

# Wildlife and Ecology Services

Ecological and Wildlife Consultants  
specialising in the  
Urban Environment

## Preliminary Ecological Appraisal



**Barn Conversion at The Hall  
Station Road  
Owston Ferry  
North Lincolnshire  
DN9 1AW**

**Grid Reference: SE 80748 00190**

**Louise Summers**

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## **Executive Summary**

Wildlife and Ecology Services have been requested to carry out a Preliminary Ecological Appraisal Survey, including desk top study information, on the site known as: Barn Conversion at The Hall, Station Road, Owston Ferry, North Lincolnshire, DN9 1AW. The central grid reference for the site is: SE 80748 00190.

A desktop study using the Magic Database and information sought from Greater Lincolnshire Nature Partnership (GLNP) indicated that there is one (1) statutory site and one (1) non-statutory site recorded within the 1km search area; Priority habitat namely the river Trent and associated Intertidal Mudflats are also recorded within the search area.

The nearest statutory site, Owston Ferry Castle, Local Nature Reserve (LNR) is located approximately 195m away to the west.

The nearest non-statutory site of Warping Drain Corridor, Local Wildlife Site (LWS) is located approximately 795m to the south.

A preliminary appraisal of the site was undertaken on 11 January 2024 and was conducted in fair weather conditions.

The building is Grade II listed and dates to the Mid-late C18. Whilst now in a significantly dilapidated condition, it was originally described as a threshing barn which was a two-storey brick building with pantile roof, rectangular in build, with a central "through-way" waggon entrance.

The lower level is divided either side of the communal wagon entrance; To the east there are two rooms which were accessible, and to the west there was one room that was not accessible. Since the last ecological survey, undertaken in 2016, the building has been subject to the elements and the roofline and parts of the brickwork for the second storey have now collapsed.

The proposed planning application seeks to rebuild the barn for residential use.

Recommendations for mitigation and enhancement include:

- Undertake a minimum of one (dusk) emergence survey to ascertain the presence or likely absence of bats using the building
- In order to enhance the biodiversity of the site, 3 x Schwegler 2FR bat boxes (or similar) should be installed into the fabric of the building on the east face
- In order to enhance the biodiversity of the site, 1 x Schwegler 1SP Sparrow Terrace (or similar) should be installed into the fabric of the building on the south face
- Where possible, demolition should be undertaken outside of bird nesting season, currently recognised as March to August inclusive. If the building is to be demolished within the bird nesting season, suitable checks should be undertaken by a suitably competent person to ensure that no nesting birds are present
- Lighting both during works and permanent lighting following completion of the development should be designed to minimise light spill onto areas likely to be used by foraging bats. The lighting scheme should be designed with regard to guidance, such as the Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP) 2023 Guidance Note 08/23: Bats and Artificial Lighting at Night
- To encourage foraging activity by bats, the new landscaping scheme should include wildlife friendly planting, including trees and night-scented, light-coloured plants that will attract insects, birds and bats

**This report and the survey information contained within is valid for a period of 12 months**

## 1. INTRODUCTION

### 1.1 Summary

Mr A Axe has instructed Wildlife and Ecology Services to carry out a Preliminary Ecological Appraisal Survey, including desk study information on the site known as: Barn Conversion at The Hall, Station Road, Owston Ferry, North Lincolnshire, DN9 1AW; from hereon in the area in question will be referred to as, “the site”.

All surveys carried out reflect the standards expected by Natural England and are in line with industry best practice as specified by the Chartered Institute of Ecological and Environmental Management (CIEEM) and the Bat Conservation Trust (BCT). (See **Appendix 1** for the site location plan).

### 1.2 Report Limitation

This report solely concentrates on the ecological values of the site in question. Comments relating to any buildings, engineering, or other unrelated matters will only be made in the interest of providing ecological information. The omission of any species not observed at the time of survey does not signify its overall absence.

### 1.3 The Site

The site is located in the village of Owston Ferry, North Lincolnshire; (Part of the Isle of Axholme). It is situated on the left bank of the river Trent between Gainsborough and Scunthorpe.

Positioned towards the south of the village and surrounded by both residential and agricultural and light industrial buildings, the site is a barn building which is Grade II listed and dates to the Mid-late C18.

The designated statutory site of Owston Ferry Castle, Local Nature Reserve, is located approximately 195m to the west. To the south, the wider area is predominately arable fields, and also the non-statutory site of Warping Drain Corridor.

**1.3.1** The central grid reference for the site is: SE 80748 00190. The boundary of this site is shown on the Site Plan presented in **Appendix 2**.

**1.3.3** The proposed planning application seeks to rebuild the barn for residential use.

## 2. APPROACH

To assess the ecological potential of the site and inform of any further assessments or mitigation the following exercises were undertaken:

- Preliminary Ecological Appraisal January 2024

## 3. METHODOLOGY

### 3.1 Desk Study

Desk study data is collected to ascertain baseline data held by statutory and non-statutory consultees. This information is also used to collect records of species that may not have been present at the time of survey and helps to identify any protected species, habitats or sites of consideration that may be potentially affected by the proposals.

3.1.2 Information for this site was requested from:

- GLNP – (Greater Lincolnshire Nature Partnership)
- MAGIC Database

### 3.2 Preliminary Ecological Appraisal Survey

3.2.1 The aim of the preliminary ecological assessment is to ascertain and identify what ecological matters may require further detailed investigation. The information gathered is then presented in accordance with the standard survey format, including descriptions and a habitat map, (see **Appendix 3**); target notes and supplementary information are also presented where appropriate.

3.2.2 Throughout the survey consideration is given to potential or actual presence of all protected species, not limited to but may be included in:

- The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000
- The Habitats and Species Directive (92/43/EC) enacted through the Conservation of Habitats and Species Regulations 2017
- The Protection of Badgers Act 1992

### 3.2.3 Survey Constraints

Whilst acceptable for preliminary appraisals to be undertaken throughout the year, weather conditions can affect findings, especially when certain species may not be active/as active when the survey is being undertaken.

## 4 DESK STUDY RESULTS

Information that was collected from the desk study exercise undertaken in January 2024 is summarised below.

### 4.1 GLNP Ecological Record Information

The information provided showed one (1) statutory site and one (1) non-statutory site recorded within a 1km radius of the site.

#### 4.1.1 Statutory Sites

There is one statutory site recorded within a 1km radius of the site

Site Name	Status	Distance from Site (m)
Owston Ferry Castle	LNR	195

#### 4.1.2 Non-Statutory Sites

There is one non-statutory site recorded within a 1km radius of the site and two areas of Priority Habitat

Site Name/Description	Status	Distance from Site (m)
Warping Drain Corridor	LWS	795
Rivers – (Trent)	Priority Habitat	660m
Intertidal Mudflats	Priority Habitat	660m

## 4.2 Protected and Notable Species

The information provided indicated records of various protected, priority and notable species within a 1km radius of the site. A lack of data should not be interpreted as species absence from the search area.

Species	Distance of nearest record (m)
Herpetofauna	
Common Toad	772
Common Frog	772
Common Lizard	190
Adder	190
Grass Snake	190
Terrestrial Mammals	
Brown Hare	190
West European Hedgehog	102
Water Vole	190
Otter	252
Harvest Mouse	190

### 4.2.1 Bats

There are at least 11 of the 18 UK bat species are recorded within Lincolnshire. The following have been recorded within a 1km radius of the site.

Species	Distance of nearest record (m)
Bat (Various)	122
Brown Long Eared	-
Common Pipistrelle	-

### 4.2.2 Birds

A number of bird species were recorded in the 1km search area. The nearest record of any species, in relation to the site, was 184m

### 4.2.3 Invasive Species

A number of other invasive species were recorded in the 1km search area. The nearest record of any species, in relation to the site, was 184m

### 4.2.4 Flora/Butterflies/Moths

A number of other floras, butterflies and moth were also recorded in the 1km search area. The nearest record of any species, in relation to the site, was 184m

## PRELIMINARY ECOLOGICAL APPRAISAL RESULTS

An initial preliminary appraisal was undertaken by Louise Summers, an ecologist with 15 years' experience on 11 January 2024 in fair weather conditions. Louise holds a Level 2 Bat Class licence, 2018-37326-CLS-CLS, a CL08 GCN licence and CL35 Badger Class licence issued by Natural England.

The outside and inside of the site, where possible and safe to do so, was assessed for the potential and presence of any species that may be affected by the proposed works. If evidence of any protected species is identified this could potentially mean that the application may be subject to further review regarding mitigation and/or compensatory measures. Additional inspections and/or surveys may be advised and, depending on the outcome of these findings, licence(s) may be deemed necessary.

The building was examined using several different techniques to determine the presence or likely absence of bats and any other potential wildlife. In addition, when surveying for bats, the ecologist also endeavours to determine why there may be bats on the site, for example, roosting during the day, feeding roost at night, maternity roost (summer) or hibernacula (winter).

### Equipment Utilised

During the survey the ecologist used the correct and established methods and equipment as is cited in the Bat Surveys Good Practice Guidelines.

Additional equipment also utilised where necessary was:

- **Binoculars:** To examine higher parts that were out of reach of ladders
- **Torches:** High powered, one million candle power, torches to aid vision around the building's darker recesses

The building is Grade II listed and dates to the Mid-late C18. Whilst now in a significantly dilapidated and derelict condition, it was originally described as a threshing barn which was a two-storey brick building with pantile roof, rectangular in build, with a central "through-way" waggon entrance. The building adjoins additional residential properties to the west, which do not form part of the development proposal.

The site is set within a mixture of residential, agricultural, and light engineering buildings. The courtyard footprint to the south elevation is disturbed ground with a trackway surrounding the remaining perimeter.

The building is now in a partially collapsed state, with the roof and parts of the brick structure to the second floor having fallen in.

The external brickwork presents many gaps, crevices and cracks and cavities which would provide harbourage to both bat and bird species; Two old birds' nests were observed in areas where there were gaps in the bricks. Due to the condition of the building and the number of gaps, crevices etc present, inspection of each individual feature was not possible.

The lower level is divided either side of the communal wagon entrance; To the east there are two rooms which were accessible, and to the west there was one room that was not accessible.

The area to the east was brick faced on the external walls, with an internal wooden partition that divided the space into two separate areas. The ceiling was constructed using RSJ beams and the wooden boards of the upper level which, due to the roof collapse, are now exposed to the elements and have begun to rot. Both rooms were thoroughly inspected for signs of bats and birds, but no evidence was observed at the time of survey.

## **6 DISCUSSION AND RECOMMENDATIONS**

The proposed application seeks to rebuild the barn for residential use.

### **6.1 Nature Conservation Sites**

There was one statutory site and one non-statutory site recorded within the 1km search area, along with two areas of priority habitat. The nearest statutory site of Owston Ferry Castle (LNR) is approximately 195m away to the west.

From the information provided, it is not anticipated that the development proposal will have any detrimental effect on any of the statutory or non-statutory sites located within the wider area.

### **6.2 Habitats**

#### **6.2.1 Birds**

The building provides a high potential for nesting birds, although it is not considered suitable for species such as Barn Owl. Evidence was recorded indicating smaller birds, (possibly Robin) have nested in at least two locations within the fabric of the building in past years.

#### **Mitigation**

Where possible works should be undertaken outside of nesting bird season, usually recognised as March to August inclusive. If works are to be undertaken during nesting bird season, the site should be checked by a suitably qualified person to ensure that no species will be harmed or disturbed by the works.

#### **6.2.2 Herpetofauna**

The ground surrounding the site is both hard and disturbed ground where regular vehicle movements are made; This negates the habitat potential on the site for species within this category.

#### **6.2.3 Badger**

Whilst it is likely that badgers may be present within the wider area, there is no current indication that they are present on the site or within 50m of the site.

#### **Mitigation**

A precautionary method statement should be implemented throughout the construction process which should include:

- Any trenches or deep pits within the development site, that are left open overnight, must contain a method of escape, this could be in the form of a plank of wood at one end as a ramp to the surface or a graded slope at the end of the trench
- Trenches should be inspected every morning to ensure that no badgers have become trapped
- Any pipe work greater than 150mm must not be left uncapped overnight to allow badger ingress
- Soft building materials should be stored in carefully considered places, to prevent possibilities of badgers adopting bunds as setts and ideally protected by fencing if being stored for long periods of time
- The storage of chemicals on site must be in a secure area where they cannot be accessed or knocked over by roaming badgers
- Fuel for on-site machinery must be located in a specified area and drip trays must be utilised at all times
- If any new mammal burrows become apparent throughout the works, the advice of a suitably qualified ecologist should be sought. Works should not be undertaken on or near the area until professional advice has determined away forward

#### 6.2.4 Hedgehog

Hedgehogs are a Species of Importance, and their conservation is a significant consideration in planning. Data records indicate that they have been previously observed within the locality, (approximately 100m), and due to the amount of debris from the roof collapse, the building does provide a limited harbourage potential.

##### Mitigation

Demolition of the building should be undertaken using a Precautionary Method of Works that is designed in conjunction with the demolition contractor.

13cm x 13cm access holes should be incorporated into any solid boundary that may be erected (i.e., fencing) to maintain hedgehog-links to the wider area; This will allow hedgehogs the ability to easily move through the site.

#### 6.2.5 Bats

No evidence of bats, including bat droppings was observed at the daytime inspection, however, it must be noted that not all parts of the building were accessible for survey. Due to the continued decline of the building, suitable access features, i.e., gaps, cracks crevices, have increased throughout the remaining structure and these do hold potential for individual or small numbers of bats to use the building for harbourage/roosting.

Ecological data obtained from GLNP indicates that bats have been recorded close to the site, approximately 122m away and there is limited connectivity to the surrounding wider area landscape.

Based on the current Bat Conservation Trust Guidelines for assessing proposed development sites for bats, the potential suitability for this site is classed as **LOW**. (See Appendix 4 - Bat Scoring Criteria).

##### Mitigation

*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)* issued in 2023, recommends that when a structure will be directly or indirectly impacted by development proposals, we must be sure to establish the presence or likely absence of the species prior to works being undertaken.

Section 7.2.2 of the guidance details presence/likely absence surveys would be needed if:

- ***The PRA (Structure) has not ruled out the reasonable likelihood of a roost being present (because there are locations with potentials for bats to roost undetected in concealed cracks, crevices or voids or evidence of a roost may have been removed), but no definitive evidence of the presence of bat roosts has been recorded;***
- ***A comprehensive inspection survey of the structure is not possible because of restricted access, but there are features with a reasonable likelihood of supporting bats;***
- ***There is a risk that evidence of bat use may have been removed by weather or human activities***

As bat roosts are legally protected it is recommended to undertake a minimum of one dusk emergence survey to ascertain bat activity within the area and to identify the presence or likely absence of bats using the building.

- Optimum timings for dusk emergence bat surveys are between May-August inclusive, however they are weather dependent
- Further additional surveys may be required depending on findings

## **7 ADDITIONAL ENHANCEMENT RECOMMENDATIONS**

- 7.1.1 Consideration should be given to enhancing any new landscaping scheme to include wildlife friendly planting, including trees and night-scented, light-coloured plants that will attract insects, birds and bats. Night-flowering flora could be incorporated to benefit invertebrate prey and improve foraging opportunities for bats. Exact species suitable for the site will be reliant on the condition/substrate of the area being planted.
- 7.1.2 Additional enhancements that could easily be met within the development scope include the incorporation of bat and bird nest boxes within the rebuild
- 3 x Schweglar 2FR or similar integrated bat boxes may be used on the east elevation, which are built into the external structure of a building and require no maintenance
  - 1 x Schweglar 1SP Sparrow Terrace (or similar) should be installed into the fabric of the building on the south face
- 7.1.3 Where possible, demolition should be undertaken outside of bird nesting season, currently recognised as March to August inclusive. If the building is to be demolished within the bird nesting season, suitable checks should be undertaken by a suitably competent person to ensure that no nesting birds are present
- 7.1.4 Lighting both during works and permanent lighting following completion of the development should be designed to minimise light spill onto areas likely to be used by foraging bats. The lighting scheme should be designed with regard to guidance, such as the Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP) 2023 Guidance Note 08/23: Bats and Artificial Lighting at Night

## **8 LEGISLATION AND GUIDANCE**

Animal and plant species that are considered to be threatened as a result of their rarity, vulnerability or persecution are afforded protection regardless of the requirements of any planning consent.

The legal protection of animals and plants in the UK is mainly provided for by:

- The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000
- The Habitats and Species Directive (92/43/EC) enacted through the Conservation of Habitats and Species Regulations 2017
- The Protection of Badgers Act 1992

The level of protection varies according to the conservation status of the species.

The Conservation of Habitats and Species Regulations 2017 provides safeguards for European Protected Sites and Species (as listed in the Habitats Directives). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019, which continue the same provision for European Protected Species licencing requirements, and protected areas after Brexit.

The Countryside and Rights of Way Act 2000 supplemented existing legislation for wildlife protection by prohibiting reckless acts that result in the killing or injuring of protected species.

The Natural Environment and Rural Communities Act 2006 requires that every public authority in exercising its function must have regard as far as is consistent with the proper exercise of those function, to the purpose of conserving biodiversity. Section 41 of the Act requires the Secretary of State to have prepared lists of species and habitats which are considered to be of principle importance for the purpose of conserving biodiversity; The UK Biological Action Plan (BAP) species.

Following actual sightings, signs and the presence of potentially suitable habitats that may indicate the presence of protected species; the legislation detailed below may apply to any management schemes considered for the surveyed land.

## 8.1 Bats

All British bat species are protected under national laws via Schedule 5 of the Wildlife and Countryside Act (WCA) 1981 (as amended). In addition, the Countryside and Rights of Way (CRoW) Act 2000, (Schedule 12, Section 5a) has amended Section 9 (subsection 4) of the WCA, 1981, strengthening the level of protection further to include “reckless” as well as “intentional” offences.

Bats are fully protected under Section 9 of the Act and under Regulation 41 of the Conservation of Habitats and Species Regulations (as amended) 2017.

Four UK bat species are listed in Annex II of the EU Habitats Directive. These four species are, the Greater Horseshoe Bat, Lesser Horseshoe Bat, Bechstein’s bat and the Barbastelle bat. The conservation of these species requires the designation of Special Areas of Concern under certain criteria.

**The Conservation of Habitats and Species Regulations (as amended) 2017** transposes Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) into English and Welsh Law, making it an offence to deliberately capture, kill or disturb wild animals such as bats listed under schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of a bat, even if the animal is not present at the time.

**The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019** was introduced following the UK exit from the European Union. This amends the Habitats Directive and the Bords Directive by transferring functions from the European Commission to the appropriate English and Welsh authorities. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

UK legislation makes it an offence to:

- Deliberately capture or intentionally take a bat;
- Deliberately or intentionally kill or injure a bat;
- To be in possession or control of any live or dead bat or any part of, or anything derived from a bat;
- Damage or destroy a breeding site or resting place of a bat;
- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection;
- Deliberately disturb any bat, in particular any disturbance which is likely to:
  - (i) Impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate;
  - (ii) To affect significantly the local distribution or abundance of the species to which they belong

A bat roost can be considered any structure that a bat(s) uses for breeding, resting, shelter and / or protection. It is important to note that since bats often re-use the same roost sites, the current legal opinion is that a bat roost is protected whether or not the bats are present. A bat roost is therefore considered to be, **“somewhere where there is evidence that a bat or bats have used in the past”**.

Although the law provides strict protection to all native bat species in Britain, it also allows this protection to be waived through the issue of a licence from the regulatory body responsible for protected species in England, namely Natural England. A mitigation licence is required when development, not restricted to works requiring planning permission but includes permitted development that does not require formal permission, will result in damage to, or obstruct access to any bat roost, (occupied or not) or risks harming or significantly disturbing bats.

Bats are also afforded general protection in England and Wales within the **Natural Environment and Rural Communities Act, 2006**. This imposes a duty on all public bodies including local authorities and statutory bodies, when exercising their functions, to “have due regard, so far as is consistent with the proper exercise of those functions, the purpose of conserving biodiversity” (Section 40 (1)). It notes that “conserving biodiversity includes restoring or enhancing a population or habitat” (Section 40 (3)). Attention should therefore be given to dealing with modification or development of an area if aspects of it are deemed important to bats, such as roosts, flight corridors and foraging areas.

Species of Principle Importance in England (SPIE) – formerly the UK Biodiversity Action Plan Priority (BAP) include the Brown Long-Eared bat, Barbastelle, Soprano Pipistrelle, Noctule, Bechstein’s and Greater and Lesser Horseshoe bats.

## 8.2 Birds

All wild bird species are protected by law, under the the Wildlife and Countryside Act (WCA) 1981 (as amended) making it illegal to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is being built or in use
- Take or destroy the eggs of any wild birds
- Possess or control (e.g., for exhibition or sale) any wild bird or egg unless legally obtained

Any operations that will impact on areas or structures that may be used by nesting birds must be conducted, where possible, between September and February (i.e. outside of the recognised bird nesting season).

This can include:

- Clearance of scrub and tree
- Mowing or strimming of areas likely to be used by ground-nesting species
- Building demolition or maintenance

Where works cannot be undertaken outside of the recognised nesting season, checks for nesting birds should be made immediately prior to the start on works onsite, by a suitably experienced person. If any nests are found, an exclusion area should be established around the nest in order to ensure that birds are not disturbed.

## 8.3 Legislation and Planning Policy

Planning Authorities have a legal duty to consider biodiversity when assessing planning applications. Where there is a reasonable likelihood that a planning application might affect important protected sites, species or habitats, information on the species, habitat or site likely to be affected, together with an assessment of the impacts of the proposals, will almost certainly be required.

The legal duty for Planning Authorities to have regard to the conservation of biodiversity was introduced in the 2006 Natural Environment and Rural Communities Act (The NERC Act). This act clarified existing commitments with regard to biodiversity, raised the profile of biodiversity and aimed to make the consideration of biodiversity a natural and integral part of policy and decision making.

In addition to the NERC Act there is also national and international biodiversity legislation. This includes legislation in relation to protected species and sites which operates outside of the planning system. Local Authorities and developers have a duty to comply with this legislation.

### National planning policy

Paragraph 99 of the Government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System (this document has not been revoked by the recently published National Planning Policy Framework) states that:

*'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.'*

As such, in line with national planning policy, most planning authorities will ask for this information to be provided before a planning decision is made and, in many cases, before it is registered.

### Local planning policy

In addition to national planning policy, most councils have planning policies to protect biodiversity, and to enhance it where practicable within and adjacent to development sites.

## European protected species

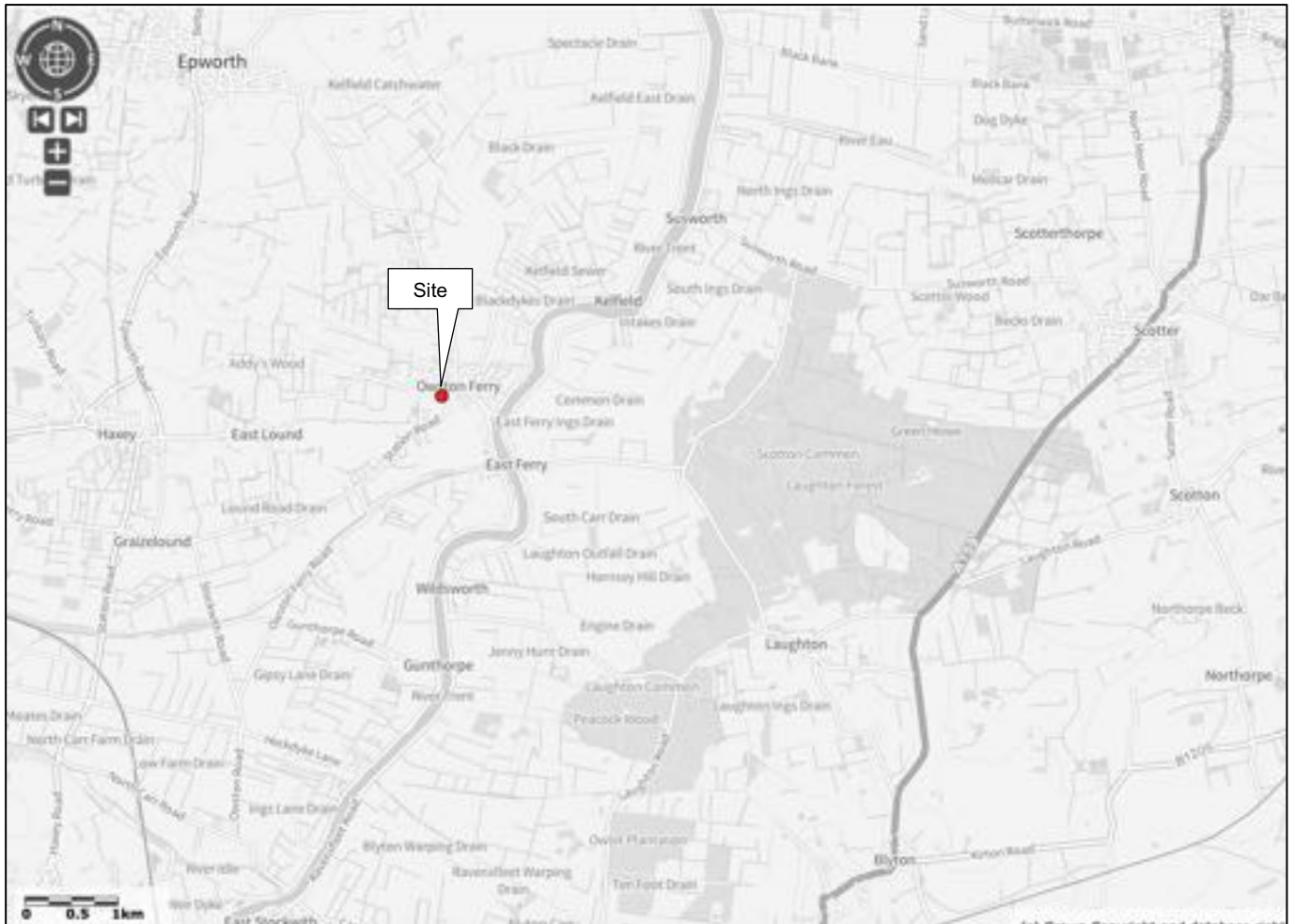
The United Kingdom hosts a number of European Protected Species (EPS) of animals and plants. These species receive special protection under UK law and it is an offence under the Wildlife and Countryside Act 1981 (as amended) and the European Habitats and Species Directive (92/43/EC), enacted in the UK through The Conservation of Habitats and Species Regulations 2010, to deliberately or recklessly destroy or damage their habitat, or to disturb, kill or injure the species without first having obtained the relevant licence from Natural England.

Planning Authorities have a statutory duty under these regulations to have regard to the requirements of the Habitats Directive and need to be satisfied that the development is likely to receive a licence from Natural England, and therefore comply with the Habitats Directive, before granting planning permission.

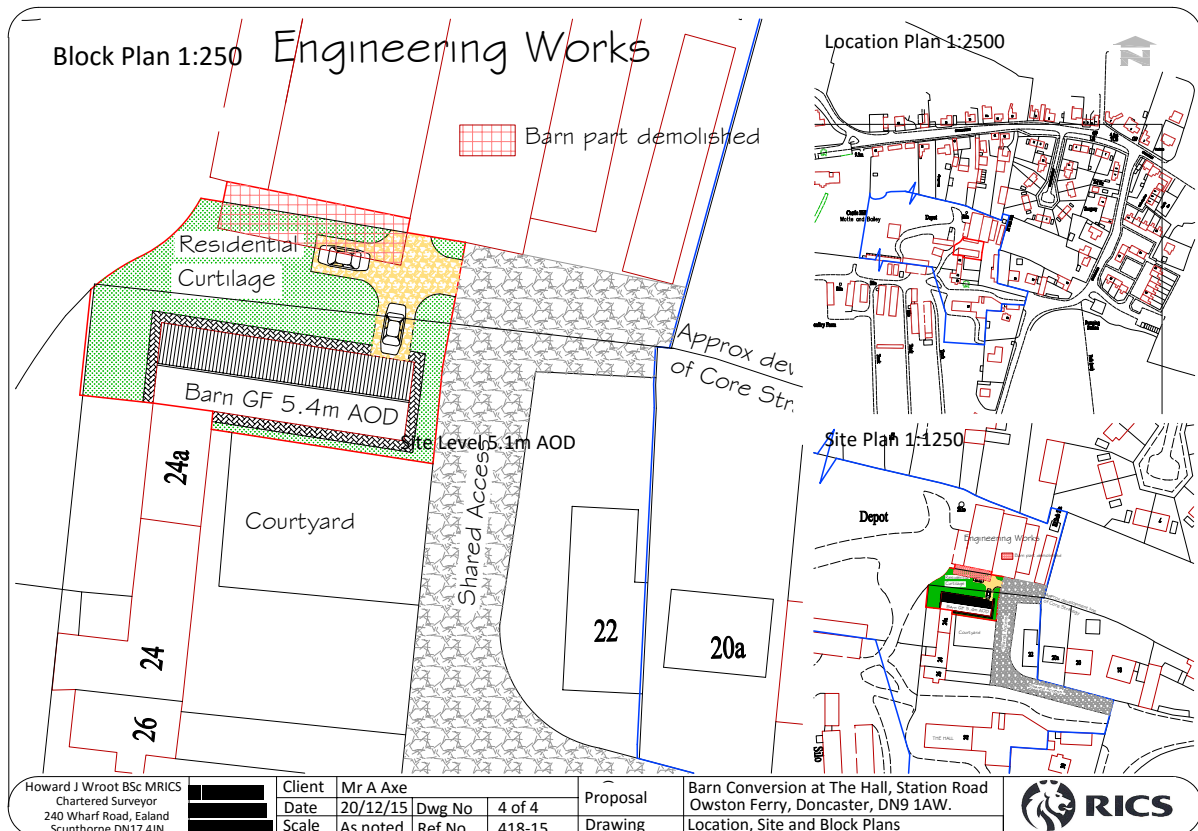
## 9 REFERENCES

- Joint Nature Conservation Committee (2010 Ed.). Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit. JNCC. Peterborough
- Chartered Institute of Ecology and Environmental Management CIEEM (2006) Guidelines for Ecological Impact Assessment in the UK
- CIEEM (2017) Guidelines for Preliminary Appraisals (GPEA)
- Bat Workers Manual, JNCC, 2004
- Mitchell-Jones and McLeish (2004): Bat Workers Manual; 3<sup>rd</sup> Edition, JNCC,
- BCT (2023): Bat Surveys for Professional Ecologists: Good Practice Guidelines 4<sup>th</sup> Edition
- Altringham, J. (2006): British Bats – New Naturalist Series; Harper Collins London
- BCT (2011): Encouraging Bats – A Guide for Bat Friendly Gardening and Living; Bat Conservation Trust
- Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP) 2023 Guidance Note 08/23: Bats and Artificial Lighting at Night
- HMSO, 1981: Wildlife and Countryside Act (1981) as amended
- HMSO, 2017: The Conservation of Habitats and Species Regulations (as amended) 2017
- HMSO, 2019: The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations
- HMSO, 2021: National Planning Policy Guidance
- GLNP: Greater Lincolnshire Nature Partnership
- Multi Agency Graphic Information System (MAGIC [www.magic.gov.uk](http://www.magic.gov.uk))
- <https://historicengland.org.uk/listing/the-list/list-entry/1346712?section=official-list-entry>
- <https://gridreferencefinder.com>
- Howard J Wroot Limited: Engineering Proposal

## Appendix 1 – Site Location Plan



## Appendix 2 – Site Plan



Appendix 3 – Habitat Plan (Not to Scale)



### Appendix 4 – Bat Scoring Criteria

Suitability	Description of Habitat	Commuting/Foraging Habitat	Recommendations
Negligible	Negligible habitat features onsite likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats	No further surveys required
Low	<p>A structure with one or more potential roost sites that could be used by individual bats opportunistically however these potential roost sites do not present enough space, shelter, protection or appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable for maternity or hibernation)</p> <p>A tree of sufficient size or age to contain PRF's but with none seen from the ground or features seen with only very limited roosting potential</p>	<p>Habitat that could be used by small numbers of commuting bats such as gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.</p> <p>Suitable but isolated habitat that could be utilised by small numbers of foraging bats, i.e. a lone tree (not in parkland) or a patch of scrub</p>	<p>One survey visit. One dusk emergence or dawn re-entry survey (structures)</p> <p>No further surveys (trees only)</p>
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status which is established after presence is confirmed)	<p>Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.</p> <p>Habitat that is connect to the wider landscaped that could be used by bats for foraging such as trees, scrub, grassland or water</p>	Two separate survey visits. Two dusk/dawn emergence and/or re-entry survey
High	A structure or tree with one or more potential roost sites that are obviously suitable for used by large number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat	<p>Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.</p> <p>High quality habitat that is well connected to the wider landscape that it likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland</p> <p>Site is close to and connected to known roosts</p>	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third survey could be either dusk or dawn

**Appendix 5 - Photographic Evidence**



**North Elevation**



**South Elevation**



**East Elevation**



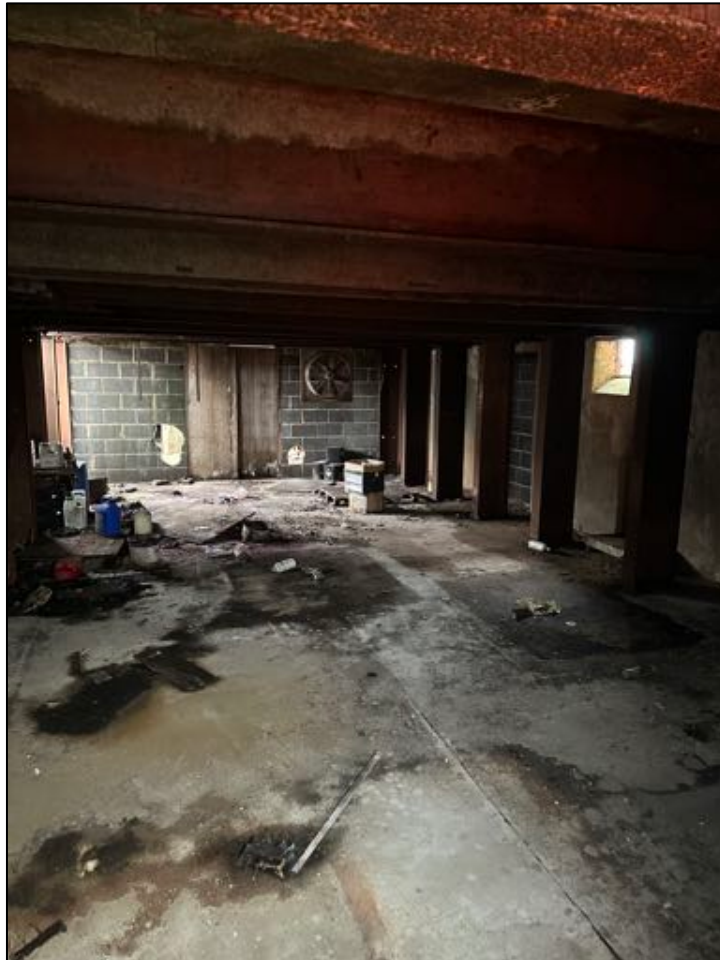
**West Elevation**



**Lower-level room partition 1 (East)**



**Lower-level room partition 2 (east side)**



Lower-level room partition (west) – observed from outside



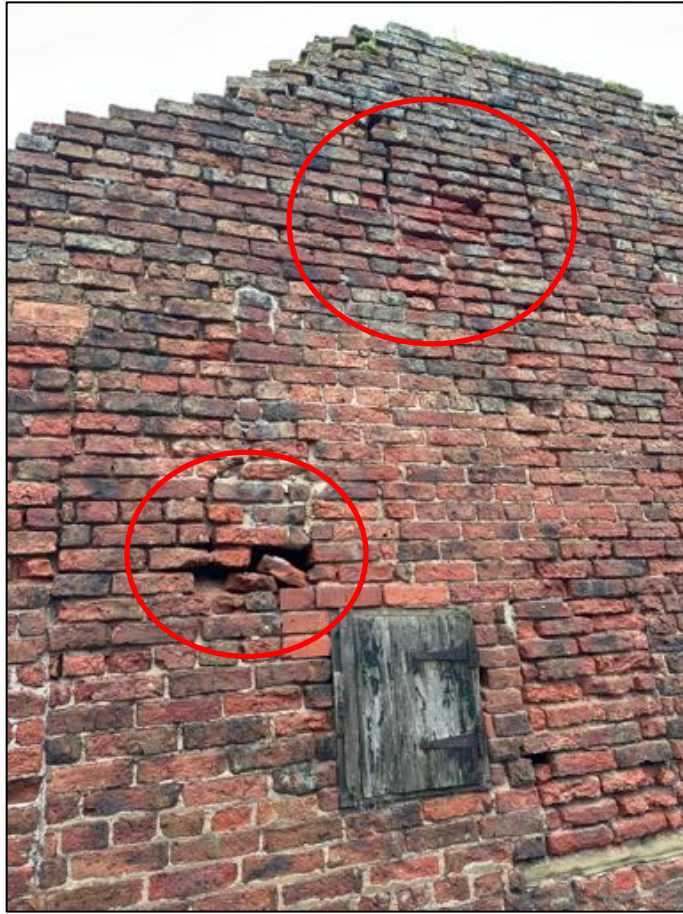
Example of previous nesting birds using holes within the fabric of building



**Example of debris from collapsed roof**



**Example of upper flooring beginning to collapse due to exposure to the elements**



**Example of gaps, holes, crevices in brickwork which would provide low habitat potential**



**Example of cavity within wall which would provide low habitat potential**