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DEVELOPMENT SERVICES
- 5 FEB 2010
RECEIVED

Biodiversity Report for

Outbuildings adjoining The Elms, Nailstone, Leicestershire

Protected Species Survey

Date of Report – 3rd December 2009

Proprietors
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Outbuildings adjoining The Elms, Nailstone
Protected Species Survey

Name of Client: Kirby Pro-seal, contact Mr P. Riley

Address of Client: The Elms, Main Street, Nailstone, nr Nuneaton, Warwickshire, CV13 0QB

Name of Agent: Peter Barnwell Ltd

Address of Agent: 22 Norfolk Road, Desford, Leicester, LE9 9HR

Date of Survey: 3rd December 2009

Weather: 100% cloud, windy, rain, cold, 3^0C

Address of survey site: Outbuildings adjoining The Elms, Main Street, Nailstone, nr Nuneaton, Warwickshire, CV13 0QB

Grid Reference of survey sites: SK 4151 0698

Names of Surveyors: A.B.Gibney BSc (Hons), MIEEM

Licences: Great Crested Newt 20093452, Bat 20093453 & Barn Owl 20093399 .issued by Natural England

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1) Proposed Development

It is proposed to convert the existing outbuildings to commercial use (offices). A protected species survey was requested as part of the Listed Building Consent to carry on the development.

2) Site Description

The site is a range of outbuildings which are currently disused in part and used for storage in part, within a village setting, on the edge of the village of Nailstone. The site is on the western edge of a yard with a farmhouse and various agricultural buildings, which are unaffected by the proposals. The ground around the buildings consisted of various types of hard standing with concrete yard being the main one, plus a small area of permanent grass to the west, immediately adjacent to the main A447 road.
Beyond the site boundaries was residential properties and agricultural land, both arable and grazed permanent grass.
There were no trees in the near vicinity of the site.
There were no ponds shown on the local aerial photos or map, within 100m of the proposed site.

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3) Building descriptions

There was a range of outbuildings, which were as follows:



The two-storey section

This section had solid brick walls and an asbestos sheeting roof. It was two-storey with no loft area, being open to the roof timbers.

The roof had a gable ends, and was at one height, with equal pitches either side. Timber beams, purlins and rafters supported the roofs, and the beams were in a king-post pattern. The beams had mortised joints, which were tight fitting and covered in webs. The asbestos sheets had no backing. There were many webs on the roof timbers, particularly on the ridge board and between the rafters, which would indicate that nothing had disturbed the space for some time. No roof sheets were missing and the roof was generally watertight.

There were no fascia or soffits. The eaves were covered in spiders' webs. There were gaps under the eaves of the roof but these were filled with the webs. There were no gaps in the pointing under the ridge tiles or in the gable ends, between the tiles. There were no bargeboards on the gable ends.

No evidence of bats (droppings etc) was found in the two-storey section, but there were several old bird nests. There were wooden window and door frames, which were covered in webs throughout. There was a window missing in the upper floor allowing free access into the building. There were some old nests on the roof timbers.

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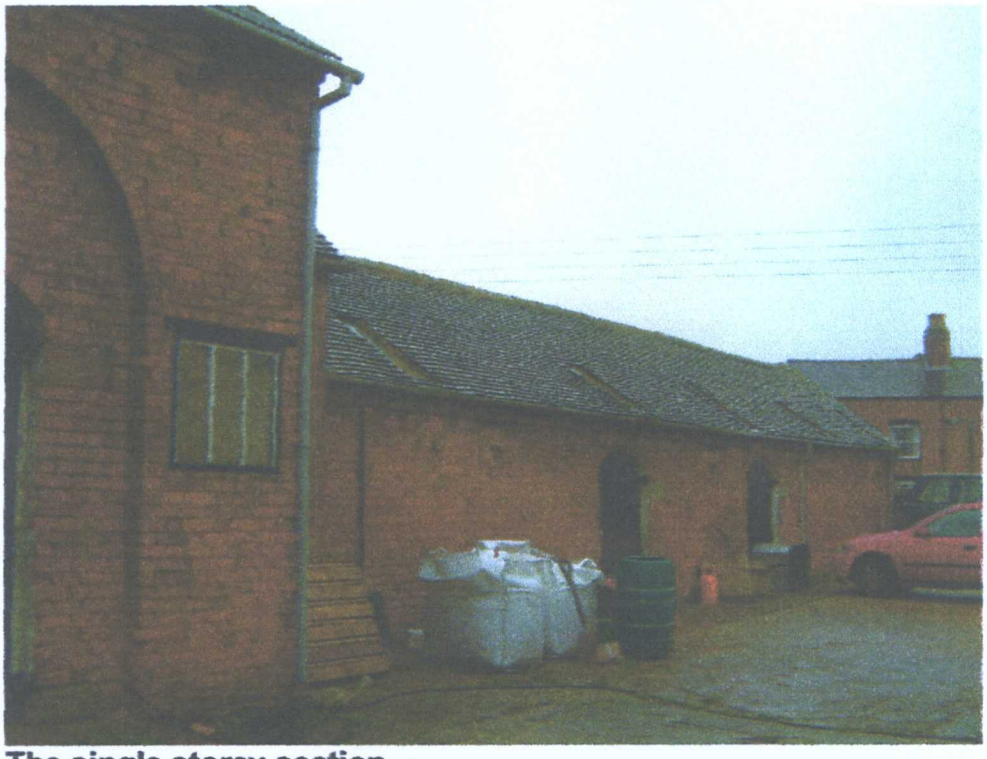

The single storey section

This section had solid brick walls and a part tile roof (flat clay tiles) and part Swithland slate roof. It was single-storey with no loft area, being open to the roof timbers.

The roof had a gable end, and was at two heights, with equal pitches either side. The opposite end to the gable was attached to the two-storey section, the join being covered with lead flashing which had a few cavities, but they were all full of webs. Timber beams, purlins and rafters supported the roofs, and the beams were in a king-post pattern. The beams had mortised joints, which were tight fitting and covered in webs. The tiles/slates had no backing. The roof was open and fully open for inspection. There were many webs on the roof timbers, particularly on the ridge board and between the rafters, which would indicate that nothing had disturbed the space for some time. The roof was generally in poor condition with many missing tiles.

There were no fascia or soffits. The eaves were covered in spiders' webs. There were gaps under the eaves of the roof but these were filled with the webs. There were no gaps in the pointing under the ridge tiles or in the gable ends, between the tiles. There were no bargeboards on the gable ends.

No evidence of bats (droppings etc) was found in the single storey section, but there were several old bird nests. There were wooden roof lights and door frames, which were covered in webs throughout. There were some old nests on the roof timbers.

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4) Survey Methods

The buildings were searched in a systematic pattern, all available spaces were searched, looking for signs of bats, in particular droppings, insect remains (where bats have fed), lack of spiders' webs (where bats have roosted), the bats themselves and body oils stains (where bats have squeezed through gaps). Particular attention was paid to undisturbed surfaces, walls (where bat droppings sometimes stick) and window sills (both inside and outside the buildings). The search was carried out with a high power torch inside the building and binoculars on the outside (particularly searching under eaves and ridge tiles). All cavities were checked using an endoscope to establish if anything was within them. Bats would not be active at this time of year.

Signs of birds were also noted, particularly old nests and barn owl *Tyto alba* pellets. Birds would not be nesting at the time of the year when the survey was undertaken.

A note was made of any signs of other protected species, or whether there was any appropriate habitat for other protected species.

5) Results

Bats – There was no evidence of bats found during the survey, there were no droppings or other signs, all surfaces, gaps and cavities were covered in spiders' webs. The buildings appeared to be too cold and draughty for bats to roost.

Birds – There were old nests found in the buildings, but none were active. There were no barn owls pellets found during the survey.

There was no evidence of any other protected species on the site, and there did not appear to be any habitat suitable for other protected species.

6) Conclusions

The buildings had not been used by bats as a roost site, and the buildings did not appear to be suitable as roost sites, being too cold and draughty, however there were cavities suitable for bats to hibernate in.

The buildings had been used for birds to nest.

There were no indications of any other protected species on the site.

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8) Legislation

Nesting Birds: Nesting Birds are protected under the Wildlife and Countryside Act 1981, 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. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to intentionally or recklessly disturb them while they are nest building or, at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

Bats: Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), and by the European Habitats Regulations 1994. To summarise; it is an offence to damage or destroy any place of shelter and protection used by bats (their roosts); deliberately, intentionally or recklessly obstruct a bat roost; deliberately, intentionally or recklessly disturb a bat; or intentionally kill, injure or take any bat.

9) Recommendations and Mitigations

- Birds – It is recommended that demolition of the buildings is scheduled to begin outside the bird nesting season (normally considered to be March-August, although this can be extended with certain species and due to climate change factors). However if works are scheduled in the bird nesting season, care should be taken that active birds nests are not disturbed. If there is any doubt as to whether birds are nesting, it is advised to get the area checked by a suitably qualified ecologist. Should an active nest be found, the nest must remain undisturbed until the young birds have fledged, which may cause a delay in the proposed works.

- Bats are highly mobile animals that change roosts regularly, and it is advised that prior to the work being undertaken, the contractors should be informed of what to do if one is found during the course of the works. If a bat is discovered during the building work, the work needs to cease immediately and Natural England should be contacted for further advice. Work on the area where the bat was found (should one be found) should not recommence until such advice is received from Natural England.

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References and Bibliography

Mitchell-Jones, A.J. & McLeish, A.P. [ed.] (1999) *The Bat Workers' Manual* JNCC

K.Parsons (ed.) (2007) *Bat Surveys Good Practice Guidelines* Bat Conservation Trust

Gent,T. & Gibson,S. [Eds] (2003) *Herpetofauna's Workers' Manual* JNCC

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Betts, C.J. (2007) *Checklist of Protected British Species* Christopher Betts Environmental Biology

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Report Produced by

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