

24/1/2025

To whom it may concern

Re: Slip End Farm, Slip End, Ashwell, SG7 6SL

On the instructions of James Northern, D Northern & Sons (client), MS Ecology (formerly Morgan & Stuckey Ecological Consultants) undertook a site walkover on 10 January 2025 to update the EcIA report J3172-1423 dated 12/08/2023.

Proposals for the site include a new Class Q permitted development application for the conversion of all four barns on the site to residential dwellings.

Site walkover results- 10/01/2025

HABITAT

The buildings on site have remained the same as previously recorded, see below.

The first barn (B1) is a large modern barn with a pitched roof, built from a mixture of corrugated metal and asbestos type sheets and a large mechanically operated shutter which is closed at night. Inside, the barn is unlined and has large metal roof beams and is constantly in use with industrial activity (waste compaction).

B2 is a collection of old pigsties that have fallen into disrepair, built from brick with a pitched roof comprised of asbestos type sheets. Inside the lining was in poor condition.

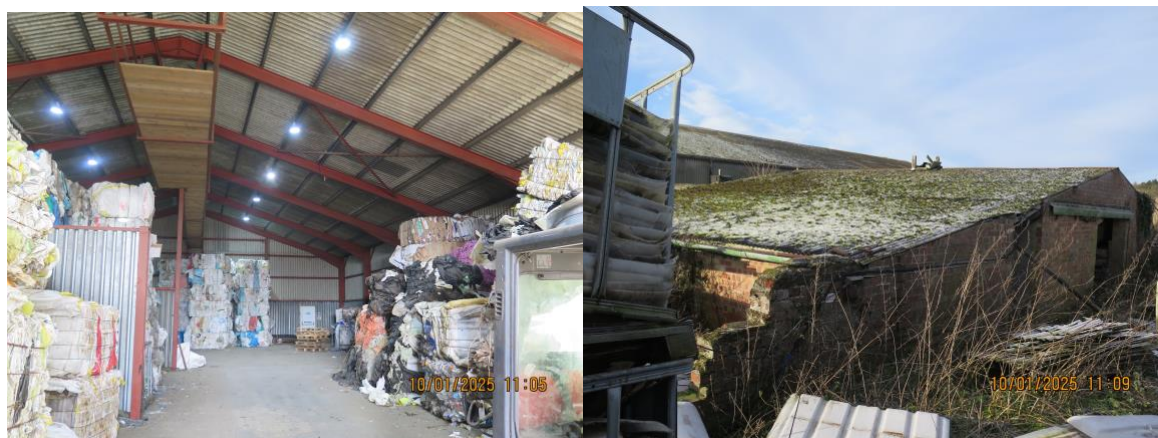


Figure 1 Interior B1 and old pigsties B2

B3 is disused cattle shed with a large open front and partially open rear and side elevations. It is built from breeze block walls with a pitched roof comprised of asbestos type roofing sheets and it is unlined inside.

Lastly, B4 is an open pole barn, with partial brick walls and a shallow pitched roof comprised of asbestos type sheets



Figure 2 area at front of cattle shed and open sided pole barn

A check of the MAGIC web site found no new records for EPS licences issued

The Habitat on site remains the same as recorded, see below, however seasonal changes have exposed the increased rabbit use behind building B2.

The north and north-eastern areas of the site are comprised of regularly mown grassland, part of which is currently used as a parking and storage area resulting in patches of bare ground, now also grazed by rabbits.



Figure 3 Grassland grazed by rabbits

Species present within the grassland included dove's-foot crane's-bill, red dead nettle and dandelion with occasional meadow buttercup.

Pockets of tall ruderal are found around the pigsties (B2) and along the rear boundary of the site adjacent to the arable field. The species present are dominated by hemlock with stinging nettle, white dead nettle creeping, spear thistle and burdock

BATS

As Building B2 provided low potential for roosting bats a single dusk emergence survey was conducted on B2 (Morgan & Stuckey Ecological Consultants, 2023) on 11th June 2023. During this survey no bats were observed emerging from the building and very little bat activity was recorded. There has been no change to the building and therefore, no impacts to bats are foreseen from the development

No further surveys for any other protected species are recommended, however, should any other protected species be unexpectedly found on site, all works must stop, and an ecologist consulted.

Conclusion

It is our conclusion that there are no material changes to the habitats or the buildings and the EcIA report dated 12/08/2023 remains valid.

Yours sincerely



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