



WOLD ECOLOGY LTD

www.woldecology.co.uk

Northfield Granary, Suffield, Y013 0BJ

Bat Scoping Survey, May 2019.



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1.0 EXECUTIVE SUMMARY

1.1 In May 2019, Wold Ecology was commissioned to undertake a bat scoping survey at Northfield Granary, Suffield. The site is located at approximate National Grid Reference SE 98680 90732 in North Yorkshire.

1.2 The field survey results are summarised below:

		Application Site Status
Advisory Note	Bats	The proposed development includes the extension of the northern part of the granary in order to increase the size of the adjacent residential dwelling. There are no plans to re-roof the building; any future roof disturbance works will require a bat activity survey. There was no evidence to suggest the presence of bats and in its current condition; it is extremely unlikely that the barn supports a bat roost. It is considered that the proposed development will have none/negligible impacts on bat species.
Proceed with caution, timing constraints	Birds	Birds are afforded various levels of protection and levels of conservation status on a species by species basis. The most significant general legislation for British birds lies within Part 1 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to, kill, injure or take any wild bird, take, damage or destroy the nest of any wild bird while that nest is in use or being built, take or destroy an egg of any wild bird. All nests should remain undisturbed and intact until after the breeding bird season – mid February to early September. Planning consent for a development does not provide a defence against prosecution under this act. No active bird's nests were observed in the granary building.
No roosting bats, Method Statement approach (Section 7.0) – Internal structure of the granary	Bats	There was no evidence to suggest the presence of bats and in its current condition; it is extremely unlikely that the internal components of the granary building supports a bat roost. It is considered that the proposed development will have none/negligible impacts on bat species. The method statement outlined in section 7.2 details the best working practice and precautions to be taken to avoid breaking the law and must be followed and provided to all contractors involved with the internal renovation of the building.
No constraints	Barn owl	There was no evidence of barn owls <i>Tyto alba</i> roosting in the granary. There was no suitable access for barn owls to roost in the building.

1.3 Bat roosts are protected throughout the year, whether bats are present or not.

1.4 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under the Conservation of Habitats and Species Regulations 2017. Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted for further advice. This is a legal requirement under the aforementioned acts and applies to whoever carries out the work. Planning consent for a development does not provide a defence against prosecution under these acts.

1.5 Planning consent for a development does not provide a defence against prosecution under this act.

- 1.6 Habitat enhancement for bats should be implemented as outlined in section 7.0, in order to improve foraging opportunities to bats in the local area.
- 1.7 The data collected to support the output of this report is valid for one year. This report is valid until **May 2020**. After this time, additional surveys need to be undertaken to confirm that the status of the building, as a bat roost, has not changed.
- 1.8 Species list within this report will be forwarded to the local biodiversity records centre to be included on their national database. No personal information will be sent. Please contact Wold Ecology if you do not wish the species accounts and 10 figure grid references to be shared.

2.0 INTRODUCTION

2.1 Background Information

2.1.1 In May 2019, Wold Ecology was commissioned to undertake a bat scoping survey at Northfield Granary, Suffield. The site is located at approximate National Grid Reference SE 98680 90732 in North Yorkshire.

2.1.2 The Application Site comprises the following:


- Granary

2.1.3 The proposed development includes the extension of the northern part of the granary in order to increase the size of the adjacent residential dwelling. There are no plans to re-roof the building.

2.2 Survey Objectives

2.2.1 The site was visited and assessed on 23rd May 2019; this was to determine whether the granary on site contained bat roosts or was suitable to support roosting bats during other times of the year. The work involved the following elements:


Survey objective	Yes/No	Comments
Determine presence/absence of roosting bats	Yes	A daytime, visual inspection for bat roosts and roosting bats. Internal inspection of all roof voids. An assessment of the on-site suitability for bats and the likelihood of their presence. Desktop study.
Determine bat usage e.g.s maternity roost, summer roosts	Yes	An assessment of whether bats are a constraint to the development. Endoscope survey. A bat activity survey has not been undertaken.
Identify swarming, commuting, or mating sites	No	N/A
Other	Yes	The production of a non-technical summary of the legal implications behind bat presence. Report the findings of the field survey work and identify recommendations for a potential mitigation strategy.

NORTH 

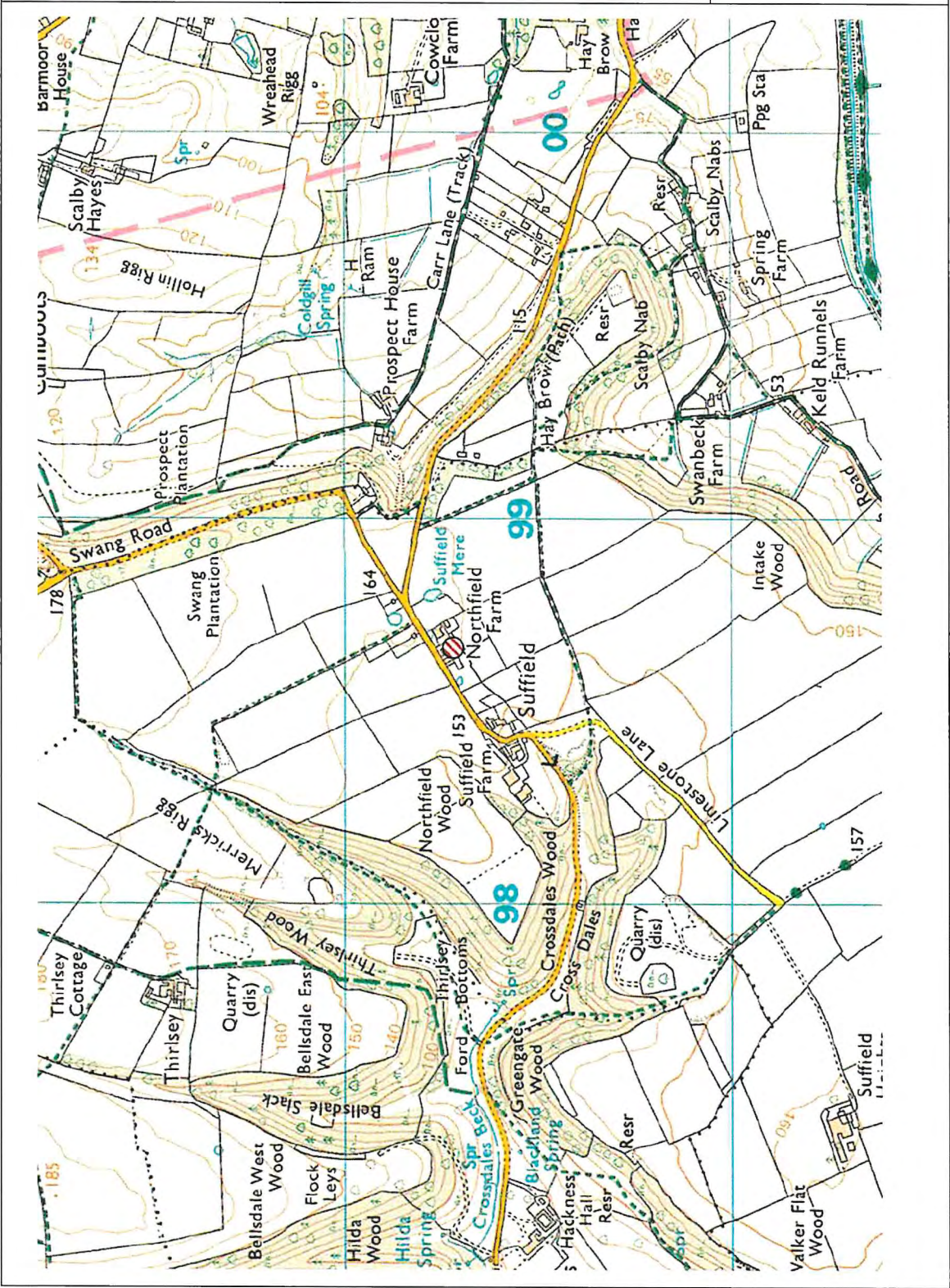
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Drawing title:
Location Map

KEY

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3.0 BACKGROUND TO SPECIES

3.1 Ecological overview

3.1.1 There are seventeen species of bat that currently breed in the UK. There is a wide variety of roost type and ecological characteristics between species and for this reason it is necessary to determine the species of bat and the type of roost resident in a structure prior to development. Roosts are utilised by different species of bat, at different times of year for different purposes i.e. summer, breeding, hibernating, and mating etc. (for more detailed information see section 9.0).

3.1.2 Bat populations have undergone a significant decline in the latter part of the 20th century; the main factors cited for causing loss and decline include:

- A reduction in insect prey abundance, due to high intensity farming practice and inappropriate riparian management.
- Loss of insect-rich feeding habitats and flyways, due to loss of wetlands, hedgerows, and other suitable prey habitats.
- Loss of winter roosting sites in buildings and old trees.
- Disturbance and destruction of roosts, including the loss of maternity roosts due to the use of toxic timber treatment chemicals.

3.2 Legal Framework

3.2.1 A bat survey is required prior to planning permission being granted for a development, in order to prevent the potential disturbance, injury and /or death of bats and the disturbance, obstruction and/or destruction of their roosting places. This is in compliance with the Conservation of Habitats and Species Regulations 2017, provision 41 states an offence is committed if a person:

- (a) Deliberately captures, injures, or kills any wild animal of a European protected species (i.e. bats),
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal.

3.2.2 Section 9 of the Wildlife and Countryside Act (1981) states:

- It is an offence for anyone without a licence to kill, injure, disturb, catch, handle, possess or exchange a bat intentionally. It is also illegal for anyone without a licence to intentionally damage or obstruct access to any place that a bat uses for shelter or protection.

3.2.3 Bat roosts are protected throughout the year, whether or not bats are occupying a roost site.

3.3 Planning Policy Guidance

3.3.1 A bat survey is a requirement of the Local Planning Authority (LPA), as part of the planning application process. This is specified in the following legislation:

- National Planning Policy Framework (NPPF): Conserving and Enhancing the Natural Environment.

3.3.2 To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national

and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.

- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

3.3.3 When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

3.3.4 The LPA has to assess whether the development proposal would breach Article 12(1) of the Habitats Directive. If Article 12(1) would be breached, the LPA would have to consider whether Natural England was likely to grant a European protected species licence for the development; and in so doing the LPA would have to consider the three derogation tests:

- a) 'Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'.

In addition, the LPA must be satisfied that:

- (b) 'That there is no satisfactory alternative'
- (c) 'That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'.

3.3.5 Relevant Case Law

- Woolley v Cheshire East Borough (2009).
- R. (Morge) v Hampshire County Council (2011).
- Prideaux v. Buckinghamshire County Council and Fcc Environmental UK Limited (2013).

3.3.6 The rulings summarise that if it is clear or perhaps very likely that the requirements of the Directive cannot be met because there is a satisfactory alternative or because

there are no conceivable ‘other imperative reasons of over-riding public interest’ then the authority should act on that and refuse permission.’

- 3.3.7 The conclusion of the judgement is that LPAs must ensure that the option/alternative that best takes into account all the relevant considerations (not just EPS) should be the preferred option assuming that the other two tests specified in Article 16 (1) are also met.
- 3.3.8 The judgements also clarified that it was not sufficient for planning authorities to claim that they had discharged their duties by imposing a condition on a consent that requires the developer to obtain a licence from Natural England. Natural England considers it essential that appropriate survey information supports a planning application prior to the determination. Natural England does not regard the conditioning of surveys to a planning consent as an appropriate use of conditions.

4.0

ASSESSMENT METHODOLOGY

4.1 Status of species present in Yorkshire

Bat Specie	UK Status	UK Distribution	Yorkshire Distribution
Common Pipistrelle	Not threatened	Common & widespread	Common & widespread.
Soprano pipistrelle	Not threatened	Common & widespread	Less common than common pipistrelle but fairly widespread.
Nathusius's pipistrelle	Rare	Restricted. Throughout British Isles.	Scarce, bat detector records only.
Brown long-eared	Not threatened	Widespread	Widespread.
Daubenton's	Not threatened	Widespread	Widespread.
Natterer's	Not threatened	Widespread (except N & W Scotland)	Present
Brandt's	Endangered	England and Wales	Few confirmed records.
Whiskered	Endangered	England, Wales, Ireland & S Scotland.	Present.
Noctule	Vulnerable	England, Wales, S Scotland.	Widespread
Leisler	Vulnerable	Widespread throughout the British Isles, except N Scotland.	Rare (locally common in West Yorkshire).
Barbastelle	Rare	England.	No records since 1950's.

Source - <http://www.nyorkbats.freeserve.co.uk/bats.htm>

4.2 Data Review and Desk Study

4.2.1 Currently, there is no pre-existing information on bats at the site.

4.2.2 Wold Ecology employees, field surveyors and network of associate ecologists have recorded brown long-eared *Plecotus auritus*, noctule *Nyctalus noctula*, Natterer's *Myotis nattereri*, Daubenton's *Myotis daubentonii*, Brandt's *Myotis brandtii*, whiskered *Myotis mystacinus*, soprano pipistrelle *Pipistrellus pygmaeus* and common pipistrelle *Pipistrellus pipistrellus* within 5km of the Application Site. Wold Ecology bat records date from 2006 and include over 1000 bat activity surveys.

4.2.3 The following Natural England development licenses are located within 2km of the Application Site (source - magic.gov.uk):

Specie	Distance from site	Destruction of a breeding site	Destruction of a resting site
Common pipistrelle	1.9km: W	Y	Y

4.3 Daytime and Visual Inspection

4.3.1 The daytime assessment identified whether the area had any signs of occupancy and/or bat usage. This took the form of a methodical search, both internally and externally, for actual roosting bats and their signs. Specifically, the visual survey involved:

- Assessment for droppings on walls, windowsills and in roof spaces
- Endoscope survey.
- Scratch marks and staining on beams, other internal structures and potential entrance and exit holes
- Wing fragments of butterfly and moth species underneath beams and other internal structures
- The presence of dense spider webs at a potential roost can often indicate absence of bats
- Assessment of crevices and cracks in the buildings to assess their importance for roosting bats
- The duration of the daytime, visual inspection was 45 minutes

4.3.2 Summary of daytime inspection and visual survey

Date of each survey visit	Structure reference/location	Equipment used/available	Weather
23/05/18	Granary	Binoculars, 1million candle power clu-lite torch, micro Dart endoscope, Dewalt DW03050 Laser Measure. 3.9m telescopic ladders Phantom 4 Drone	16°C, 30% cloud. Beaufort 0. No recent rain.
Comments (to include # of surveyors used for each visit): 2 surveyors undertook the visual inspection.			
Personnel: Chris Toohie (Class 2 bat license - 2015-12688-CLS-CLS and RC027) – 23 rd May 2019 Matthew Arnold (Class 1 bat licence – 2018-35035- CLS-CLS) – 23 rd May 2019			

4.3.3 Personnel

Personnel	Experience	Licence No.
Chris Toohie MCIEEM	Project Manager of Wold Ecology with over 11 years' experience surveying bat roosts for development licences. Chris has conducted over 800 bat surveys, held over 60 development licenses and is one of only 139 (September 2017) Natural England Registered Consultants who is able to make use of the new Bat Low Impact Class Licence.	RC027 and 2015-12688- CLS-CLS
Matthew Arnold	Experienced Wold Ecology Ltd bat surveyor, Matthew has conducted over 150 bat activity surveys for Wold Ecology since 2013.	2018-35035- CLS-CLS

5.0 RESULTS

5.1 Habitat description

5.1.1 The Application Site is located 300m east of the small village of Suffield; in a rural location. The farmyard and complex of agricultural buildings are less than 1ha and the granary building is immediately surrounded by a farmyard and is adjoined to the west by a large workshop/barn and a residential dwelling to the north. There are a number of agricultural buildings on site that have bat roosting potential.

5.1.2 Adjacent Landscapes

5.1.2.1 Northfield Farm is surrounded by mixed agricultural land dominated by arable with grazed pastures. Woodland cover within 2km is good and occurs as interconnected plantations escarpments too steep for agriculture, shelterbelts adjacent to farms and small holdings and semi natural woodland. Whilst the Application Site is not directly connected to any optimum bat foraging habitat, habitats connectivity within 500m is provided by hedgerows that bound most arable fields and woodland cover.

5.1.2.2 Wold Ecology concludes that the immediately adjacent habitats could be used by small numbers of commuting and foraging bats. These habitats are not extensive and are similar to surrounding far yard and agricultural habitats and consequently, the Application Site and immediately adjacent habitats are not considered to be integral to the favourable conservation status of local bat populations. However, optimum bat foraging habitats are located in abundance within 500m of the studied granary.

5.1.3 Habitat Summary

5.1.3.1 A summary of the surrounding habitat is (radius of < 2km from the site):

- Buildings – farm buildings and residential properties
- Hedgerow
- Hedgerows with trees
- Mature trees and woodland
- Hilda Wood
- Bellsdale Slack
- Thirsley Wood
- Crossdales Wood
- Greengate Wood
- Walker Flat Wood
- Everley Bank Wood
- Chapman Banks Wood
- Hacxkness Head Wood
- Loffyhead Wood
- Highgarth Wood
- Holly Wood
- Hawthorn Wood
- Swang Plantation
- Prospect Plantation
- Arable
- Mature private gardens

- Ponds and watercourses
- North Beck Drain
- Crossdales Beck
- Suffield Mere
- Grazed pasture



Scale: 1:25,000

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Aerial Photograph

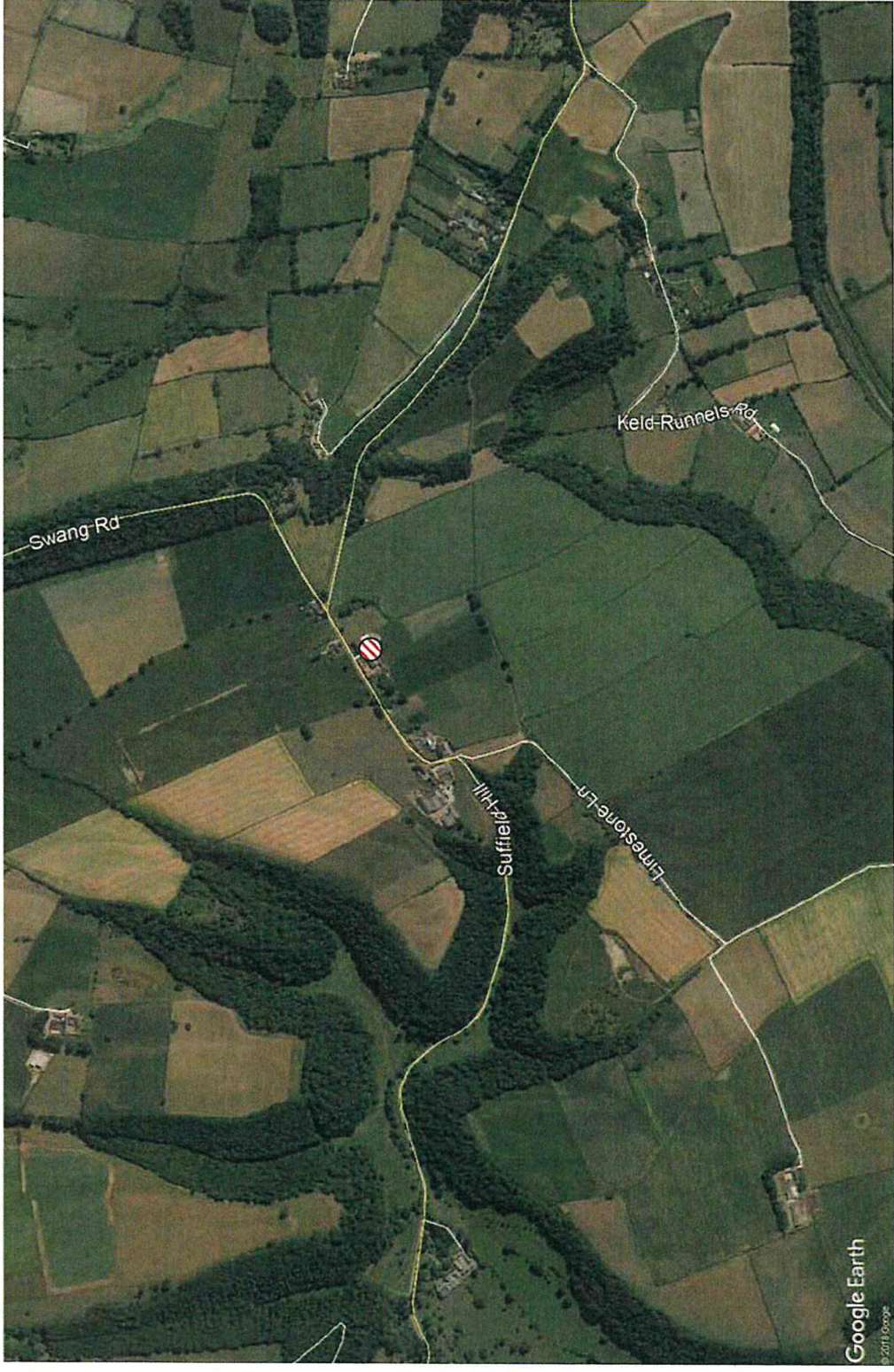
KEY

 Application Site

WOLD ECOLOGY LTD



2 Redwood Gardens
Driffild
East Yorkshire
YO25 6XA



Google Earth
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5.2 Building description

- 5.2.1 The bat survey and assessment targeted the following (see section 5.5):
- a. **Granary** – is two storeys and comprises local stone walls and a pitched roof covered with pan tiles; the roof was replaced circa 2010. The roof is supported by smooth sawn timbers and is underdrawn with a breathable roof membrane. The building is used for storage.
- 5.2.2 **Granary** (see 5.5 plates 1 - 3) - no roosting opportunities were present within the fabric of the granary building due to the following:
- The timber roof frame was tightfitting.
 - There are no gaps in the external mortar suitable for roosting bats.
 - Gaps in the internal mortar were inspected with an endoscope and no evidence of bats were observed. The majority of the gaps were either too shallow or thick with debris and cobwebs.
 - Subsidence cracks and gaps above the internal wall plate are thick with cobwebs.
 - Gaps above the internal wall plates are thick with cobwebs
 - The timber doors and timber window frames were tight fitting.
 - There are no gaps in the roof structure to support roosting bats.
 - There was no open doors/window access into the granary building.
 - Skylights ensure that the building is light.
 - No evidence of bats was observed.
 - The internal component of the building has been assessed as having a **NEGLIGIBLE SUITABILITY** to support bats.
- 5.2.3 Whilst there are no plans to alter the roof structure, the following roosting opportunities were present within the external roof structure of the granary building:
- Gaps beneath the ridge tiles
 - Gaps beneath pan tiles.
 - Gaps below lead flashing.
 - Gaps beneath coping stones.
 - Gaps above the eaves.
- 5.3 Based on the field survey and the criteria in table 4.1 (Bat Surveys for Professional Ecologists – 3rd Edition, p35. Bat Conservation Trust, 2016), the Application Site and studied granary building has the following suitability for bats:

	Negligible	Low	Moderate	High
Application Site habitats (<2km)		X		
Granary	X			
Granary roof (no works are planned for the roof structure)		X		

Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Suitability	Description Roosting habitats	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^a and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation ^b). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. ^c	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
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 ^a 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).	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. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^a and surrounding habitat.	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. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Source - Bat Surveys for Professional Ecologists – 3rd Edition, p35. Bat Conservation Trust, 2016.

5.4 Results of Activity Surveys

- 5.4.1 There is no current (with the previous 2 years) bat activity survey data available for this site.

5.5

Photographs of key features – May 2019

Plate 1 – east elevation.



Plate 2 – west elevation.



Plate 3 – internal section to be converted into living accommodation.



5.6 Summary of field surveys conducted in 2019

Date	Type of survey	Results
23/05/19	Habitat assessment	Wold Ecology concludes that the adjacent habitats could be used by small numbers of commuting and foraging bats. These habitats are not extensive and are similar to surrounding far yard and agricultural habitats and consequently, the Application Site and immediately adjacent habitats are not considered to be integral to the favourable conservation status of local bat populations. However, optimum bat foraging habitats are located in abundance within 500m of the farm.
	Visual inspection.	<i>Granary</i> There were no signs of roosting bats or bat activity and the internal components of the building to be converted have no features to support roosting bats. Consequently, the granary building has a NEGLIGIBLE SUITABILITY to support bats (see 5.3 plates 1 - 3).

5.7 Interpretation and Evaluation of Survey Results

5.7.1 Presence/absence

5.7.1.1 The information collected to date is based on the findings of one visit to the site in May 2019. No bats or signs of bat activity were observed during the field survey.

5.7.1.2 Currently, from the data collected during one visit, the likelihood that bats are present within the internal components of the granary to be converted into residential is negligible. This is supported by the fact that the building is in good condition, the roof is less than 10 years old, no evidence of bats was observed, and the building is well lit. The daytime assessment detected no signs of bat usage or activity and consequently, the impact to bats from the partial conversion of the granary building is considered to be **negligible**.

5.7.2 Site Status Assessment

5.7.2.1 The assessment is based on one daytime survey conducted in May and whilst it is not always possible to fully determine whether bats are actually roosting in the building, due to the absence of suitable features likely to support bats, the internal components of the granary have been assessed as having a **NEGLIGIBLE SUITABILITY** for bats.

5.7.2.2 Whilst there were no signs of bat activity i.e. droppings, moth wing fragments, staining's, grease marks etc., the composition of the external roof structure suggests that there is potential for bats to be present. These features include:

- Gaps beneath pan tiles
- Gaps beneath ridge tiles
- Gaps beneath lead flashing
- Gaps above the eaves

5.7.2.3 There are no current plans to alter the external roof of the barn.

5.7.3 Constraints

5.7.3.1 There are no survey constraints.

6.0 IMPACT ASSESSMENT – in the absence of mitigation

- 6.1 It is not always possible to predict the full pre-, mid-development and long-term impacts on bat populations based on a single daytime survey conducted in May. Based on the current information, the granary building does not support a bat roost. However, bats are by nature highly mobile and secretive mammals and there is always a possibility that bats may turn up at a site at any time. Therefore, taking into consideration all the information collected to date, it has been determined that the proposed internal conversion works would pose none/negligible impacts to local bat populations.

7.0 MITIGATION & COMPENSATION

7.1 Legal Protection

- 7.1.1 Legal obligations towards bats are generally concerned with roost protection. All developments, known to contain bat roosts, require a development licence from Natural England. Under the Wildlife and Countryside Act (1981) and the Habitats and Species Regulations (2017), it is an offence for anyone without a licence to:

- Deliberately take, injure or kill a wild bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
- Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.

- 7.1.2 Planning consent for a development does not provide a defence against prosecution under these acts.

- 7.1.3 **Bat roosts are protected throughout the year, whether bats are present or not.**

- 7.1.4 As no bat roosts or signs of bat activity were detected during the daytime inspection and the internal components of the granary have negligible suitability to support roosting bats, building work can commence with adherence to the following Method Statement (see 7.2 below).

7.2 Method Statement

- 7.2.1 **This statement should be copied to contractors and all those involved with demolition, timber treatment, roofing and building works, whose work may affect bats and their roosts on site.**

7.2.2 Timing

- 7.2.2.1 It is recommended that building works are undertaken between October and mid March.

7.2.3 Working Approach

7.2.3.1 It is good practice, where bats may come into contact with roof timbers, to carry out timber treatment using Permethryn type chemicals on the Natural England list of approved safe chemicals. New pre-treated timbers i.e. tanalised timber will be allowed to dry thoroughly before use, if applicable. A list of Natural England approved paints and timber treatments is available at <https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them>

7.2.3.2 In the highly unlikely event that bats are discovered:

- Immediately stop the work that you are undertaking.
- Do not expose the bat or cause it to fly out of the roost on its own accord.
- Contact Wold Ecology on 01377 200242 or 07795 071504 for advice.
- Advise colleagues in the vicinity of your work why you have stopped and advise them to be aware of the potential for bats being disturbed, injured or killed.
- Immediately report the matter to your site manager/line manager who will inform relevant personnel.
- Grounded bats must be carefully placed in a lidded, ventilated box with a piece of clean cloth and a small shallow container with some water. The box must be kept in a safe and quiet location.
- Any underweight or injured bats must be taken into temporary care by an experienced bat carer and looked after until such time that the bat can be transferred to a suitable replacement roost at the same site, or weather conditions are suitable for release at the same site.

7.4.4.5 Bats will only be handled by a licensed bat ecologist, wearing gloves, who has received a rabies vaccination. The bat will be placed either into a holding box, with water provided, and re-released close to the farm at dusk, or placed into a bat box located on site.

7.4.4.6 Injured bats will be taken into care (as directed by the Bat Workers Manual, section 7.3, pages 64 – 66: 3rd edition 2004) and fed and cared for until such time when conditions are suitable (night time temperature are $>6^{\circ}\text{C}$) for them to be released at dusk in the mitigation area.

7.3 Bat boxes

7.3.1 Specially designed bat boxes can be located on site. Schwegler Bat Boxes are recommended and well tested boxes. The following bat boxes provide additional roost habitats and are available from Wold Ecology:

- The **1FQ** is an attractive box designed specifically to be fitted on the external wall of a house, barn, or other building. Equally appealing to bats as a roost or a nursery, it features a special porous coating to help maintain the ideal temperature inside along with a rough sawn front panel to enable the bats to land securely.

7.3.2 The majority of these boxes are self-cleaning as they are designed so that the droppings fall out of the entrance. This reduces the possibility of smell during the summer months. For more information on designs and installation of bat boxes see: www.schwegler-natur.de and www.bct.org.uk.

7.3.3 Wold Ecology recommends that at least 2 bat boxes are sited on trees on site. Bat boxes should be erected on south, east or west elevations; 3-5 metres above ground level or close to roof lines.

7.4 Habitat enhancements

7.4.1 Freshwater, woodland, grassland, urban gardens, trees, and amenity green space are suitable foraging habitats for bats whilst linear habitats such as hedgerows and streams are particularly important commuting routes between roosts and foraging ground. It is recommended that the natural landscape remains largely unchanged and as many mature trees are retained on the site to continue to provide cover and feeding grounds. Landscaped areas can provide good foraging grounds for bats. Areas can be improved by growing night-scented flowers and other flowers favoured by insects. More information on suitable planting to encourage bats obtained from The Bat Conservation Trust (www.bats.org).

Suitable species include:

- Foxglove *Digitalis purpurea*
- Cowslip *Primula veris*
- Red campion *Silene dioica*
- Marjoram *Origanum vulgare*
- Ox-eye daisy *Leucanthemum vulgare*
- Red clover *Trifolium pratense*
- Evening primrose *Oenothera biennis*.
- Honeysuckle *Lonicera periclymenum*.
- Wild Clematis *Clematis virginiana*

7.5 Lighting

7.5.1 Lighting has a detrimental effect on bat activity; many bats will actually avoid areas that are well lit. Lighting can cause habitat fragmentation by preventing bats from commuting between roosts and foraging grounds (A.J Mitchell-Jones 2004).

7.5.2 The impact on bats can be minimised by the use of low pressure sodium lamps or high-pressure sodium instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics.

7.5.3 Luminaire and light spill accessories - Lighting should be directed to where it is needed, and light spillage avoided. This can be achieved by the design of the luminaire and by using accessories such as hoods, cowls, louvres, and shields to direct the light to the intended area only.

7.5.4 If applicable, the height of lighting columns in general should be as short as is possible as light at a low level reduces the ecological impact. However, there are cases where a taller column will enable light to be directed downwards at a more acute angle and thereby reduce horizontal spill. For pedestrian lighting this can take the form of low level lighting that is as directional as possible and below 3 lux at ground level. Aim for lighting column of 5m or less, hooded and cowled to prevent light spill, for main lighting columns

7.5.5 Security lighting power, it is rarely necessary to use a lamp of greater than 2000 lumens (150 W) in security lights. The use of a higher power is not as effective for the intended function and will be more disturbing for bats. Many security lights are

fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night. This is more easily achieved in a system where the light unit and the movement sensor are able to be separately aimed. If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of 'lit time'. The light should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any bats' roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.

- 7.5.6 At this site, lights will **not** be mounted where they will shine directly on to bat boxes or the surrounding hedgerow habitat used by foraging and commuting bats.

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9.0 APPENDICES

9.1 Background to Bats - Bat Biology.

- 9.1.1 Bats roost in a variety of places such as caves, mines, trees, and buildings. Woodlands, pasture, ponds and slow flowing rivers or canals provide suitable feeding areas for bats as they support an abundance of suitable insect forage. Bats tend to feed during the first two to three hours after sunset and again before dawn, when insect activity is at its most intense (JNCC 2004).
- 9.1.2 Bat activity over the course of a year reflects the seasonal climate and the availability of food as follows (The Bat Conservation Trust, undated):
January - March - insect prey is scarce, and bats will hibernate alone or in small groups.
April - May - insects are more plentiful and bats will become active. They may become torpid (cool and inactive) in bad weather. Females will start to form groups and will roost in several sites.
June - July - females gather in maternity roosts and give birth to young, which are suckled for several weeks. Males roost alone nearby.
August - September – mothers leave the roost before the young. Bats mate and build up fat for the winter.
October - December – Bats search for potential hibernacula. They become torpid for longer periods and then hibernate.
- 9.1.3 Bats do not stay in the same roost throughout the year. They have different requirements of roosts at different times of the year. During late April/May the bats leave their winter roosts and the females come together to form ‘nursery roosts’, these usually consist of pregnant females along with a few non-breeding and immature females. At this time the males roost either singly or in small numbers. The single offspring is born during late June early July and can fly within 3-5 weeks.
- 9.1.4 Typical roost sites are cracks and crevices in buildings and other structures but more typically under hanging tiles, slates, soffits and cavity walls of fairly modern buildings or holes and splits in trees.
- 9.1.5 The conditions needed by bats for hibernation require the maintenance of a relatively stable low temperature (2 – 6^o). Suitable sites include; old trees, caves, cellars, tunnels, and icehouses.
- 9.1.6 Whilst the summer roosts consist of single species (although 2 – 3 species can be found within one large structure but occupying separate roost sites), winter sites often consist of 4 – 6 different species of bat, although there is often niche separation.
- 9.1.7 Bats have a complex social structure based on ‘meta populations’ and also utilise other transitional or intermediate roost sites. The several different types of roost, which bats occupy throughout the year, are as follows:
- **Day roost:** a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
 - **Night roost:** a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.

- **Feeding roost:** a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.
- **Transitional/occasional roost:** used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
- **Swarming site:** where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites
- **Mating sites:** sites where mating takes place from later summer and can continue through winter.
- **Maternity roost:** where female bats give birth and raise their young to independence.
- **Hibernation roost:** where bats may be found individually or together during winter. They have a constant cool temperature and high humidity. These have to be cold and free from any temperature fluctuation with high humidity. The coldness enables bats to lower their body temperature and become torpid. This saves a lot of energy, enabling them to survive on the fat stores within their bodies that they have built up throughout the summer.
- **Satellite roost:** an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

9.1.8 The main threats to bats include:

- Habitat loss (e.g. deforestation)
- Loss of feeding areas as a result of modern forestry and farming practices.
- Use of toxic agrochemicals and remedial timber treatment chemicals.
- Disturbance and damage to bat roosts.

9.1.9 Bats have been in decline both nationally and internationally during the latter part of the 20th Century. Bats require a variety of specific habitats in order to meet the basic needs of feeding, breeding, and hibernating and are therefore extremely vulnerable to change such as the loss of flight lines through the removal of hedgerows. It is thought that even the two most common and widespread bats, the common pipistrelle and the soprano pipistrelle, have declined by an estimated 70% (1978-1993 figures). There are a number of bat species, which are now considered seriously threatened with one species, the greater mouse-eared bat being classed as extinct as it is no longer breeding in the U.K.

9.1.10All European bats are listed in Annex IV of the EC Directive 92/94/EEC 'The Conservation of Natural Habitats and of Wild Fauna and Flora' as needing "strict protection". This is translated into British Law under the Habitats and Species Regulations 2017. British bats are included under Schedule 5 of the Wildlife & Countryside Act 1981. They can therefore be described as a 'fully protected' or 'protected' species.

9.1.11 A summary of the legal protection afforded to bats under both European and British law is provided by the Bat Conservation Trust (BCT, 2010): 'All European bat species and their roosts are listed in Annex IV of the EC Directive 92/94/EEC 'The Conservation of Natural Habitats and of Wild Fauna and Flora' as needing "strict protection". This is implemented in Britain under the Conservation of Habitats and Species Regulations 2017 which has updated the Conservation (Natural Habitats &c.) Regulations (as amended). In summary, in the UK, it is an offence to:

- Deliberately capture, injure, or kill a bat;
- Deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young, hibernate or migrate or significantly affect the local distribution or abundance of the species;
- Damage or destroy a roost (this is an absolute offence); and
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.’

9.1.12 The species is also listed in Appendix II of the Bonn Convention (and its Agreement on the Conservation of Bats in Europe) and Appendix II of the Bern Convention (and Recommendation 36 on the Conservation of Underground Habitats). Although these are recommendations and not statutory instruments.

9.1.13 Natural England is the Government body responsible for nature conservation. Local planning authorities must consult them before granting planning permission for any work that would be likely to result in harm to the species or its habitat. Natural England issue “survey” licenses for survey work that requires the disturbance or capture of a species for scientific purposes. They also issue “conservation” licenses that are required for actions that are intended to improve the natural habitat of a European protected species or to halt the natural degradation of its habitat.

9.1.14 ‘Development’ licences are issued by Natural England for any actions that may compromise the protection of a European protected species, including bats, under the Conservation of Habitats and Species Regulations 2017. This includes all developments and engineering schemes, regardless of whether or not they require planning permission.

9.1.15 The UK Biodiversity Action Plan states that although the pipistrelle is one of the most abundant and widespread bat species in the UK, it is still thought to have undergone a significant decline in the latter part of this century. The main factors cited for causing loss and decline include:

- A reduction in insect prey abundance, due to high intensity farming practice and inappropriate riparian management.
- Loss of insect-rich feeding habitats and flyways, due to loss of wetlands, hedgerows, and other suitable prey habitats.
- Loss of winter roosting sites in buildings and old trees.
- Disturbance and destruction of roosts, including the loss of maternity roosts due to the use of toxic timber treatment chemicals.

9.2 Significance of bat roosts, appraising the nature conservation value;

9.2.1 The significance of bat roosts should be appraised against the following table. Where the extent of the bat roost is unclear a precautionary approach should be taken in evaluating the significance of the roost and the highest potential category should be selected.

Table 9.2.1 Appraisal of significance of bat roosts.

Scale	Summary	Examples
International	Any significant roosting sites for European Annex 2 species	Barbastelle bat roosts are only known applicable feature in East Anglia.

National	Any roosts qualifying as SSSI under the EN criteria.	Details of criteria are given in 9.1.2 Site Selection Guidelines for Biological SSSI's.
Regional	Any significant bat roosts and features, equivalent in interest to qualifying a site as a Country Wildlife Site.	Breeding and hibernation roosts of most species.
Local	All other sites supporting feeding bats as Wildlife and Countryside Act protected species.	Bats foraging within a structure, night roosts and minor transition roosts.

9.3 Summary of conservation significance of roost types (Bat Mitigation Guidelines, 2004).

Roost type	Development effect	Scale of impact		
		Low	Medium	High
Maternity	Destruction			✓
	Isolation caused by fragmentation			✓
	Partial destruction, modification		✓	
	Temporary disturbance outside breeding season	✓		
	Post-development interference			✓
Major hibernation	Destruction			✓
	Isolation caused by fragmentation			✓
	Partial destruction, modification		✓	
	Temporary disturbance outside hibernation season	✓		
	Post-development interference			✓
Minor hibernation	Destruction			✓
	Isolation caused by fragmentation			✓
	Partial destruction, modification		✓	
	Modified management		✓	
	Temporary disturbance outside hibernation season	✓		
	Post-development interference		✓	
	Temporary destruction, then reinstatement	✓		
Mating	Destruction		✓	
	Isolation caused by fragmentation		✓	
	Partial destruction	✓		
	Modified management	✓		
	Temporary disturbance	✓		
	Post-development interference	✓		
	Temporary destruction, then reinstatement	✓		
Night roost	Destruction	✓		
	Isolation caused by fragmentation	✓		
	Partial destruction	✓		
	Modified management	✓		
	Temporary disturbance	✓		
	Post-development interference	✓		
	Temporary destruction, then reinstatement	✓		

NB This is a general guide only and does not take into account species differences. Medium impacts, in particular, depend on the care with which any mitigation is designed and implemented and could range between high and low.

**RIDGE
CONSULTING ENGINEERS**

27 Moorcroft Road, York, YO24 2RQ

Job Number: **A0155**

Client: **Christine Greenwood**

Job Title: **Structural Condition Survey
Northfield Farm, Suffield**



Page Numbers	Revision	Written by	Date	Checked	Date	Approved	Date
1 - 5	P1	N Randji	03.06.19	M Partridge	03.06.19	N Randji	03.06.19



1.0 EXECUTIVE SUMMARY

- 1.1 The following report has been carried out at the request of Christine Greenwood to support a planning application for an extension into existing adjoining barn buildings at Northfield Farm, Suffield.
- 1.2 The report has been written and prepared by Nadia Randji MEng (hons) CEng MIStructE of Ridge Consulting Engineers Limited.
- 1.3 The condition of the existing dwelling was not inspected as part of this report, only the proposed barn and garage which it is proposed to convert.

2.0 INTRODUCTION

- 2.1 The property was inspected on Thursday 23rd May 2019.
- 2.2 The weather was overcast and dry.
- 2.3 The existing barn and garage are both of load bearing masonry construction with traditional timber and clay pantile roofs.

- 2.4 The original barn is likely to be one of the original farm buildings, with the garage being added at a later date.
- 2.5 The main barn is a continuation of the original property and directly adjoins the existing dwelling, which was converted into a double storey house approximately 10 years ago.

3.0 OBSERVATIONS

- 3.1 Externally, the buildings are generally in good condition, having been recently re-roofed and pointed.
- 3.2 Some mortar pointing has come away from some of the ridge tiles of the barn roof – see photograph 2.
- 3.3 The garage side wall is exposed blockwork – see photograph 3.
- 3.4 The front wall to the garage shows the DPC becoming buried under the external finishes – see photograph 4.
- 3.5 The rear wall of the barn is generally in good condition and is covered by the roof of the attached barn – see photographs 5, 6 & 7.
- 3.6 Internally the stonework has suffered some cracking.
- 3.7 Stress cracks are present from the purlin seats moving towards the doorway – see photograph 9.
- 3.8 Cracking is also evident below doorway in wall adjoining existing dwelling – see photograph 10.
- 3.9 The internal party wall between the barn and the existing dwelling does not appear to be tied into the external perpendicular walls – see photographs 11 & 12.
- 3.10 Cracking and vertical distortion has occurred to the front barn wall below the truss seat and over the blocked up doorway – see photograph 13.
- 3.11 The southern end of the barn floor is covered with a later addition of a concrete floor and steps up - see photograph 14.
- 3.12 Stress cracking is present below the seat of the truss to the rear barn wall and above the timber lintel over the doorway – see photograph 17.
- 3.13 The garage building is generally in good condition both internally and externally – see photographs 19 & 20.
- 3.14 Some of the pointing has eroded to the lower part of the internal rear wall – see photograph 20.

3.15 There is some local mould staining to the wall – see photographs 21 & 22.

4.0 CONCLUSIONS

- 4.1 Generally the barn and garage are in a good condition.
- 4.2 The majority of cracking to the internal barn walls appears to stem from rotten timber lintels, which are no longer fit for purpose.
- 4.3 Stress cracking around the timber purlins is likely to have been cause during installation and due to a lack of a spreader padstone.
- 4.4 The mould patches to the walls are as a result of previous leaking of water and / or oil and are likely to have worsened through lack of treatment.
- 4.5 The internal corner of the front garage wall was not readily accessible, however is likely to be damp due to the covering of the DPC externally.

5.0 RECOMMENDATIONS

- 5.1 The loose barn roof ridge tiles should be re-laid and re-pointed.
- 5.2 It would be prudent to provide concrete padstones to the seats of the timber purlins and trusses.
- 5.3 Any remaining timber lintels should be removed and replaced with concrete lintels or tied in and bricked up where possible.
- 5.4 All redundant openings should be tied in and bricked up.
- 5.5 The vertical cracking to the internal barn walls should be stitch repaired using an appropriate Helifix crack stitch repairs.
- 5.6 The internal stone barn wall should be tied into the external walls via 5mm thick L-shaped steel restraint straps fixed at 450mm vertical centres, or an alternative Helifix repair solution.
- 5.7 The external exposed blockwork wall to the side of the garage should be rendered.
- 5.8 The external levels around the garage wall should either be lowered to 150mm below the DPC or the internal garage walls should be tanked where this is not possible.

- 5.9 The areas of mould patches should be investigated to establish that the leaks are not current / ongoing.
- 5.10 The black mould patches to the walls should be treated with an appropriate mould remover.
- 5.11 The steel purlins to the garage roof should be cleaned back free from rust and re-painted with red iron-oxide paint prior to plasterboarding.
- 5.12 It would be prudent to treat the timber trusses, purlins and rafter prior to plasterboarding.
- 5.13 The lower section of internal garage wall should be pointed prior to plasterboarding.
- 5.14 Care should be taken when lowering the internal concrete floors not to undermine the foot of the existing walls.

6.0 LIMITATIONS OF THIS REPORT

- 6.1 During our visual inspection of the premises as presently existing, which will normally be carried out in a single visit, we shall visually check all visible exposed and accessible elements of construction in order to identify defects and shortcomings which are likely to adversely affect the use of the property or give rise to expenditure in the future.
- 6.2 We shall consider the condition and durability of the building fabric in relation to the type and age of the property, the need for repairs or special maintenance and, where appropriate, comment on the suitability of the structure for its proposed use.
- 6.3 We shall, where possible, visually inspect cellars and roof voids but we shall not empty the contents of any fitted cupboards, move furniture or lift carpets / floorboards or floor coverings and our report will specifically exclude all covered, and unexposed or inaccessible areas and buried elements of construction such as foundations and built in steels and timbers.
- 6.4 Apart from any balconies and roofs to which external access may be available, our external visual inspection will be carried out from ground level.
- 6.5 In accordance with our professional indemnity insurance cover we have to state that "we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report any such part of the property is free from defect".
- 6.6 We will not at the time of our first visit, unless specifically requested, arrange for exposure works to be carried out to the superstructure or below ground, or carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering. Upon further instruction these works can be carried out at an additional charge.

- 6.7 With regard to the service installations, incoming mains, waste and drains, we shall report on any structural matters which come to light during our inspection which may be related to defective services. Further investigations by specialists may be required.
- 6.8 Although where appropriate we will be happy to examine any lease or title documents, planning or any consents including building regulations approvals or fire certificates which are made available prior to our inspection, we shall assume in such cases that your solicitors will be advising in detail upon these matters and that they will also check on the responsibility for the maintenance of all boundaries and rights of way and the existence of any easements or necessary rights of light, drainage, etc.
- Please Note:** We will not inspect boundaries or boundary walls unless specifically instructed by our Client and only upon receiving written instructions. 7
- 6.9 Should intrusive investigation be requested at the time of our initial site visit, we require to be informed, in advance of any work by us, of the positions of any underground services or plant beneath the site. Whilst reasonable care will be taken during the execution of the field work, we cannot accept liability, either direct or consequential, for the damage to any service not clearly identified to us.
- 6.10 Our written report will be addressed and forwarded to the above mentioned Client, marked 'Confidential'. Any liability which may arise from its contents will be specifically restricted to the Client and any other Third Party as mentioned in paragraph 1.1 of the structural inspection report.

APPENDIX A

PHOTOGRAPHS

Photograph 1 – view onto garage and barn roofs



Photograph 2 – ridge tiles mortar missing



Photograph 3 – blockwork wall to garage under canopy



Photograph 4 – Garage DPC



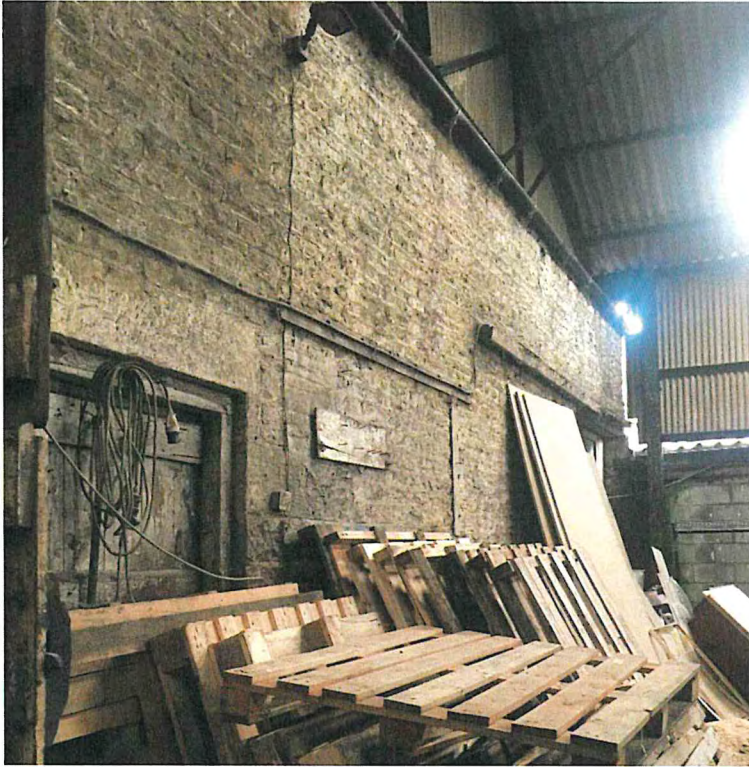
Photograph 5 – rear wall of barn



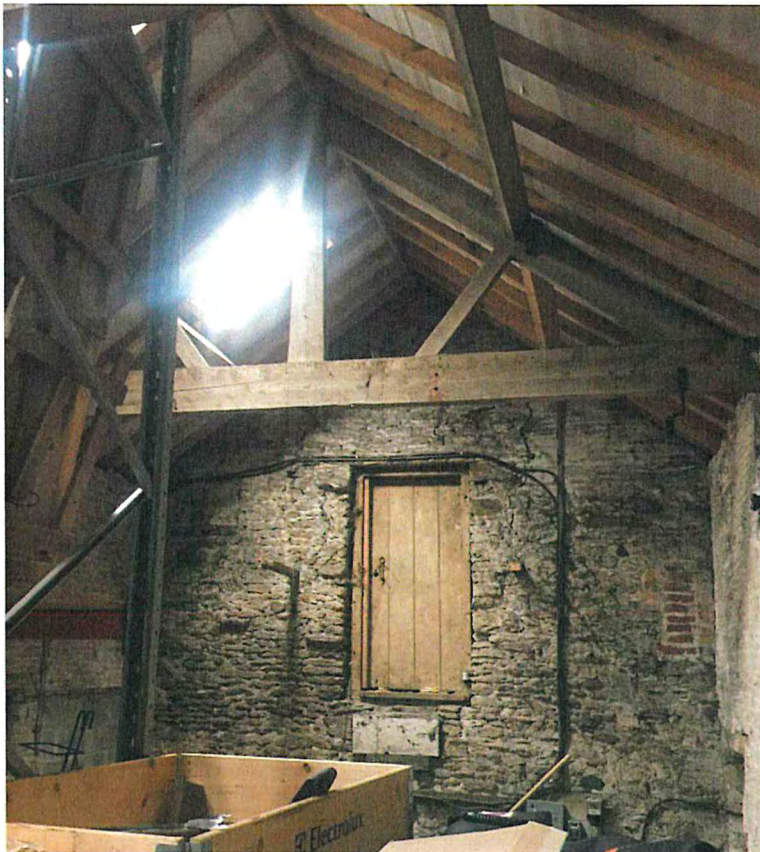
Photograph 6 – rear wall of barn



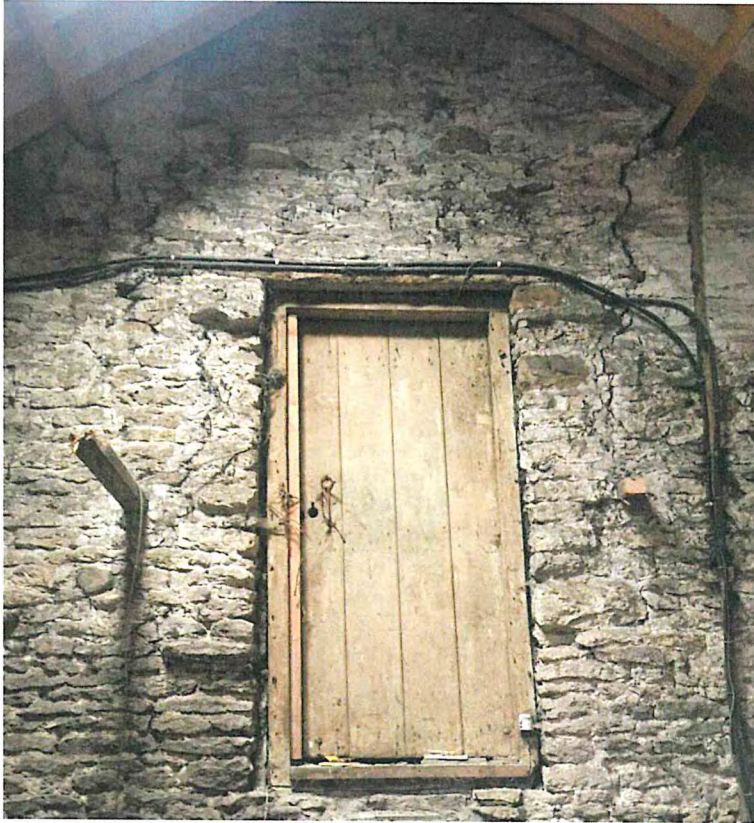
Photograph 7 – rear wall of barn



Photograph 8 – view onto wall joining existing dwelling



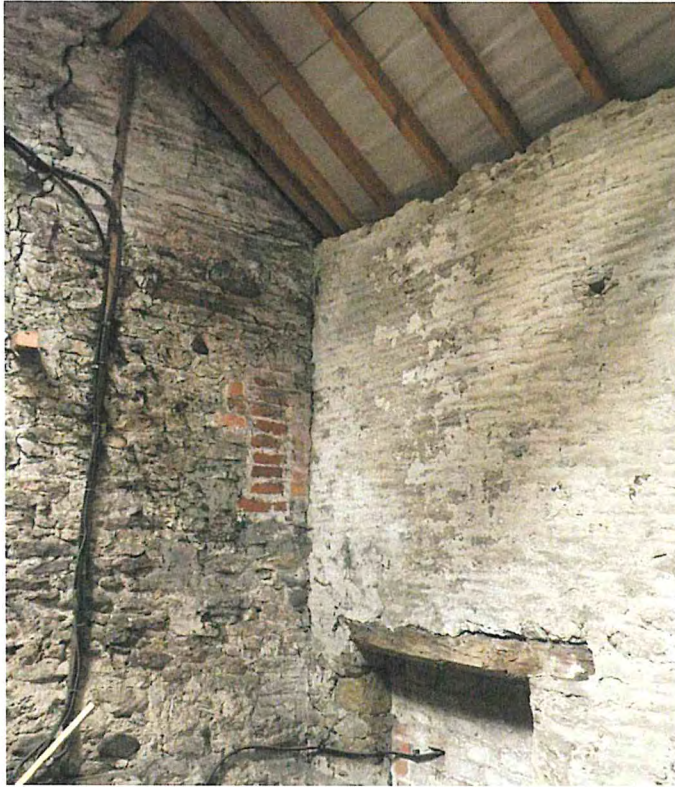
Photograph 9 – cracking to purlin seats in walls



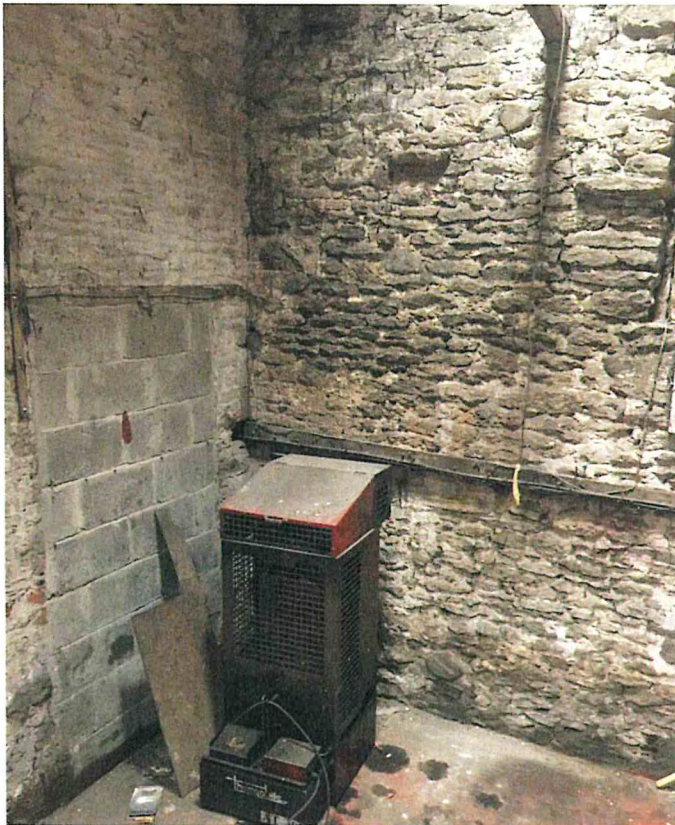
Photograph 10 – cracking under doorway



Photograph 11 – view on internal corner



Photograph 12 – view on internal corner



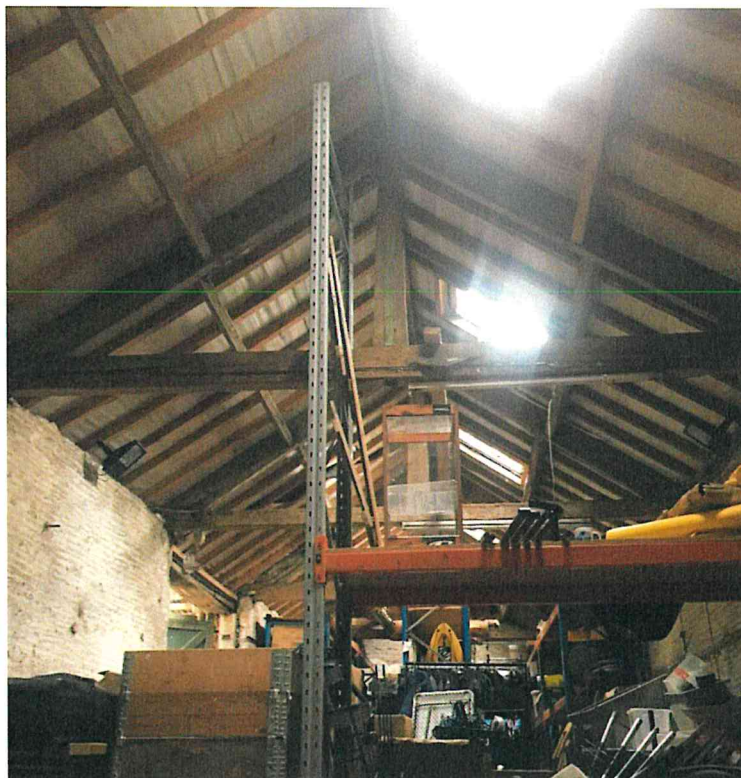
Photograph 13 – cracking in wall below roof truss



Photograph 14 – view on wall buried by later concrete floor



Photograph 15 – view down remaining barn roof



Photograph 16 – view down internal rear barn wall



Photograph 17 – cracking over timber lintel below truss seat



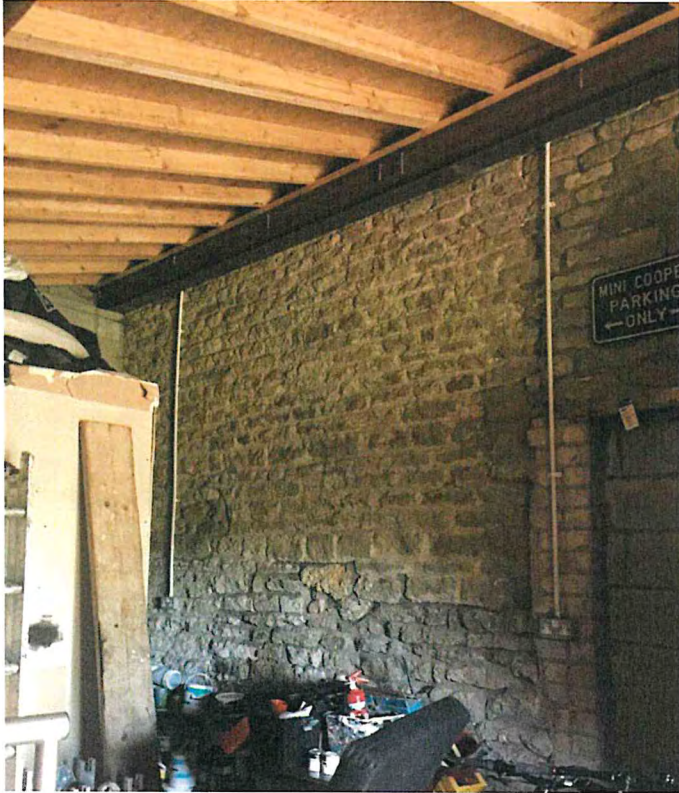
Photograph 18 – view from top of driveway



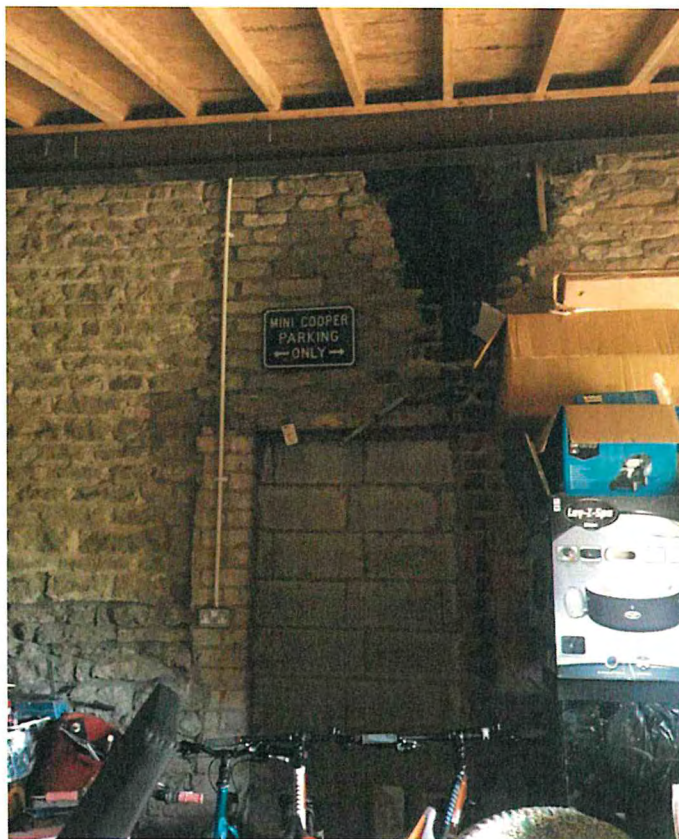
Photograph 19 – view on garage door elevation



Photograph 20 – internal view on garage



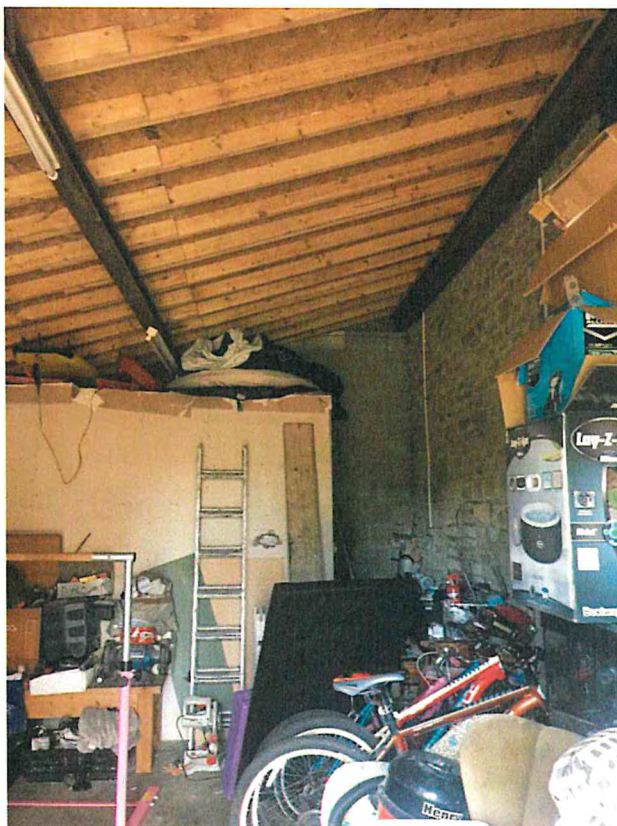
Photograph 21 – mould patch on garage internal rear wall



Photograph 22 – mould patch on garage internal rear wall



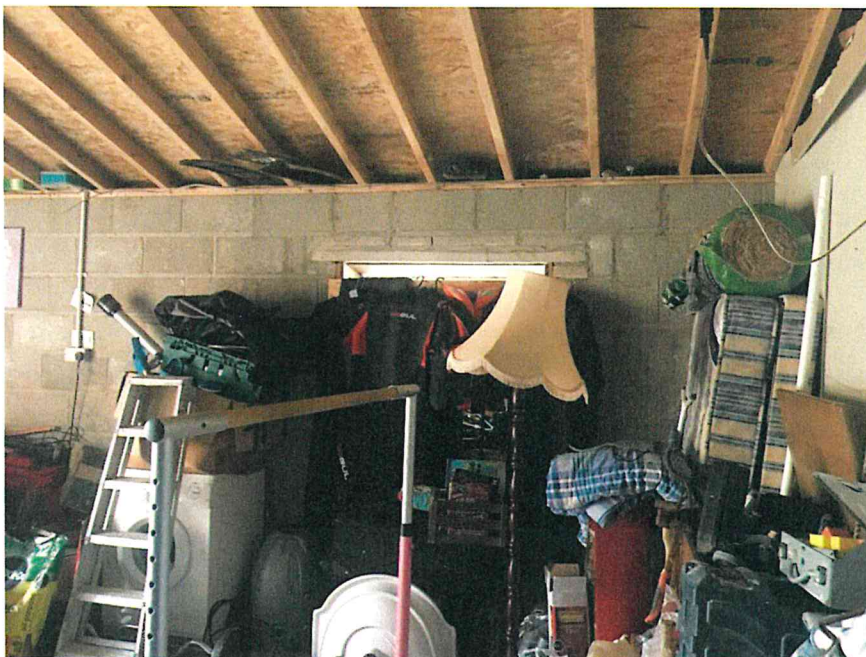
Photograph 23 – internal view on garage



Photograph 24 – Internal view on garage



Photograph 25 – Internal view on garage front wall



**Heritage &
Design And Access Statement
For
Barn Conversion at Northfield Granary,
Suffield, Scarborough**

Victoria Wharton BA Hons CAP



1. Application Site

The site lies to the North of Scarborough in the hamlet of Suffield, approximately 8.5km from the centre of Scarborough. It is located within the North York Moors National Park.

The site and its immediate context is shown on the submitted Site Location Plan.

The site sits within open farm land. It is located close to the road and is easily accessible from said road. The farm house is Grade II listed.

The listing recorded on Historic England States "Farmhouse. Early C19. Squared sandstone. Pantile roof. Rebuilt brick stacks. Central stairhall plan, 2 rooms deep. 2-storey, symmetrical 3-window front. Central door with rectangular fanlight. 16-pane sashes with stone sills throughout. Plain dressed lintels to all openings. Ground floor windows taller than the upper. Quoined window openings and corners. Coped gables, plain kneelers and end stacks."

The barn to be converted is not actually listed however falls within the curtilage of a listed building. The barn is constructed of stone with a red clay pantile roof and forms the western side of the farm yard. The garage behind this will also be converted to form additional space.

The barn, adjacent to the barn to be converted, has already been converted by the applicant. The applicant has since had a change in circumstance and requires additional ancillary space for her family.

2. Planning History

Relevant planning history for the application site is considered to comprise the following applications as recorded on the Local Planning Authority online planning database:

Ref. No: [NYM/2005/0771/FL](#) -change of use and alterations of land and agricultural building to form a residential annexe -Approved with Conditions

Ref. No: [NYM/2005/0772/LB](#)- listed building consent for conversion of barn to residential annexe- Approve with conditions

Planning permission was granted for change of use on this site. Therefore we can assume this is positive for the current application.

3. Description of the Development

The application seeks to secure Full Planning Consent and Listed Building Consent for additional ancillary accommodation.

Consultation with North York Moors National Park Planning Authority has been undertaken. Harriet Frank on behalf of NYMNPPA has been consulted regarding this application and is generally in agreement with the proposals.

The applicant is proposing to convert part of the adjoining barn and the garage into additional living accommodation.

The garage will become a sitting room with the ground floor of the barn becoming a kitchen, a first floor will be installed and this will become a further bedroom.

From the outside very little will change. The doors to the garage will be removed and replaced with doors and windows as shown on drg no. 19/02/07. There will be a conservation style roof light inserted in the roof of the garage to allow additional light into this area.

With regard to the barn the only external change will be the insertion of 2no. conservation style roof lights to the Northeastern side.

Internally a doorway through from the proposed kitchen will be reinstated and the other doorway will become a window gaining some borrowed light from the sitting room. Both these doorways are currently blocked up.

The wall between the existing dwelling and the new part will need to be partially removed and a doorway made from the first floor, see plan drawings for more information.

The barn and garage will have minimal changes to them. The insertion of the dividing wall can only help to stabilize the barn further, tying the outer leaves together.

Planning Policy

The North York Moors National Park Planning Authority Core Strategy and Development Policies outlines the requirements planning applications need to fulfil in order to be approved.

DEVELOPMENT POLICY 8 Conversion of Traditional Unlisted Rural Buildings

Outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

- 1 The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.
- 2 The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.
- 3 The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.
- 4 The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.

■ 5 The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.

■ 6 The proposed use does not lead to changes to the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.

■ 7 The building is located within an existing group of buildings that have a close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.

■ 8 In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.

■ 9 In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling.

While the barn itself is unlisted it does fall within the curtilage of a listed building. The proposed change of use accords with the above policy but special consideration should be given to the listing and the affect of the conversion on the listed building.

Site access

Access to the site will be from the road via the shared access. This remains the same as the previous applications.

Other Considerations

While consulting with NYMNPA concerns were raised regarding the use of conservation style roof lights within the barn and garage conversions. While the applicant is aware of the issues with the use of roof lights, natural light is of upmost importance.

Other properties within the area seem have been allowed a little more leniency, for example:



It is noted that the first photo shows a property which is not listed, however the proposed barn for conversion is not actually listed but falls within the curtilage of a listed building. The barn shown is very visible from the road.

The second falls within the curtilage of a listed building.

Conclusions

The application seeks full planning and listed building permission for change of use at Northfield Granary, Suffield, Scarborough.

The proposal has been considered alongside relevant planning policies. It has been demonstrated that the proposal is in accordance with policies contained within the Core Strategies and Development policies Document.

The proposal allows the applicant to remain in the area she was born and grew up in. The applicant is in ownership of the country store adjacent to the application site making her commute to work highly sustainable.

It is respectfully requested that, for the reasons outlined in this statement, this planning application is granted.

NORTH YORK MOORS NATIONAL PARK
NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site NORTHFIELD GRANARY, SUFFIELD

1. Please indicate distance to nearest mains drainage N/A

2. Number of Occupiers of proposed development:

Full Time 2 adults + 3 children
Part Time 1 child

3. Number of previous occupiers (if applicable) N/A

4. What method of foul drainage is proposed (please tick the relevant box) as existing

Septic Tank Package Treatment Plant Cess Pool

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.
NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed. as existing.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank _____

ii) Please advise capacity of cess pool (minimum size 18 cubic metres) _____

