Report on a Protected Species Survey at Manor Farm Barn, Peckleton, Near Leicester Leicestershire

On behalf of

Fisher German

March 2009

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Report for a Protected Species Survey at Manor Farm Barn Peckleton, Leicestershire

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Although every care has been taken to compile as much detailed information as possible to meet the necessary requirements, no ecological survey can ensure complete assessment or prediction of the natural environment and results may vary depending on the season.

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1 Non-technical Summary

Halletec Associates was contracted by Fisher German to carry out a protected species survey and scoping at Manor Farm Barn, Peckleton, near Leicester, Leicestershire. To fulfil this remit a desk study and daytime scoping visit were carried out to assess the building and habitats on and around the site and their ability to support bats, amphibians, badgers, breeding birds and other protected species and to find out whether they were present.

The barn is a small, single-storey brick building with a tile and slate roof. The construction is relatively modern and consistent with many post war brick barns.

No signs of breeding birds were found in or around the barn. A small stable block which runs parallel to the barn has old swallow nest remains visible. Nearby woodland also offers potential for birds of prey including owls. A hearsay report of local little owls is consistent with the landscape and dominant management.

No signs of bat use or activity were found in the barn or nearest farm buildings. The barn was quite damp, with a couple of roof breaches. The three houses nearby, including the old Manor House, were not surveyed closely; but all three offer some potential as bat roosts for several of the more human-tolerant species such as common pipistrelles and brown long-eared bats. Bats are known in the west Leicester area and it is likely that bats use the wider area around Manor Farm barn for foraging and may roost at times in houses and drier barns locally. A number of the local hedgerows were associated with mature and over-mature standards including a high percentage of oaks. These trees would make good summer roosts for several species of bat.

No signs of other protected species were found in or around the barn. There was evidence for both domestic dogs and cats within 100m of the buildings, and these will be a retardant factor to much other wildlife. For example the adjacent hedgerow showed no old nests and there were no vole holes in field edges closest to the buildings.

Recommendations include retaining the extant hedgerow and trees. Bat and nesting bird provision is not practicable given the small scale of building involved and the cat presence.

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2 Introduction

2.1 Background

2.1.1 Halletec Associates was contracted by Fisher German to carry out habitat and protected species surveys at Manor Farm Barn, Peckleton, near Leicester, Leicestershire.

2.1.2 To fulfil this remit a desk study and daytime scoping visit were carried out on 10th March 2009, to assess the habitats on site and their ability to support bats, breeding birds and other protected species and to find out whether they were present.

2.1.3 This report presents the findings of those surveys.

2.2 Site Description

2.2.1 Manor Farm Barn is situated off Manor Lane, south-west of the village of Peckleton in Leicestershire (OS Grid Reference SJ). The barn is in the north-west of Manor Farm buildings.

2.2.2 The barns are situated in an established agricultural area on the edge of the village of Peckleton. The local landscape is of gently rolling countryside with localised urbanisation around established settlements. Small industrial centres are also frequently seen.

2.2.3 The Manor Farm Barn lies within the Trent Valley and Rises Natural Area. This is a Natural England designation of the natural landscape, ecology, history and human activity. A summary of the natural Area is as follows:

Most of the Natural Area comprises a geology that produces a fertile soil ideal for agriculture. Despite a large part of the area being under intensive agriculture there are a number of important habitats remaining. These include neutral grassland, which is the most common type of unimproved grassland, and a number of acidic and calcareous grassland sites associated with local differences of geology.

Wet floodplain grasslands along the Soar and Trent rivers support some of the richest wildlife and are important for many breeding birds such as the redshank. The Natural Area is poorly wooded but significant concentrations of important sites are scattered throughout. Important woodlands present include ancient semi-natural stands, wet woodland and parkland. Standing water habitats of particular wildlife interest are restored gravel pits, reservoirs and canals; there are no natural large standing waters.

There are numerous gravel pits along the River Trent and its main tributaries of which some have been restored to provide habitat for breeding and wintering birds such as reed warblers. Many of these gravel pits and reservoirs have a diversity of associated habitats such as

marsh, swamp and reedbeds. Rivers, streams and their associated habitats are also a significant feature of the Natural Area, and are dominated by the Rivers Trent and Soar.

2.2.4 An annotated plan of the site can be seen in Figure 1.

2.3 Proposed works

2.3.1 This report relates to a proposed planning permission to convert the barn into an office unit.

2.4 Aims of study

2.4.1 The aims of this study are to identify areas of the site and surroundings that may offer potential for protected species, notably breeding birds, bats and badgers. If such potential exists it is also the aim of the scoping survey to identify the extent of use, specifically where any resting sites, roosts, burrows or setts occur.

2.4.2 It is also an aim of this report to identify which areas of the site are utilised by nesting birds, if at all.

2.4.3 All habitats on and around the development area are to be assessed.

2.4.4 The objectives of this report therefore, are to:

- Document the methodologies and findings of the surveys
- Evaluate the habitats on site
- Evaluate the site for protected species
- Detail all use of the site, observed and inferred, by protected species
- Make summary recommendations for further survey and/or mitigation if considered necessary

3 Methodology

3.1 Desk Study

3.1.1 An ordnance survey map of the area was assessed to assist in drawing conclusions on the habitat within 1km of the site. This was to help provide guidance as to the potential presence of protected species e.g. habitats such as woodland that may provide feeding for bats.

3.1.2 Records of protected species were searched for using NBN gateway (www.searchnbn.net), a website hosting records of species donated by ecological records centres and wildlife organisations from throughout the UK. Results are shown over a 10km radius but only records for Annex 2 species[1] and otters (due to their often large territories) covering this area are necessary, for other protected species, including water voles and the majority of bat species, only those records within 2km of the development site are of relevance.

3.1.3 Protected sites, important wildlife areas and areas of ancient semi-natural woodland within a 2km radius were searched for using the mapping sites natureonthemap.org.uk and magic.gov.uk. Both nationally important and locally important sites were searched for and included: Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), National and Local Nature Reserves (NNRs and LNRs), sites belonging to the Wildlife Trust or similar conservation NGOs and any areas designated as locally important by the local authority. (Names for such sites vary from county to county and can include names such as Sites of Biological Importance, Biodiversity Alert Sites, Sites of Importance for Nature Conservation and other similar titles). Habitats that are listed as a priority on the UK Biodiversity Action Plan were also searched for.

3.2 Field Survey

3.2.1 The scoping survey was carried out by Jenny Hodgkiss on the 10th March 2009.

3.2.2 Ms Hodgkiss is an experienced professional ecologist with a background in a variety of ecological techniques including habitat, bat, bird, badger, water vole, otter, dormouse and herpetile surveys. She has attended the well regarded Bat Conservation Trust training course “Bats and Bat Surveys”, a course specifically designed for environmental professionals which covers such essential topics as assessing the value of habitats for bats, assessing impacts of development projects, designing mitigation strategies, bat biology and legislation. She is also a regular

[1] Those species afforded an even higher level of protection under the EC Habitats Directive, including four of the sixteen UK species of bat: the lesser horseshoe bat (*Rhinolophus hipposideros*), greater horseshoe bat (*Rhinolophus ferrumequinum*), Bechstein’s bat (*Myotis bechsteinii*) and barbastelle bat (*Barbastella barbastellus*)

volunteer for the National Bat Monitoring Programme and has carried out professional bat surveys for the past five years. In addition Ms Hodgkiss holds great crested newt licences for England and Wales.

3.2.3 The habitats on site were surveyed and assessed using standard JNCC methodology for Phase 1 Habitat surveys.

3.2.4 The scoping survey for bats was carried out on mature trees using standard methodology as laid out by the Bat Conservation Trust Survey Guidelines and the Bat Workers Manual. This means surveying for signs left by bats including:

- live and dead bats
- droppings and urine staining
- feeding remains
- fur-rubbing marks and oil
- claw marks
- gaps and splits kept free of cobwebs by regular use
- squeaking or chattering calls

3.2.5 The site and surroundings were checked for signs of nesting birds and potential use. In the case of nesting birds, at this time of year this would look for signs of nests, attempted nests, eggs and fledgling remains.

3.2.6 Signs of other wildlife, including badgers and birds of prey were also looked for including:

- Feeding remains and feeding activity signs
- Footprints or claw marks
- Pathways and regular routes
- Droppings, scats or spraints
- Regurgitated material (pellets)
- Burrows, setts, nests or other identifiable places of rest
- Distinctive smells
- Moulted feathers or fur

4 Results

4.1 Desk Study

4.1.1 There are no records of Annex 2 species found within 10km of the site. There is one record of bats within 2km at Kirkby Mallory to the west. This record dates from 1986.

4.1.2 There are no GCN records within 2km. The only intact waterbody within 250m of the barn is a long, ornamental, lake south of the main Manor House. This, apart from the size, has been stocked with fish and has no emergent vegetation. The lake was scoped as very low potential use for amphibians.

4.1.3 There are records of otter within 10km of the barn, however these records relate to waterways not linked to the nearby Peckleton Brook or feeding in to the same river catchments.

4.1.4 There are no nearby (within 2km) statutory sites aside from a small piece of CRoW access ground that is not related to wildlife or conservation. There are no non-statutory wildlife or conservation areas, such as nature reserves, within 2km.

4.1.5 There is a small piece of Biodiversity Action Plan Priority Habitat Lowland Dry Acid Grassland that is also listed in the National Grassland Inventory Scheme approximately 300m north-east of the site. The habitat is within a church yard, and no impact is anticipated on this habitat as a result of the barn development.

4.1.6 There are no other notable habitats within 1km, although a few small woodland areas are noted between 1 and 2 km from the site that include Wet Woodland habitat and woodlands listed under the National Inventory of Woodlands and Trees. These are some distance from Manor Farm, and no impact on them is anticipated.

4.2 Field Survey

4.2.1 The site layout is shown in Figures 1 and 2. Photographs of the site can be seen in Appendix 2.

Manor Farm Barn

4.2.2 The barn is a small, single story, brick unit currently used to store garden equipment and sundry items. The barn has a single-skin tile (looks like asbestos tiles) and slate roof, with a couple of small breaches visible. The only access is a sliding timber door at the east gable end.

4.2.3 The building is in a reasonable condition with sound mortar and bricks. The roof is asbestos type tiles over 90%, with one corner of traditional style slates. The exterior showed no evidence of bat or bird use. Plants have grown in the gutters on both sides of the western end roof and moss growth can be seen across the tiles. The roof has several points where it is not tight to the top of the walls, and these, and the sliding door fitting, were endoscoped for signs of bats.

4.2.4 The barn interior is a single room, open to the underside of the roof. The roof was unlined and showed no mortar. There are two cross-support timbers – one a beam and one the size of a scaffolding plank. The beam and roof edge were checked closely (using a ladder and torch) for signs of bats, and two cracks and both ends of the beam were endoscoped.

4.2.5 The building is used for garden and other storage. This includes petrol lawn mower, fuel and machine oil. The walls have been whitewashed in the past, and the roof timbers have been treated with what may have been creosote (judging by the smell).

4.2.6 There are areas of damp where the roof has lost integrity, with the largest of these in the north-west corner where water damage has rotted through a roof timber.

4.2.7 The roof, two beams and upper walls have a covering of cobwebs. In places these webs have felted up, showing they have been in position for some time. Spiders, snails and black beetles (species not identified) were found during the survey.

4.2.8 The west gable wall has the remains of a swallow nest which has been altered by a pied wagtail or robin-sized bird. There are no droppings, egg remains or feathers to show species and neither nest remnant is from within the last year based on decomposition of materials.

4.2.9 There are no signs of bat use or activity anywhere in the barn, with no droppings, feeding remains or disturbed cobwebs recorded.

4.2.10 No other signs of wildlife were found.

Barn 2

4.2.11 This is a modern metal construction portal-frame barn which was locked at the time of the survey. The barn was in use as a garage, stables and equipment store, as seen from the door hatch. There is little opportunity for wildlife use here, and no nests or trails were seen around the building, except for some rat tracks around the west (field) side.

Stables and Outbuildings

4.2.12 The stables and outbuildings form the north side of a courtyard for which the converted barn makes the south and west sides. The stables are not part of the development but run parallel with the barn and in close proximity. The stables are a short run of three looseboxes. They appear older than the proposed development building, and are of brick and stone with a slate roof.

4.2.13 A few slates have slipped making the upper portion of the building damp. The three looseboxes show evidence of old swallow nests. No signs of bats were found here, and the cobwebs around the upper walls and inner roof area suggest little or no disturbance there.

4.2.14 The other buildings around the courtyard were not surveyed as access was not available. The outbuildings are a run of a small single and double storey building. These are similar in appearance to the stable block with a mix of stone and bricks for the walls and slate roofs.

Houses on Site

4.2.15 An L-shaped converted barn is the closest house to the barn. This is a traditional style brick and slate building approximately 18m to the south. The structure has been adapted with double glazed windows and doors and appears to have been re-roofed relatively recently. The new roof structure appears well maintained. It has no visible entry points to allow bats to roost and no signs of bird nests.

4.2.16 Approximately 55m east of the barn is the Manor House. This is a three storey brick building with a slate roof. Although well maintained, it has potential as a bat roost with slight gaps along the roof-gable edge and several chimney stacks.

4.2.17 A modern looking brick bungalow is sited at the top of the farm's access track where it joins Manor Lane, approximately 200m north of the barn. There are no visible signs of bat or bird activity here; but the roof construction may give potential for use in the future.

Surroundings

4.2.18 The barn is on the edge of Manor Farm, and has the access road on three sides and the back of the stables block on the forth (south) side.

4.2.19 To the north there is a field planted with an arable crop, and three lines of hawthorn-dominated hedgerow running north.

4.2.20 The hedgerows border the access track and another, parallel, track which runs to the bungalow. These hedgerows are established features, managed by flailing. The east-most access track hedgerow also borders the Manor House garden and runs to a small wooded copse (sycamore dominated with ash and oak) approximately 200m to the north. The western-most hedgerow has several mature trees as associated standards.

4.2.21 All three hedgerows and the copse showed use by small and medium bird, one showed evidence of rats and two of field voles. Fox and rabbit evidence was found further north, away from the farm. No signs of badger or dormouse use were seen in the hedgerows, field edges or wood.

4.2.22 A small brook runs west-east, north of the bungalow, to the copse. East of the wood, the brook runs south, between Manor Farm and Peckleton Hall. This was checked for water vole, otter and mink. No signs of these species were seen. The brook shows evidence of a wide variance in the water level and has very little associated vegetation. These are not good conditions for water vole. There were several brown rat tunnels within the wood. The brook appears too shallow for crayfish and such shallow water tends to be avoided by otter and mink. There was no potential for kingfisher along the surveyed brook length.

Protected Species Scoping

Badgers

4.2.23 There were no signs of badgers within the survey area. No setts, latrines, tracks, paths or foraging signs were found.

Dormice

4.2.24 There were no signs of dormice within the survey area. No nests or feeding remains were found. The nearby hedgerows lack hazel, bramble, honeysuckle and other key associated plants and the woodland was very open, lacking the denser scrub preferred by dormice. There was no potential dormouse habitat within the survey area.

Bats

4.2.25 No signs of bats were found within the barn. The small size and simple construction allowed a very thorough assessment of the barn and the survey used ladders, a

torch, mirror and endoscope. Due to the damp conditions in the barn it is unlikely to be used by bats in its present condition and the quantities of established cobwebs suggest little disturbance by any wildlife.

4.2.26 Bats are known around the wider west Leicestershire area. It is therefore likely that bats use the landscape including around Manor Farm for foraging and may roost in houses and drier barns around the village at times in the year.

Amphibians

4.2.27 No signs of amphibians were found in or around Manor Farm. There is low potential only for amphibians in the area due to a lack of ponds within 250m (only one pond is mapped in this area, and this was dry, despite recent rainfall, and had nettles growing across the hollow (showing prolonged dry conditions).

Water Vole, Otter and Mink

4.2.28 No signs of water vole, otter or mink were found along the surveyed brook. The brook sections near the site are not generally suitable for these species due to the small size and likelihood of such a small water course drying up in summer.

Crayfish

4.2.29 No signs of crayfish were found along the accessible parts of the brooks. Crayfish are unlikely to use the brook due for the same reasons given above.

Birds

4.2.30 The old nests from swallows and robins show these species have used the barn as a nest site in the past. This is unlikely in the present barn condition and access availability.

4.2.31 No signs of barn owl were found, including droppings, pellets, feeding or nesting signs.

4.2.32 During the survey wrens, great tits, robin, house sparrow, dunnock, wood pigeons, blackbirds and pied wagtail were all seen. Buzzard, crow, jackdaw and magpie were recorded flying over the site. It is likely that many of the smaller birds are using the nearby woodland throughout the year (as opposed to just over-wintering here) and will nest within these areas.

4.2.33 The brook is not suitable for kingfishers.

5 Assessment

5.1 Conclusions

5.1.1 The barn shows past use by swallows and robins, with remains of a nest for each species. Both nest remains were over 1 year old and there were no recent (i.e. 2008) signs of nesting in or around the barn.

5.1.2 No signs of bat use or activity were found in the barn. The barn was very damp and is unlikely to be used by bats in its current condition. Bats are known in the Leicester area and it is likely that bats use the wider area around Peckleton for foraging and may roost at times in houses and drier barns. The local wooded areas had some suitability for roosting bats and two mature trees in the nearby (within 200m) hedgerow have moderate potential as summer roosts.

5.1.3 There was no evidence of barn owl activity in or around the barn.

5.1.4 The nearby brook was surveyed for water vole, otter and mink and assessed for crayfish. There is no likelihood of these species using the water course. The brook is not suitable for kingfishers.

5.1.5 No signs of badger setts or activity were found within the survey area.

5.1.6 The site has very low potential for breeding amphibians. There are no ponds within 250m and general connectivity is poor.

5.2 Constraints on Study Information

5.2.1 There were no constraints associated with the barn survey, however several other buildings on site were not surveyed internally as they were not accessible.

5.3 Potential Impacts

5.3.1 There will be little impact on wildlife as a result of development of Manor Farm Barn.

5.3.2 There is no recent breeding bird activity and no signs of bat use within the building. Although a swallow and a robin have attempted to nest here in the past, the low nest numbers (1 of each) suggest it was never a favoured nest site for the area.

5.4 Legislation and Policy Guidance

5.4.1 All species of bat and their roosts, resting places and breeding sites receive protection under the law. Bat roosts are protected even when the bats are absent.

5.4.2 In England, Scotland and Wales all bat species are fully protected under the Wildlife and Countryside Act 1981 (WCA) through inclusion in schedule 5. In England and Wales this Act has been amended by the Countryside and Rights of Way Act 2000 (CroW).

5.4.3 All bats are also listed under Schedule 2 of the Conservation (Natural Habitats &c) Regulations 1994 which transcribes the EC Habitats Directive into UK law.

5.4.4 In combination, this legislation makes it an offence to:

- Deliberately or recklessly take, injure or kill a bat
- Deliberately or recklessly damage or destroy a place or structure used by bats for shelter or protection (in this instance, a roost).
- Deliberately or recklessly obstruct access to a bat roost.
- Deliberately or recklessly disturb bats while occupying a roost.

5.4.5 All birds, their nests and eggs are protected by law and 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 while it is in use or being built;
- Intentionally take or destroy the egg of any wild bird;
- Intentionally (or recklessly in England and Wales) disturb any wild bird listed on Schedule 1 while it is nest building or is at (or near) a nest with eggs or young; or disturb the dependant young of such a bird (in this instance this would include kingfishers, barn owls etc).

5.4.6 If any protected species is found during development, all works must stop and the site manager must contact Natural England for help and advice.

6 Recommendations and Mitigation

6.1 Further Survey

6.1.1 No further surveys for protected species are anticipated based on planned works.

6.2 Requirements for Habitat (EPS) licences

6.2.1 There is no current need for a development licence based on the proposed works.

6.3 Mitigation

6.3.1 There are no protected species using the barn, so no formal mitigation is required.

6.3.2 The hedgerows along the farm access and bungalow access track should be retained together with all standard trees.

6.3.3 The barn is small and has little opportunity for building in nests or roosts. The presence of cats, together with the low roof height, would make it unsuitable for roost or nest creation as the likelihood of predation is very high.

6.3.4 Exterior lighting, if necessary, should be kept to a minimum, and must be positioned away from the other buildings on site to avoid bat, and other wildlife, disturbance. Exterior lighting, where used, should be of a downwards-facing type and used on the north and west walls only.

7 References

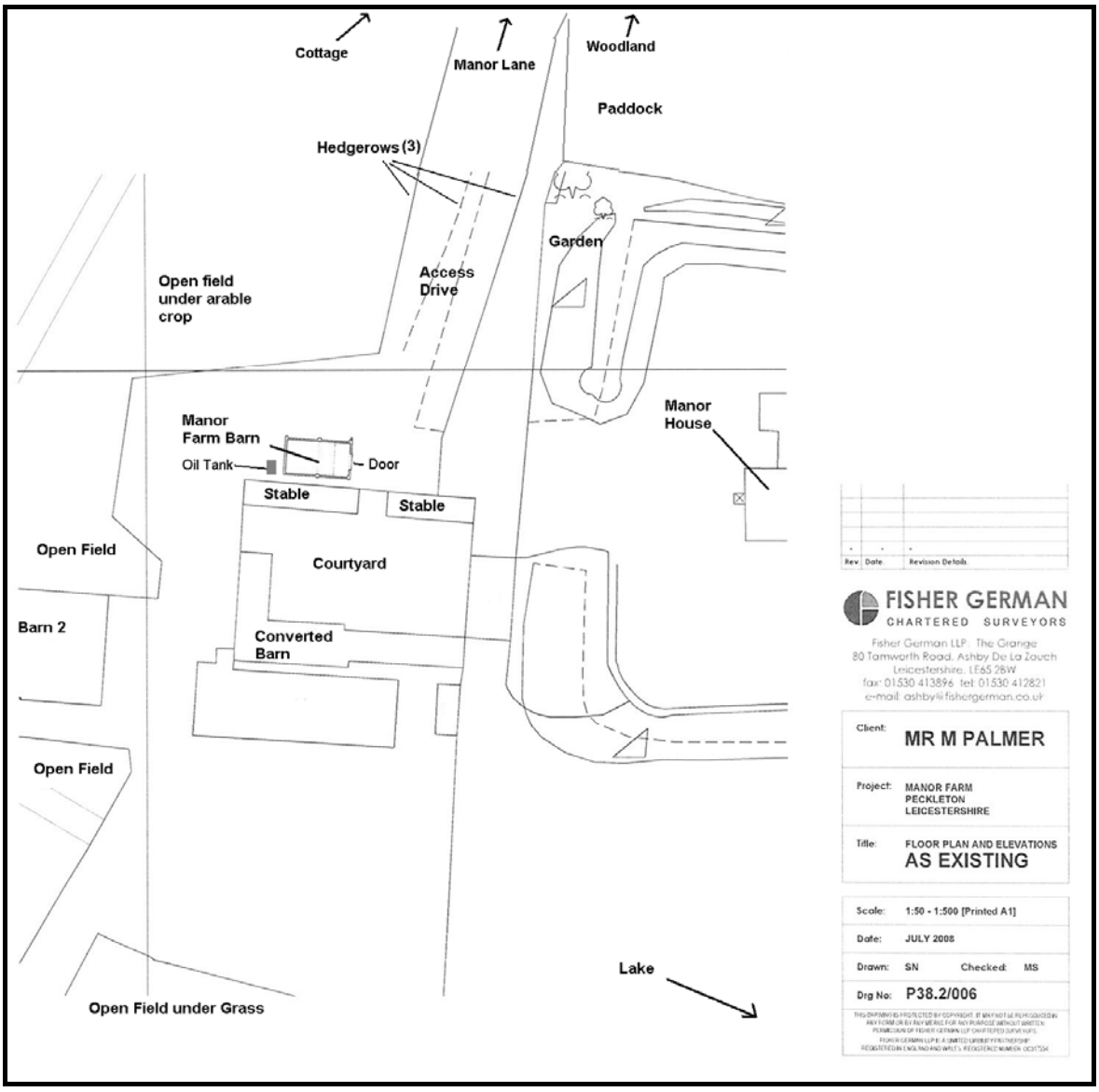
Figure 1: Site Plan

Appendix I: Desk Study Data

Appendix II: Photographs

Appendix III: Bibliography and Further Reading

FIGURE 1: SITE PLAN (Annotated version of original provided by Fisher German)



APPENDIX I: DESK STUDY DATA

Habitat Data

i) Statutory Sites

ii) Rural land Based Schemes

iii) Rural Other Schemes

iv) Habitat Inventories

Species Data

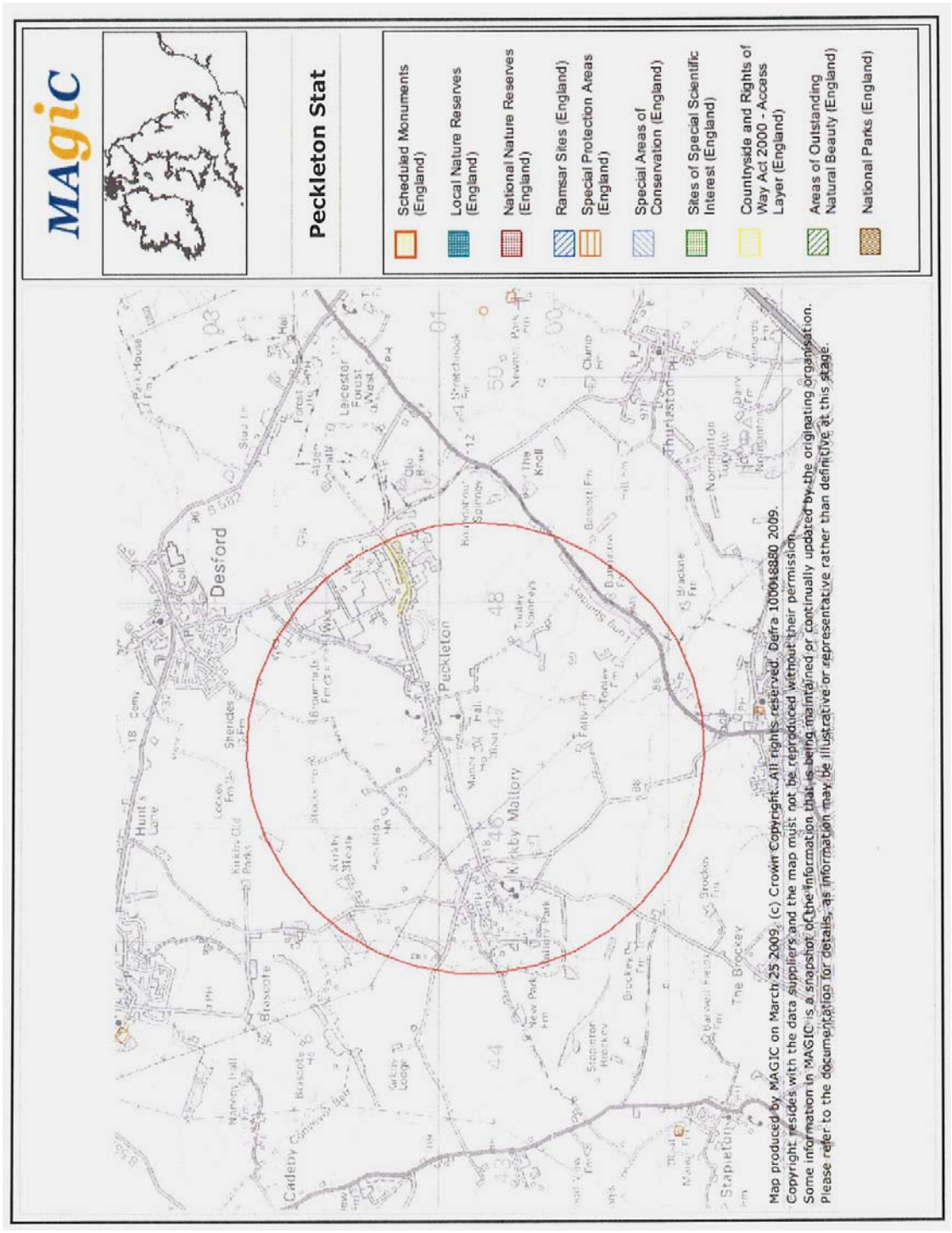
v) Bat

vi) Great Crested Newts

vii) Otter

viii) White Clawed Crayfish

i) Statutory Sites



Site Check Report

Report generated on March 25 2009.

You clicked on the point:
Grid Ref: SK 467 006
Full Grid Ref: 446713 , 300679

The following features have been found within 2,000 metres of your search point:

Village Greens (England)

There are no features within your search area.

Bathing Waters Directive (England)

There are no features within your search area.

Counties, Metropolitan Districts and Unitary Authorities (England)

Geographic Level	Name
COUNTY	LEICESTERSHIRE

NUTS1 - Government Office Regions (England)

Hotlink	Name	Reference
http://www.statistics.gov.uk/geography/nuts_em.asp	EAST MIDLANDS	UKF

Scheduled Monuments (England)

There are no features within your search area.

Protected Wreck Sites (England)

There are no features within your search area.

Nitrate Vulnerable Zones (England)

Type of Designation	Reason
2006 SURFACE WATER	EXISTING NVZ
2006 SURFACE WATER	EXISTING NVZ

Local Nature Reserves (England)

There are no features within your search area.

Biosphere Reserves (England)

There are no features within your search area.

National Nature Reserves (England)

There are no features within your search area.

Ramsar Sites (England)

There are no features within your search area.

Special Protection Areas (England)

There are no features within your search area.

Special Areas of Conservation (England)

There are no features within your search area.

Sites of Special Scientific Interest Units (England)

There are no features within your search area.

Sites of Special Scientific Interest (England)

There are no features within your search area.

Registered Common Land (England)

Registration	Common Land	Issue Date	CROW Mapping	CROW Map	Common Name	Unique

Authority	Number		Area	Status		ID
LEICESTER	CL10	Fri, 1 Jul 2005 00:00:00 UTC	7	CONCLU	PECKLETON COMMON	33186

Countryside and Rights of Way Act 2000 - Access Layer (England)

Name	Date Created	Description
AREA 7 ACCESS LAYER	Thu, 13 Oct 2005 00:00:00 UTC	COMBINED OC AND RCL. MILITARY BYELAW LAND, RACECOURSES AND AERODROMES HAVE BEEN REMOVED. THERE IS NO SECTION 28. EXCLUDES RICHMORE HILL AND GRAYS LANE BANK.

World Heritage Sites (England)
There are no features within your search area.

Nitrate Sensitive Areas (England)
There are no features within your search area.

Areas of Outstanding Natural Beauty (England)
There are no features within your search area.

Environmentally Sensitive Areas (England)
There are no features within your search area.

National Parks - proposed (England): South Downs modifications 2007
There are no features within your search area.

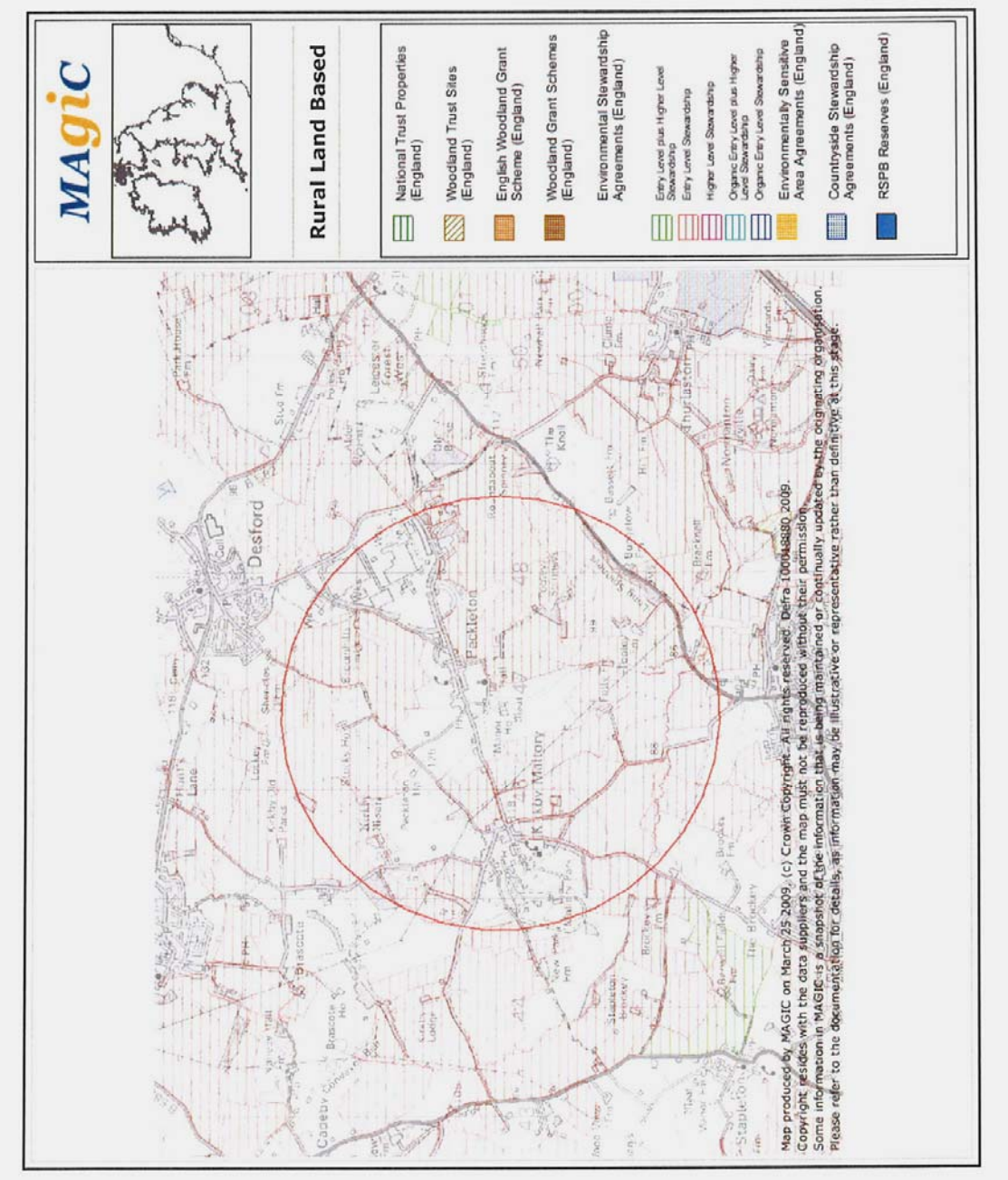
National Parks - proposed (England)
There are no features within your search area.

National Parks (England)
There are no features within your search area.

Moorland Line (England)
There are no features within your search area.

Less Favoured Areas (England)
There are no features within your search area.

ii) Rural land Based Schemes



Site Check Report

Report generated on March 25 2009.

You clicked on the point:
Grid Ref: SK 467 006
Full Grid Ref: 446710 , 300685

The following features have been found within 2,000 metres of your search point:

Organic Farming Scheme (England)

There are no features within your search area.

Counties, Metropolitan Districts and Unitary Authorities (England)

Geographic Level	Name
COUNTY	LEICESTERSHIRE

NUTS1 - Government Office Regions (England)

Hotlink	Name	Reference
http://www.statistics.gov.uk/geography/nuts_em.asp	EAST MIDLANDS	UKF

National Trust Properties (England)

There are no features within your search area.

Woodland Trust Sites (England)

There are no features within your search area.

English Woodland Grant Scheme (England)

There are no features within your search area.

Woodland Grant Schemes (England)

There are no features within your search area.

WES Agreements (England)

There are no features within your search area.

Energy Crop Scheme Agreements (England)

There are no features within your search area.

Environmental Stewardship Agreements (England)

Scheme	Start Date	Status	Agreement Ref
ENTRY LEVEL STEWARDSHIP	01-SEP-2007	LIVE	AG00260741
ENTRY LEVEL STEWARDSHIP	01-NOV-2005	LIVE	AG00053952
ENTRY LEVEL STEWARDSHIP	01-SEP-2006	LIVE	AG00160625
ENTRY LEVEL STEWARDSHIP	01-JUN-2006	LIVE	AG00193711
ENTRY LEVEL STEWARDSHIP	01-AUG-2005	LIVE	AG00031617
ENTRY LEVEL STEWARDSHIP	01-SEP-2006	LIVE	AG00245730
ENTRY LEVEL STEWARDSHIP	01-JUL-2006	LIVE	AG00186266
ENTRY LEVEL STEWARDSHIP	01-AUG-2005	LIVE	AG00015143
ORGANIC ENTRY LEVEL STEWARDSHIP	01-AUG-2005	LIVE	AG00029573
ENTRY LEVEL STEWARDSHIP	01-JUN-2007	LIVE	AG00252315
ENTRY LEVEL STEWARDSHIP	01-OCT-2006	LIVE	AG00239304
ENTRY LEVEL STEWARDSHIP	01-OCT-2005	LIVE	AG00141492

Environmentally Sensitive Area Agreements (England)

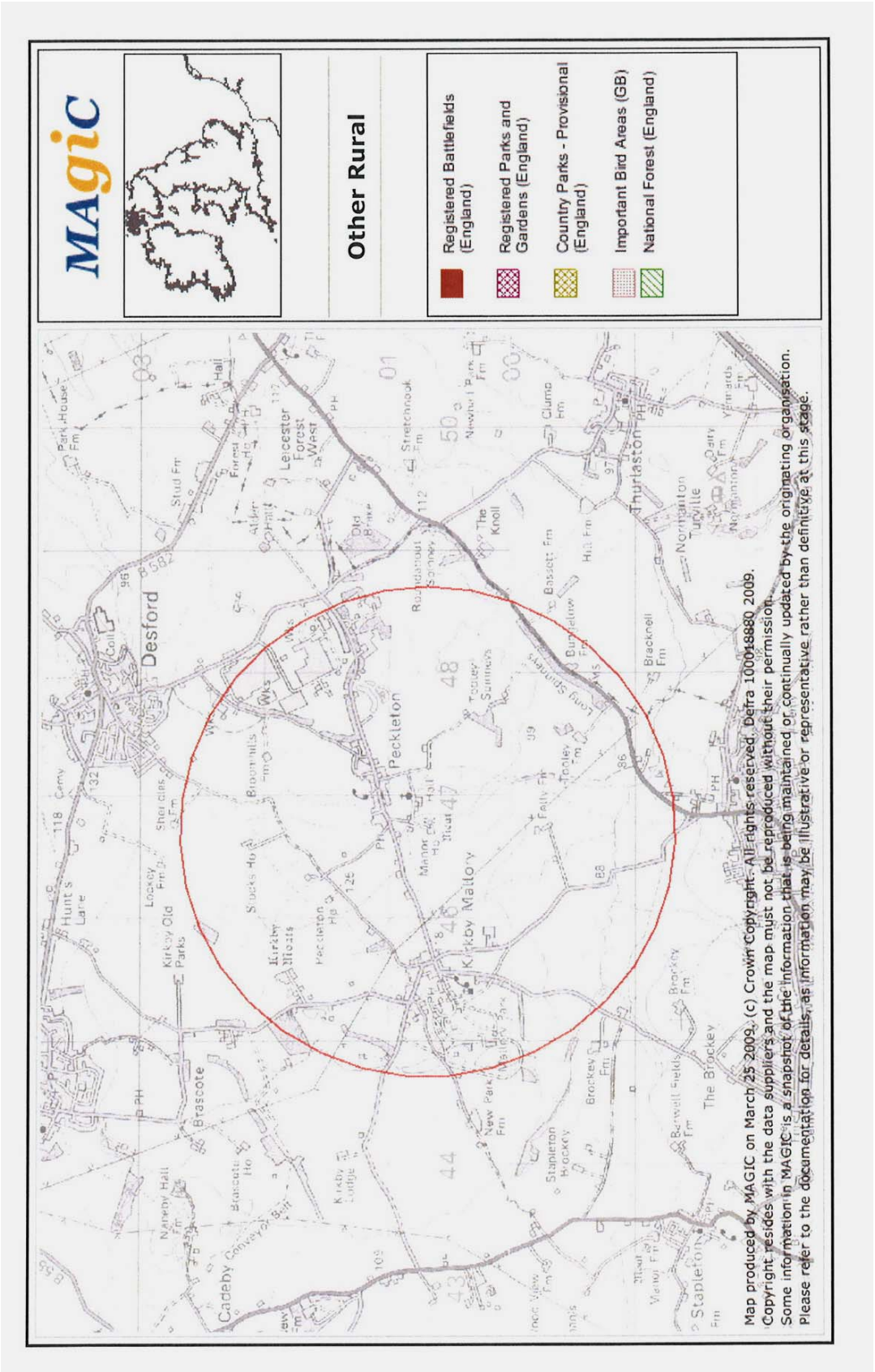
There are no features within your search area.

Countryside Stewardship Agreements (England)

There are no features within your search area.

RSPB Reserves (England)

iii) Rural Other Schemes



Site Check Report

Report generated on March 25 2009.

You clicked on the point:
Grid Ref: SK 467 006
Full Grid Ref: 446710 , 300670

The following features have been found within 2,000 metres of your search point:

Walking The Way To Health Initiative (England)
There are no features within your search area.

Groundwater NVZ - Monitoring Data (England)
There are no features within your search area.

Counties, Metropolitan Districts and Unitary Authorities (England)

Geographic Level	Name
COUNTY	LEICESTERSHIRE

NUTS1 - Government Office Regions (England)

Hotlink	Name	Reference
http://www.statistics.gov.uk/geography/nuts_em.asp	EAST MIDLANDS	UKF

National Trails (England)
There are no features within your search area.

Nitrate Vulnerable Zones (England)

Type of Designation	Reason
2006 SURFACE WATER	EXISTING NVZ
2006 SURFACE WATER	EXISTING NVZ

Eutrophic Water NVZ (England)
There are no features within your search area.

Groundwater NVZ (England)
There are no features within your search area.

Surface Water NVZ (England)

Type of NVZ in 2006	Id. of Lowest Catchment	Easting of Highest Nitrate in 2004	Northing of Highest Nitrate in 2004	Type of Catchment (1 or 2)	Nitrate Monitored in 2004 mg/l	Nitrate Predicted in 2010 mg/l	Nitrate Predicted by Model mg/l	Confidence of Model Prediction	Easting of Lowest Point	Northing of Lowest Point
SW	GB104028047210	459310	314780	1	78.8097	68.665	78.54198	CONFIDENT FAIL	449333.02	330895.39

Registered Battlefields (England)
There are no features within your search area.

Doorstep Greens (England)
There are no features within your search area.

Millennium Greens (England)
There are no features within your search area.

Registered Parks and Gardens (England)
There are no features within your search area.

Country Parks - Provisional (England)
There are no features within your search area.

Land Management Initiatives (England)
There are no features within your search area.

Catchment Sensitive Farming Delivery Initiative 2006-2009: Priority Catchments (England)
There are no features within your search area.

Upland Experiment Areas (England)
There are no features within your search area.

Important Bird Areas (GB)
There are no features within your search area.

Heritage Coasts (England)
There are no features within your search area.

Objective 1 Areas (England)
There are no features within your search area.

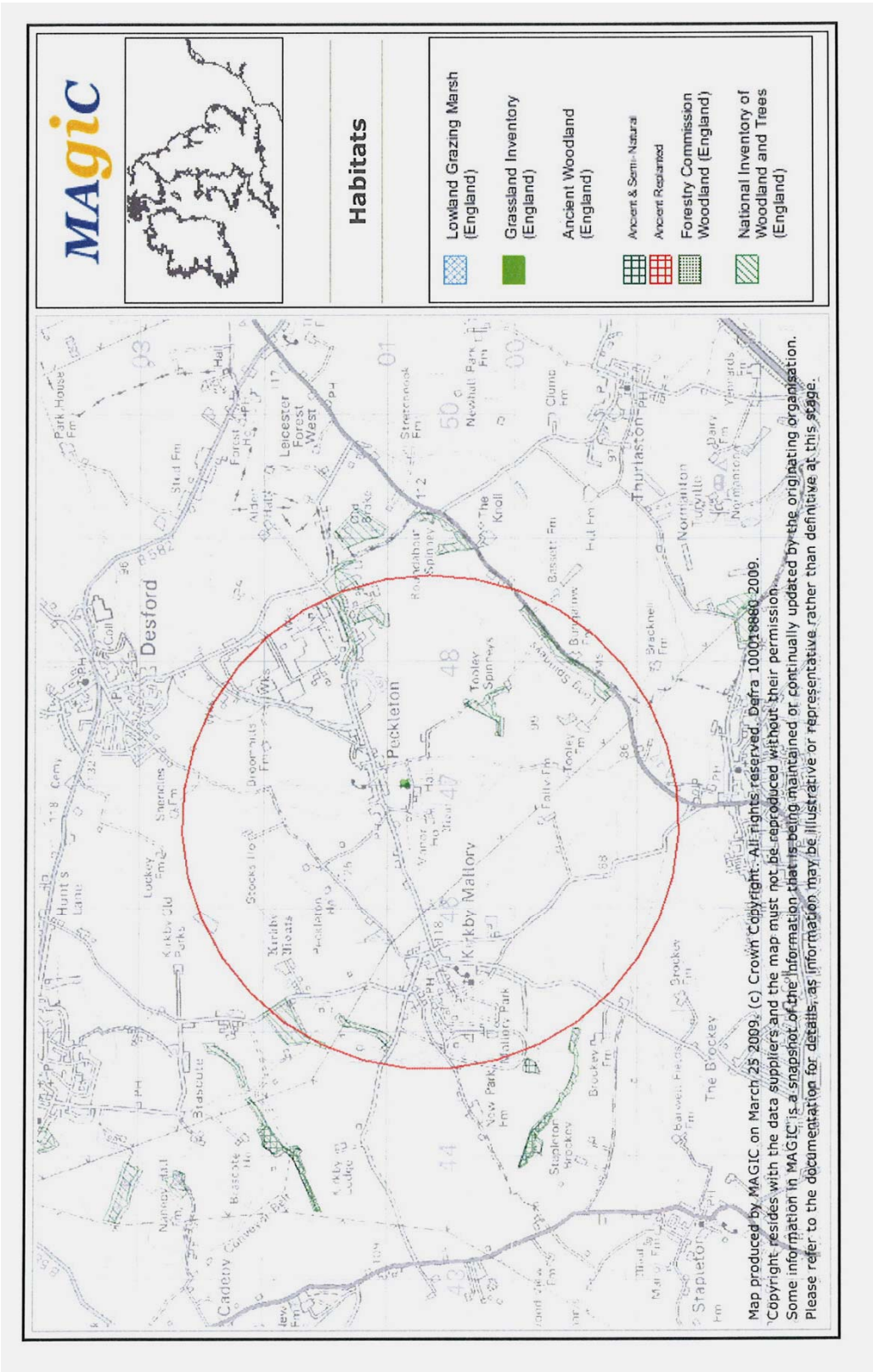
Objective 2 Areas (England)
There are no features within your search area.

National Forest (England)
There are no features within your search area.

Green Belt (England)
There are no features within your search area.

Community Forests (England)
There are no features within your search area.

iv) Habitat Inventories



Site Check Report

Report generated on March 25 2009.

You clicked on the point:
Grid Ref: SK 467 006
Full Grid Ref: 446707 , 300655

The following features have been found within 2,000 metres of your search point:

Counties, Metropolitan Districts and Unitary Authorities (England)

Geographic Level	Name
COUNTY	LEICESTERSHIRE

NUTS1 - Government Office Regions (England)

Hotlink	Name	Reference
http://www.statistics.gov.uk/geography/nuts_em.asp	EAST MIDLANDS	UKF

Lowland Grazing Marsh (England)

There are no features within your search area.

Grassland Inventory (England)

Name	Reference
PECKLETON CHURCHYARD *	LE/SK40/P01

Ancient Woodland (England)

There are no features within your search area.

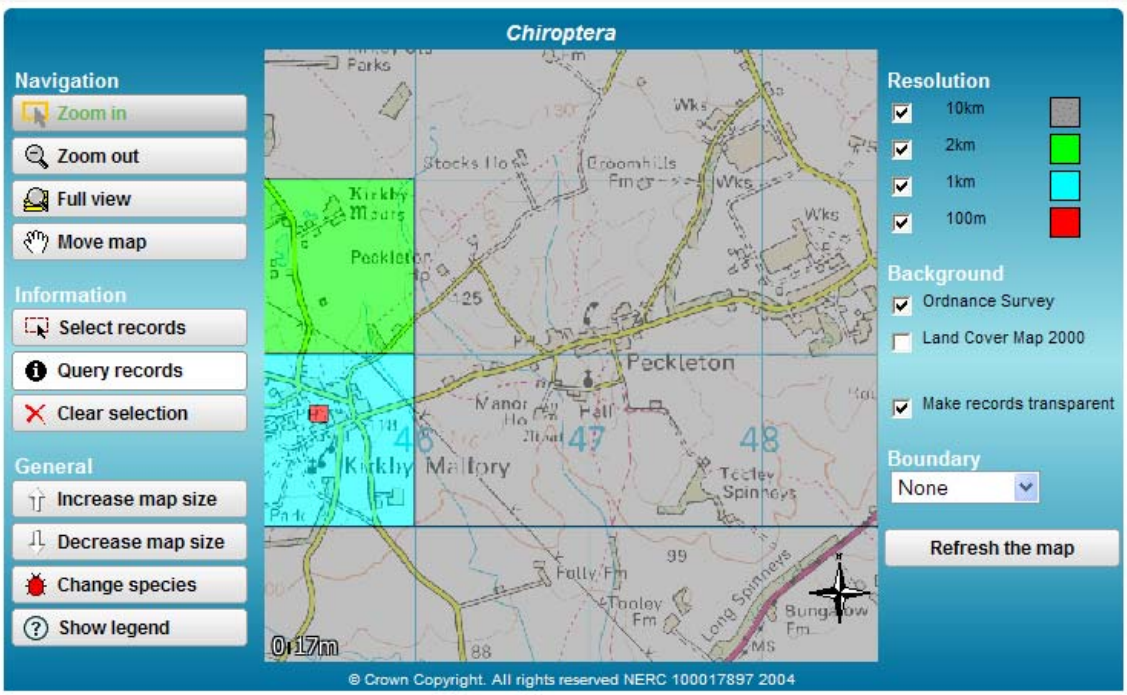
Forestry Commission Woodland (England)

There are no features within your search area.

National Inventory of Woodland and Trees (England)

Feature type	Reference date	Update type
BROADLEAVED	310398	
BROADLEAVED	310398	
BROADLEAVED	310398	
BROADLEAVED	310398	
BROADLEAVED	310398	
BROADLEAVED	310398	
BROADLEAVED	310397	

v) Bat



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INTERACTIVE MAP » SELECTED RECORDS - CHIROPTERA

Selected records for *Chiroptera*

Records from the dataset *Mammal records from Britain from the Atlas of Mammals (1993), with some subsequent records*

Summary of your access to the dataset Mammal records from Britain from the Atlas of Mammals (1993), with some subsequent records, provided by Biological Records Centre

Dataset Resolution	Your Resolution	Sensitive Access	Download raw data	View Attributes	View Recorder
100m	Full	✗	✓	✓	✓

Map	Site name	Gridref	Date Recorded	Date Accuracy	Sensitive	Recorder	Determiner	VICECOUNTY	STATUS	SOURCE	RECORDTYPE
map	No site name available	SK454006	8/8/1986	Day	N	NCC Printout (TMJ)	Unknown	Leicestershire (with Rutland)	Unknown	Unknown	0

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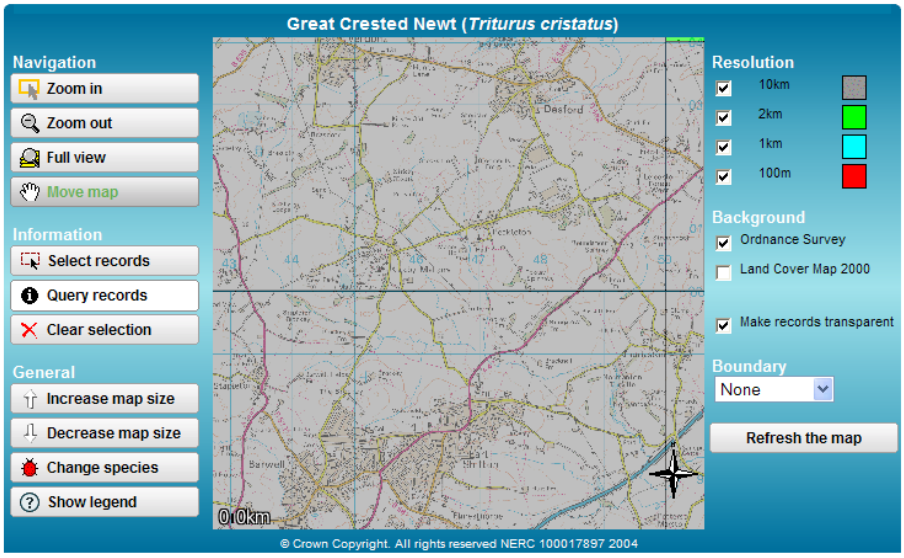
en-GB

vi) Great Crested Newts

Interactive map of Great Crested Newt (*Triturus cristatus*)

This interactive map allows you to view species records with a range of overlays and backgrounds, zoom in on records and get information about them. It has been compiled from the datasets you have access to. Please choose the datasets that best meet your needs.

Includes the following taxa: *Triturus cristatus, Great Crested Newt, Warty Newt & Triturus cristatus*

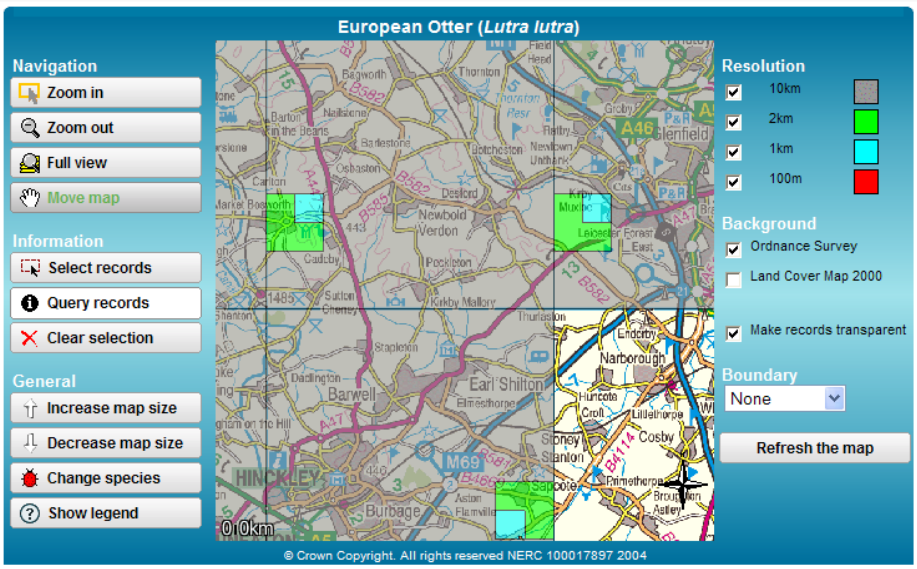


vii) Otter

Interactive map of European Otter (*Lutra lutra*)

This interactive map allows you to view species records with a range of overlays and backgrounds, zoom in on records and get information about them. It has been compiled from the datasets you have access to. Please choose the datasets that best meet your needs.

Includes the following taxa: *Otter, European Otter & Lutra lutra*



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NTERACTIVE MAP » SELECTED RECORDS - LUTRA LUTRA

Selected records for *Lutra lutra*

Records from the dataset *Mammal records from Britain from the Atlas of Mammals (1993), with some subsequent records*

Summary of your access to the dataset Mammal records from Britain from the Atlas of Mammals (1993), with some subsequent records, provided by Biological Records Centre

Dataset Resolution	Your Resolution	Sensitive Access	Download raw data	View Attributes	View Recorder
100m	Full	✗	✓	✓	✓

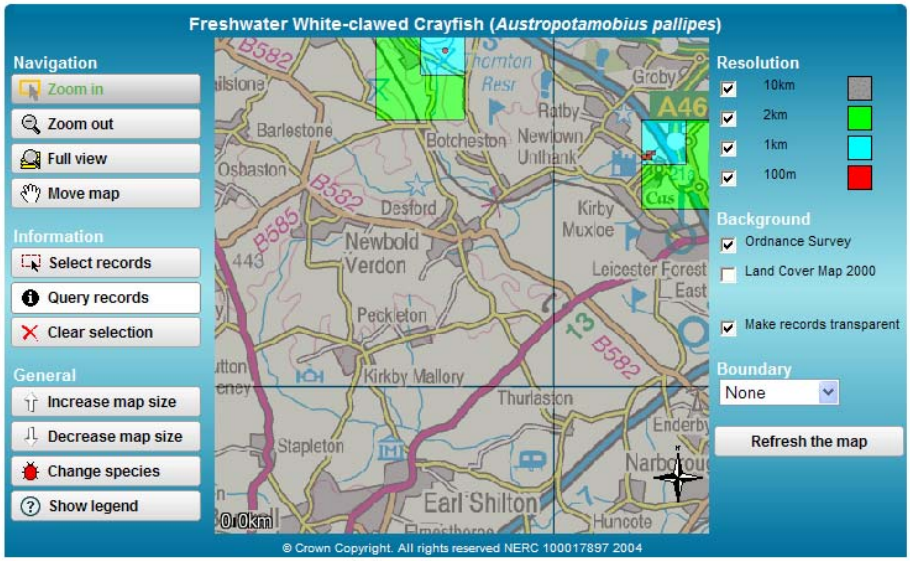
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map	Aylestone Meadows,Leicester	SK5600	1965	Year	N	Leicester Museum	Unknown	Leicestershire (with Rutland)	Unknown	Unknown		2
map	Kirby Muxloe	SK5103	1947	Year	N	Clements, H.A.B.	Unknown	Leicestershire (with Rutland)	Unknown	Unknown		5
map	Market Bosworth	SK4103	No date available	No date	N	Clements, H.A.B.	Unknown	Leicestershire (with Rutland)	Unknown	Unknown	No date with record	11

viii) White Clawed Crayfish

Interactive map of Freshwater White-clawed Crayfish (*Austropotamobius pallipes*)

This interactive map allows you to view species records with a range of overlays and backgrounds, zoom in on records and get information about them. It has been compiled from the datasets you have access to. Please choose the datasets that best meet your needs.

Includes the following taxa: *Freshwater Crayfish, White-Clawed Crayfish, Astacus pallipes, Austropotamobius pallipes, Freshwater White-clawed Crayfish & White-clawed Freshwater Crayfish*



Appendix 2: Photographs



Photo 1 Manor Farm (north side) showing rear barn (left) stables and converted barn courtyard (right and Manor House to the rear



Photo 2 View of front barn from access track (north-east)



Photo 3 Barn 2



Photo 4 Stable block and west outbuildings (just visible)



Photo 5 Outbuildings north side with converted barn to rear



Photo 6 Converted barn building



Photo 7 Manor House



Photo 8 Section of Manor House Lake



Photo 9 Access track and hedgerows, looking south towards farm



Photo 10 Mature trees along west hedgerow with woodland copse to right rear and bungalow to left rear



Photo 11 Barn, east gable and sliding door



Photo 12 Interior barn showing main beam, roof damage and water marks to rear



Photo 13 Beam end showing established cobwebs and damp under tiles



Photo 14 Water damage to north-west corner and roof

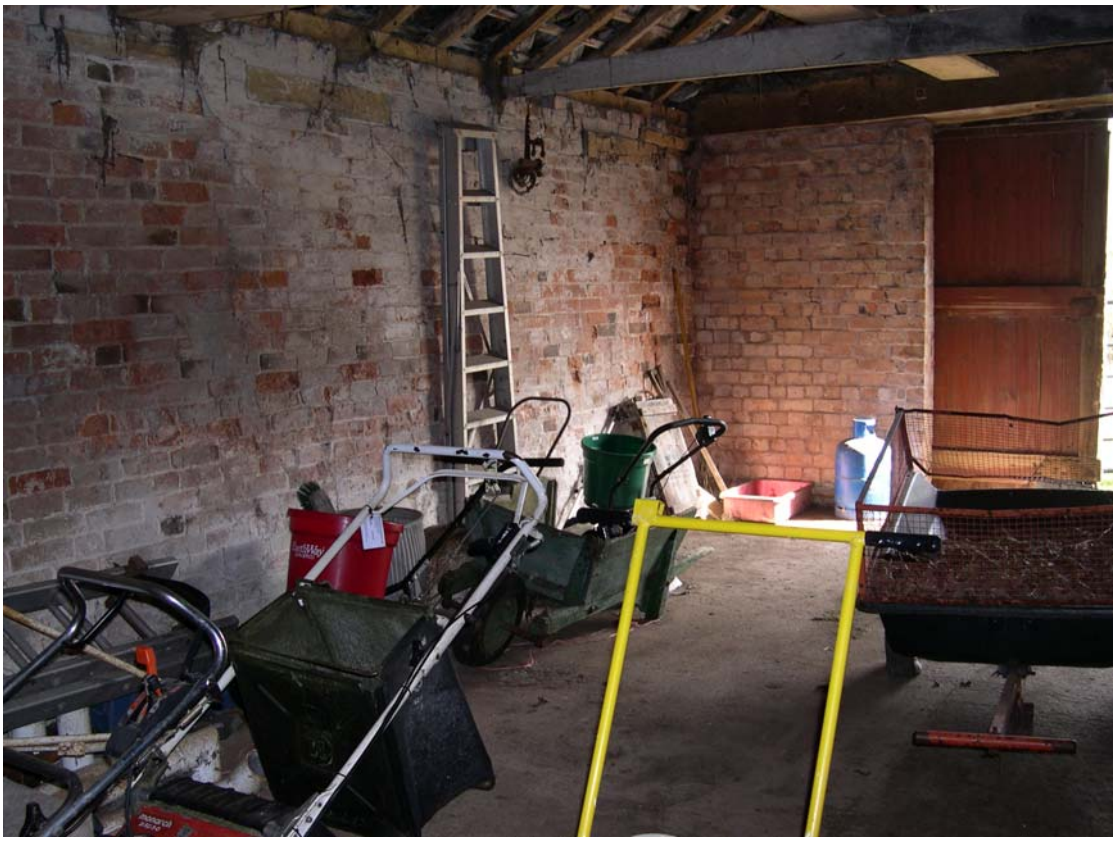


Photo 15 Interior of barn showing 'plank' beam and cobwebs



Photo 16 Roots growing through south-west roof corner and water damage



Photo 17 North-west corner, showing broken rotten timber and altered swallow nest

APPENDIX III

Bibliography and Further Reading

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