 bird building a nest or which is in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird, or whilst such a bird 'leaks' (i.e. congregates for community courtship behaviour).

Schedule 9 of the Act makes it an offence to cause any plant listed to grow in the wild, unless all reasonable steps were taken to prevent an offence and due diligence was exercised.

The Act sets out provisions to protect Sites of Special Scientific Interest (SSSI).

Natural Environment and Rural Communities Act 2006

Section 40 of the Act places a legal duty on public authorities (including planning authorities) to have regard to biodiversity conservation in their normal functions (including planning applications).

Under Section 41 of the Act, lists of Habitats of Principal Importance (HPI) and Species of Principal Importance (SPI), of principal importance for the purpose of conserving biodiversity, are produced which serve to guide public authorities in carrying out their functions with consideration for biodiversity conservation.

Wild Mammals (Protection) Act 1996 (as amended)

The Act protects wild mammals against certain cruel acts, including intentional crushing, downing or asphyxiation.