



Protected Species Survey
Land and Buildings at Millfield Nurseries
Spalding Common
South Holland
Lincolnshire
NGR TF23416 20081

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	Report ref: P1033/ 0216/ 01 v2	

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1. Introduction

1.1 Site Description, Location and Survey Background

The site surveyed comprises a large commercial site situated on the east side of Spalding Common to the south of Spalding, centred at NGR TF23416 20081. The site contains a number of buildings, most being glasshouses and storage barns associated with Millfield Nurseries. The site is situated close to the River Welland. There are eleven buildings / structures closely grouped within the area surveyed. The location of the site is shown on the plan within **Figure 1** and an aerial photograph is provided to place the site into its environmental context in **Figure 2**.

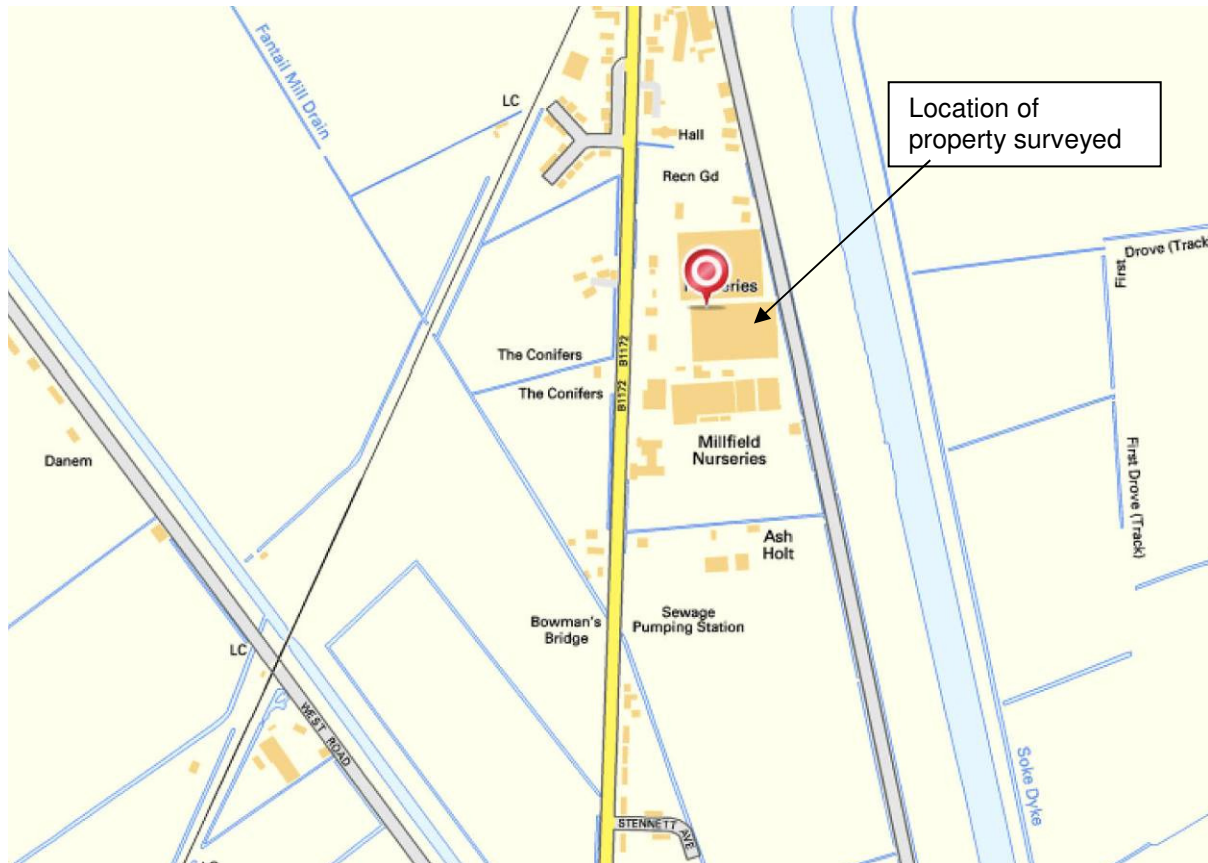


Figure 1: Site Location

Image copyright Ordnance Survey Mapping 2016

The site area surveyed contains a number of different buildings. The Applicant is preparing a planning application to redevelop the site area. In order to facilitate this application the Applicant has requested a protected species survey should be carried out covering all of the buildings and structures at the site and the small area of grazing land and garden at the south end of the site with specific emphasis on the potential presence of bats and Schedule 1 bird species such as Owl. This protected species report has been prepared to provide information to facilitate the planning application and assessment of the proposals by the Planning Authority.

An internal and external inspection of the buildings and structures at the site was completed on 13th January 2016. The owner of the site area and tenants have been contacted and none are aware of any significant bat or bird activity associated with the property surveyed.

1.2 Neighbouring Land Uses and Recent Site History

The defined site area comprises a parcel of commercial land containing a number of buildings, varying in use including large commercial glasshouses, some small storage barns used by the nursery, an art gallery, a garage and a residential house. There is also an old derelict round mill

building. At the southern end of the area surveyed is a parcel of open grazing land occupied by horses.

The site is in a rural area surrounded by extensive cultivated fields used for arable and vegetable production to the south of Spalding. The River Welland runs a short distance to the east. The landscape surrounding the site area is very open and exposed as can be seen in **Figure 2** below.



Figure 2: Site Contextual Aerial Photograph

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The Surveyor is an active member of the Lincolnshire Bat Group holds a Natural England Class 18 Level 2 Bat Survey License and a Class 15 Roost Visitor License issued by Natural England.

2. Survey Context

This survey has been carried out to provide information to Natural England and the Planning authority in regard to gaining permission to undertake the redevelopment of the site area. It is assumed this may require the demolition / renovation of some or all of the buildings present.

2.1 Protected Species

The survey covers a number of agricultural / commercial buildings and a derelict residential cottage. Considering the number of buildings in the survey area and the location of these in a rural area, it was determined that the biological records for the location should be obtained from the Greater Lincolnshire Nature Partnership and reviewed. A summary of these records is attached as **Appendix 2**.

The records confirm the site area assessed is not a Statutory or Non-statutory site of ecological value.

There are a number of Local Wildlife Sites in the area. The River Welland Corridor is 0.14km to the east and this linear water body provides habitat for a range of aquatic and bird species. There are other similar water bodies in the general area also classified as Local Wildlife Sites such as New River and South Drive Drain but these are over 0.6km distance. The proximity of the River Welland would potentially enable wildlife to utilise the site area surveyed if the terrestrial habitat is suitable.

There is a SSSI 'Cowbit Wash' located 0.94km to the south of the area surveyed on the opposite side of the River Welland. This is an area of scrub and wetland that support a range of flora and wildlife.

There are a number of records of protected species within the locality. The records include Schedule 1 bird species such as Kingfisher, Little Ringed Plover, Marsh Harrier, Hobby and Barn Owl nesting in the general locality, most associated with Spalding or the River Welland.

There are records of birds such as Lesser Redpoll, Skylark, Graylag Goose, Swift, Goldeneye, Corn Bunting, Yellowhammer, Brambling, Snipe, Linnet, Yellow Wagtail and Spotted Flycatcher in the general area, mostly associated with rivers / drains and adjacent agricultural land. .

There are known roosts for Brown Long-eared and Pipistrelle bats in the town of Spalding and surrounding villages and one bat roost record from 1992 identifies a roost at Spalding Common but this record relates to a building further to the north on the outskirts of Spalding. The general area is considered to be quite poor habitat for bats as it is open and exposed with no significant woodland areas but the drains and river corridors provide good linear foraging routes. Bats in this area tend to focus foraging activity on the linear waterways and drains.

There are no known badger setts in the vicinity of the site and no nearby sightings. There are setts to the north but these are more than 1km distant from the buildings and hard standing areas being assessed. There are no records of Great Crested Newt or Reptiles in the general vicinity. There are records of Water Vole associated with the River Welland and other drainage channels in the general area.

Following the appraisal of the available information the buildings, structures and adjacent grazing and residential garden land at the site were inspected. The inspection took into consideration the structure of the buildings, the current uses of these and the local environmental context. During the survey of the building observations and identification or signs of any species protected under the Habitat Regulations 2010 (originally Part 1 of the Wildlife and Countryside Act 1981) were noted. The objective of the survey is to identify and report any physical evidence of protected species, particularly bats and Schedule 1 birds such as Owl using any of the buildings or adjacent land within the survey area.

The inspector cannot be held responsible for any parts of the building structures that may have been inaccessible to the inspector due to services or structural restrictions, or any other restriction that could compromise the safety of the inspector or prevent unrestricted access. In this instance internal access to all of the buildings except for the roof space of Building 7 and the interior of Building 8 was obtained.

The client must accept that the inspector will remain impartial to all parties involved and the results of the survey may not be in the best interests of the client. The surveyor, Christopher Barker, is an experienced ecological consultant and Licensed Bat Worker (Class 18 L2 Natural England License).

2.2 Legal Constraints

Legislation Protecting Bat Species:

All species of Bat within the UK are protected under the Conservation of Habitat and Species Regulations 2010 (Habitat Regulations). These were passed into law in England and Wales on 01 March 2010. This legislation is now the principle means that enables Council Directive 92/43/EEC on the conservation of natural habitat and of wild fauna and flora to be transposed for England and Wales. These new Regulations consolidate all the various amendments to the Conservation (Natural Habitat) Regulations 1994 that in turn previously amended and incorporated the Wildlife and Countryside Act 1981

The Habitat Regulations now incorporate all the requirements for the protection of bats that the amended WCA 1981 originally contained. Under Part 3 Section 42 of the Habitat Regulations all species of bats are listed as being protected. Under the auspices of the Habitat Regulations it an offence to:

- Intentionally kill, injure or take a bat [WCA section 9(1)]
- Possess or control any live or dead specimen or anything derived from a bat [WCA section 9(2)]
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat [WCA section 9(4)(a)]
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose [WCA section 9(4)(a)]

Included within Part 2 Section 11 of the Habitat Regulations are regulations defining the designation of Special Areas of Conservation (SACs) and these regulations also provide protection for Greater and Lesser Horseshoe Bats, Barbastelle and Bechstein's Bats. Inclusion of these protected species within the European protected species Regulations means that member states are required to put in place a system of strict protection as outlined in Article 12; this is presented through inclusion on Schedule 2 of the Regulations. Regulation 39 makes it an offence to:

- Deliberately capture or kill a bat [Regulation 39(1)(a)]
- Deliberately disturb a bat [Regulation 39(1)(b)]
- Damage or destroy a breeding site or resting place of a bat [R.39(1)(d)]
- Keep, transport, sell or exchange, or offer for sale or exchange a live or dead bat or any part of a bat [R.39(2)]

The legislation makes it an offence to intentionally or recklessly damage, destroy or obstruct access to a site used by bats whether bats are present at the time or not.

Where there is a risk that a bat roost may be present, it is incumbent upon the owner to commission a survey to identify the possible presence of a bat roost before instructing any work that may potentially impact upon the roost to commence. Failure to do so and in the event of disturbing a roost site and upon conviction is an offence. The maximum penalty for committing offences relating to bats or their roosts can amount to imprisonment for a term not exceeding six months or to fines of up to Level 5 on the standard scale under the Criminal Justice Act 1982/1991 (i.e. £5000 in April 2001) per roost or bat disturbed or killed, or to both.

Legislation Protecting Bird Species:

The Conservation of Habitat and Species Regulations 2010 (Habitat Regulations) provides protection to wild birds, particularly species lists under Schedule 1 of the Act such as Barn Owl.

Under the Habitat Regulations all birds, their nests and eggs, are protected under law. It is an offence, with certain exceptions, to:

- Intentionally kill, injure or take any wild bird
- Intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being constructed
- Intentionally take or destroy the egg of a wild bird
- Intentionally (or recklessly in England and Wales only) disturb any wild bird listed on Schedule 1 while it is nest building, or at (or near) a nest containing eggs or young, or disturb the dependent young of such a bird.

3 Survey Methodology

The survey of this site was completed in January, outside the optimum or sub-optimum for many species such as bats and nesting birds and therefore limited by this. The inspection of the buildings included an inspection of the internal and external roof structures and use of an endoscope where appropriate to carry out a thorough inspection searching for evidence of bat or bird activity from the previous activity season or remaining in sheltered locations within the interior of the buildings and structures. An initial appraisal of the external faces of the buildings was carried out using binoculars to assess potential features of interest. This was followed by a more detailed external and then internal inspection of the buildings and structures with particular attention being paid to the internal roof and any other features of interest noted.

The visual inspection of the buildings and structures initially comprised an assessment from all accessible sides using professional high quality binoculars 10 x 25 magnification to establish if any access points for bats are present and identify any external indications such as stains, wearing around holes etc. that indicate the potential presence of these species. Windows, windowsills, doors, walls and the ground around the base of walls were inspected for signs of bat activity although evidence such as droppings may have only have been retained in covered and protected external areas unless it is very fresh.

The buildings displayed a number of excellent clean surfaces internally and externally which provided good surveying surfaces on which evidence such as stains, scratches, roost access points and nesting locations is easily identified.

If evidence of potential access points for bats or signs of nesting birds has been identified, these features have been targeted for further detailed investigation at close quarters. Bats in particular may roost at any time of year in locations such as voids behind beams and tiles, fissures, knot holes, gaps between bricks, voids behind roofing felt etc.

A potential bat roost site is to be inspected for overt evidence of bat presence and occupation. This could present as:

- Staining around a cavity, fissure, void or split caused by oils secreted by the bat into its fur
- Scratching on timbers and joists caused by the bat in the act of take off and landing
- Bat droppings and feeding debris in and around the access point or below the feeding roost
- Urine stains below a possible entrance site or within the entrance to a cavity. The urine also smells heavily of ammonia which is distinctively identifiable at close quarters
- Possible audible noises during daylight of bats chattering especially in hot weather
- Flies around entrance of possible roost which may be attracted to bat guano
- The lack of cobwebs around a possible entrance site may also suggest occupation, but of course does not directly confirm bat presence.

Potential bat roost locations in relation to buildings are described within this report as:

High – a building or structure with significant features offering potential roost locations to bats;
Moderate – a building with some suitable features offering potential roost locations but these are limited in number and /or the building is not located in a position offering good foraging habitat;
Low – no significant features offering potential for roosting and /or the building is located in a position unsuitable for bats to make use of.
Negligible – no features of potential interest and a poor location making it extremely unlikely bats will be present.

Any potential roost features with the evidence indicating the presence of bats that is not fully visible to the naked eye will then be subjected to a visual inspection using a torch or, if necessary, an Endoscopic Fiberscope with illumination as appropriate.

4. Survey Findings

4.1 Inspection of the Site and Buildings

A total of eleven buildings / structures and the open areas of hard standing surrounding and linking these were inspected. The inspection also included the garden area of Building 7 and the grazing land along the southern edge of the site area.

Building 1 – Galley and Garage

This building is situated on the western side of the survey area adjacent to Spalding Common with a strip of amenity grassland and screen woodland near the road. The building is a modern steel frame and brick clad building with a pitched roof that is divided into two parts. The walls comprise two courses of buff coloured brickwork with a cavity. The shallow pitched roof is corrugated metal sheeting laid directly over the steel framework with no lining or felting. There are a number of light panels in the roof.



Gallery (south side Building 1)



Garage (north side Building 1)



Roof space over Gallery

The southern part of the building is occupied by an art gallery. The roof space of this has been separated to create a small storage area within part of the roof space. This was accessed to inspect for evidence of bats and birds. The windows and doors have white painted wooden frames or are of modern uPVC construction.

The garage at the northern end of the building has large sliding aluminium doors at the gable end allowing access. The interior of the building is open to the loft space and has a concrete floor. The area surrounding the building is occupied by concrete hardstanding or is within the landscape lawn and tree planted area on the west side of the building adjacent to Spalding Common.

The brickwork of the building is in excellent repair throughout and there are no cracks or gaps within this. The roof is also in excellent repair with no lifted sheeting edges or areas of flashing / joints visible. Structurally the building, in particular the roof structure, appears in excellent condition with no features that would be of potential interest to roosting bats or nesting birds. The inspection of the building found no evidence of roosting bats or nesting birds and it is considered to have **negligible roost potential** i.e. there are no features offering potential for roosting. No evidence of any other protected species or habitats of potential ecological significance were found in this location.

Buildings 2, 3, 4, 5 and 6 – Glasshouses

Each of these structures is a production glasshouse constructed from a metal frame with glass panel affixed. These are not internally heated and the interiors are entirely open and exposed. Each of the glasshouse buildings contain growing nursery stock that is being intensively managed. Access is controlled via sliding doors. There is an internal lighting systems and irrigation system but no other structures within the interior of these structures.

The inspection of Glasshouse 2, 3, 4, 5 and 6 found no evidence of any activity by protected species such as roosting bats or nesting birds either externally or internally and all five structures are considered to have **negligible roost potential** i.e. these buildings display no features that will be of potential interest to roosting bats. No evidence of nesting bird activity was found in or on any of the glasshouse buildings.

The area surrounding the glasshouses is occupied by concrete hardstanding or plant stocking areas overlain by weed control and capillary matting and contains no evidence of any protected species and no habitats of any ecological significance.



Glasshouse 2



Interior of glasshouses



Glasshouses 3 /4 with building 4A



Glasshouses 5/6

Buildings 2A/B and 4A – Small stores

These small storage buildings lie on the south side of Glasshouses 2 and 4.

Buildings 2A and 2B are both small single storey lean-to style storage buildings constructed from steel frame and cinder block open fronted on the south side as can be seen in the photograph below. The roof comprises corrugated asbestos cement sheeting affixed directly to the steel frame with no lining of felting. This building is open and exposed and contains materials and equipment used by the nursery operation. Buildings 2A and 2B are considered to have **negligible roost potential** i.e. these buildings display no features that will be of potential interest to roosting bats. No evidence of nesting bird activity or any indication of the presence of protected species was found in or on either of these buildings.

Building 4A is a small single storey brick store with double wooden doors on the south side allowing access. The brickwork is in excellent repair with no gaps or cracks to the mortar. It has a pitched corrugated asbestos cement sheet roof laid directly over a precast wooden beam roof structure with no under felt or lining present. This small building is considered to have **negligible roost potential** i.e. it displays no features that will be of potential interest to roosting bats. No evidence of nesting bird activity or any indication of the presence of protected species was found in or on this buildings.



Buildings 2A and 2B

Building 7 – Occupied Residential House

This is a single storey situated with a garden area and small outbuildings on the south eastern corner of the survey area adjacent to Cradge Bank which is a road running adjacent to the east boundary of the site near to the River Welland.

As can be seen in the photograph below this is a red brick building with a pitched tiled roof probably constructed somewhere around 1950. The brickwork is two courses with a void between. The roof structure comprises precast wooden joists with felting and cement tiles. The

roof edge has wooden enclosed soffits painted white common to bungalows of this type and age. The roof is in excellent repair with no missing, slipped or lifted cracks and the cement rendering to the ridge and roof edge tiles intact throughout. The loft space was insulated in 2011 according to the resident. The building has black gutters and downpipes and white wooden framed windows.

The enclosed soffits are in reasonable repair but there are some small gaps noted at joints and edges which could potentially allow access by bats into the interior void behind the soffit base.

In the garden area behind the house are three wooden outbuildings – each is constructed from a wooden frame overlaid by wooden sheeting and felted. Two are of reasonable size, one being a stable block with a shallow pitched roof of corrugated fibreboard which is not under felted or lined, the second being a garage / store with a similar, pitched, corrugated asbestos cement sheet roof over wooden beams.



The inspection of the house and outbuildings found no evidence of roosting bats or nesting birds. Due to the enclosed wooden soffits and felting under the tiled roof, the residential house is considered to have **low / moderate roost potential**. This building is positioned close to the River

Welland and is therefore potentially well situated to be of interest to bats that may be foraging along this linear route. The outbuildings are considered to have **negligible roost potential**. There was no evidence of any nesting birds within any of these buildings. The garden is well-maintained with mown amenity lawns and border amenity shrubs. No evidence of nesting bird activity or any indication of the presence of protected species was found within the garden area.

Buildings 8 – Derelict Round Millhouse

This ruined building is situated near the centre of the survey area between the glasshouses and the residential houses along Spalding Common. As can be seen in the photograph below, this round brick building is in a poor state of repair and is not in use. The roof is missing and the internal floors have also fallen away or been removed making the interior of the structure entire open. The brickwork is also in poor repair with crack, missing bricks and small voids visible in a number of location. Due to the poor repair of the building it was determined that internal inspection was not prudent.

Externally no evidence of any bat or bird activity could be found. Since the brick work to the building is in such poor repair and gaps are visible on the structure that could potentially be of interest to bats this building is considered to have **low roost potential** on the basis that there are minor features on this structure that could be of potential interest to roosting bats but it is not in a particularly good location.



Building 8



Building 8

Buildings 9, 10 and 11 – Storage Barns

These three buildings are all located in the centre of the survey area between the glasshouses or near to the boundary with the residential houses and they are of similar construction.

Building 9 is a tall storage building constructed from two courses of brickwork with a wood and steel frame pitched roof over which corrugated asbestos cement sheeting has been laid. The brickwork is in excellent repair and access to the building is via large open double doorways on the south side. The roof is not lined or under felted and internally open to the roof apex. There are also light panels in the roof structure. The interior of the building has high levels of artificial light and it is being used to store pallets and nursery equipment. The internal and external inspection of this building found no evidence of bat or bird activity and it is considered to have **negligible roost potential**.

Building 10 is nearly identical to building 9 in that it is a tall storage building constructed from two courses of brickwork / cinderblock with a steel frame and wooden beam pitched roof over which corrugated asbestos cement sheeting has been laid. The brickwork and cinderblocks are in excellent repair and the building is entirely open-fronted to the south side. The roof is not lined or under felted and internally open to the roof apex. There are also light panels in the roof structure. The interior of the building has very high levels of artificial light and it is being used to store pallets and nursery equipment. The internal and external inspection of this building found no evidence of bat or bird activity and it is considered to have **negligible roost potential**.



Building 9



Internal roof of building 9



Building 10



Internal roof of building 10

Building 11 is smaller and constructed from two courses of red brick over which a timber beam roof has been constructed over which corrugated asbestos cement sheeting has been laid. There is no felting or lining under this. The doorways and windows to this building have been boarded up or covered up by pallets so full internal access could not be obtained. However, where windows were exposed the interior could be seen and there is no evidence of any bat or bird activity visible on the walls or concrete floor of the building. The roof is in poor repair with gaps along the ridge and at the roof edges where the roof cladding has broken away.



Building 11



Roof of building 11

Whilst the structure of the building is far from attractive to bats and birds wishing to roost or nest, access into the interior of the building by these species is possible. As full internal access could

not be obtained and there are potential access points, this building is considered to have **low roost potential**. It is unlikely that bats will use this building and there is no internal evidence of any nesting activity.

Hardstanding Areas

The land surrounding the glasshouses and other buildings around the site surveyed is predominantly concrete hard standing, covered nursery stock areas as shown in the photograph below or compacted ground used for access and storage of equipment. The only areas of semi-natural land are thin strips of grassland and bare soil along the boundaries of the site. These areas were inspected and no indication of any burrows, tracks or trails suggesting the presence of significant wildlife was found.



Grazing Paddock

The land lying along the southern side of the survey area adjacent to the residential house and garden comprises a field of intensively grazed semi-improved grassland used as a paddock and exercise area for horses. The field is occupied by uniform grazing sward that is very short and cropped with limited diversity. The boundaries of the field are fenced with wire fencing / sheep netting. The uniform character and quality of this sward is reasonably good and indicates a managed field with moderate fertility and regular grazing to maintain this.



Area grazed by horses

Grazing / exercise area for horses

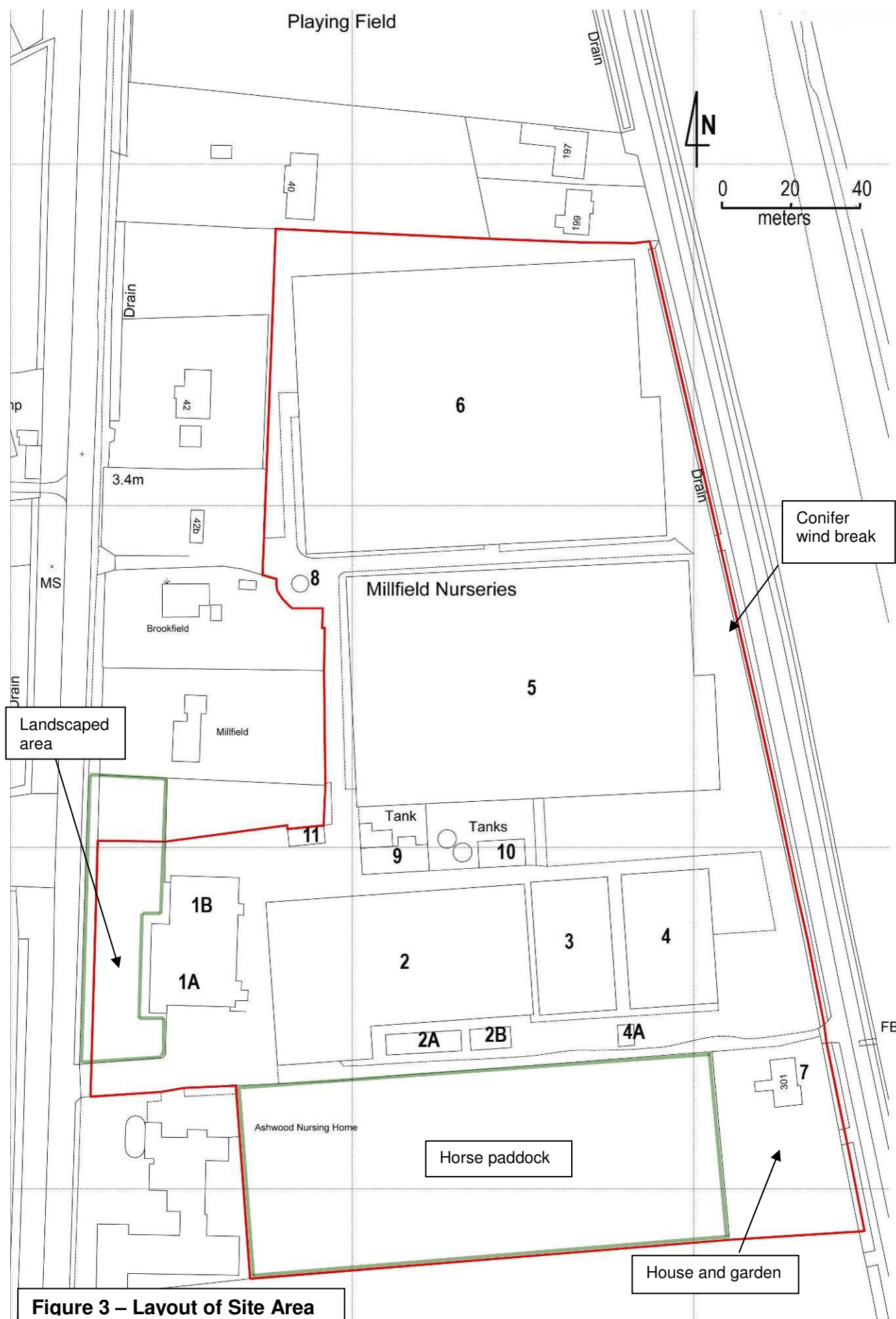
It contains a fairly low population of forbs or other sward weed species but there is slightly increased diversity along the southern and eastern boundaries close to the residential garden and adjacent fields. Overall the sward is dominated by perennial ryegrass (*Lolium perenne*) with other agricultural grass such as fescue (*Festuca rubra*) and bent (*Agrostis* sp). In some areas, particularly near the western boundary of the field there are coarser grasses such as Yorkshire Fog (*Holcus lanatus*) forming tussocks.

The limited population of forbs includes species such as such as clover (*Trifolium repens*), dandelion (*Taraxacum officinale*) and plantain (*Plantago lanceolata*) but these are not widespread. Closer to the field margin are additional species such as speedwell (*Veronica agrestis*), chickweed (*Stellaria media*), daisy (*Bellis perennis*) and buttercup (*Ranunculus repens*). There are no taller forbs within the field but occasional Dock (*Rumex obtusifolius*), Cow Parsley (*Anthriscus sylvestris*), Nettle (*Urtica dioica*) and Bindweed (*Calystegia sepium*) are present around the edges of the field.

At the eastern end adjacent to the house and garden one part of the field has been segregated and contains chickens and geese.



Chicken / geese area.



5. Conclusion and recommendations

Having completed an inspection of the buildings at the site the following conclusions are reached:

Building 1 – No evidence of any activity by protected species was found associated with this building and the land surrounding it occupied by amenity grassland and a screen belt of young trees along Spalding Common. This building was assessed as having ‘Negligible roost potential’ and no evidence of protected species or habitats of significance was found in this part of the site surveyed.

Buildings 2 -6 (Glasshouses) – No evidence of any activity by protected species was found associated with these glasshouses and the land surrounding these is occupied by hard standing or land lined with matting for nursery stock. These buildings were assessed as having ‘Negligible roost potential’ and no evidence of protected species or habitats of significance was found in these areas within the site surveyed.

Buildings 2A/B and 4A – No evidence of any activity by protected species was found associated with these buildings and both are classed as having negligible roost potential. They are surrounded by glasshouses and concrete hardstanding and have no ecological value.

Building 7 – Whilst no physical evidence of any activity by protected species was found associated with this residential house, the structure contains features such as a lined roof and enclosed wooden soffits which have some potential access points that could be of potential interest to species such as Pipistrelle Bat. A search of the outbuildings and garden areas revealed no features or habitats of potential interest to protected species. The residential house is considered to have **low / moderate roost potential**

A building with low / moderate roost potential should be subjected to at least one emergence / activity survey in accordance with the Bat Survey Guidelines 2nd Edition. In this instance, such a survey will only be required in the development proposals for the site area require this building to be renovated, disturbed or demolished.

Building 8 – No evidence of any activity by protected species was found associated with this building but it is in a poor state of repair and internal access could not be obtained. The brick structure of the building displays holes, cracks and other gaps that could be of minor interest to roosting bats and therefore this building is classed as having **low roost potential**. There is also a possibility that nesting birds may be making use of internal features remaining in the brickwork although no evidence of this could be seen when looking through the open doorway and window.

A building with low roost potential should be subjected to at least one emergence / activity survey in accordance with the Bat Survey Guidelines 2nd Edition. In this instance, such a survey will only be required in the development proposals for the site area require this building to be renovated, disturbed or demolished.

Buildings 9 and 10 – No evidence of any activity by protected species was found associated with these buildings and both are classed as having negligible roost potential. They are surrounded by glasshouses and concrete hardstanding and have no ecological value.

Building 11– No evidence of any activity by protected species was found associated with this building but it is in a poor state of repair and internal access could not be obtained. The roof structure of the building displays holes and other gap that could be of minor interest to roosting bats and therefore this building is classed as having **low roost potential**. No evidence of any activity by protected species was found associated with this building.

A building with low roost potential should be subjected to at least one emergence / activity survey in accordance with the Bat Survey Guidelines 2nd Edition. In this instance, such a survey will only

be required in the development proposals for the site area require this building to be renovated, disturbed or demolished.

Grazing Land – this parcel of heavily grazed land is occupied by horses and used to exercise horses. The sward is of reasonable quality and contains no rare or unusual plants or plant communities. The marginal areas of the field contain a range of common species associated with agricultural grazing land and boundary hedgerows. No evidence of any protected species was found and no further surveys are recommended.

It is recommended that if the proposed development of the site area impacts buildings 7, 8 or 11 that these buildings should be subject to at least one emergence survey as part of the planning assessment process. Such a survey should be completed during the bat activity season.

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REFERENCES

Bat Conservation Trust 'Bat Surveys - Good Practice Guidelines' 2nd Ed. 2012

Natural England. 2004. Bat Mitigation Guidelines. English Nature, Peterborough

Bat Workers Handbook. JNCC 3rd Ed. 2004

Appendix 2 - Biological records provided by the Greater Lincolnshire Nature Partnership.

Separate Appendix