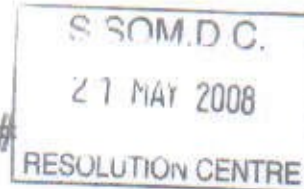


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**Buildings at
The Cattle Market
Yeovil
Somerset**

Wildlife Assessment

May 2008

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**Buildings at
The Cattle Market
Yeovil
Somerset**

Wildlife Assessment

Report of Findings

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1. Introduction

To ensure appropriate mitigation for Protected Wildlife Species can be included in plans to demolish a range of redundant buildings at The Cattle Market, Reckleford, Yeovil, Somerset, a wildlife assessment was commissioned.

The survey included a visual check of all accessible areas of the buildings detailed below, an external check of the buildings and a survey of the surroundings.

The former Cattle Market site lies at the centre of the large town of Yeovil and adjacent to a busy road (Reckleford). It is surrounded by mainly commercial properties and the town hospital is on the opposite side of the road. The site includes a modern office block and a range of agricultural type buildings surrounded entirely by hard standing of either concrete or tarmac finish. There is no natural or cultivated vegetation within the site.

The National Grid Reference at the centre of the site is ST 5568 1632 (GPS).

Office Block

This brick built 3 storey building has a single pitch roof covered in clay tiles with a felt underlay. It has a small accessible roof void.

Sheep Pens

These single storey pens have semi-circular roofs over a metal frame. The roofs and walls are clad with corrugated metal sheeting and some clear plastic sheeting. Parts of the walls along the northern elevation are open sided.

Cattle Pens and Auction Rings (2 & 3)

These large pens are constructed with a metal frame supporting multi-pitched roofs. The roofs are mainly corrugated cement fibre sheets. The walls are constructed from a mix of brick, concrete block and profile metal sheeting, with some sections open.

Cattle Pens and Dairy Ring

The cattle pens have a series of arched roofs covering them, although some sections have been removed due to decay. These roofs have a bitumen felt covering and timber lining. The walls have a cement render finish.

The Dairy Ring and adjoining café area have flat roofs which are also bitumen coated. Internally a suspended ceiling exists which has partly been removed.

2. Legislative Considerations

It is requirement that the local authority consider bio-diversity and geological conservation when determining planning applications as detailed in Planning Policy Statement 9.

The initial assessment of the site suggested that it held limited ecological potential. However, it was considered possible that bats and nesting birds could use the site.

All species of bat found in England are fully protected in law, as are their roost sites. The primary legislation is embodied in the Wildlife and Countryside Act 1981, also by European Directive implemented by the Conservation (Natural Habitats & c.) Regulations 1994. Further consideration resulted with the introduction of the Countryside and Rights of Way Act 2000.

Under the Conservation (Natural Habitats & c.) Regulations 1994 it is an offence to damage or destroy a breeding site or resting place of any bat. This is an absolute offence - in other words, intent or recklessness does not have to be proved. Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.

Most resident nesting birds are protected by provisions in the Wildlife and Countryside Act 1981, which protects the birds, nests, eggs and nestlings. There are certain exceptions which attract less protection and other rarer species which are afforded special protection.

3. Extent and Method of Survey

The buildings and surrounds were surveyed on Wednesday, 7th May 2008. The interior and exterior of the buildings were systematically searched using a powerful torch and/or binoculars with by 10 magnification. This search checked for bats and signs of bat usage i.e. droppings, urine stains and discarded food remains. Some bats typically eat butterflies and moths, and then discard the wings. A search for potential bat roost locations was also undertaken.

The survey also included a search for nesting birds.

4. Survey Findings

4.1. Bats

No bats or signs of bat usage were discovered during the survey.

Only one building was considered to hold some limited potential for bat roosts and this was

the Office Block. The potential bat roost site identified was under the preformed tiles overhanging the gable end walls. No other potential roost sites were identified.

4.2. Birds

Four bird species were noted at the site during the survey:-

Feral Pigeon	[<i>Columbo livia (domest)</i>]
Piped Wagtail	(<i>Motacilla alba</i>)
Magpie	(<i>Pica pica</i>)
Herring Gull	(<i>Larus argentatus</i>)

A current nest of Feral Pigeon was located in Auction Ring 3. Approximately 12 birds of this species were also roosting within the covered area of the cattle pens adjacent to the Dairy Ring.

It was considered likely that Pied Wagtail was also nesting but no nest site was located.

5. Conclusions

- 5.1. The buildings do not contain a large bat roost. It is possible that crevice dwelling bats could be hidden beneath the overhanging tiles identified at 4.1. above.
- 5.2. The buildings provide some potential bird nesting sites and at least one species is currently nesting.
- 5.3. Potential bat roost sites will be lost to the development.
- 5.4. Demolition contractors could encounter protected species i.e. bats and nesting birds.

6. Recommendations

- 6.1. Caution must be taken when **all** roofing materials are removed, particularly those above the ridges and walls. They must be removed by hand and checked for roosting bats before stacking. Should a bat be discovered work must be suspended and expert advice sought. The bat should only be moved by a competent person if it is in danger. Work which could further disturb the bat should be suspended until expert help is on site.

6.2. Nesting birds are protected and must not be disturbed whilst nesting. Should nesting birds be found then work in the vicinity should be suspended and expert advice sought.

6.3. Consideration should be given to providing bat roost provisions within the development. This can be simply and cheaply achieved without any detriment to the buildings or occupants.

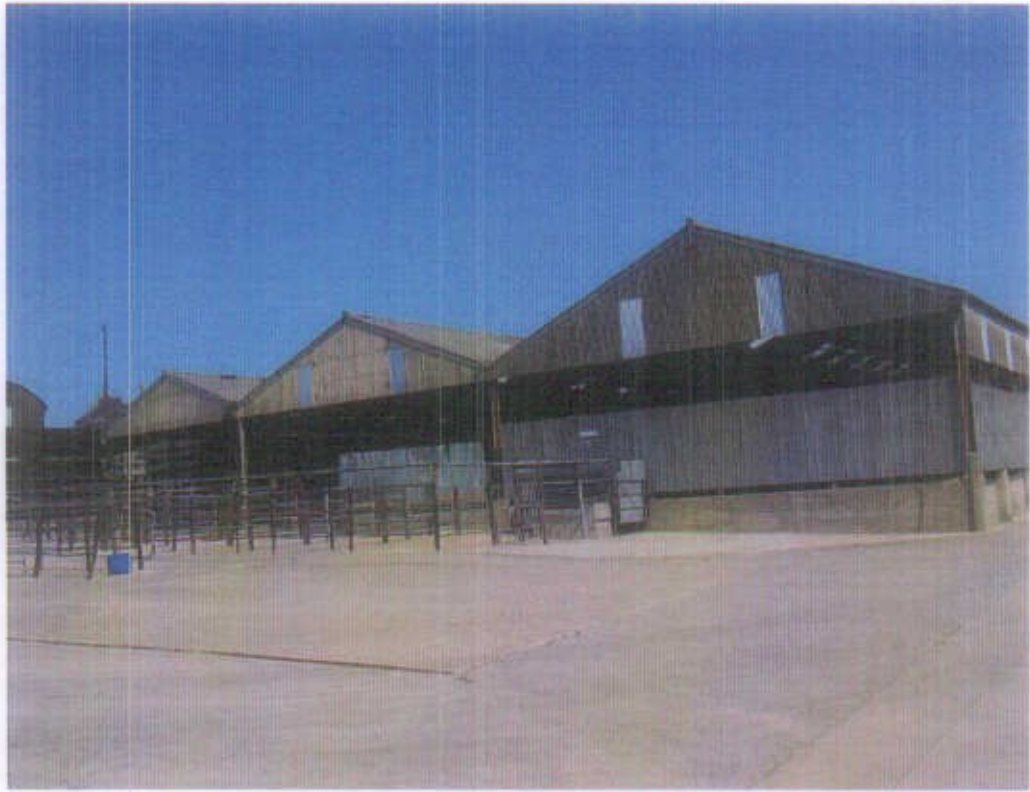
6.4. Demolition contractors must be briefed on the potential for protected species and instructed to stop work and seek expert advice should protected species be discovered.



View of Office Block.



View of Sheep Pens.



View of Cattle Pens adjoining Auction Rings 2 and 3.



View of Dairy Ring, Café and Cattle Pen roofs.