



BUILDINGS AT MANOR FARM,  
HALL LANE, KINOULTON -  
PROTECTED SPECIES APPRAISAL

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## **INTRODUCTION**

Arc Ecology were commissioned to undertake a Protected Species Appraisal of buildings at Manor Farm, Hall Lane, Kinoulton, Nottinghamshire to attempt to determine the presence/absence of any such species within the site prior to a planning application being submitted for its 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 Hall Lane at OSGR SK 68223 31203 and is a two-storey dwelling property and a single storey garage unit connected by a single storey enclosed walk-through (see Plate 1).

The buildings are all of brick construction with clay tiled roofs, the roofs of the main dwelling and garage being gable ended. The roof of the walkthrough is joined to the walls of the dwelling and garage, with lead flashing in the valleys to prevent water ingress. The dwelling has a single roof void internally with an intact bitumen felt lining throughout.

The dwelling has UPVC soffits on the northern and southern aspects and the garage unit has wooden soffits on the northern and southern aspects, and an area of wooden boxing along the underside of the roof on the northern side of the walkthrough (see Photographs 1 - 7). There is wooden cladding between the upper and lower floor windows on the southern aspect of the dwelling and a single storey veranda on its northern aspect.

The buildings are all in a very good state of repair with no gaps, cracks or crevices in the brickwork and mortar and no raised missing or slipped tiles on the roof.

The soffits and wooden boarded area are all intact with no gaps, cracks or mis-aligned sections that could provide internal access to the building.

The lead flashing on the southern section of the walkthrough roof is all flush with no raised sections present. The wooden cladding on the southern aspect of the building is also in good order with no cracks, gaps or splits present.

The only exception to this was a small area on the south-western gable end of the dwelling where a portion of mortar was missing, but this was inspected and found to be only surface shelling with the remaining mortar intact.

Habitats in the vicinity of the site consist of arable and pastoral fields to the north, east and south-east and built environment and its associated hard-standing and amenity land to the south-west.

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



**Photograph 1 - Northern aspect of dwelling**



**Photograph 2 - Eastern aspect of dwelling**



**Photograph 3 - Southern aspect of dwelling**



**Photograph 4 - Western aspect of dwelling**



**Photograph 5 - Northern aspect of garage and walkthrough**



**Photograph 6 - Southern aspect of garage and walkthrough**



**Photograph 7 - Western aspect of garage**



## **DEVELOPMENT PROPOSALS**

The proposed works are demolition of the existing buildings and construction of a new build dwelling within the site footprint.

## **METHODOLOGY**

The appraisal of the building was undertaken on the 5<sup>th</sup> 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 building 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 building and any evidence of the presence of bats including staining from uric acid 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.

There were no suitable access points for bats into the fabric of the buildings present and no external features which could provide suitable shelter for roosting or resting bats.

Due to lack of evidence found and lack of suitable access points or external features for bats on the buildings, bats are not currently considered to pose a constraint to the renovation of the building and no further survey for bats is required.

Bats are therefore discounted from the remainder of this report.



### NESTING BIRDS

No evidence of nesting birds was found during the survey, and there were no access points into the buildings nor external features suitable for use by such species.

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**

There are not currently considered to be any constraint to the proposed works with regard to any protected or notable flora and fauna species.

## **SUMMARY**

- A Protected Species Appraisal was carried out on buildings at Manor Farm, Hall Lane, Kinoulton, Nottinghamshire by Arc Ecology on the 5<sup>th</sup> June 2022.
- No evidence of the current or historic presence of bats was found and there were no access points or external features suitable for use by roosting or resting bats.
- Bats are not currently considered to pose a constraint to works on the building and no further survey for bats is required.
- There was no evidence of current bird nesting found during the survey, and there are no access points or external features suitable for such species present.
- Nesting birds are not considered to pose a constraint to the proposed works and no further survey for nesting birds 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

- Bat Conservation Trust (2016).  
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Bird Census Techniques: (2<sup>nd</sup> Edition). Academic Press, London.
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Bat Mitigation Guidelines. English Nature, Peterborough.