ECOLOCATION

Protected Species Surveys for Development

The Old Dairy 25 Brookside Stretton-on-Dunsmore Rugby Warwickshire CV23 9NH 02476 541776 george.burton@sky.com

Bat Survey & Report

at

202 Hinckley Road
Earl Shilton
Leicestershire
LE9 7LE

for

Mr. and Mrs. A Mayne

ECOLOCATION is a trading style of George Burton ARCHITECTURE & ECOLOGY Ltd. Incorporated in England, Registered No. 6458127.

Contents

1. Instructions
2. Purpose and Scope
3. Timing and Conditions
4. The Site
5. Habitat Assessment
6. Walkover Survey
7. Intrusive Survey and Results
8. Survey Conclusions
9. Obligations and Recommendations
10. References

1. Instructions

1.1 ECOLOCATION were appointed by Mr. & Mrs. A. Mayne to undertake a Bat Survey of a detached dwelling at 202 Hinckley Road, Earl Shilton, Leicestershire LE9 7 LE following an initial enquiry by David J Wilkinson.

2. Purpose and Scope

2.1 The purpose of the survey and report was to accompany a Planning Application for a replacement roof structure on the dwelling including the use of associated available habitable space.

2.2 The scope of the survey was to encompass the likelihood of bat presence in the existing dwelling and in areas likely to be affected by the development.

3. Timing and Conditions

3.1 The site was visited on Friday 28th November 2008 at 9:00am. The climatic conditions were 100% thin cloud, fine and still with a starting air temperature of 2ºC.

4. The Site

4.1 The site (Grid Ref SP455972) was located on the north side of Hinckley Road, Earl Shilton in a row of detached dwellings backing onto school playing facilities to the north. The dwelling was two-storeys high inter-world war construction with a hipped roof, with the short ridge orientated north-west to south-east and was rendered with brickwork features on all sides but with a greater extent of exposed brickwork on the rear (north) elevation. The dwelling was built particularly closely to the west boundary of the site.

4.2 The rear of the property had been extended with a large single-storey conservatory in the past and, in construction terms; the walls were of solid masonry (i.e. with a cavity) and the roof was of a traditional purlin and rafter construction with no underfelt to the plain clay tiles and layers of mineral wool insulation at the horizontal ceiling level.



South elevation to Hinckley Road



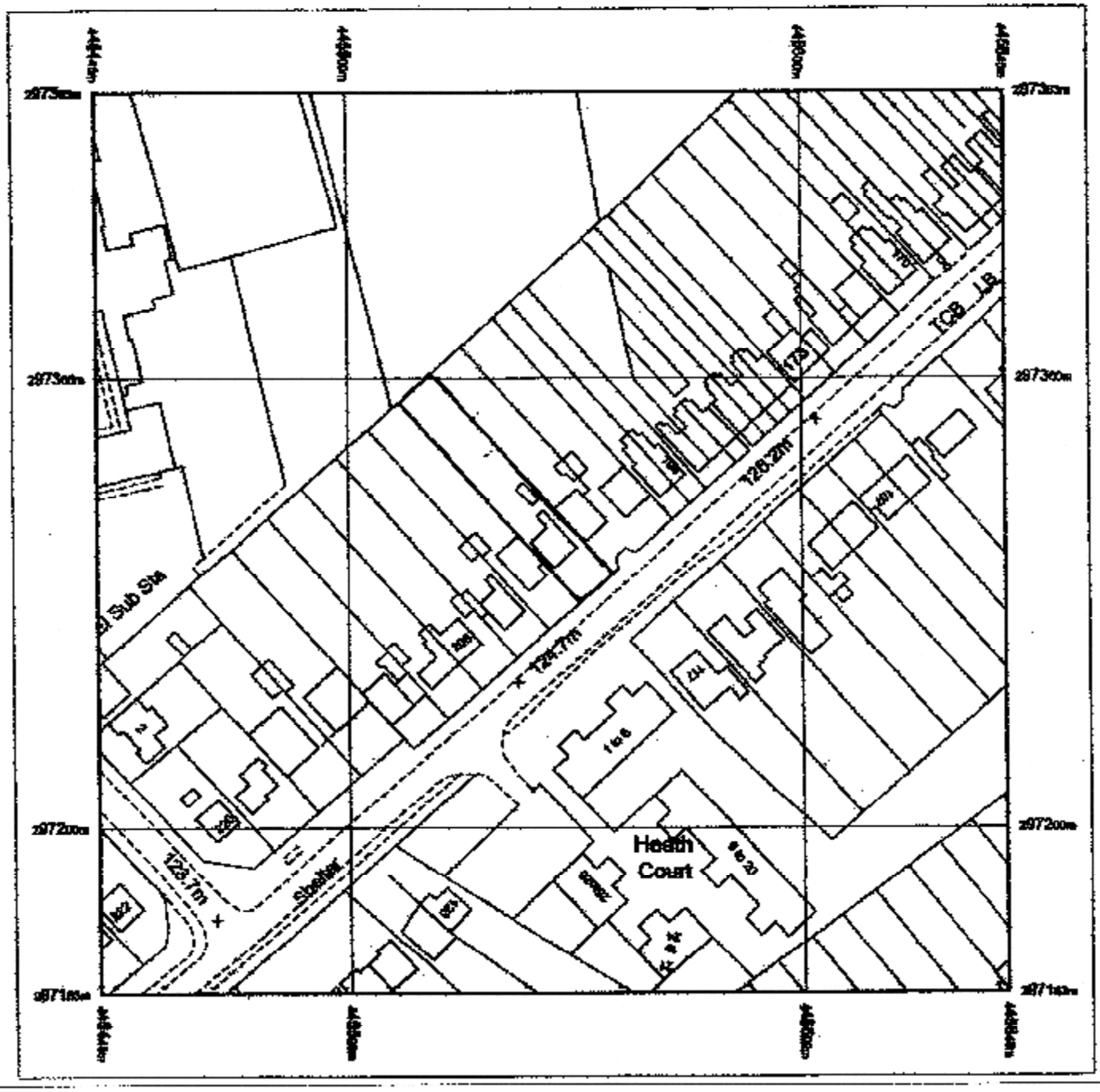
North elevation towards school playing facilities



Internal view of roof space south-west corner

Ordnance Survey®

OS Sitemap®



Metres
0 20 40

Scale 1:1250

Licence No. LIG0013

ECOLOCATION

5. Habitat Assessment

5.1 The subject building was located to the north-west side of Hinckley Road, Earl Shilton, fairly central to the conjoined villages of Barwell and Earl Shilton but within approximately 300m of the nearest open countryside to the south. To the north was an area of recreational land comprising a playing field and playgrounds associated with a school and to the east, south and west were residential properties either side of Hinckley Road.

5.2 Within a 2km radius of the site there was little in the way of suitable foraging opportunities for bats with the urban areas of Barwell and Earl Shilton included within that radius together with agricultural land set to pasture or arable use with little in the way of woodland apart from hedges and a few mature trees apparent. More likely foraging opportunities within this radius would have been in the mosaic of residential gardens and public open spaces in Barwell and Earl Shilton themselves.

5.3 Bats are known to travel in excess of 10km from their roosts overnight and therefore a wider search to a 10km radius was undertaken and within this radius 15 areas of woodland included in the List of Ancient Woodland (England) were evident, see below, together with in excess of 200 other areas of woodland included in the National Inventory of Woodland and Trees (England). Furthermore in excess of 20 areas of grassland included in the Grassland Inventory (England) were also evident. Included most notably in the above were the areas of woodland and grassland at Burbage Common approximately 2.1km south-west of the site.

5.4 Although excellent foraging opportunities existed beyond 2km from the site, based purely on the lack of good foraging within 2km the likelihood of bat occupation in terms of the habitat nearby was lower than would have been the case in other more favourable localities.

Ancient Woodland (England)

Grid Reference	Wood Name	Theme ID	Theme Name
SP449942	ASTON FIRS	1107940	ANCIENT & SEMI-NATURAL WOODLAND
SP455939	ASTON FIRS	1107940	ANCIENT & SEMI-NATURAL WOODLAND
SK438016	FOX COVERT	1105042	ANCIENT & SEMI-NATURAL WOODLAND
SK440019	FOX COVERT	1105042	ANCIENT & SEMI-NATURAL WOODLAND
SK410020	OLD COVERT	1105038	ANCIENT REPLANTED WOODLAND
SK415019	SPRING WOOD	1105039	ANCIENT REPLANTED WOODLAND
SK417017	SPRING WOOD	1105039	ANCIENT REPLANTED WOODLAND
SP441998	KIRKBY SPINNEY	1107935	ANCIENT & SEMI-NATURAL WOODLAND
SP401997		1412940	ANCIENT & SEMI-NATURAL WOODLAND
SP447998		1412939	ANCIENT & SEMI-NATURAL WOODLAND
SP447947	SHEEPY WOOD	1107938	ANCIENT & SEMI-NATURAL WOODLAND
SK494063	RATBY BURROUGHS	1105047	ANCIENT & SEMI-NATURAL WOODLAND
SP440901		1412937	ANCIENT & SEMI-NATURAL WOODLAND
SK472042		1412942	ANCIENT & SEMI-NATURAL WOODLAND
SP460940	FREEHOLT WOOD	1107941	ANCIENT & SEMI-NATURAL WOODLAND


N
Google

6. Walkover Survey

6.1 The building initially showed little evidence of potential access to bats around the soffits and fascias however the roof slopes showed evidence of missing mortar at hip-tiles and missing/damaged tiles in various locations. There was also the possibility of bat activity around the flashings to the chimneys on the south-west elevation however access to this side was restricted by the boundary location; bearing in mind that the development was to replace the existing roof in its entirety, changing from hipped to gable-ended construction.

6.2 Following access to the loft space it was clear that daylight was evident between various parts of the construction (see photograph) which could have provided access to bats particularly at the southernmost hip where considerable quantities of mortar were missing from between the hip-tiles.



Daylight evident in roof space south-west corner

6.3 The likelihood of bat activity was considered medium, largely based on building type rather than associated habitat.

7. Intrusive Survey and Results

7.1 An intrusive investigation of the building was undertaken by George Burton, Natural England Bat Licence No. 20083547 using Ever-ready headtorch, Clulite CB2 0.5 and 1 million candle power lamp and Ridgid 'SeeSnake' Micro Endoscope. Following advice in the "Bat Survey Guidelines", BCT 2007, no emergence survey was undertaken, the timing being during the hibernation period.

7.2 A search for individual bats, carcasses, droppings, urine staining, polished surfaces, build-up of insect remains etc was made internally and externally of the building.

7.3 No evidence of bats was encountered during the survey.

8. Survey Conclusions

8.1 The site, from the walkover survey, was initially considered, based on the visible opportunities for bat access to have medium possibility of bat occupation and the habitat to 2km radius was generally poor.

8.2 The walls were solid offering no opportunities for hibernation within cavity construction.

8.3 No evidence of bat activity was discovered during the survey.

8.4 Overall, given the lack of evidence of bat activity on site and the lack of definite bat access possibilities it is considered that bats are unlikely to be using the building.

9. Obligations and Recommendations

9.1 All species of British bat and their roosts (places of shelter or rest) are protected by law from intentional and reckless disturbance under The Wildlife and Countryside Act 1981 (amended by the Countryside and Rights of Way Acts 2000, and the Conservation (Natural Habitats etc) Regulations 1994 [the 'Habitats Regs'], as amended 2007 to incorporate the European Habitats directive.

9.2 Bats are highly mobile and when not in hibernation can occupy a building overnight. It is essential therefore that due vigilance be maintained before and during any works to ensure their protection. The lack of evidence of roosting at this stage does not *guarantee* that this is not taking place intermittently or may not take place in the future.

9.3 Following completion of the survey and, despite the constraints due to its timing, it is our opinion that no mitigation nor licence from Natural England would be necessary for the commencement of the proposed works to replace the roof structure based on its results. However should works commence after 1st May 2009 we would recommend that a licensed bat worker be present on site while the roof was soft-stripped and to inspect inside soffits.

9.4 Should evidence of any protected species be discovered before or during the works ECOLOCATION or the local office of Natural England should be contacted for advice.

10. References

Bat Workers Manual, JNCC, 1999
Bat Survey Guidelines, Bat Conservation Trust, 2007
www.magic.gov.uk
OS Street Atlas, Leicestershire & Rutland and Warwickshire, Phillips
Google Earth Pro
Ordnance Survey Land Ranger maps, Leicester, Coventry, Rugby