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6<sup>th</sup> August 2012

Dear Sir,

Demolition of Hackwood Lodge, Hollins Lane, Kingsley- Survey for Protected Species.

As part of the scheme for the replacement of this property, I carried out an inspection on the 3<sup>rd</sup> of August for any evidence of current or historic use by bats, and also whether there were signs of badgers within the associated curtilage. Although unlikely, it was also possible to determine whether any barn owls were using the property as signs of this creature are more easily discernible.

The property is a small two storey cottage, constructed of brick with small clay tile roof with a dilapidated single storey wood and glass conservatory addition on the rear elevation. As far as can be ascertained, the property has been vacant for some 30 years.

The building was inspected internally and externally for its suitability for bats. At the time of inspection the building was considered to be in a fairly reasonable condition externally, and the roof in particular was very sound providing few, if any, opportunities for bats to enter the roof space, particularly, and as is evident from the photographs, the gables were cemented finish with no barge/soffit boards. The space between the tiles and first floor ceiling was very limited in size as the first floor accommodation was within the confines of the roof space with no inspection hatch available. Internally there was no evidence of droppings or other signs of use as a roost, this being consistent with the inspection of the exterior of the building, the only sign of wildlife being an old rook's nest in the ground floor fireplace, which had been washed down from above by the rain. The cottage would not have been suitable for barn owls and there were no associated barns or outbuildings.

Elsewhere, an inspection of the immediate curtilage between the hedgerow frontage to Hollins lane and the well to the property found no evidence of use

by badgers or the possibility of a sett becoming established (the garden area beyond the well was not inspected as it was not the subject of development proposals).

I am therefore satisfied that the cottage can be demolished as there is no evidence of current or historic use by bats or other protected species. In my opinion no further surveys, including an emergence survey, would be necessary in this case. It was also possible to confirm that the part of the curtilage which would be affected by the new scheme did not have evidence of a badger sett and that plants were confined to those ruderal species such as nettle, thistle and hogweed normally encountered after a long period of neglect.

Yours Faithfully,

Mr.S.J.Gower.

Enc. Photographs.

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