



Preliminary Roost Assessment

Survey site:

4a Druid Street, Hinckley, Leicestershire LE10 1QG

Client:

U-neek Learning Ltd

Survey date:

06/04/2026

Project:

This report is prepared to inform a planning application with Hinckley and Bosworth Borough Council.

This proposal can be described as: Adding additional storey to existing single-storey extension

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

Bats

One bat emergence/re-entry survey will be required on B1, requiring 3 surveyors with night vision aids (NVA) to provide full coverage of the building's elevations.

If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England.

No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

Birds

Any building modification 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.

Contents

Introduction and Context.....	3
Introduction.....	3
Methodology.....	3
Limitations.....	3
Results, Impacts and Recommendations	4
Site Location and Landscape Context.....	4
Fauna	5
Appendix 1: Proposed Development Plan.....	14
Appendix 2: Site Location Plan	15
Appendix 3: PRA Plan	16
Appendix 4: Site Photographs	17
Limitations and Copyright.....	18
Version Control	18

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 - 2026](#).

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.

Internal void 1 in B1 was not fully accessible due to the absence of boarding on the floors to allow safe access. The view from the loft hatch was considered sufficient to inspect the void which revealed no direct or indirect sign of bat presence (e.g., droppings or staining).

Internal void 2 in B1 was not fully accessible due to the small height of the loft space and hatch. The view from the loft hatch was considered sufficient to inspect the void which revealed no evidence of light ingress or any direct or indirect sign of bat presence (e.g., droppings or staining).

Any limitations will be accounted in the recommendations following further surveys. As such, these are not considered to be major limitations.

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 42654 94258 and has an area of approximately 0.031ha comprising one building. Aerial imagery shows the local landscape to have an urban character; the site is located in Hinckley town and is bordered by residential dwellings, commercial properties and roads in all directions. Further afield, the A47 road lies to the north and the M69 motorway lies to the east, with Leicester city to the northeast and Nuneaton town to the west, and pockets of agricultural land and occasional villages spanning north, south and east. The closest substantial waterway is the Ashby Canal, located ~2km southwest.				
Priority Habitats and Designated Sites				
Summary of Survey Findings <u>Priority Habitats</u> There are 3 priority habitats located within 2 km of the site. These comprise deciduous woodland, lowland dry acid grassland and ancient & semi-natural woodland. The closest priority habitat comprises deciduous woodland, located ~265 m W of the site. The site is separated from these habitats by urban features such as residential dwellings, commercial properties and roads. <u>Designated Sites</u> There is 1 statutory site within 2 km of the site. There is 1 statutory site within 10 km of the site. These are listed below: Table 1a: Statutory sites within 2km of the site. <table><tr><th>Designation</th><th>Distance from site</th></tr><tr><td>Burbage Common & Woods Local Nature Reserve</td><td>1800m E</td></tr></table> Table 1b: Statutory sites within 10km of the site.	Designation	Distance from site	Burbage Common & Woods Local Nature Reserve	1800m E
Designation	Distance from site			
Burbage Common & Woods Local Nature Reserve	1800m E			

Designation	Distance from site
Ensor's Pool SAC 10km	8635m SW
The site does fall within the impact risk zone for Burbage Wood And Aston Firs SSSI however, the proposed development type is not listed as possible high risk with regard to this designation. The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality. 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 Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
06/04/2026	10.2	60	83	17	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

There is one building (B1) within the site boundary. B1 was surveyed as this will be impacted by the development. There are no trees within the development boundary.

Buildings

Building B1 Description

B1 is a brick-built school building. The main roof is hipped and constructed of slate tiles and curved clay ridge tiles, with a section of flat roof on the southwestern elevation, and an adjoining single storey extension with a gabled roof clad in clay tiles. Two internal voids were recorded within the building. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **low** habitat value for roosting bats due to the presence of external crevice roosting features and access points into internal voids.



B1

Feature

Materials

Condition/Suitability

Photographs

	Roof	Clay & slate tiles	The two-storey part of B1 features a hipped roof clad in slate tiles and curved clay ridge tiles, with a section of flat roof on the southwestern elevation. Minor defects were noted, including slipped or loose tiles on the southeastern, northwestern and northeastern elevations, which provide direct access into internal void 1 for roosting bats. There are areas of missing mortar beneath the curved tiles along the roof ridge on the southeastern and southwestern elevations which could allow access beneath the ridge tiles, which would present a roosting opportunity for crevice-dwelling bats species. Additionally, there are areas of missing mortar on the roof verge, and gaps under roof tiles at the verge of the single-storey section on the northwestern and northeastern elevation, allowing access in between the tiles and the roof lining, presenting a high-suitability crevice feature for roosting bats. No evidence of bats was identified externally, however recent rain would wash this away externally, and evidence could be concealed beneath the tiles, if present.	 <i>Loose or lifted tiles on northwestern elevation</i>  <i>Missing mortar on southeastern elevation</i>  <i>Missing mortar on northwestern elevation</i>	
--	------	--------------------	---	--	--

				 <i>Gaps under roof tiles at verge of single storey section on northwestern elevation</i>	
	Windows & Doors	uPVC & timber	A visual inspection revealed no significant degradation, gaps, or perimeter sealing failures that would provide potential ingress points or crevice roosting opportunities for protected bat species. No evidence of bats was identified externally; however recent rain would wash this away externally.	 <i>uPVC windows on southeastern elevation</i>	

				 <i>Timber doors and uPVC windows on southeastern elevation</i>	
	Voids	Void 1 – timber rafters and no roof lining Void 2 – Timber rafters and plastic roof lining	<u>Void 1</u> Dimensions: ~1.5m (height) X ~6m (width) X ~9m (length) Internal void 1 is located within the main two-storey section of B1. Void 1 could not safely be entered due to the absence of boarding on the floor. A visual inspection from the hatch revealed no roof lining and several areas of light ingress along the ridge lines and underneath the roof tiles. These gaps would allow access into the void for roosting bats. There are no crevice features within the void, however the timber rafters would provide suitable roosting habitat for void-dwelling bat species. A visual inspection inside the void revealed no direct or indirect sign of bat presence (e.g., droppings or staining).	 <i>Internal Void 1</i>	

			<u>Void 2</u> Dimensions: ~1m (height) X ~7m (width) X ~7m (length) Internal void 2 is located in the single-storey section of B1. Void 2 was not fully accessible due to the small height of the loft space and hatch. The void features plastic roof lining which appears to be in good condition, with no gaps or areas of damage that would allow access into the void. The small height of the void reduces its suitability for void-dwelling bat species, which typically require unobstructed access while in flight. A visual inspection from the hatch revealed no evidence of light ingress and no direct or indirect sign of bat presence (e.g., droppings or staining).	 <i>Light ingress along northeastern ridge line within void 1</i>  <i>Light ingress along central ridge line within void 1</i>	
--	--	--	--	---	--

				 <i>Internal Void 2</i>	
Impacts The roof of the single-storey part of B1 will be removed and replaced, and the northeastern wall will be altered as part of the proposed works. This could result in destruction of any bat roosts present within the building and could cause disturbance, death or injury to bats. Recommendations • One bat emergence/re-entry survey will be required on B1, requiring 3 surveyors with night vision aids (NVA) to provide full coverage of the building's elevations. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. These surveys must take place 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 and the survey visits should be at least three weeks apart. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity. 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 demolish the buildings as it would involve the destruction/disturbance 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.

Foraging and Commuting Bats

Summary of Survey Findings

There are no habitats on site which could be used for foraging bats. There are no strongly connected linear features present that may provide cohesive commuting routes between the site and features in the urban landscape. Furthermore, as the site is within an urban landscape, it is artificially lit by streetlights, which reduce the dark corridors available to bats for commuting and foraging.

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Recommendations

None.

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

No evidence of nesting birds was identified on or within B1, however 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.

Impacts

The roof of the single-storey part of B1 will be removed and replaced, the northeastern wall will be altered as part of the proposed works. 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 modification 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.

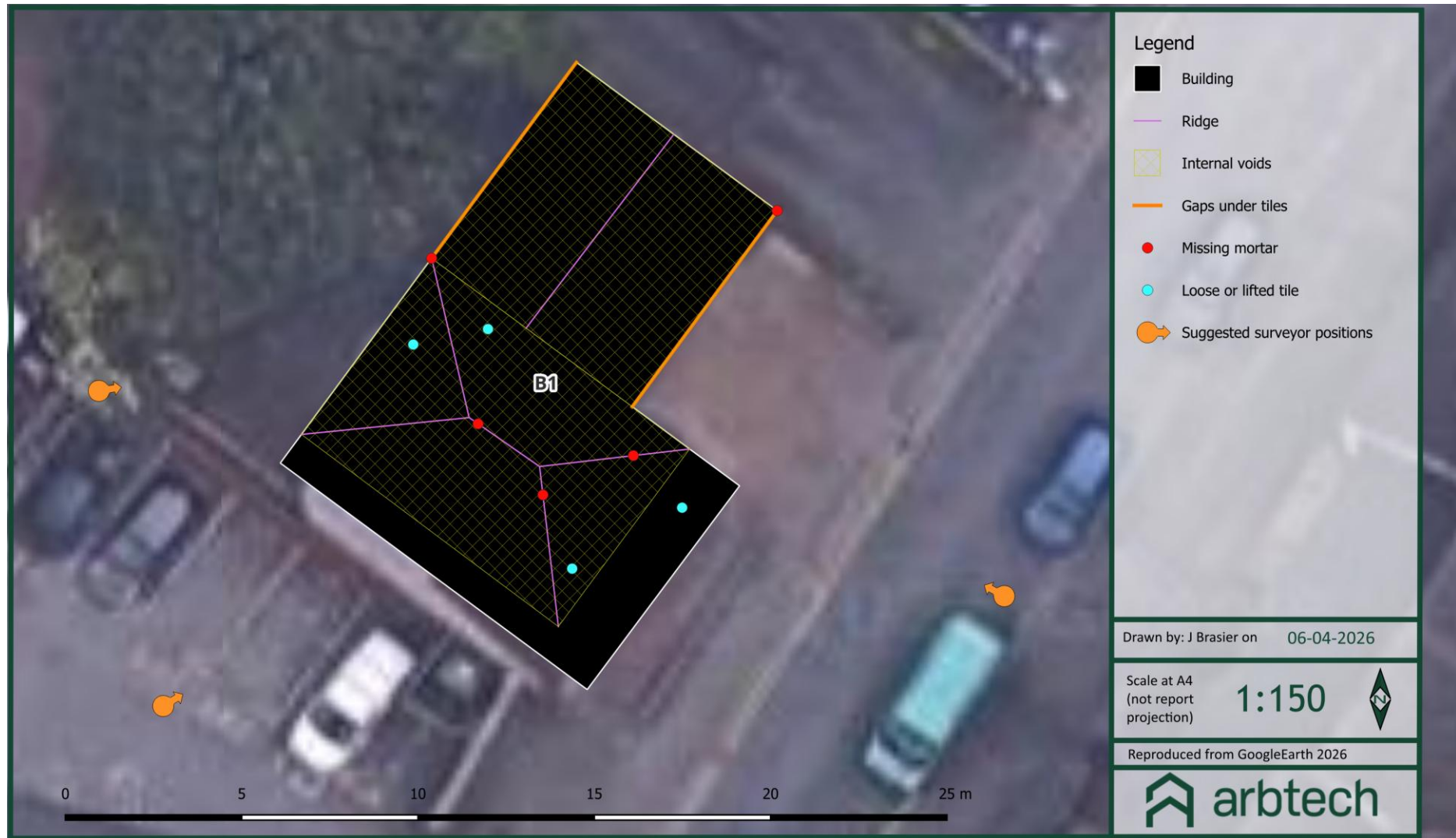
Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: PRA Plan



Appendix 4: Site Photographs



Photo 1: B1

Limitations and Copyright

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version Control

Status	Issue	Name	Date
Draft	0.1	Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence	07/04/2026
Proof	0.2	Elen Griffi BSc (Hons), MRSB, Senior Ecologist, Class 2 Bat Licenced	08/04/2026
Final	1.0	Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence	08/04/2026