



BUILDINGS AT LONG WHITE COTTAGE -
EDINGLEY, NOTTINGHAMSHIRE
PROTECTED SPECIES APPRAISAL

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INTRODUCTION

Arc Ecology were commissioned to undertake a Protected Species Appraisal of two out-buildings at Long White Cottage, Station Road, Edingley, Nottinghamshire to attempt to determine the presence/absence of any such species within the buildings prior to a planning application being submitted for their development.

Given the habitats present within the site, particular emphasis was given to the potential for the site to support roosting bats and nesting birds.

SITE DESCRIPTION

The site lies off Station Road at OSGR SK 67068 56046 and consists of a lean-to attached to the main dwelling property at its eastern end and a single garage unit attached to the lean-to at its western end (see Plate 1).

The buildings are of brick construction with clay pantile roofs. The lean-to section is open on its southern side with a single internal room open to the roof, which is sloped and has an intact bitumen felt lining throughout.

The garage unit has a gable ended roof with a single room internally currently used for storage. The ceiling is partially boarded but has large gaps around the edges and there is an intact bitumen lining present throughout (see Photographs 1 - 5).

The buildings are in relatively good condition with no gaps, cracks or crevices in the brickwork and mortar. There are a number of tiles on the roofs which have the leading edge raised. This was assessed to be from minor movement in the timbers of the roof and the tiles all still meet properly under the first ridge. The majority of these gaps were found to be blocked with mosses or cobwebs at the time of survey.

Habitats in the vicinity of the site consist of arable and pastoral fields and their associated trees and hedgerows in all directions, with small amounts of built environment and its associated hard-standing and amenity land to the south-west.

Plate 1 - Aerial view of site with buildings surveyed in red



Photograph 1 - Northern aspect of buildings



Photograph 2 - Roof of lean-to



Photograph 3 - Southern aspect of buildings



Photograph 4 - Western aspect of garage



Photograph 5 - Internal view of lean-to



Photograph 6 - Internal view of garage



METHODOLOGY

The appraisal of the building was undertaken on the 17th June 2022 by a suitably qualified ecologist and current holder of a current Level II Class Licence to survey for bats (license number 2017-27501-CLS-CLS).

The appraisal of features on and within the buildings for their suitability to support bats was undertaken following guidelines published by the Bat Conservation Trust (2016) and Mitchell-Jones (2004) and consisted of searches for suitable access points for bats such as gaps, cracks and crevices in the brickwork and mortar of the building, raised missing or slipped tiles on the roof of the buildings and any evidence of the presence of bats including staining from urea or oil from the fur of bats on brick and woodwork, droppings, feeding remains or the animals themselves.

The appraisal was undertaken from ground level and was augmented by the use of binoculars, ladders, a strong torch and an endoscope as required.

Appraisal of habitats suitable for nesting birds followed guidance given by Bibby et al. (2000).

CONSTRAINTS

There were no constraints to the survey and all areas of the site were accessible.

SURVEY RESULTS

BATS

No evidence of the current or historic presence of bats was found on or within the buildings during the survey.

The lean-to is bright, draughty and open to the elements and is assessed to be generally unsuitable for use by roosting or resting bats.

The tight-fitting door and intact felt lining prevented internal access to the garage unit for roosting bats.

Where the leading edges of roof tiles were not blocked by moss and cobwebs, they were assessed visually and no evidence of the presence of bats was located.

Due to the lack of evidence found and general lack of features suitable for roosting or resting bats, bats are not currently considered to pose a constraint to the proposed works and no further survey for bats is recommended,

However, bats are highly mobile species and can inhabit buildings with suitable features at any time, and it cannot be completely discounted that individual bats may commence using the building on an opportunistic basis.

NESTING BIRDS

No evidence of nesting birds was found during the survey.

There was access into the lean-to for such species but no other access points or external features were present.

Due to lack of evidence found and lack of suitable features present, nesting birds are not considered to pose a constraint to the proposed works and no further survey for nesting birds is required.

Nesting birds are therefore discounted from the remainder of this report.

OTHER PROTECTED AND NOTABLE FLORA AND FAUNA SPECIES

There was no evidence of the presence of any other notable flora and fauna species noted during the survey and there are no habitats present within the site considered suitable to support such species.

CONSTRAINTS AND RECOMMENDATIONS

BATS

Bats and their habitats are protected under the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000), and by the Habitats Regulations 1994 (as amended 2007). In summary, these make it an offence to damage, destroy or obstruct any place used by bats for breeding and shelter, disturb a bat, or kill, injure or take any bat.

In addition, seven bat species are on the UK Biodiversity Action Plan and are listed as Species of Principal Importance under the provisions of the NERC Act 2006. The National Planning Policy Network document 'ODPM Circular 06/2005' gives guidance on the treatment of Species of Principal Importance and states that local authorities should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

While there are not currently considered any constraints to the development of the buildings with regard to bats, bats are highly mobile species and can start using buildings with suitable features at any time.

Due to this, contractors should be made aware of the fact, albeit slight, that individual bats may be present if work is undertaken during the active season for bats.

It is recommended that the roofs of the building are removed carefully by hand, which the site owner has agreed to.

In the unlikely event that a bat is found during work on the roof of the buildings, all work **must** cease and an appropriately licensed ecologist and/or Natural England should be contacted for advice as it is possible that a European Protected Species (EPS) licence would be required to be in place before works could continue.

SUMMARY

- A Protected Species Appraisal was carried out on two out-buildings at Long White Cottage, Edingley, Nottinghamshire by Arc Ecology on the 17th June 2022.
- No evidence of the current or historic presence of bats was found and external features suitable for use by roosting or resting bats were highly limited.
- Bats are not currently considered to pose a constraint to works on the buildings and no further survey for bats is recommended.
- However, as bats are highly mobile species, it cannot be completely discounted that individual bats could commence using the buildings in the interim period between the production of this report and works commencing.
- Due to this, it is recommended that the roofs of the buildings are carefully removed by hand.
- In the unlikely event that a bat is found at this time then all works **must** cease and a suitably qualified ecologist and/or Natural England should be contacted for advice as it is possible that an EPS licence may be required to be in place before works can continue.
- There was no evidence of current bird nesting found on or within the buildings during the survey, and there are access points suitable for such species with the exception of the open fronted lean-to.
- Nesting birds are not considered to pose a constraint to the proposed works and no further survey for such species is required.
- There are not considered to be any ecological constraints to the development of the site with regard to any other protected or notable flora and fauna species.

REFERENCES

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