




Preliminary Ecological Appraisal
Stone Barn
Dovecote Rise
South Rauceby
Lincolnshire
NGR TF02532 45640

Report prepared by:
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Non-Technical Summary

The site surveyed comprises a detached outbuilding situated at Dovecote Rise, South Rauceby, Lincolnshire centred at NGR TF02532 45640. In order to facilitate an application to obtain permission to convert this building into a residential house the Applicant has requested a preliminary ecological appraisal and protected species survey should be completed to assess the building. An internal and external inspection of the building was completed 10th April 2023.

The site comprises an occupied residential house and garden and a detailed Phase 1 Habitat Survey is not required as the entire site area inspected will be classed as 'Buildings' and Amenity Garden' and it does not contain any significant natural habitat areas. The survey therefore concentrated on the potential presence of protected species.

The building is a detached stone structure of traditional construction. It has a garage at the north end with a lower pitched roof; a central section, the ground floor of which is sub-divided into a car port, a storage barn, a feed store and a tack room all separated by internal stone walls; and a small store on the southern end of brick construction with a low pantile roof. Above the central section is a first-floor granary room occupying the roof space. This has an access door at the south end opening above the small store at the south gable.

An assessment of the survey area has identified the following potential for protected species to be present:

Species	Present within 2km	Suitable habitat on site / evidence of presence	Likelihood of presence on site	Further Survey / Mitigation recommended
Nesting Birds	Yes	Existing building is accessible to birds and could providing nesting locations.	One redundant nest is present within the building interior but no other evidence of nesting was found. The adjacent garden and driveway are not optimal for nesting birds.	Measures to avoid disturbance to any nests or nesting activity will need to be considered. An inspection prior to works starting is recommended.
Reptiles	Yes	Building and surrounding garden and driveway are sub-optimal habitat for reptiles.	Negligible potential for reptiles to be present within the building or immediately surrounding land.	No further surveys or mitigation measures are recommended.
Amphibians	Yes	Building and surrounding garden and driveway are sub-optimal habitat for amphibians.	Negligible potential for amphibians to be present within the building or immediately surrounding land.	No further surveys or mitigation measures are recommended.
Bats	Yes	Building displays some minor features and is in a suitable location for roosting bats.	Only one dropping was found, likely to be the result of flight / foraging. No evidence of any roosting activity associated with the building.	Inspect again immediately prior to works commencing if this starts during the bat activity season.
Badger and larger mammals	No	Building and surrounding garden and driveway are sub-optimal habitat for badgers of other large mammals.	Negligible potential for badger or other large mammals to be present within the building or immediately surrounding land.	No further surveys or mitigation measures are recommended.

Constraints:

No significant ecological constraints have been identified associated with the building or surrounding garden and driveway areas.

Conclusion

Having completed an inspection of the property identified as Stone Barn, Dovecote Rise, South Rauceby, Lincolnshire on 10 April 2023 the following conclusions are reached:

1. The building surveyed is a detached stone barn and garage now redundant for agricultural purposes and partly used for general storage. It is situated near the centre of the village surrounded by residential properties.
2. It is in a location of potential interest to bats but no evidence was found either internally or externally to indicate that roosting bat are, or have been present. One bat dropping was found but this is considered to be evidence of activity by a foraging bat passing through the open fronted car port where the dropping was found.
3. There are some minor features on the property exterior such as pantiles, unsealed roof edges and gaps around doors and windows which will allow bats to access the interior of the property. As a result of these features and the location of the building it is placed into the **low roost potential** category.
4. No evidence of nesting activity was identified on or within the building surveyed. One redundant Swallow nest was found within the garage section which indicates nesting activity has taken place in the past.

Ordinarily, a building with low roost potential would be subject to an activity survey to confirm that bats are not present using the building for roosting purposes unless there is a justification why such a survey is not required. In this instance the pantile roof and corrugated asbestos roof structures have no lining so whilst bats can gain access to the building interior, the absence of evidence of such activity is considered conclusive in this instance. There are no cavities or voids where bats could effectively hide away in this building without leaving some evidence. In this instance, due to the lack of features and lack of evidence, **a further bat activity is not considered necessary.**

Recommendation

It is recommended that as part of the conversion work that an artificial bat roost is affixed to the suitable external location on the building to provide a roosting location for bats in this area and that a pair of swift or swallow nest boxes are also fitted in an appropriate area to provide a nest location for these species.



Christopher Barker ACIEEM CEnv

1. Introduction

1.1 Site Description, Location and Survey Background

The site surveyed comprises a detached outbuilding situated at Dovecote Rise, South Rauceby, Lincolnshire centred at NGR TF02532 45640. 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**.

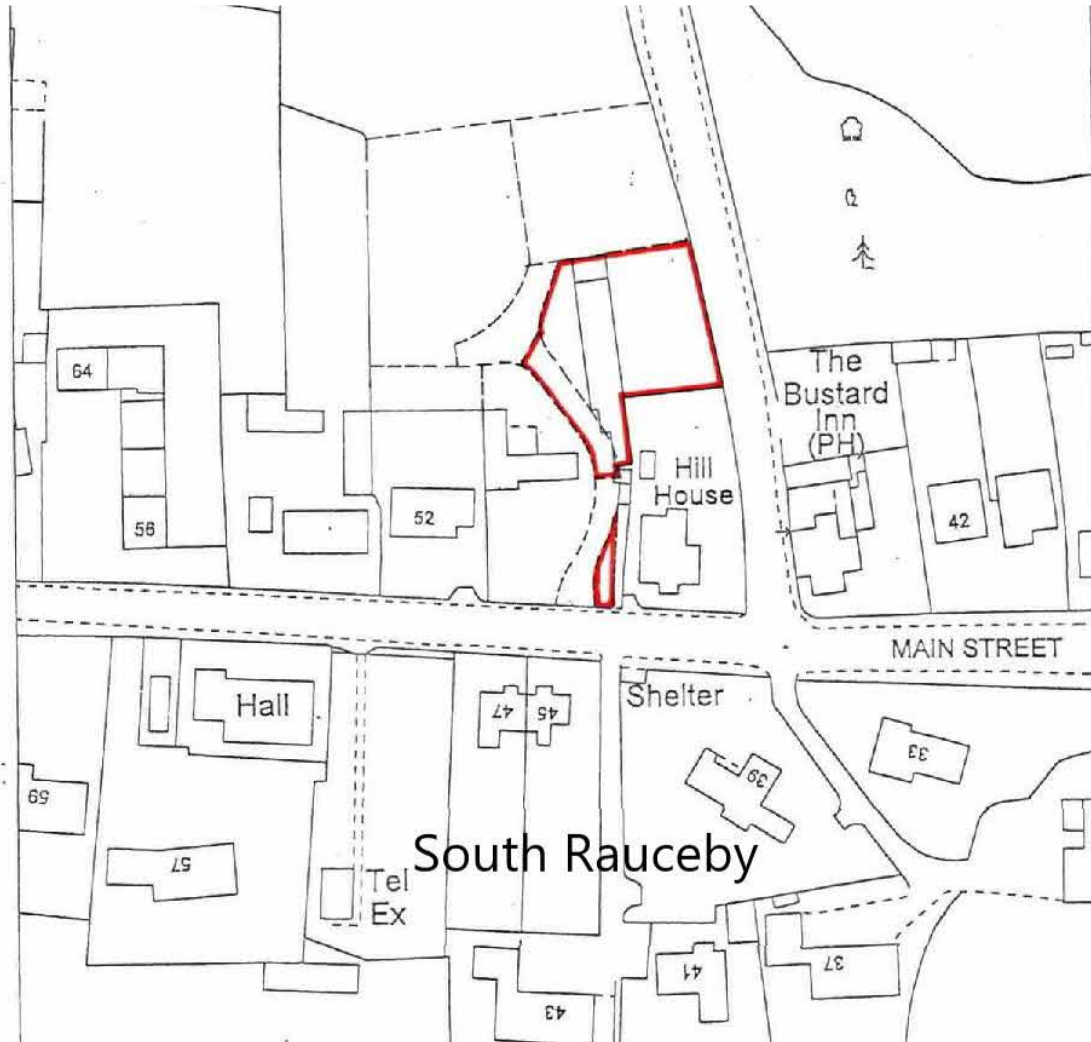


Figure 1: Site Location

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In order to facilitate an application to obtain permission to convert this building into a residential house the Applicant has requested a preliminary ecological appraisal and protected species survey should be completed to assess the building. An internal and external inspection of the building was completed 10th April 2023. A photographic record of the building is included within the report.

Date	Time	Location	Weather
10 April 2023	10.00	Stone Barn Dovecote Rise South Rauceby NG34 8QQ	Light rain until 7am then clearing. Temperature 10 ^o C. Wind 14mph from the south Humidity 91% at 1007hPa

1.2 Neighbouring Land Uses

The defined survey area comprises two-storey detached residential house situated in the centre of the village of Bottesford. It is entirely surrounded by other houses and roads and there is limited tree canopy cover in this location. There is open parkland 100m to the north west and there are mature trees in gardens 75m to the north. Overall the location will be of moderate potential interest to bats as it is only a short distance to good foraging land. A contextual aerial photograph is provided below.

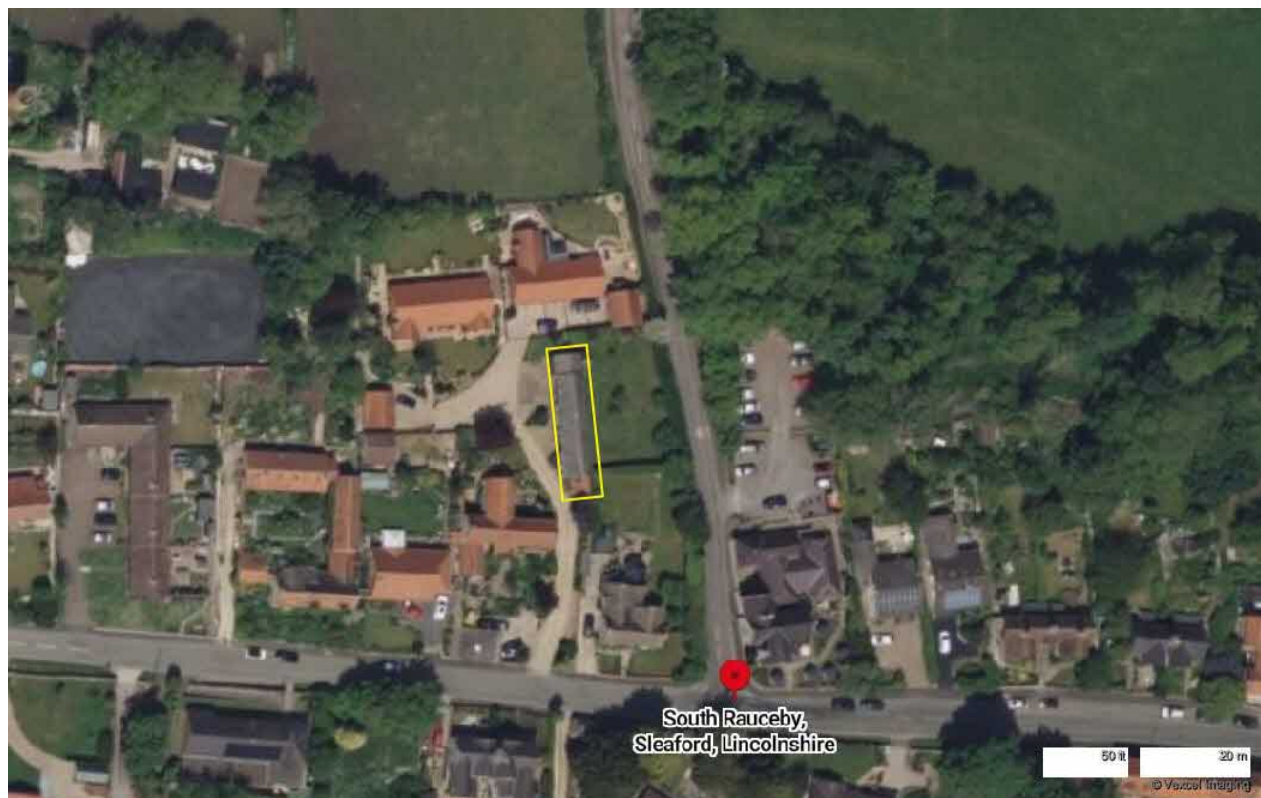


Figure 2: Site Contextual Aerial Photograph

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2. Survey Context

This survey has been carried out to provide information in regard to the potential presence of protected species within the building.

2.1 Protected Species

The survey covers an existing outbuilding, formerly a storage barn and stable but more recently used for general storage and as a temporary garage. It is situated in the centre of a small village surrounded by residential houses and gardens. There is woodland and parkland a short distance to the east and the village is surrounded by a mosaic of arable and grazing land with compartmentalization by hedgerows and small parcels of woodland providing a potentially good habitat for wildlife.

Taking in account the issue of 'proportionality', as referenced in the 2016 Bat Survey Guidelines and Clause 4.1.2 of BS42020 wherein "*professionals should take a proportionate approach to ensure the provision of information within the (planning) application is appropriate to the level of environmental risk it presents,*" it was considered appropriate to initially review records obtained from the National Biodiversity Network and MAGIC in the first instance for a 2km radius around the property being surveyed.

Scientific name	Common Name	Records	Nearest Location
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Pipistrellus pipistrellus	Common Pipistrelle	1	None recorded within 1km, Nearest record 1.8km to the north at North Rauceby
Pipistrelle sp	Pipistrelle species	1	Nearest record in North Rauceby
Bufo bufo	Common Toad	1	Nearest record 200m to the south
Triturus cristatus	Gt Crested Newt	3	No records within 500m of the survey location.
Lissotriton vulgaris	Smooth Newt	2	Nearest record 200m to the south
Rana temporaria	Common Frog	1	No records within 500m of the survey location.
Natrix helveticus	Grass Snake	3	No records within 500m of the survey location.
Zootoca vivipara	Common Lizard	3	Nearest record at Rauceby Park 400m to the south east
Alcedo atthis	Kingfisher	1	No records within 1km of the property surveyed
Falco columbarius	Merlin	5	Nearest records within 1km of the property.
Anser anser	Greylag Goose	1	No records within 1km of the property surveyed
Perdix perdix	Grey Partridge	7	Nearest records within 1km of the property.
Spinus spinus	Siskin	1	No records within 1km of the property surveyed
Turdus iliacus	Redwing	11	Nearest records within 1km of the property.
Turdus pilaris	Fieldfare	9	Nearest records within 1km of the property.

The available records for bats indicate that there are no known roosts at this property or immediately adjacent buildings or structures but there are records of foraging bats and roosting bats within the village and around the margins of this. The nearest European Protected Species License to be issued according to the MAGIC website is for a bat roost situated within a property at Greylees situated 2.5km to the south of the property being surveyed.

There are records of protected species within 2km of the survey location but very few of these are within 500m of the property being surveyed. The potential for protected species to be present is assessed as follows:

Reptiles and Amphibians – The likelihood of reptiles or amphibians being present is considered to be very low as the survey area comprises a building surrounded by walled residential garden and hardstanding close to the centre of the village with no obvious commuting routes for access. There are no ponds or wetland areas close to the building and the surroundings are sub-optimal habitat for reptiles and amphibians. There are very few records of these species in this location and the likelihood of these species being present is considered to be negligible.

Mammals – the records confirm there are bats in the local area although records are sparse. The surrounding habitat is suitable for foraging bats and if the building has suitable features these may provide roost locations. The potential for other significant mammals noted in records such as Badger is considered to be negligible as such species will not be present within the building and there are no records of these species in the immediate vicinity.

Birds – There are 80 taxa of birds recorded within 2km of the property being surveyed including Schedule 1 species and records of House Martin, Swift and Swallow which nest within buildings. If there are any suitable features within the building structure that are accessible certain bird species may use these for nesting.

During the survey of the building and surrounding garden areas, 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 using the building.

The inspector cannot be held responsible for any parts of the building structure 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 all parts of the building were accessed.

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 surveyor and Licensed Bat Worker (Class 18 L2 Natural England License) and an active member of the Lincolnshire Bat Group (Class 15 License Natural England Roost Visitor).

2.2 Legal Constraints and Assessment Methodology

A methodical inspection of the property was carried out to identify the habitat(s) present and to look for any evidence of protected species using the site and to identify any features with potential to provide significant shelter or foraging opportunities for these. The survey was carried out by Christopher Barker, an experienced ecological consultant and Chartered Environmentalist holding Class Licenses issued by Natural England.

The Conservation of Habitats and Species Regulations 2010 consolidates the various amendments that have been made to the Regulations. The original (1994) Regulations transposed the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

“European protected species” are those which are present on Schedule 2 of the Conservation of Habitats and Species Regulations 2010. They are subject to the provisions of Regulation 41 of those Regulations. All European Protected Species are also protected under the Wildlife and Countryside Act 1981 (as amended). Taken together, these pieces of legislation make it an offence to:

- a. Intentionally or deliberately capture, injure or kill any wild animal included amongst these species
- b. Possess or control any live or dead specimens or any part of, or anything derived from these species
- c. deliberately disturb wild animals of any such species
- d. deliberately take or destroy the eggs of such an animal, or
- e. intentionally, deliberately or recklessly damage or destroy a breeding site or resting place of such an animal, or obstruct access to such a place

For the purposes of paragraph (c), disturbance of animals includes in particular any disturbance which is likely—

- a. to impair their ability—
 - i. to survive, to breed or reproduce, or to rear or nurture their young, or
 - ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate; or,
- b. to affect significantly the local distribution or abundance of the species to which they belong.

Although the law provides strict protection to these species, it also allows this protection to be set aside (derogation) through the issuing of licences. The licences in England are currently determined by Natural England (NE) for development works. In accordance with the requirements of the Regulations (2010), a licence can only be issued where the following requirements are satisfied:

- i) The proposal is necessary 'to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'
- ii) 'There is no satisfactory alternative'
- iii) The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'

General faunal activity, such as mammals or birds observed visually or by call during the course of the surveys was recorded. Specific attention was also paid to the potential presence of any protected, rare or notable species, and specific consideration was given to bats, birds, badgers, amphibians and reptiles as described below.

Breeding Birds: All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. The inspection of the site included a search of hedgerows, ground vegetation and tree canopies looking for evidence of active or former nests.

Bats: All species of Bat within the UK are protected under the Conservation of Habitat and Species Regulations 2010 (Habitat Regulations) that amended and incorporated the Wildlife and Countryside Act 1981. These regulations make 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)]

Any building or significant trees present within the survey area have been assessed for their suitability to support roosting bats based on the presence of features such as holes, crevices, cracks, splits or loose bark. Potential bat roost locations in relation to buildings are described within this report (taken from Bat Survey Guidelines 2016) as:

Confirmed Roost – a structure with physical evidence confirming the presence of bats or bats visibly seen.

High – a structure with one or more potential roost features that are obviously suitable for use by a large number of bats on a regular basis and which is situated in an area of continuous high-quality foraging habitat suitable for bats;

Moderate – a structure with one or more potential roost features that could be used by bats, but which is unlikely to support a roost of high conservation status and which is in an area of connected habitat suitable for foraging by bats;

Low – a structure with one or more potential roost features that could be used by individual bats opportunistically. However, these potential roost features do not provide sufficient potential to be used by a larger number of bats or on a regular basis and the surrounding habitat is not of high value to foraging bats.

Negligible – a structure with negligible habitat features which is in a poor location making it highly unlikely roosting bats will be present.

Common Reptiles: All species of British reptile are protected by the Wildlife and Countryside Act 1981 (as amended). The common species (adder, grass snake, slow worm and common lizard) are only protected against intentional killing and injuring (but not taking).

The survey included a search of all areas adjacent to the buildings where suitable habitat for reptiles to shelter under or bask may be present, lifting rocks, bricks and other suitable features to search underneath. The surveyor also maintained a careful watch whilst moving across the garden to look for signs of reptiles moving to cover.

Great crested newts are afforded legal protection under European and UK law under the auspices of The Conservation (Natural Habitats &c.) (Amendment) Regulations which came into force on 21 August 2007, superseding the Habitat Regulations 1994. The 2007 amendments have increased the protection afforded to European Protected Species.

The law provides protection to adults, juveniles, efts (immature GCN) and eggs and it is an offence to intentionally or recklessly or as an incidental result of actions:

- Intentionally or deliberately capture, kill, or injure Great Crested Newts
- Intentionally or recklessly damage, destroy or obstruct access to any place used for shelter or protection (including resting or breeding places) whether occupied or not
- Deliberately, intentionally or recklessly disturb Great Crested Newts when in a place of shelter
- Possess a Great Crested Newt, or any part of it, unless acquired lawfully
- Sell, barter, exchange or transport or offer for sale Great Crested Newts or any part of them.

The survey included a search of any ponds and wetland areas within the site or immediate surrounding area nearby (where these features were present and accessible).

Badger: Badgers are protected under the Protection of Badgers Act 1992. This makes it an offence to willfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as “*a structure or place, which displays signs indicating current use by a badger*”.

The survey searching for evidence of badger activity comprised two main elements. The first element involved searching for evidence of Badger setts. For any setts that were encountered, each sett entrance was noted and mapped. The following information was recorded:

- Number and location of well used / active entrances; these are clear from any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently;
- Number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance;
- Number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the
- entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be and the remains of the spoil heap.

The second element of the survey involved searching for signs of Badger activity such as well-worn paths and push-throughs, snagged hair, footprints, latrines and foraging signs, so as to build up a picture of any use of the site by Badger.

Invasive Species: Attention was paid to the presence of any invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). However, the detectability of such species varies due to a number of factors, e.g. time of year, site management, etc., and hence the absence of invasive species should not be assumed even if no such species were detected during the Phase 1 survey.

A range of invasive non-native plant species are listed in Schedule 9 (Part 2) of the Wildlife and Countryside Act 1981, which makes it an offence to plant or cause these introduced invasive plants to grow in the wild, effectively making it illegal to spread the plants during development operations.

3 Survey Methodology

The initial stage 1 inspection of this property was completed on 10th April which is an optimum period to search for protected species. An experienced surveyor can make reliable judgements about the quality and composition of habitats and their potential suitability for protected species.

Since the survey location is a building with hardstanding to the front (west) and walled residential garden to the rear (east) it was concluded that a full Phase 1 Habitat Survey was not required and the inspection of the building focussed on the potential for protected species to be present. During the inspection of the property notes were made on the suitability of habitats for a range of protected species and any sightings or signs of protected species were recorded:

The suitability of adjacent land for badger (*Meles meles*) was recorded and any evidence of badgers including setts, dung pits, badger paths, hairs, bedding, footprints and scratching trees was noted.

Features suitable for roosting bats were noted, such as cracks and cavities within walls and around any timber structures, crevices and gaps behind tiles.

The suitability of immediately adjacent land was assessed for reptiles such as Grass snake (*Natrix natrix*) and amphibians (including great crested newts - *Triturus cristatus*).

The suitability of site was assessed for nesting birds.

The desk study concluded that the most likely species to be present will be roosting bats and nesting birds based on the character and location of the area surveyed which was confirmed by the inspection of April 2023. The inspection included a search of the building exterior and also the internal roof structures searching for evidence of bat activity and nesting birds. An initial appraisal of the external faces of the building 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 building.

The visual inspection 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. Floors, roof beam tops, doors, walls and the ground around the base of walls were inspected for signs of bat activity although evidence such as droppings may only be retained in covered and protected external areas.

If evidence of potential access points for bats 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.

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.

Main Street, South Rauceby, Sleaford, NG34

Outbuildings = 994 sq ft / 92.3 sq m

For identification only - Not to scale

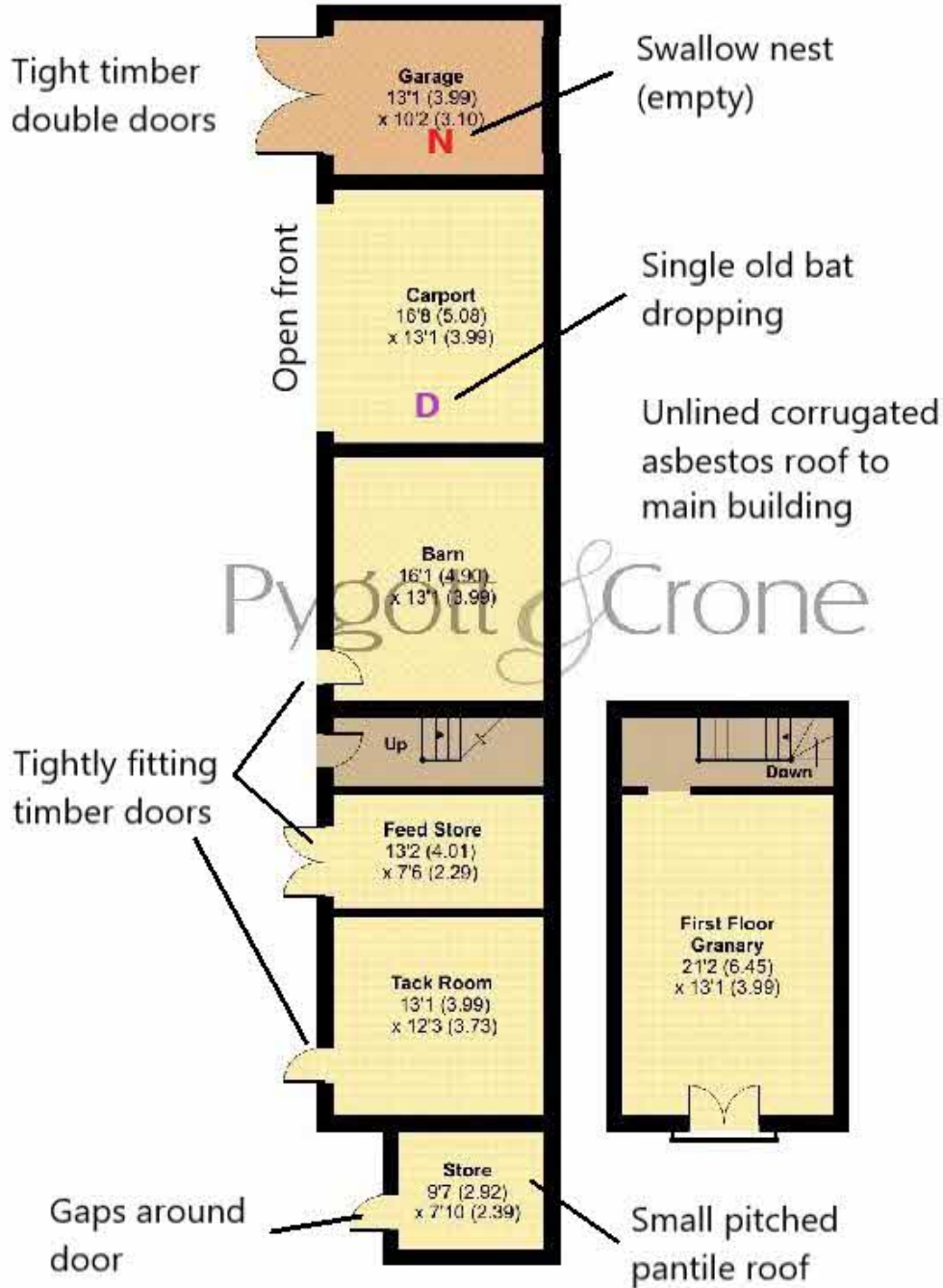


Figure 3 – Building Plan

4. Survey Findings

The site comprises an occupied residential house and garden and a detailed Phase 1 Habitat Survey is not required as the entire site area inspected will be classed as 'Buildings' and Amenity Garden' and it does not contain any significant natural habitat areas. The survey therefore concentrated on the potential presence of protected species.

The building is a detached stone structure of traditional construction. It has a garage at the north end with a lower pitched roof; a central section, the ground floor of which is sub-divided into a car port, a storage barn, a feed store and a tack room all separated by internal stone walls; and a small store on the southern end of brick construction with a low pantile roof.

Above the central section is a first-floor granary room occupying the roof space. This has an access door at the south end opening above the small store at the south gable. Internal and external photographs of all sections of the building are provided below and the layout is shown within Figure 3 above.

The majority of the building has solid stone walls which are in good conditions. There are some shallow cavities on the rear face (facing east) which could be inspected effectively using torch, but otherwise there are no deep cavities in the external stonework which might be of potential interest to roosting bats. The pitched roof comprises corrugated sheet asbestos laid directly over planed timber beams. There is no internal felt lining within the building so the underside of the roof is fully exposed within the garage at the north end and the first-floor granary room.

There are some minor cracks and open joints in the internal stonework, particularly in the open car port and the storage barn adjacent to this, but these are all shallow and easily inspected with a torch.

The ceiling beams to the roof of the round floor car part, stone and tack room are fully exposed and painted white. The building has concrete floors throughout, including the floor of the first-floor granary room.

There are no doors or windows on the rear (east side) of the building. The garage at the northern end of the building has a slightly lower corrugated sheet asbestos roof and the junction with the main part of the building appears tight. The double timber doors to the front of the garage also appear reasonable tightly fitting but there is a redundant swallow nest within the internal roof of this section of the building indicating that birds can either access easily along the open roof edge or the doors have previously been left open, most likely the former. This would also be a potential access point for bats but there is no evidence of any bat activity in the interior of the garage.

The car port is open-fronted and one solitary medium sized bat dropping was found within the interior of this section of the building on the concrete floor. There are no other indications of bat activity and the walls and ceiling structure do not present any significant potential for bats to hide away to roost where it is dark and draft free. It is considered the dropping is a result of a flying bat exploring the open fronted car port.

The timber doors to the remainder of the main section of the building are quite tightly fitting but the boarded timber windows to the first-floor granary room have significant gaps around the edges and the roof edges are not sealed. This could allow access into this room within the interior of the roof by bats and small birds. However, no evidence of bat or nesting bird activity was found within the interior of the granary within the interior of the roof or the other buildings on the ground floor.

The small store at the southern end of the building appears to be a later addition as it is constructed from a single skin of red brick and has a pitched traditional pantile roof. The roof has numerous gaps but there is no lining or felting underneath. The brickwork is in reasonable

condition with no cracks or cavities of interest noted, those that are present are shallow, but the building does have a very loosely fitting timber door and the roof edges are not sealed.

Garage



Front and north gable end



Rear of garage



Interior of garage



Underside of roof (note wasp nest)

Car Port



Rear face of car port



Front of car port



Interior of car port



Single bat dropping in car port

Barn, Feed Store and Tack Room



Rear of building



Front of building



Interior ground floor of barn



Exposed ceiling beams

First Floor Granary



Interior of first-floor granary room



Underside of roof and light panels



Underside of pitched roof



Boarded windows to the granary room

Store



Rear roof of store



Front of store attached to south gable



Interior of store



Underside of pantiles exposed

The inspection of the exterior and interior of all sections the building found no physical evidence of bat activity in the form of droppings or feeding debris except for a single dropping located on the floor of the open-fronted car port. The external structure has features such as pantiles on the store at the southern end, unsealed roof edges and gaps around timber doors and boarded windows which would allow access into the interior parts of the building by bats and small birds.

This building is in a suitable location to be of interest to roosting bats and it is considered to have **low roost potential**.

With the exception of a single redundant swallow nest within the internal roof beams of the garage at the northern end of the building, no evidence of nesting activity within the roof space or on the exterior of the property was identified in any other location.

Amenity Garden and Driveway

The inspection of the garden area to the rear of the building and hardstanding . driveway area at the front of the building found no evidence of any other protected species present in this location.

5. Conclusion and Recommendations

Having completed an inspection of the property identified as Stone Barn, Dovecote Rise, South Rauceby, Lincolnshire on 10 April 2023 the following conclusions are reached:

5. The building surveyed is a detached stone barn and garage now redundant for agricultural purposes and partly used for general storage. It is situated near the centre of the village surrounded by residential properties.
6. It is in a location of potential interest to bats but no evidence was found either internally or externally to indicate that roosting bat are, or have been present. One bat dropping was found but this is considered to be evidence of activity by a foraging bat passing through the open fronted car port where the dropping was found.
7. There are some minor features on the property exterior such as pantiles, unsealed roof edges and gaps around doors and windows which will allow bats to access the interior of the property. As a result of these features and the location of the building it is placed into the **low roost potential** category.
8. No evidence of nesting activity was identified on or within the building surveyed. One redundant Swallow nest was found within the garage section which indicates nesting activity has taken place in the past.

Ordinarily, a building with low roost potential would be subject to an activity survey to confirm that bats are not present using the building for roosting purposes unless there is a justification why such a survey is not required. In this instance the pantile roof and corrugated asbestos roof structures have no lining so whilst bats can gain access to the building interior, the absence of evidence of such activity is considered conclusive in this instance. There are no cavities or voids where bats could effectively hide away in this building without leaving some evidence. In this instance, due to the lack of features and lack of evidence, **a further bat activity is not considered necessary.**

If, during any conversion works to the building, work to remove the roof structures can be completed outside of the main bat activity season (i.e. not between 01 May and 31 August) there is a negligible likelihood of any bat being disturbed.

It is always possible that a solitary bat could take advantage of this building at some point in the future and if it is intended to carry out the roof works anytime between 01 May and 31 August it is recommended that a further inspection or bat activity survey is completed prior to the roofing works being started to confirm that there is no bat present taking advantage of the minor features identified in the roof.

It is also recommended that as part of the conversion work that an artificial bat roost is affixed to the suitable external location on the building to provide a roosting location for bats in this area and that a pair of swift or swallow nest boxes are also fitted in an appropriate area to provide a nest location for these species.


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Licensed Bat Consultant 2015 10140 CLS CLS

APPENDIX 1: Procedure to follow if bats are unexpectedly discovered during works

Where the pantiles and corrugated asbestos roof sheeting needs to be removed to facilitate the conversion works, these should ideally be removed outside of the bat activity season (i.e. not between 01 May and 31 August). If works have to start during this period a further inspection or bat activity survey should be carried out to confirm that this can be carried out safely with disturbing a roosting bat, although it is acknowledged that this is unlikely.

Regardless of when the roof structures are removed, these should be carefully lifted by hand at the start of the work to enable the underside of these to be inspected in accordance with accepted good practice.

If, prior to any approved works commencing following there is any indication that bats may be present in or around the building (e.g. droppings or staining is noted on the walls or significant bat activity is seen around the property in the evenings), work should not be undertaken until a further survey is carried out to determine the significance of this.

If at any point during the work bats are discovered, then the contractors must immediately stop work and telephone Christopher Barker on 07957 912470.

An appropriately licensed bat worker will liaise directly with Natural England and the County Ecologist if any indication of bats or actual presence of bats is discovered. Actions will then be taken following advice given. This may include removal of bats, but only where direct written or verbal permission is gained from the appropriate authorities.

Only when the appropriate authority is satisfied that there is no further risk to bats will works recommence.

Should it transpire that the operation being carried out is of more risk to bats than was originally thought, then works will be stopped until they can be supervised by an appropriately licensed bat worker.

Any injured bats should be gently placed in a secure ventilated box in a cool, quiet dark place (e.g. cardboard box with a sealed lid) by the contractor while wearing gloves for the bat's protection whilst awaiting the arrival of the licensed person.