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Highdales Farm, Hackness

Bat Survey, July 2019.

NYMNPA

05/09/2019

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1.0 EXECUTIVE SUMMARY

1.1 In June 2019, Wold Ecology was commissioned by Bramhall Blenkharn to undertake a bat survey at Highdales Farm, Hackness. The site is located at approximate National Grid Reference SE 94971 93028, in North Yorkshire.

1.2 The field surveys during June and July 2019 revealed the following roosts:

Structure/ reference	Species	Count/ estimate	Roost location	Site status assessment (maternity etc.)	Conservation significance of roost	Use and importance of the site throughout the year
Farm house Roost 1	Brown long- eared	19	Roof void	Maternity	MEDIUM	Summer and autumn use
Farm house Roost 2	Brown long- eared	1	Ground floor	Day	LOW	In association with the maternity roost.
Farm house Roost 3	Common pipistrelle	7	Eaves	Day	LOW	In association with the maternity roost.
Farm house Roost 4	Common pipistrelle	1	Eaves	Day	LOW	
Farm house Roost 5	Common pipistrelle	23	Missing mortar	Maternity	MEDIUM	Summer use, maternity roost split into two separate locations comprising 47 bats in total.
Farm house Roost 6	Common pipistrelle	24	Eaves	Maternity	MEDIUM	
Farm house Roost 7	Common pipistrelle	8	Below lead	Day	LOW	In association with the maternity roost. Summer roost.
Farm house Roost 8	Common pipistrelle	10	Eaves	Day	LOW	
Farm house Roost 9	Common pipistrelle	1	Eaves	Day	LOW	
Farm house Roost 10	Common pipistrelle	1	Eaves	Day	LOW	
Barn Roost 11	Common pipistrelle	2	Missing mortar	Day	LOW	
Barn Roost 12	Common pipistrelle	16	Missing mortar	Day	LOW	
Barn Roost 13	Common pipistrelle	3	Missing mortar	Day	LOW	
Farm house Roost 14	Soprano pipistrelle	2	Eaves	Day	LOW	
Farm house Roost 15	Soprano pipistrelle	2	Eaves	Day	LOW	No evidence to suggest a maternity roost or significant numbers of bats. Summer use.
Farm house Roost 16	Brandt's	1	Beneath a tile	Day	LOW	No evidence to suggest a maternity roost or significant numbers of bats. Summer use.

1.3 The field survey results are summarised below:

		Application Site Status
<p>Natural England Development License Required prior to building works – Barn Farm house</p>	Bats	<p>As the <u>barn and farm house</u> supports common pipistrelle and brown long-eared maternity roosts and associated day roosts, soprano pipistrelle day roosts and a Brandt’s day roost, any works that will disturb, modify or permanently lose the roosts <u>will</u> require a development licence from Natural England. It is also possible that individual bats could turn up roosting in other parts of the barn, farm house and or wider site at other times of year. A licence will be obtained prior to the following works commencing on the barn and farm house:</p> <ul style="list-style-type: none"> • Exclusion of bats and destructive searches by a bat licensed ecologist • Roof stripping and maintenance work • Erection of scaffolding adjacent to the buildings and within 5m of a roost • Pointing of masonry • Soft strip • New windows and doors • Internal conversion <p>The roosts will be disturbed and destroyed as part of the proposed conversion, reroofing and structural repair work to the barn and farm house. Details of appropriate mitigation to be included in the Natural England licence application are outlined in section 7.0.</p>
<p>Proceed with caution, timing constraints</p>	Birds	<p>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. Bird’s nests were observed in the buildings.</p>
<p>No constraints</p>	Barn owl	<p>There was no evidence of barn owls <i>Tyto alba</i> roosting in the buildings. There was no suitable access for barn owls to roost in the buildings. No further surveys recommended.</p>

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

1.5 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.

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

- 1.7 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.
- 1.8 The data collected to support the output of this report is valid for one year. This report is valid until **July 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.
- 1.9 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.

Date	Taxon Name	Common Name	Location	County	Grid reference	Record Type	Abundance
June/July 2019	Pipistrellus pipistrellus	Common Pipistrelle	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Day x 9	48
June/July 2019	Pipistrellus pipistrellus	Common Pipistrelle	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Maternity	47
June/July 2019	Plecotus auritus	Brown long-eared	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Maternity	19
June/July 2019	Plecotus auritus	Brown long-eared	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Day	1
June/July 2019	Pipistrellus pygmaeus	Soprano pipistrelle	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Day x 2	4
June/July 2019	Myotis Brandt's	Brandt's	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Day	1

2.0 INTRODUCTION

2.1 Background Information

2.1.1 In June 2019, Wold Ecology was commissioned by Bramhall Blenkharn to undertake a bat survey at Highdales Farm, Hackness. The site is located at approximate National Grid Reference SE 94971 93028, in North Yorkshire.

2.1.2 The Application Site comprises the following buildings:

- Residential house
- Barn

2.1.3 The proposed development includes re-roofing of both buildings and significant disturbance to the roost sites.

2.2 Survey Objectives

2.2.1 The site was visited and assessed on 25th June 2019, 26th July 2019 and 27th July 2019; this was to determine whether the buildings on site contained bat roosts. 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 accessible roof voids. An assessment of the on-site potential 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. Emergence (dusk) survey. Return (dawn) survey.
Identify swarming, commuting or mating sites	Yes	The survey looked at commuting routes from the roost to foraging grounds to ensure works did not impact these.
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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Location Map

KEY



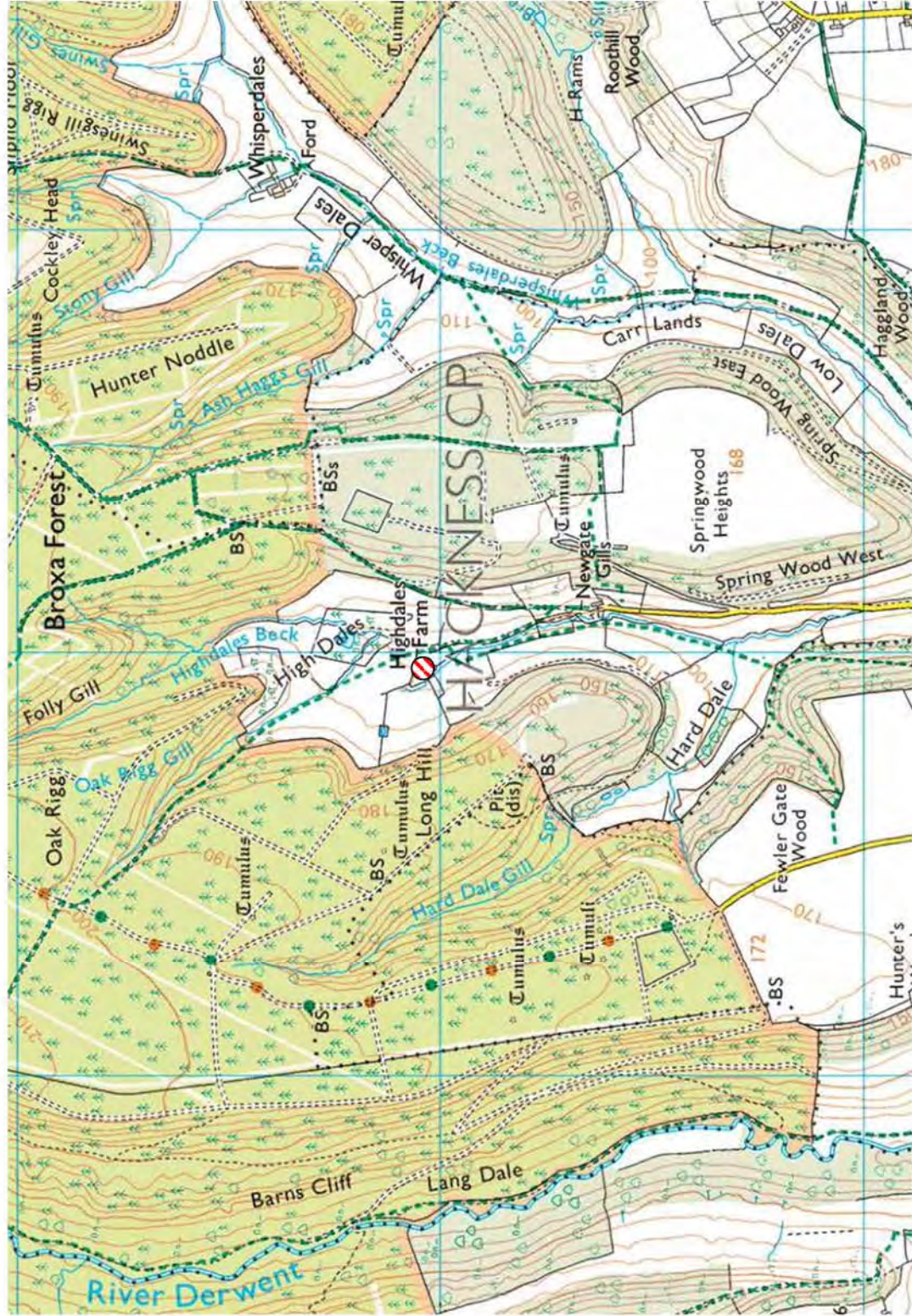
Application Site

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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 There are no known Natural England development licenses relating to bats within 2km of the Application Site (source – www.magic.gov.uk).

4.2.4 Wold Ecology bat activity surveys within 5km of the Application Site have recorded the following roosts:

Date	Taxon Name	Common Name	Location	County	Grid reference	Record Type	Abundance
May 2018	Plecotus auritus	Brown long-eared	Thirley Coates	N. Yorkshire	SE 97596 95092	Day x 2	5
May 2018	Pipistrellus pipistrellus	Common pipistrelle	Thirley Coates	N. Yorkshire	SE 97596 95092	Day	4
June 2018	Pipistrellus pygmaeus	Soprano pipistrelle	Thirley Coates	N. Yorkshire	SE 97596 95092	Day x 3	3
June 2018	Pipistrellus pygmaeus	Soprano pipistrelle	Thirley Coates	N. Yorkshire	SE 97596 95092	Maternity	144
June 2018	Pipistrellus pygmaeus	Soprano pipistrelle	Thirley Coates	N. Yorkshire	SE 97596 95092	Satellite	36
June 2018	Plecotus auritus	Brown long-eared	Thirley Coates	N. Yorkshire	SE 97596 95092	Maternity	10
June 2016	Pipistrellus pipistrellus	Common Pipistrelle	Langdale End	N. Yorkshire	SE 93701 91338	Day	1
06/05/16	Pipistrellus pipistrellus	Common Pipistrelle	Roadside Farm	N. Yorkshire	SE 98054 95368	Day	1
2012	Pipistrellus pipistrellus	Common Pipistrelle	Langdale End	N. Yorkshire	SE92274 91499	Day x 9	13
2012	Plecotus auritus	Brown Long-eared Bat	Langdale End	N. Yorkshire	SE92274 91499	Maternity/Day	10

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
- 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
25/06/19	House Barn	Binoculars, 1million candle power clu-lite torch, micro Dart endoscope, Dewalt DW03050 Laser Measure. 3.9m telescopic ladders	16°C, 20% cloud. Beaufort 2, SW. No recent rain.
Comments (to include # of surveyors used for each visit): 1 surveyor undertook the visual inspection.			
26/07/19	House Barn	Binoculars, 1million candle power clu-lite torch, micro Dart endoscope, Dewalt DW03050 Laser Measure. 3.9m telescopic ladders	19°C, 100% cloud. Beaufort 0. Light rain shower.
Comments (to include # of surveyors used for each visit): 1 surveyor undertook the visual inspection.			
Personnel: Daniel Lombard (Class 1 bat licence – 2015-11490-CLS-CLS) – 25 th June 2019 Chris Toohie (Class 2 bat license - 2015-12688-CLS-CLS and RC027) – 26 th July 2019			

4.4 Activity Surveys

4.4.1 Emergence surveys are used to determine bat presence in a building and can also give a good estimate of the numbers present. Bats can emerge up to 15 minutes before sunset and 2 hours after sunset. The survey times ensured that bats would have emerged from their roost sites and would be foraging (see section 9.4 and 9.5).

4.4.2 Summary of emergence survey(s)

Date of each survey visit	Start/end times and times of sunset	Structure reference/location	Equipment used/available	Weather
25/06/19	Sunset: 2138 Start: 2115 Finish: 2340	House Barn	Cluson CB2 1 million candle power lamps Digital thermometer Heterodyne bat detectors Anabat Walkabout Wildlife Acoustics EM Touch 2 PRO EM3 Anabat Express Night vision scope	16°C - 14°C, 20% cloud. Beaufort 2, SW. No recent rain.
Comments (to include # of surveyors used for each visit): 4 surveyors were positioned around the site so that all potential access points, identified in the daytime, visual inspection, could be observed.				
Personnel: Daniel Lombard (Class 1 bat licence – 2015-11490-CLS-CLS) – 25 th June 2019 Graham Coulbeck, John Woodmansey and Craig Hullar – 25 th June 2019				

4.4.3 Return surveys conducted at sunrise are particularly useful as bats tend to swarm outside their roosts for up to 2 hours before entering, thus allowing the surveyor more time to identify the bat and entrance locations. Bats will return to roosts approximately 90 minutes before sunrise and 15 minutes after. The timing of the survey ensured that returning bats would be recorded (see section 9.4 and 9.5).

4.4.4 Summary of return survey(s)

Date of each survey visit	Start/end times and times of sunrise	Structure reference/location	Equipment used/available	Weather
27/07/19	Sunrise: 0505 Start: 0300 Finish: 0530	House Barn	Cluson CB2 1 million candle power lamps Digital thermometer Heterodyne bat detectors Anabat Walkabout Wildlife Acoustics EM Touch 2 PRO EM3 Anabat Express Night vision scope	17°C, 100% cloud. Beaufort 0. No recent rain.
Comments (to include # of surveyors used for each visit): 3 surveyors were positioned around the site so that all potential access points, identified in the daytime, visual inspection, could be observed.				
Personnel: Chris Toohie (Class 2 bat license - 2015-12688-CLS-CLS and RC027) – 27 th July 2019 John Woodmansey and Eliza Waldron – 27 th July 2019				

4.5 Summary of 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 since 2006, held over 60 development licenses and is one of only 186 (April 2019) Natural England Registered Consultants who can hold a Bat Mitigation Class Licence.	RC027 and 2015-12688-CLS-CLS
Daniel Lombard MCIEEM	Experienced bat surveyor since 2010, Daniel has assisted with over 300 bat surveys for Wold Ecology and is currently working towards his bat handling license.	2015-11490-CLS-CLS
Graham Coulbeck	Experienced bat surveyor, Graham has undertaken over 100 bat surveys with Wold Ecology Ltd and is currently working towards his bat handling license.	N/A
Craig Hullar Eliza Waldron John Woodmansey	Wold Ecology Ltd associates with bat activity survey experience undertaken under the tuition of Wold Ecology licensed bat ecologists.	N/A

5.0 RESULTS

5.1 Habitat description

5.1.1 The Application Site is located 1.6km north east of Broxa village; in a rural location. The Application Site is less than 1 ha and the studied buildings are immediately surrounded by amenity grassland and hard standing. The farm is approximately 109m above sea level and is in a sheltered location within High Dale. The adjoining buildings to the barn also have bat roosting potential and comprise a similar structure to the barn; these buildings were also studied during the bat activity surveys.

5.1.2 Adjacent Landscapes

5.1.2.1 The farm is surrounded by grazed pastures, woodland and forest. Woodland cover within 2km is excellent and occurs as forest, semi natural woodland, plantations and shelterbelts adjacent to farms and small holdings. These optimum habitats are within 200m of the Application Site and are directly connected to the studied buildings by scrub, hedgerows and tree cover.

5.1.2.2 Wold Ecology concludes that the adjacent and continuous high-quality habitats that include woodland, tree lines, hedgerows, scrub, and watercourses connect the Application Site to the wider countryside. These habitats are likely to be used regularly by foraging and commuting bats. Consequently, the Application Site and adjacent habitats are considered to be integral to the favourable conservation status of local bat populations.

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
- Mature trees and woodland
- Broxa Forest
- Spring Wood West
- Haggland Wood
- Fewler Gate Wood
- Hunter's Wood
- Highgarth Wood
- Roothill Wood
- Haggland Wood
- Arable
- Mature private gardens
- Ponds and watercourses
- Highdales Beck
- Whipserdales Beck
- River Derwent
- Grazed pasture



Scale: 1:25,000

Drawing title:
Aerial Photograph

KEY



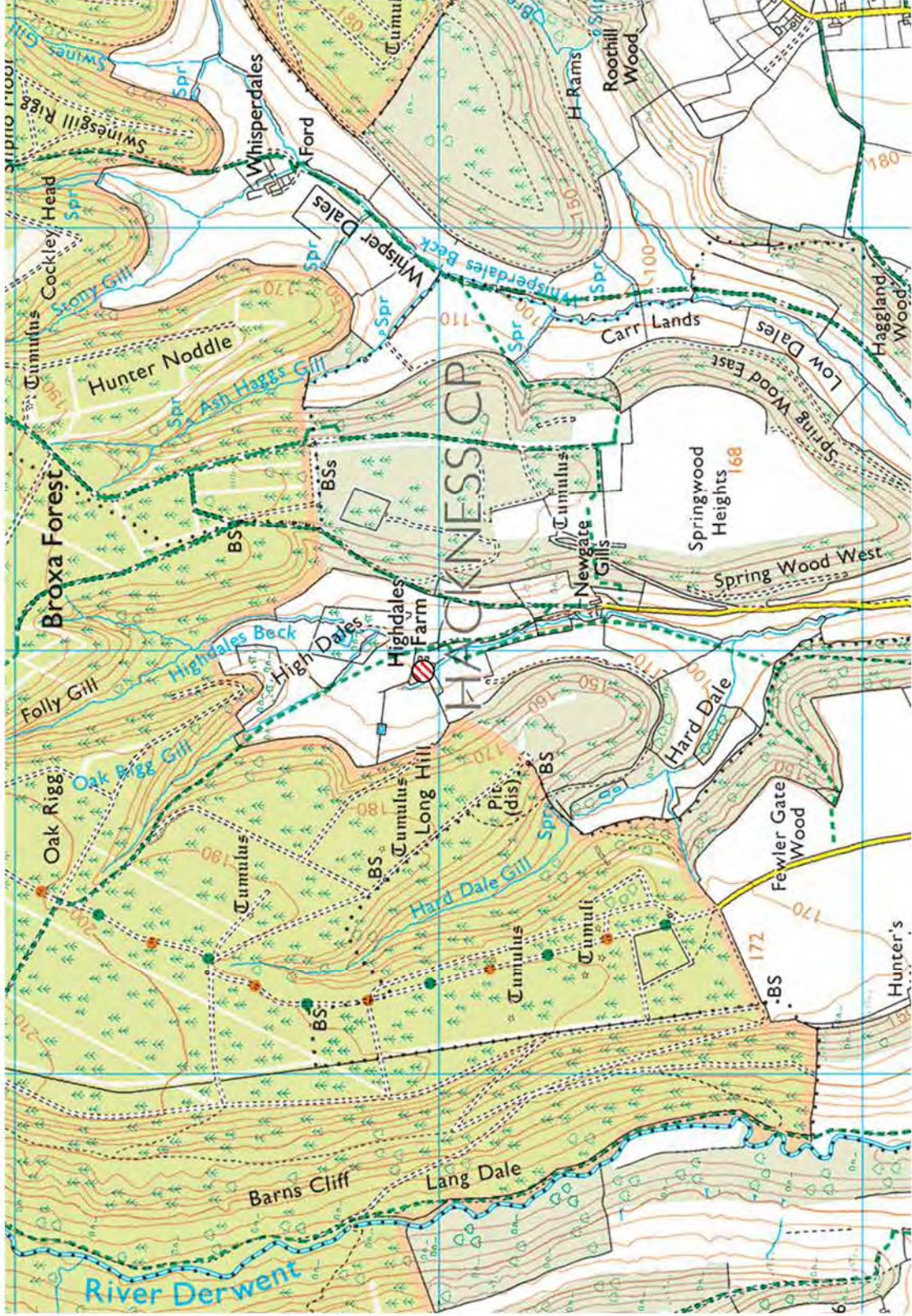
Application Site

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5.2 Building descriptions

5.2.1 The bat survey and assessment targeted the following (see section 5.5):

- a. **Farmhouse** – is three storeys and comprises local stone walls and a pitched roof covered with slates. The roof is supported by smooth sawn timbers and is underdrawn with bitumen felt product and plastic membrane. The building is currently unoccupied.
- b. **Barn** - is two storeys and comprises local stone walls and a pitched roof. The roof is covered with pan tiles and is felt lined. Two single storey barns adjoining the barn also comprise local stone walls and pitched roofs covered with pan tiles. The barn is occasional used as a meeting room for shooting parties.

5.2.2 **Farm house** (see 5.5 plates 1 and 2) - the following roosting opportunities were present within the fabric of the building:

- There are no gaps beneath the ridge tiles, and none are missing.
- Gaps beneath slates.
- Gaps adjacent to both chimneys where mortar has been displaced.
- Gaps beneath lead flashing adjacent to lead flashing.
- Gaps beneath coping stones.
- Gaps above the eaves.
- Missing mortar in the stone work.
- Gaps adjacent to timber doors and timber windows.
- Gaps adjacent to lintels.
- Gaps above the internal wall plates.
- Gaps above the ridge beam.
- Gaps between felt and slates above.
- Gaps in the internal stone work.
- Gaps in the roof structure and mortice joints.
- There was no open doors/window access into the building.
- The following evidence of bats was observed:
 - **25th June 2019** – A cluster of brown long-eared bat was observed roosting adjacent to the ridge beam inside the roof void of the house, approximately 19 bats were observed (**Roost 1**).
 - **26th July 2019** – Six brown long-eared bat was observed roosting adjacent to the ridge beam inside the roof void of the house (**Roost 1**).
 - **26th July 2019** - A brown long-eared bat was observed roosting against a ground floor ceiling beam in the farm house (**Roost 2**).
- The building has been assessed as having a HIGH SUITABILITY to support bats.

5.2.3 **Barn** (see 5.5 plates 5 and 6) - the following roosting opportunities were present within the fabric of the barn:

- There are no gaps beneath the ridge tiles, and none are missing.
- Loose fitting pan tiles with gaps beneath.
- Gaps beneath coping stones.
- Gaps above the eaves.
- Missing mortar in the stone work.
- The timber doors and timber window frames were tight fitting.
- Gaps adjacent to timber lintels.

- Gaps between felt and pan tiles above.
- There was no open doors/window access into the building.
- No evidence of bats was observed.
- The building has been assessed as having a MODERATE SUITABILITY to support bats.

5.2.4 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 buildings have the following suitability for bats:

	Negligible	Low	Moderate	High
Application Site habitats (<2km)				X
Farm house				X
Barn			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.

5.3 Justification of activity surveys

5.3.1 The level of survey to give confidence in a negative result is summarised as (Bat Surveys for Professional Ecologists, 3rd Edition. Bat Conservation Trust, 2016):

Low Roost Suitability	Moderate Roost Suitability	High Roost Suitability
One survey visit. One dusk emergence or dawn re-entry survey.	Two separate survey visits. One dusk emergence survey and a separate dawn re-entry survey.	Three separate survey visits. At least one dusk emergence survey and a separate dawn re-entry survey. The third visit could either be dusk or dawn.
May to August.	May to September with at least one survey between May to August.	May to September with at least two surveys between May to August.
Activity surveys should be at least 2 weeks apart. Moderate buildings will be assessed according to site location and habitats within the locality and if there is a possibility that late emerging bats are present, a dawn survey will be more appropriate.		

5.3.2 The Application Site requires the following surveys between May and late September:

	Emergence (dusk)			Re-entry (dawn)		
	LOW	MOD	HIGH	LOW	MOD	HIGH
Farm house			x 1			x 2
Barn		x 1			x 1	

5.4 Results of Activity Surveys

5.4.1 Emergence Survey

5.4.1.1 25th June 2019

- The first noctule bat was detected at 2125. This was close to the anticipated (< 30 minutes after sunset) emergence time and suggests that the bat emerged from a roost close. The bat appeared from the direction of the forest to the north of the barn.
- Common pipistrelle, soprano pipistrelle, Daubenton's, noctule and brown long-eared bats were detected and/or observed foraging and commuting around the site.
- The following bat roosts were observed:
 - **Roost 1** – brown long-eared roost located inside the roof void of the house. The roost contains 19 bats (see 5.5 plates 1 and 3).
 - **Roost 3** – common pipistrelle roost located in a gap above the eaves on the south elevation of the farm house. The roost contains 7 bats (see 5.5 plate 1).
 - **Roost 5** – common pipistrelle roost located in a gap in the stonework on the south elevation of the farm house. The roost contains 23 bats (see 5.5 plate 1).

- **Roost 6** – common pipistrelle roost located in a gap above the eaves on the south elevation of the farm house. The roost contains 24 bats (see 5.5 plate 1).
- **Roost 7** – common pipistrelle roost located in a gap below lead flashing adjacent to the east chimney on the south pitch of the farm house. The roost contains 8 bats (see 5.5 plate 1).
- **Roost 8** – common pipistrelle roost located in a gap above the eaves on the north elevation of the farm house. The roost contains 10 bats (see 5.5 plate 2).
- **Roost 9** – common pipistrelle roost located in a gap above the eaves on the north elevation of the farm house. The roost contains 1 bat (see 5.5 plate 2).
- **Roost 10** – common pipistrelle roost located in a gap above the eaves on the north elevation of the farm house. The roost contains 1 bats (see 5.5 plate 2).
- **Roost 14** – soprano pipistrelle roost located in a gap above the eaves on the south elevation of the farm house. The roost contains 2 bats (see 5.5 plate 1).

5.4.1.2 For survey results see appendix 9.4 and 9.5.

5.4.2 Return Survey

5.4.2.1 27th July 2019

- Bat activity was constant throughout the survey with the site used by common pipistrelle, soprano pipistrelle, Natterer's, Brandt's, noctule and brown long-eared bats.
- The following bat roosts were observed:
 - **Roost 1** – brown long-eared roost located inside the roof void of the house. The roost contains 15 bats (see 5.5 plates 1 and 3).
 - **Roost 2** – brown long-eared roosting against a ground floor ceiling beam in the farmhouse. The roost contains 1 bat (see 5.5 plate 4).
 - **Roost 3** – common pipistrelle roost located in a gap above the eaves on the south elevation of the farmhouse. The roost contains 3 bats (see 5.5 plate 1).
 - **Roost 4** – common pipistrelle roost located in a gap above the eaves on the south elevation of the farmhouse. The roost contains 1 bat (see 5.5 plate 1).
 - **Roost 5** – common pipistrelle roost located in a gap in the stonework on the south elevation of the farm house. The roost contains 8 bats (see 5.5 plate 1).
 - **Roost 7** – common pipistrelle roost located in a gap below lead flashing adjacent to the east chimney on the south pitch of the farm house. The roost contains 5 bats (see 5.5 plate 1).
 - **Roost 8** – common pipistrelle roost located in a gap above the eaves on the north elevation of the farm house. The roost contains 2 bats (see 5.5 plate 2).
 - **Roost 11** – common pipistrelle roost located in a gap in the stonework on the east gable of the barn. The roost contains 2 bats (see 5.5 plate 5).

- **Roost 12** – common pipistrelle roost located in a gap in the stonework on the west gable of the barn. The roost contains 16 bats (see 5.5 plate 4).
- **Roost 13** – common pipistrelle roost located in a gap in the stonework on the west gable of the barn. The roost contains 3 bats (see 5.5 plate 4).
- **Roost 15** – soprano pipistrelle roost located in a gap above the eaves on the south elevation of the farm house. The roost contains 2 bats (see 5.5 plate 1).
- **Roost 16** – Brandt’s roost located in a gap beneath a tile on the south pitch of the barn. The roost contains 1 bat (see 5.5 plate 5).

5.5

Photographs of key features – July 2019

Plate 1 – farm house, south elevation

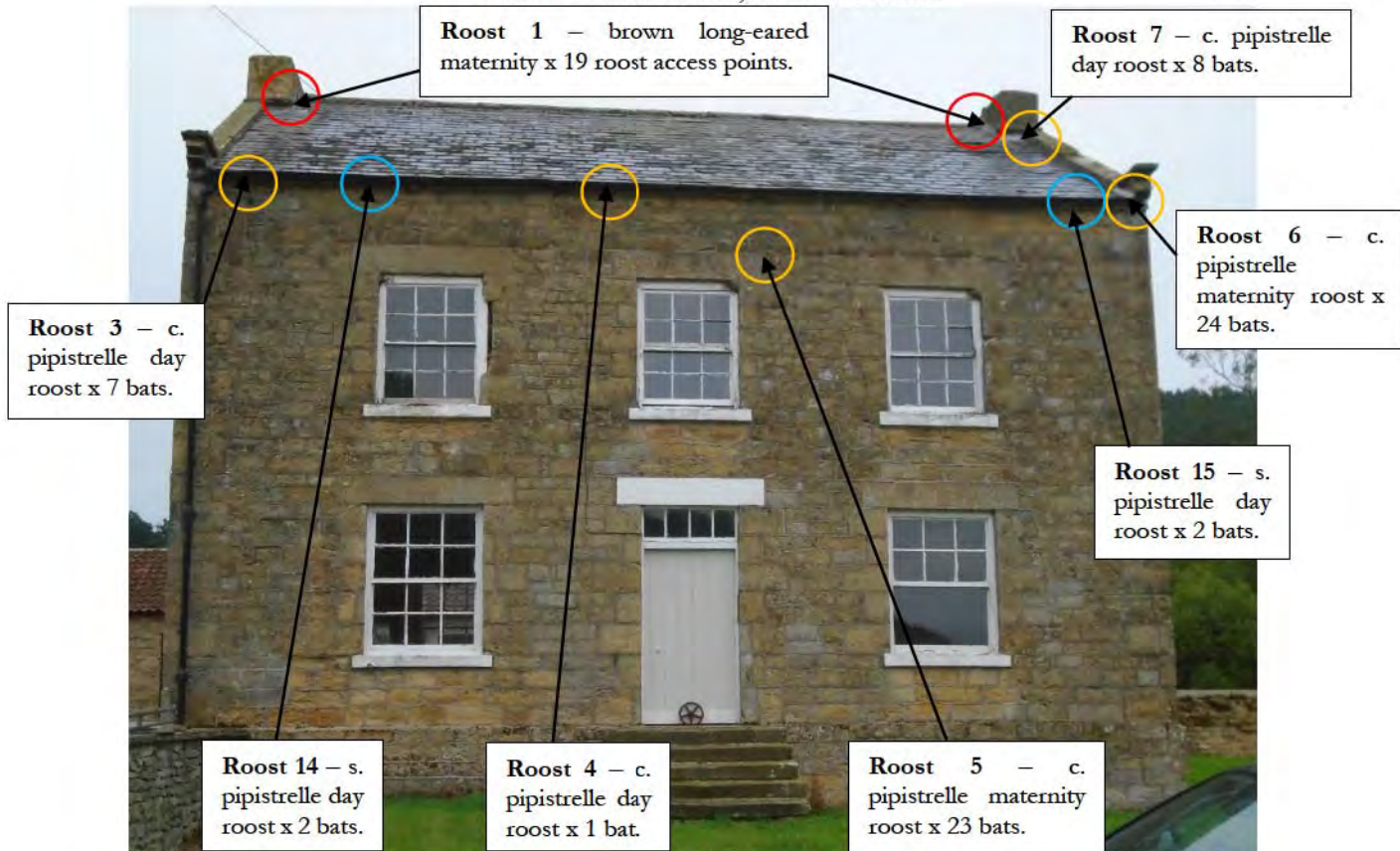


Plate 2 – farm house north elevation.

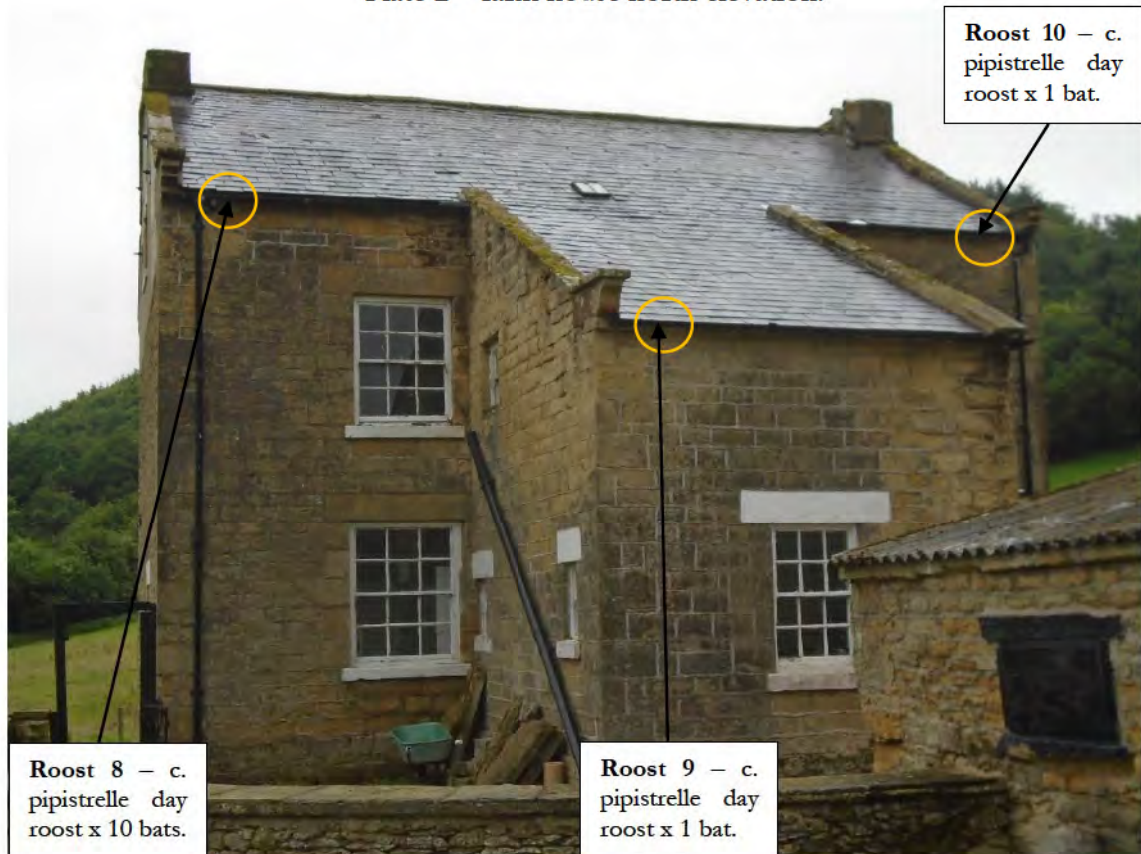


Plate 3 – brown long-eared (x19) maternity roost located in the roof void of the farm house
(Roost 1)



Plate 4 – brown long-eared bat inside the farm house (Roost 2)



Plate 5 – barn, south elevation and east gable.



Plate 6 – barn, north elevation and west gable.



NORTH 
 Not to Scale

Drawing title:

Layout plan of the Application Site and summary of bat surveys.

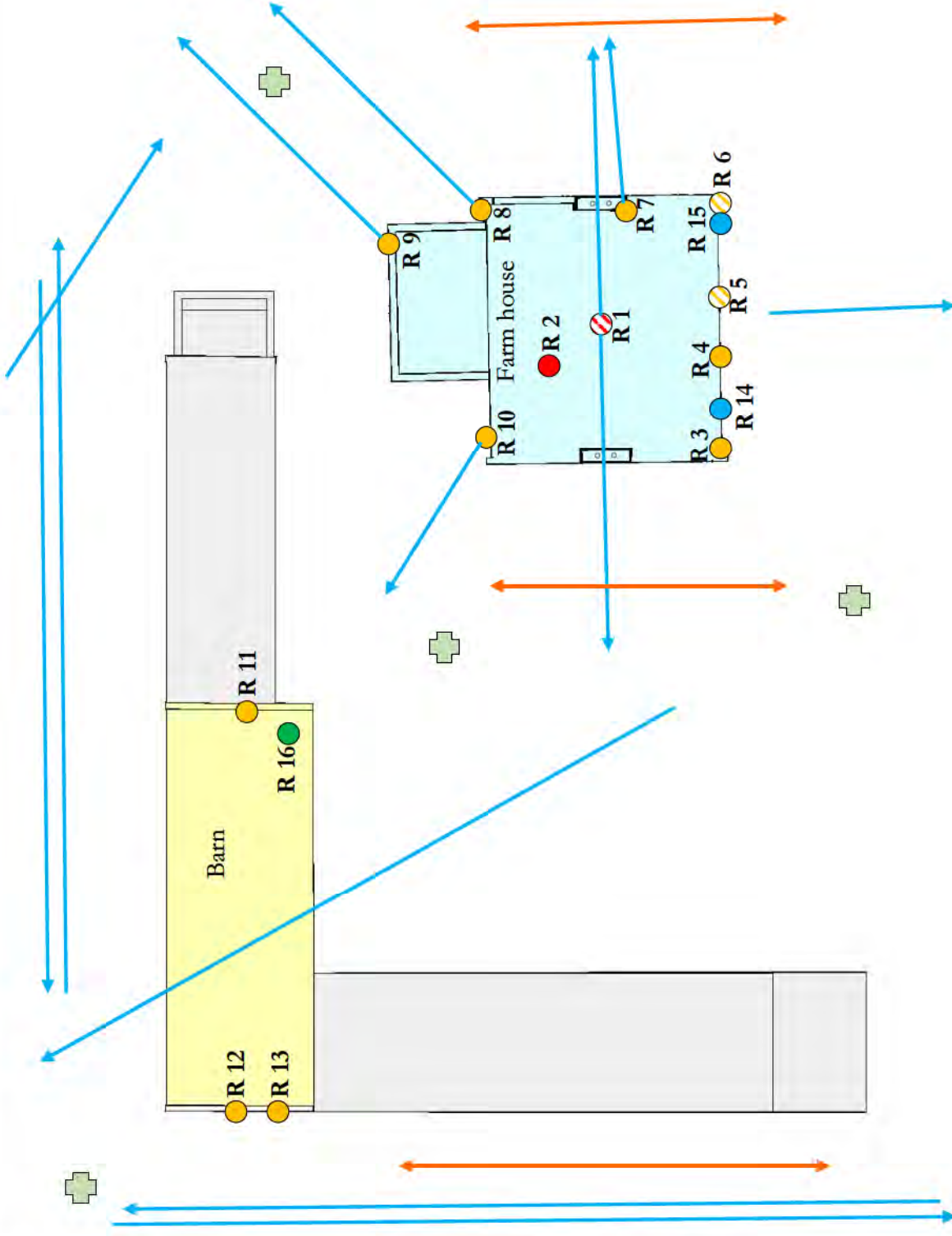
KEY

-  Primary commuting route
-  Primary foraging activity
-  Location of surveyor – 25th June 2019
-  Location of surveyor – 27th July 2019
-  Brown long-eared maternity roost
-  Brown long-eared day roost
-  Common pipistrelle day roost
-  Common pipistrelle maternity roost
-  Soprano pipistrelle day roost
-  Brandt's day roost
- R** Roost

WOLD ECOLOGY LTD



2 Redwood Gardens
 Driffield
 East Yorkshire
 YO25 6XA



5.6 Summary of field surveys conducted in 2019

Date	Type of survey	Results
25/06/19 27/07/19	Habitat assessment	Wold Ecology concludes that the adjacent and continuous high-quality habitats that include woodland, tree lines, hedgerows, scrub, and watercourses connect the Application Site to the wider countryside. These habitats are likely to be used regularly by foraging and commuting bats. Consequently, the Application Site and adjacent habitats are considered to be integral to the favourable conservation status of local bat populations.
	Visual inspection.	<p><i>Farm house</i></p> <p>The following evidence of bats was observed:</p> <ul style="list-style-type: none"> • 25th June 2019 – A cluster of brown long-eared bat was observed roosting adjacent to the ridge beam inside the roof void of the house, approximately 19 bats were observed (Roost 1). • 26th July 2019 – Six brown long-eared bats were observed roosting adjacent to the ridge beam inside the roof void of the house (Roost 1). • 26th July 2019 - A brown long-eared bat was observed roosting against a ground floor ceiling beam in the farm house (Roost 2). <p>The farm house has been assessed as having HIGH SUITABILITY to support bats, due to the presence of bat droppings and other features which have potential to provide roosting opportunities for bats (see 5.3 plates 1 - 4).</p>
		<p><i>Barn</i></p> <p>There were no signs of roosting bats or bat activity inside the building, but due to the presence of features with potential to provide roosting opportunities for bats, the barn has been assessed as having a MODERATE SUITABILITY to support bats (see 5.3 plates 5 and 6).</p>

Date	Spp.	Roost type	Structure Reference	Roost Location	Access points (including #)	Dimension of roost or explanation where the roost is
25/06/19	Brown long-eared x 19	Maternity	Farm house Roost 1	Located in the roof void	2 access points adjacent to the east and west chimneys	Roof void.
	Common pipistrelle x 7	Day	Farm house Roost 3	Located above the eaves on the south elevation	External roost x 1 access point	Gap approximately 20mm x 40mm.
	Common pipistrelle x 23	Maternity	Farm house Roost 5	Located in a gap in the stonework on the south elevation	External roost x 1 access point	Missing mortar in the stone work approximately 30mm x 40mm.
	Common pipistrelle x 24	Maternity	Farm house Roost 6	Located above the eaves on the south elevation	External roost x 1 access point	Gap approximately 20mm x 40mm.
	Common pipistrelle x 8	Day	Farm house Roost 7	Located below lead flashing on the east chimney	External roost x 1 access point	Gap approximately 20mm x 40mm.

	Common pipistrelle x 10	Day	Farm house Roost 8	Located in a gap in the stonework on the north elevation	External roost x 1 access point	Missing mortar in the stone work approximately 30mm x 40mm.
	Common pipistrelle x 1	Day	Farm house Roost 9	Located in a gap in the stonework on the north elevation	External roost x 1 access point	Missing mortar in the stone work approximately 30mm x 40mm.
	Common pipistrelle x 1	Day	Farm house Roost 10	Located in a gap in the stonework on the south elevation	External roost x 1 access point	Missing mortar in the stone work approximately 30mm x 40mm.
	Soprano pipistrelle x 2	Day	Farm house Roost 14	Located above the eaves on the south elevation	External roost x 1 access point	Gap approximately 20mm x 40mm.
27/07/19	Brown long-eared x 15	Maternity	Farm house Roost 1	Located in the roof void	2 access points adjacent to the east and west chimneys	Roof void.
	Brown long-eared x 1	Day	Farm house Roost 2	Located on the ground floor	Access unknown	Adjacent to exposed ground floor ceiling beam
	Common pipistrelle x 3	Day	Farm house Roost 3	Located above the eaves on the south elevation	External roost x 1 access point	Gap approximately 20mm x 40mm.
	Common pipistrelle x 1	Day	Farm house Roost 4	Located above the eaves on the south elevation	External roost x 1 access point	Gap approximately 20mm x 40mm.
	Common pipistrelle x 8	Day	Farm house Roost 5	Located in a gap in the stonework on the south elevation	External roost x 1 access point	Missing mortar in the stone work approximately 30mm x 40mm.
	Common pipistrelle x 5	Day	Farm house Roost 7	Located below lead flashing on the east chimney	External roost x 1 access point	Gap approximately 20mm x 40mm.
	Common pipistrelle x 2	Day	Farm house Roost 8	Located in a gap in the stonework on the north elevation	External roost x 1 access point	Missing mortar in the stone work approximately 30mm x 40mm.
	Common pipistrelle x 1	Day	Barn Roost 11	Located in a gap in the stonework on the east gable	External roost x 1 access point	Missing mortar in the stone work approximately 30mm x 40mm.

Common pipistrelle x 16	Day	Barn Roost 12	Located in a gap in the stonework on the west gable	External roost x 1 access point	Missing mortar in the stone work approximately 20mm x 40mm.
Common pipistrelle x 3	Day	Barn Roost 13	Located in a gap in the stonework on the west gable	External roost x 1 access point	Missing mortar in the stone work approximately 30mm x 40mm.
Soprano pipistrelle x 2	Day	Farm house Roost 15	Located above the eaves on the south elevation	External roost x 1 access point	Gap approximately 20mm x 40mm.
Brandt's x 1	Day	Barn Roost 16	Located beneath a pan tile on the south elevation	External roost x 1 access point	Gap approximately 20mm x 40mm.

5.7 Interpretation and Evaluation of Survey Results

5.7.1 Presence/absence

5.7.1.1 The site has been visited twice by Wold Ecology during 2019. The data provides an insight into how bats utilise the site during mid summer months. The surveys were conducted in optimum conditions with fine weather for a period of 48 hours prior to the surveys. Therefore, bat activity would not have been affected by adverse weather conditions i.e. not emerging or returning to the roost site earlier than usual. The confidence in the results is therefore high.

5.7.1.2 Based on activity surveys conducted during June and July 2019, it has been determined that the studied buildings at Highdales Farm contain the following bat roosts (see 9.3):

Structure/reference	Species	Count/estimate	Roost location	Site status assessment (maternity etc.)	Conservation significance of roost	Use and importance of the site throughout the year
Farm house Roost 1	Brown long-eared	19	Roof void	Maternity	MEDIUM	Summer and autumn use
Farm house Roost 2	Brown long-eared	1	Ground floor	Day	LOW	In association with the maternity roost.
Farm house Roost 3	Common pipistrelle	7	Eaves	Day	LOW	In association with the maternity roost.
Farm house Roost 4	Common pipistrelle	1	Eaves	Day	LOW	
Farm house Roost 5	Common pipistrelle	23	Missing mortar	Maternity	MEDIUM	Summer use, maternity roost split into two separate locations comprising 47 bats in total.
Farm house Roost 6	Common pipistrelle	24	Eaves	Maternity	MEDIUM	
Farm house Roost 7	Common pipistrelle	8	Below lead	Day	LOW	In association with the maternity roost. Summer roost.
Farm house Roost 8	Common pipistrelle	10	Eaves	Day	LOW	
Farm house Roost 9	Common pipistrelle	1	Eaves	Day	LOW	
Farm house Roost 10	Common pipistrelle	1	Eaves	Day	LOW	

Barn Roost 11	Common pipistrelle	2	Missing mortar	Day	LOW	
Barn Roost 12	Common pipistrelle	16	Missing mortar	Day	LOW	
Barn Roost 13	Common pipistrelle	3	Missing mortar	Day	LOW	
Farm house Roost 14	Soprano pipistrelle	2	Eaves	Day	LOW	No evidence to suggest a maternity roost or significant numbers of bats. Summer use.
Farm house Roost 15	Soprano pipistrelle	2	Eaves	Day	LOW	
Farm house Roost 16	Brandt's	1	Beneath a tile	Day	LOW	No evidence to suggest a maternity roost or significant numbers of bats. Summer use.

5.7.1.3 No signs of roosting bats or bat roosts were recorded in the adjacent barns.

5.7.2 Site Status Assessment

5.7.2.1 Based on a building inspection, an emergence and return survey, it has been determined that the site supports:

- A brown long-eared maternity roost.
- A single brown long-eared day roost.
- A common pipistrelle maternity roosts split into two locations.
- Nine separate common pipistrelle roosts.
- Two separate soprano pipistrelle roosts.
- A Brandt's day roost.

5.7.2.2 All roosts are located adjacent to surrounding favourable foraging habitat which will play a significant role in the ecology of the local bat population.

5.7.2.3 The survey results are based on survey work conducted in June and July. The barn and farm house on site has features which have moderate/high suitability to support roosting bats, there remains the possibility that bats could roost in other parts of the site at various times of the year.

5.7.3 Constraints

5.7.3.1 There is currently no data available to assess bat usage on site during the winter months.

6.0 IMPACT ASSESSMENT – in the absence of mitigation

6.1 The farm house and the barn supports common pipistrelle and brown long-eared maternity roost and associated day roosts; soprano pipistrelle day roosts and a Brandt's day roost. The proposed development to the barn and farm house will involve the conversion of the buildings, external alterations and re-roofing of both buildings. Unsupervised structural work, erection of scaffolding, removal of roof coverings, re-roofing, re-pointing, new glazing, internal refurbishment and soft strip will result in major disturbance to the roosts. Bats are susceptible to disturbance as a result of a development affecting a roost site. The pre-construction period of the development will result in significant alterations and disturbance to the roost sites.

6.2 **Initial impacts: disturbance** (human presence, noise, vibration, dust, lighting, access obstruction due to scaffolding and plastic sheeting etc.)

- The construction of scaffolding against the roof of the buildings which will cause an obstruction to the access points = minor negative at a site level.
- Roof stripping could kill/injure bats if they are resting between tiles/slates and the contractor steps on the tiles/slates to gain higher access = major negative at a site level.
- Lighting during night working could lead to disturbance of emerging and foraging bats, potentially leading to roost abandonment in the short term = moderate negative impact at site level.
- Vibration, noise and dust from building works may impact on roosting bats that may be present and this may lead to roost abandonment = moderate negative at a site level.
- The works involve re-roofing the roof under which the bats are roosting, if bats are resting on the ridge beam, there is the potential for disturbing bats = moderate negative at a site level.
- Timing of the building works during the summer period has potential for significant disturbance if building and re-roofing works are undertaken during the maternity period through vibration, noise and dust and this may lead to roost abandonment = major negative at a site level.

6.3 **Long-term impacts: roost modification**

- The use of a modern breathable membrane could cause a future hazard to any bats that find an alternative access point into the void by the potential to entrap bats within the fibres = major negative at a site level.
- Air flows, temperature and humidity within the roof void will likely be altered by the addition of a membrane = moderate negative impact on a local level.

6.4 **Long-term impacts: roost loss**

- Based on current information and in the absence of mitigation, the proposed development works will involve the permanent loss of 3 maternity roost sites and 13 day roosts supporting a minimum of 120 bats in total.
- The removal of the roofing and roof timbers will result in major disturbance to the roosts located in the roof structure and there is potential for killing/injuring bats if heavy force is used to remove the roof components = major negative at a site level.
- The works involve re-roofing the roof under which the bats are roosting, if bats are found beneath tiles/slates or if they are roosting on or above the ridge beam, there is the potential for killing/injury of bats = major negative at a site level.

- The sealing up of the access points during pointing up of the external stone work could kill/injure bats through entombment if bats are roosting within the crevice = major negative at a site level.
- New glazing could trap bats inside the building, and this could kill/injure bats that are roosting in the internal structure = major negative at a site level.
- Removal of stonework could kill/injure bats if they are resting in gaps adjacent and heavy force is used to remove the masonry = major negative at a site level.

6.5 Long term impacts: fragmentation and isolation of roost

6.5.1 There are no plans to alter the habitat on site and consequently, there will be no fragmentation and isolation during the development as the surrounding, supporting habitat will not be affected.

6.6 Post development: interference impacts

- An increase in lighting through the installation of security lighting on the external walls of buildings will affect bat activity in the location of the roost sites. Low level security lighting will be installed on the new buildings on site however this will not shine into the adjacent foraging habitat or bat box locations, ensuring continued usage of the site for commuting and foraging - low negative at a site level.

6.7 Predicted scale of impacts

6.7.1 The current information obtained is based on a desk top study, visual inspection and activity surveys conducted in June and July.

6.7.2 The brown long-eared maternity roost in the farm house is of moderate conservation value to North Yorkshire. The availability of accessible, traditional buildings in the immediate vicinity is low although light sampling habitat within adjacent woodland and tree cover is good. Consequently, the predicted impact on the species at a site level would be moderate. The loss of a small maternity roost of a common and widespread species are of moderate conservation significance and therefore, the loss of the roost will not have a significant impact at a regional or national level.

6.7.3 The brown long-eared bat day roost is of low conservation significance to Yorkshire. The roost contains less than 2 individual bats and is most probably occupied by male bats or none breeding females. Male summer roosts of a common and widespread species are of low conservation significance and therefore, the loss of the roosts will not have a significant impact at a local, regional or national level.

6.7.4 The common pipistrelle maternity roost is of moderate conservation significance to North Yorkshire; the roost contains more than 47 individual bats and is located within two roost locations on the south elevation of the farm house. Consequently, the loss of a maternity site for common and widespread species is considered to have a medium impact at a local and regional level. The farm house may also be important during spring for gathering and as an autumn mating site.

6.7.5 The Brandt's roost is located in the barn and has no separate roof void for light sampling. Nationally, Brandt's bats are an endangered species, regionally they are present but there are few confirmed records. The roost contains 1 individual bat

and is most probably occupied by a male bat or none breeding female. The scale of impact resulting from the destruction of the roost will have a moderate impact at a local, regional or national level.

6.7.6 The soprano pipistrelle day roosts within the farm house are of low conservation significance to Yorkshire. The roosts each contain <3 individual bats and are most probably occupied by male bats or none breeding females. Male summer roosts of a common and widespread species are of low conservation significance and therefore, the loss of the roosts will not have a significant impact at a local, regional or national level.

6.8 Summary of predicted scale of impacts - in the absence of mitigation

Species and numbers	Roost type	Predicted Scale of Impact (place X in relevant column)			Notes
		Site	County	Regional	
Brown long-eared x 19	Maternity	X			In the absence of mitigation, the works to barn would cause the loss of a maternity roost used by 19 bats.
Brown long-eared x 1	Day	X			In the absence of mitigation, the building works would cause the loss of a day roost used by 1 bat.
Common pipistrelle x 47	Maternity	X			In the absence of mitigation, the building works would cause the loss of a maternity roost located within two locations and used by 47 bats.
Common pipistrelle x 48	Day	X			In the absence of mitigation, the building works and re-roofing would cause the loss of 9 day roosts used by 48 bats.
Soprano pipistrelle x 4 bats	Day	X			In the absence of mitigation, the building works and re-roofing would cause the loss of 2 day roosts used by 4 bats.
Brandt's x 1	Day	X			In the absence of mitigation, the building works and re-roofing would cause the loss of 1 day roost used by 1 bat.

6.8.1 Based on the survey data, assessment and guidance from the Bat Mitigation Guidelines (page 39, English Nature 2004) the overall accumulative impact of the development on bat populations is considered to be **moderate**.

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 the barn and farm house supports common pipistrelle and a brown long-eared maternity roosts and associated day roosts, soprano pipistrelle day roosts and a Brandt's day roost, any works that will disturb, modify or permanently lose the roosts will require a development licence from Natural England. It is also possible that individual bats could turn up roosting in other parts of the barn, farm house and or wider site at other times of year.** A licence will be obtained prior to the following works commencing on the barn and farm house:
- Exclusion of bats and destructive searches by a bat licensed ecologist
 - Roof stripping and maintenance work
 - Erection of scaffolding adjacent to the buildings and within 5m of a roost
 - Pointing of masonry
 - Soft strip
 - New windows and doors
 - Internal conversion
- 7.1.5 Mitigation is required to avoid or reduce the impact of a development on roosting and feeding bats present on site. Mitigation is designed to meet the requirements of the bat species present in the roost. The Bat Mitigation Guidelines (2004) defines the key principles which will be required in mitigation proposals. These are: modifying the scheme design, altering the timing of the works and the creation of replacement roosts and/or habitats.
- 7.1.6 The licence application process currently requires the input of a qualified bat ecologist/consultant and includes:
- An additional bat activity survey between May and late September to support the license application.
 - A walk over survey/check must be undertaken within 3 months prior to the Natural England application submission to ensure that conditions have not

changed since the most recent survey was undertaken. Details of any changes to conditions and habitats and/or structures on site since the surveys were undertaken will be documented.

- The submission of a licence to capture, disturb and/or destroy the roosts or resting places of bats.
- The production of a detailed Method Statement to support the application. **This will** include a proposed work programme. One copy will be sent to a Natural England wildlife adviser for assessment. It should be noted that the Method Statement will be appended to any licence granted. The Method Statement will include the necessary mitigation required of the development. This will include:
 - A work timetable which must be followed. This will include completing works when bats are not present in their roost (winter) or when bats are less vulnerable to disturbance (spring/autumn).
 - A suitable mitigation plan allowing bats to be able to roost in a like for like replacement for any closed roost (this can be allowing bats back into the roof void).
 - Additional bat boxes placed as habitat improvement.
 - Bats must not be left without a roost during the active season (April to September inclusive).
- The production of a Reasoned Statement of Application to support the application. This will provide a rational and reasoned justification as to why the proposed activity meets the requirements of the Conservation of Habitats and Species Regulations 2017, Regulations 53(2) (e-g) and 53(9) (a-b).
- The usual timescale expected for the process of an application is approximately 30 working days from the date of acknowledgement of receipt. Natural England wildlife advisers are given 20 working days to fulfil requests for information. This timescale will also apply to requests for licence amendments.
- Additional on-site surveys, watching brief and implementation of license by a bat ecologist.
- For additional information on licences please refer to Natural England Guidance Leaflet WML-G12 (see www.naturalengland.org).

7.1.7 The site does not meet the criteria for a Natural England Bat Mitigation Class Licence due to the number of bats and or number of roosts present.


7.2 Mitigation Strategy

7.2.1 Natural England requires mitigation and compensation to be proportionate to the size of the impact and the importance of the population affected and as a principle:

- There should be no net loss of roost sites and that compensation should provide an enhanced resource since the adoption of new roost sites by bats is not guaranteed.
- The scheme should aim to replace ‘like with like’ in terms of the status of the site i.e. maternity roost, hibernation roost etc.
- Compensation should ensure that the affected bat population can continue to function as before, so attention may need to be given to surrounding habitats.
- The strategy should be considered to ensure that the bat populations at the site are maintained at a favourable conservation status.

- English Nature (page 39, Bat Mitigation Guidelines 2004) provide guidance on proportionate mitigation depending on the number, species and conservation status of bats observed.

English Nature (2004) guidelines for proportionate mitigation. The definition of common, rare and rarest species requires regional interpretation.

Low	Roost status	Mitigation/compensation requirement (depending on impact)
Conservation significance 	<div style="border: 1px solid red; padding: 5px;"> Feeding perches of common/rarer species Individual bats of common species Small numbers of common species. Not a maternity site </div>	<div style="border: 1px solid red; padding: 5px;"> Flexibility over provision of bat-boxes, access to new buildings etc. No conditions about timing or monitoring </div>
	Feeding perches of Annex II species	Provision of new roost facilities where possible. Need not be exactly like-for-like, but should be suitable, based on species' requirements. Minimal timing constraints or monitoring requirements
	Small numbers of rarer species. Not a maternity site	
	Hibernation sites for small numbers of common/rarer species	
	<div style="border: 1px solid red; padding: 5px;"> Maternity sites of common species </div>	<div style="border: 1px solid red; padding: 5px;"> Timing constraints. More or less like-for-like replacement. Bats not to be left without a roost and must be given time to find the replacement. Monitoring for 2 years preferred. </div>
	Maternity sites of rarer species	Timing constraints. Like-for-like replacement as a minimum. No destruction of former roost until replacement completed and usage demonstrated. Monitoring for at least 2 years.
	Significant hibernation sites for rarer/rarest species or all species assemblages	
	Sites meeting SSSI guidelines	Oppose interference with existing roosts or seek improved roost provision. Timing constraints. No destruction of former roost until replacement completed and significant usage demonstrated. Monitoring for as long as possible.
High	Maternity sites of rarest species	

7.2.2 The brown long-eared and common pipistrelle maternity roost in the farm house (**Roosts 1, 5 and 6**) are of moderate conservation significance, however a maternity roost of a common and widespread specie requires ‘more or less like for like’ replacement with constraints on timing (Bat Mitigation Guidelines, 2004). Bat boxes are inappropriate substitutes for significant roosts in buildings and in the case of the brown long-eared maternity roost, do not constitute ‘like for like’ replacement.

7.2.3 The day roosts at Highdales Farm are of low conservation significance and therefore requires ‘more or less like for like’ replacement with no constraints on timing.

7.3 Method Statement

7.3.1 **The method statement has been produced based on current survey data. The information will guide any modifications required to the scheme design, outline necessary timing of the works and recommend the creation of replacement roosts and/or habitats. The information contained within the following method statement will be used as guidance to support any subsequent Natural England development license.**

7.3.2 Timing

7.3.2.1 It is recommended that the initial start date of the development should avoid late October – early March. This will prevent disturbance to potentially hibernating bats. If the initial start day is programmed for the winter, a hibernation survey must be conducted prior to works commencing.

7.3.2.2 There are no mandatory timing constraints for work on the barn when low numbers of summer roosting bats are observed.

7.3.2.2 **Due to the presence of a maternity roost, the optimum period for carrying out works is mid-September until mid-April.** This time period would relate to the construction of appropriate mitigation and disturbance of roost site. A late discovery plan will need to be included in the final method statement to outline measures to be implemented in the event that bats are discovered during the development.

7.3.2.3 The building and reroofing works must be carefully programmed so that roosting opportunities are permanently available during the development. Permanent and/or temporary roost sites will be provided prior to building works. Bat boxes will be placed on trees or buildings within 50m of the existing roost sites to ensure roosting opportunities are available throughout the development period.

7.3.2.4 The bat loft in the farm house (see section 7.6.1) must be completed prior to April 1st.

7.3.3 Site Induction

7.3.3.1 Prior to works commencing on site, the bat ecologist will present a tool box talk to the license holder, client, site manager, contractors and those involved with site works that may impact upon bats. The toolbox talk, and accompanying method statement will include, but not restricted to the following:

- Introduction to bats on site
- Background to bats
- Legislation relating to bats
- Description of bat roost locations as described in table 5.6.
- Licensable activities
- Method Statement
- Mitigation*
- What to do if bats are discovered
- Figure E2a – Location of roost sites.
- Figure E3 – Location of mitigation*.
- Figure D – Impacts Plan and licensable works.
- Work Schedule.
- Natural England Annex License*.

* If applicable

7.3.3.2 The toolbox talk will only be presented by the named bat ecologist on the Natural England license documentation and the method statement and license will be kept on site at all times.

7.3.4 Pre-Works Surveys

7.3.4.1 A dusk survey (under suitable weather conditions ($>6^{\circ}\text{C}$)) will be undertaken to assess activity.

7.3.4.2 An endoscope will be used to conduct a thorough inspection of all features with bat roosting potential including known roost sites, internal roof timbers, roof structures and masonry of the building; this is in order to detect any roosting bats, prior to works. Empty crevices and gaps will be blocked immediately with pieces of foam prior to disturbance works.

7.3.4.3 A safe working platform will be required so that a thorough and safe inspection can be undertaken. This will be either scaffolding, mobile elevated work platform or similar.

7.3.5 Exclusion of Roosts

7.3.5.1 To enable the exclusion to take place in the barn and farm house, an assessment will be made to determine the current level of bat activity. If bats are roosting, an exclusion of roosts will be undertaken. The method to be implemented will aim to exclude bats from the roost by closing access points and allow for them to leave un-stressed on their own accord but not enabling their return, therefore eliminating the chance of bats being present during the development. Capture and removal by hand will only be used where absolutely necessary and possible. The capture of bats is not planned as a method during the exclusion of bats from the barn and farm house and will only be required as an absolute last option.

- 7.3.5.2 A device will be used to exclude roost 1 - 16. Exclusion of bats will be undertaken if suitable weather conditions prevail (night time temperatures for four consecutive nights are $> 6^{\circ}\text{C}$).
- 7.3.5.3 The exclusion devices will either be constructed from a plastic sheet (or similar material) or a section of smooth drainage pipe (or similar) with a diameter of 50mm. This will be secured around the roost in order to allow the bat to leave the roost but prevent its return, exclusion devices will remain for 72 hours.
- 7.3.5.4 Once the bat ecologist is satisfied that the roosts are empty, the roost access points will then be blocked immediately. Gaps and cracks with potential to be used as roosts will also be checked with an endoscope and blocked during exclusion.
- 7.3.5.5 If necessary, the brown long eared bats will be excluded by blocking the access to the farm house through the west elevation door. A timber framed, plywood board will be constructed and fitted to the door to ensure there are no gaps. Other openings that have potential points of access into the barn will also be sealed during the exclusion process. The west door will be opened 30 minutes prior to sunset until the bats have left the interior of the farm house. At the end of this period an emergence survey (under suitable weather conditions ($>8^{\circ}\text{C}$)) will be undertaken to assess whether the bats have vacated the farm house. Anabat will be left in the barn to monitor activity and help confirm exclusion.
- 7.3.5.6 After successful exclusion, the following will take place:
- Doorways will remain blocked from 30 minutes before sunset until sunrise whilst the work is in progress, or until the farm house no longer provides potential roosting habitat. This will be determined by the bat ecologist.
 - All exclusion devices will be removed, and roosts blocked using expanding foam or a similar substance.

7.3.6 Destructive Search

- 7.3.6.1 In order to further reduce any unnecessary disturbance, injury, or death of any late discoveries of individual bats roosting in the barn and farm house, all external fittings and fixtures with bat roosting potential (roof coverings, roof timbers, masonry, doors/window frames, timbers etc.) will be carefully removed, by hand under the watching brief of a bat ecologist.
- 7.3.6.2 All roof coverings with bat roosting potential will be removed by hand. During the spring, summer and autumn period, only half of the roof should be removed on the first day and the second half 24 hours later. This will create unfavourable conditions for any bats still roosting within the roof structure and encourage the bats to leave on their own accord.

7.3.7 Late discoveries

- 7.3.7.1 In the event that bats are discovered, the following will be implemented:
- 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.

7.3.7.2 Bats should 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 site at dusk or placed into a bat box located on site.

7.3.7.3 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 on site. Bats will only be handled by an ecologist, licensed to handle bats.

7.3.7.4 If building and re-roofing work is taking place during winter, there remains the possibility of encountering hibernating bats. The capture of bats is not planned as a method of exclusion during winter months and will only be required as an absolute last option i.e. if the bat is at risk of injury and death.

7.3.7.5 In the event that hibernating bats are discovered, a minimum buffer area of 3m^2 will be created around the roost. If applicable, all work lighting will face away from the roost to ensure that light contamination and heat do not disturb the bat. The bat will be left undisturbed in situ until night time temperatures are $>6^{\circ}\text{C}$ consistently for approximately four nights and the bat can either move by its own accord or can be excluded from the roost.

7.3.7.6 If any torpid bats are disturbed and aroused, they will be placed in a Schwegler 1FW hibernation box on site. The 1FW bat box will be located within 50m of the roost and at an accessible height ($<5\text{m}$ above ground level) for the bat ecologist to access easily. Four temporary hibernation boxes will be present on site so that different species can be placed in separate boxes.

7.3.7.7 If the night time temperature is above 6°C and the bat is active, it will be first placed in a holding bag and transferred to a Schwegler bat box that will be located within 50m of the bat roosts and at an accessible height ($<5\text{m}$ above ground level) for the bat ecologist to access easily.

7.4 Mitigation

7.4.1 This mitigation strategy is based on survey data currently held. The mitigation strategy will ensure that the bat populations on site are maintained at a favourable conservation status by the retention of the original roost sites where possible. In addition, new roosting opportunities will be created through the provision of bat boxes and roosting opportunities. There should be a net gain in roosting opportunities post development.

- 7.4.2 Timber treatment should be carried out 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. New timbers used at specific roost sites in ridge area will be thoroughly brushed with a stiff yard brush to remove any crystalline residues before use. A list of Natural England approved paints and timber treatments are available at <https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them>
- 7.5 **In situ retention of bat roosts**
- 7.5.1 There will be no in situ retention of bat roosts.
- 7.6 **Modification of existing roosts**
- 7.6.1 There will be no modification of existing bat roosts.
- 7.7 **New Roost Creation**
- 7.7.1 It is usually recommended that the original roost site is re-created and in addition, new roosting opportunities will be created. However, the design of the building and building control restrictions, re-creation of the original roost sites is not possible for this site.
- 7.7.2 **Bat Loft**
- 7.7.2.1 A bat loft will be created in the roof space of the farm house. The proposed bat loft/void should be at least 10 metres in length and 3 metres wide similar to the existing roof void used by the brown long-eared bats; new access to the proposed bat loft will be created to allow the continued use of the roof apex by bats. An access slot 250mm wide and 100mm in length will be incorporated into the gable of the building – if applicable. This will be located approximately 400mm above the loft floor and not the apex; this will retain warmer air within the ridge roost area.
- 7.7.2.2 The roof structure will be traditional, open design and **not modern trussed** to allow bat flight activity. Roofing felt in the bat loft should be traditional bitumen type 1f felt. This will not be tight but allowed to sag very slightly between the rafters. Only bitumen felt which **does not** include any of the following words will be used for the bat loft:
- Non-woven
 - Polypropylene
 - Spun-bond
- 7.7.2.3 Additional roosting locations will be provided by fixing boards, approximately 1m long x 75mm wide x 15mm thick to the side of the rafters with 25mm spacers to form a narrow slot butted up to the ridge board at the top end. These will be provided at four locations throughout loft of the building. The licensed bat ecologist will identify locations immediately prior to their installation.
- 7.7.2.4 Two open bottomed, rough sawn, slot boxes will be sited within the internal roof structure of the bat loft. These will be constructed from rough soft wood measuring 300mm deep by 450 – 600mm long leaving a narrow space about 30mm

wide. This can be attached to the wall to create additional roosting opportunities in the bat loft (see plates 7 and 8).

Plate 7 - Example of an open bottomed slot box (Norfolk Bat Group)



Plate 8 - Example of an open bottomed slot box (Wold Ecology Ltd)

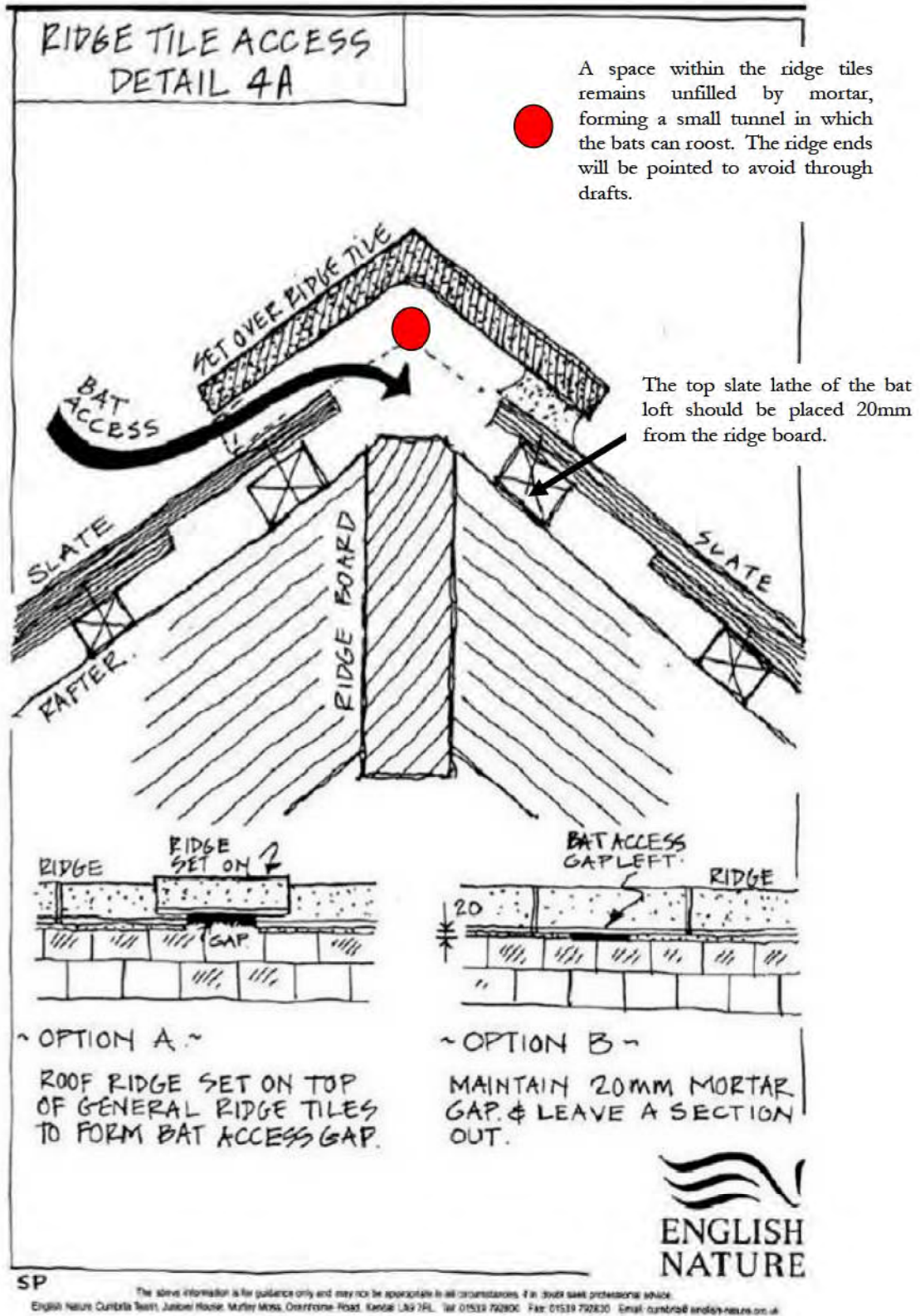


- 7.6.2.5 If applicable, rock wool and fibrous insulation used on the floor of the bat loft should be boarded to protect the bats from fibres.
- 7.7.2.6 Roofing felt beneath the lead tiles must be traditional bitumen type 1f felt. Only bitumen felt which **does not** include any of the following words will be used for roof pitches where bats are being encouraged to use:
- Non-woven
 - Polypropylene
 - Spun-bond
- 7.7.2.7 The top slate lathe of the bat loft should be placed 20mm from the ridge board. At approximately 2m intervals along the ridge the membrane and under felt will have 30mm x 100mm slots cut out beside the ridge boards to allow bats access to the ridge tiles for roosting. These will need to be inspected before the tiles are laid to ensure proper access is created. When the ridge tiles are laid, it is important to ensure the space within the ridge tiles remains unfilled by mortar forming a small tunnel in which the bats can roost. The ridge ends will be well pointed to avoid through drafts. The design detail will follow plate 9.
- 7.6.2.8 Human access to the bat loft will be via a small internal ceiling hatch 70cm x 50cm, this will allow inspection access but is of insufficient dimensions to allow for storage. A laminated warning notice stating 'Restricted Access. Bat Loft. Please

do not enter unless supervised by a license bat ecologist' will be placed inside the bat loft, close to the loft hatch.

- 7.6.2.9 As the bat loft will be watertight and created with modern materials, it is not envisaged that no repairs to the loft structure, slot boxes or timber scaffolding boards will be required in the foreseeable future. However, regular external assessments of the building following storms/bad weather etc. will include the bat loft structure and necessary repairs (if applicable) will be instigated by the owner. Advice will be sought from Wold Ecology prior to any maintenance works that will disturb the bat loft, access and roost opportunities within.

Plate 9: showing ridge access design detail.



- 7.7.2 Four lead tiles (see plate 10) or similar product should be incorporated into the roof of the farm house; located on the south and north elevations. The bat ecologist will identify the locations of the bat tiles.

Plate 10 - Diagrams of a lead bat tile



- 7.7.3 A double skin of lead flashing will be installed adjacent to the chimneys on the farm house. The lower lead flashing will ensure that the roof remains watertight, the overlapping lead flashing will be lifted to form a gap of no greater than 25mm and this will allow bats to have access beneath.

7.8 Bat boxes

- 7.8.1 Wold Ecology recommends that 3 Schwegler 1FQ bat boxes are sited on the east and west elevations of the farm house and barn; close to existing roost sites. Schwegler Bat Boxes are recommended and well tested boxes. The boxes should be located close to the roof line or ridge apex.
- 7.8.2 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.
- 7.8.3 Four 2FR bat tubes (two pairs) are located on the south elevation of the farm house building. The 2FR bat tubes will be sited close to the eaves and existing roost sites.
- 7.8.4 The bat tubes will be erected behind the outer stone and a 30mm x 30mm gap in the mortar will remain open to allow bat access into the bat tube. The bat tube will not be visible and therefore satisfies the requirements of the planning department. John Drewett (North Yorkshire Bat Group) stated that this has worked on previous schemes and ensures that the bats are contained within a designated location within the barn structure.
- 7.8.5 Wold Ecology recommends that two Schwegler 2FN bat boxes are sited on trees within the grounds of Highdales Farm. Schwegler Bat Boxes are recommended and well tested boxes. Bat boxes should be erected on south, east or west aspects of the trees; 3-5 metres above ground level.
- 7.8.6 The 2FN bat box has two entrances - one at the front and one at the rear against the tree. Bats often creep into the rear entrance but leave by the front. It has a domed roof to allow the bats to form roosting clusters for warmth and this bat box

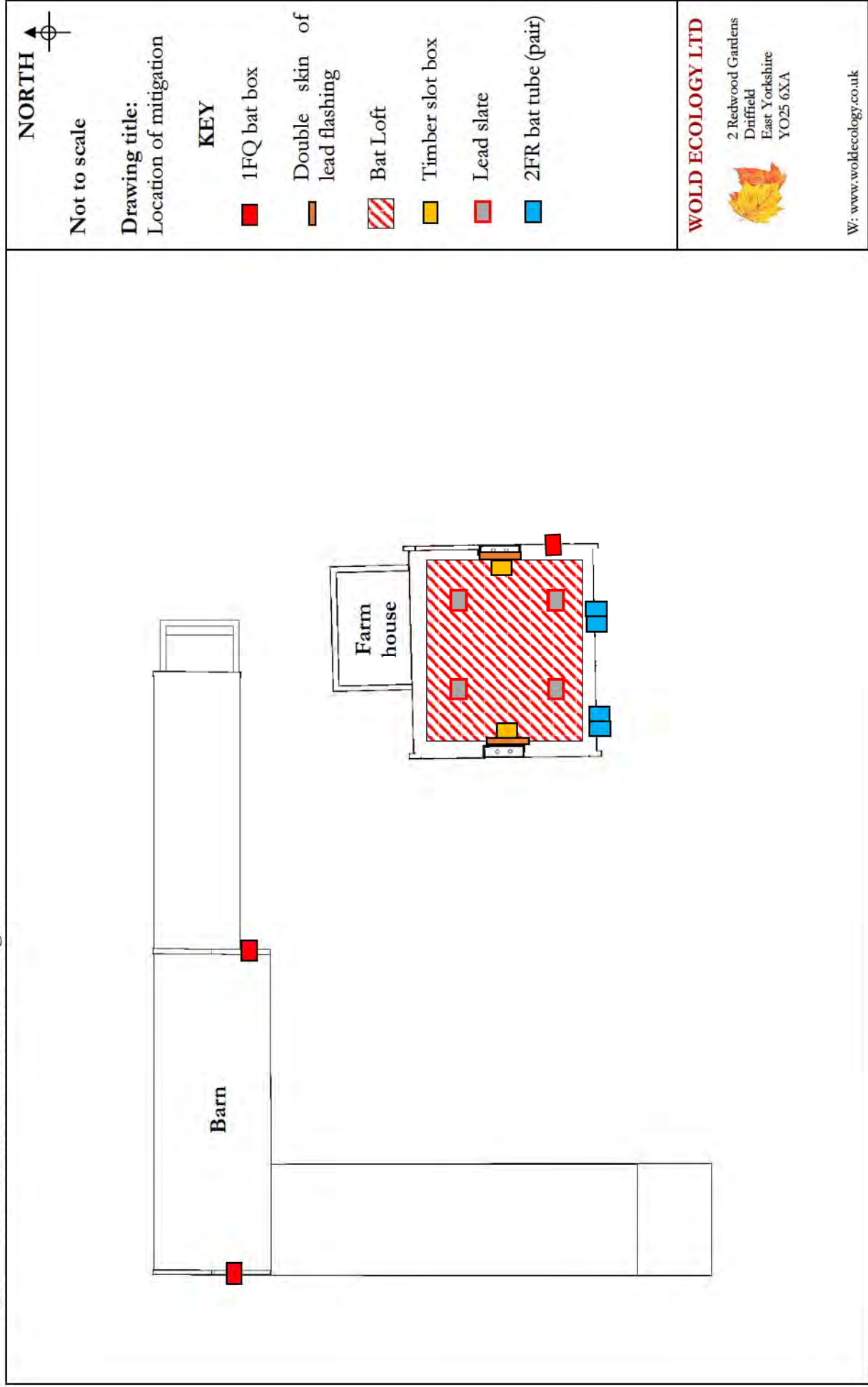
is also designed to be effective against small predators and excludes draughts and light. Due to the opening on the bottom, this bat box does not require cleaning.

- 7.8.7 The majority of Schwegler bat 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.
- 7.9 Lighting
- 7.9.1 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).
- 7.9.2 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. Lighting to be used should not emit Ultra Violet radiation so that they don't attract insects and consequently, they will have a minimal effect on bats.
- 7.9.3 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.
- 7.9.4 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 cowed to prevent light spill, for main lighting columns
- 7.9.5 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.
- 7.9.6 At this site, lights will **not** be mounted where they will shine directly on to bat boxes/bat lofts or the surrounding woodland/hedgerow/aquatic habitat used by foraging and commuting bats.

7.10 Habitat enhancements

- 7.10.1 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.
- 7.10.2 It is recommended that the natural landscape remains largely unchanged. Landscaped areas can provide good foraging grounds for bats and the retention of adjacent trees is recommended. Ornamental, semi natural and managed habitats can be improved by growing night-scented flowers and other flowers favoured by insects. 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*
- 7.10.3 More information on suitable planting to encourage bats obtained from The Bat Conservation Trust (www.bats.org).

7.10.4 Location of recommended mitigation



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www.bats.org.uk

<https://www.gov.uk/government/collections/bat-licences>

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.

9.1.10 All 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.

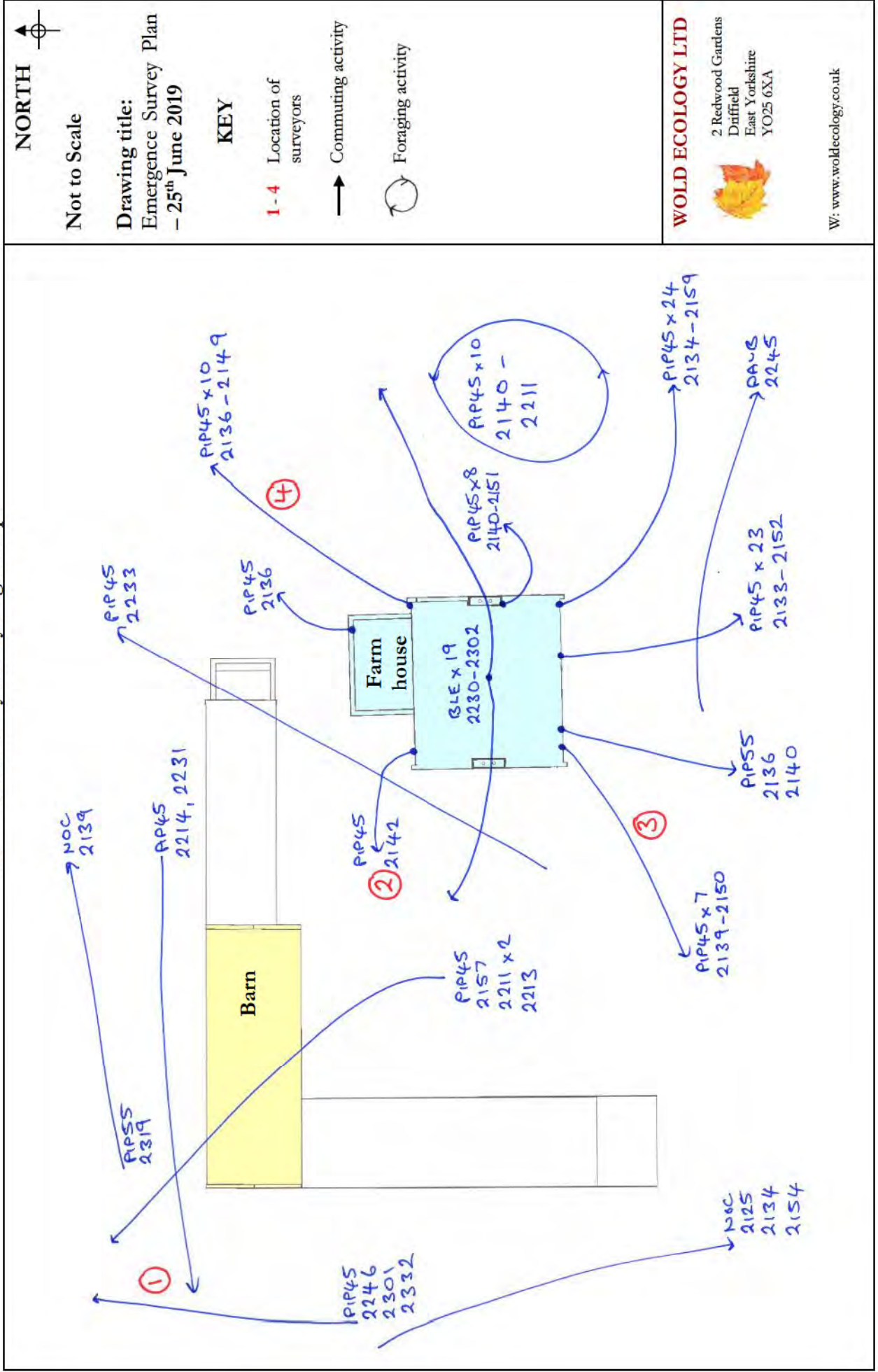
9.4 Bat records for activity surveys conducted in 2019

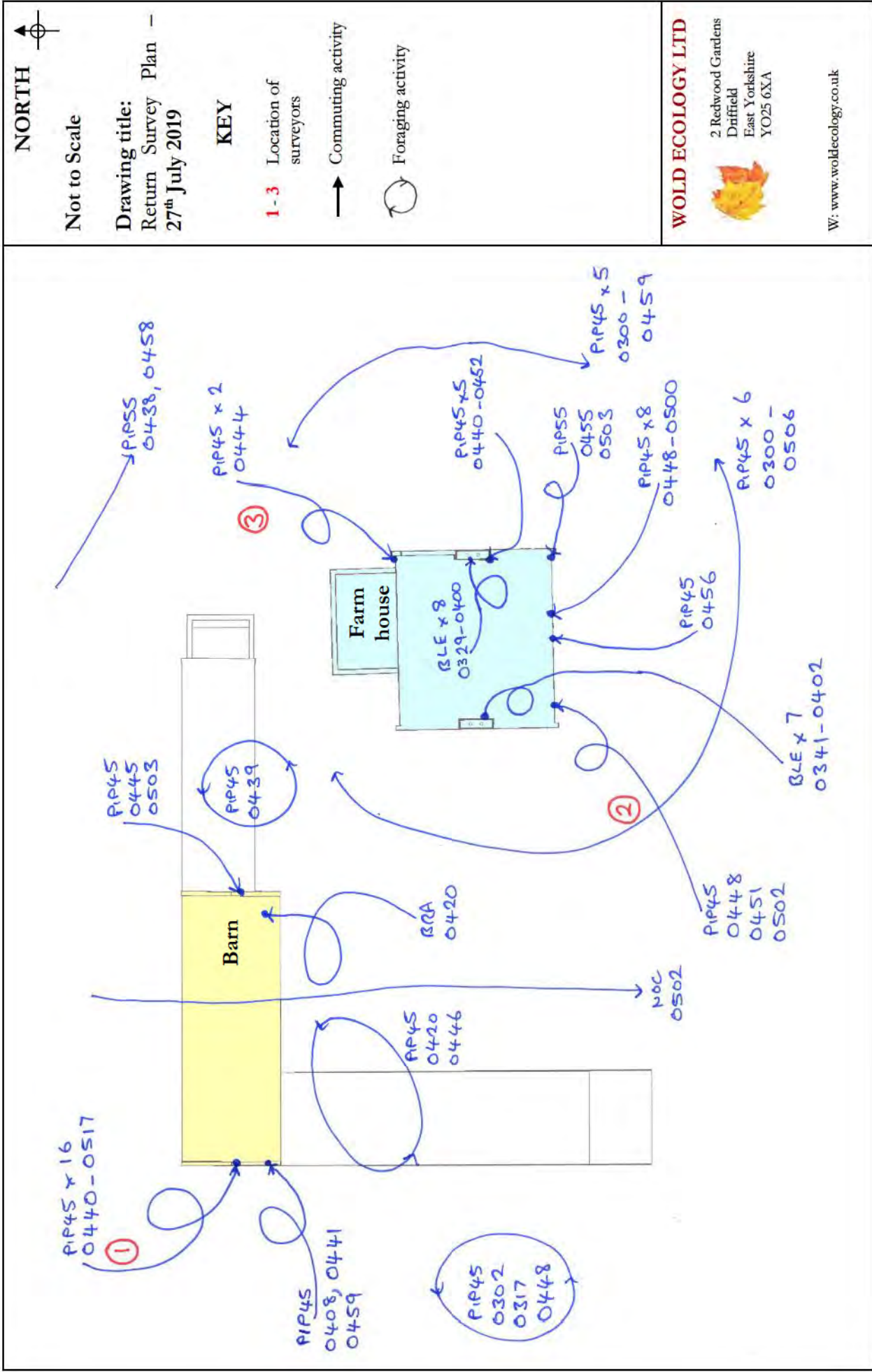
Date – 25 th June 2019					
Loc.	Time	Species	kHz	Direction	Comment
1 & 3	2125	Noctule	20	S	Commuting
4	2126	C. Pipistrelle	45		Audible
3	2133 - 2152	C. Pipistrelle x 23	45	S	Emerged from a gap in the stonework on the south elevation of the farmhouse. Roost 5
1 & 3	2134	Noctule	20	S	Commuting
3	2134 - 2159	C. Pipistrelle x 24	45	E	Emerged from a gap above the eaves on the south elevation of the farmhouse. Roost 6
3	2136	S. Pipistrelle	55	S	Emerged from a gap above the eaves on the south elevation of the farmhouse. Roost 14
4	2136 - 2149	C. Pipistrelle x 10	45	N	Emerged from a gap above the eaves on the north elevation of the farmhouse. Roost 8
4	2136	C. Pipistrelle	45	N	Emerged from a gap above the eaves on the north elevation of the farm house Roost 9
1	2139	Noctule	20	E	Commuting
3	2139 - 2150	C. Pipistrelle x 7	45	W	Emerged from a gap above the eaves on the south elevation of the farmhouse. Roost 3
3	2140	S. Pipistrelle	55	S	Emerged from a gap above the eaves on the south elevation of the farmhouse. Roost 14
4	2140 - 2211	C. Pipistrelle	45		Foraging
4	2140- 2151	Common Pipistrelle x 8	45	E	Emerged from a gap below lead flashing adjacent to the east chimney of the farmhouse Roost 7
2	2142	C. Pipistrelle	45	W	Emerged from a gap above the eaves on the north elevation of the farmhouse Roost 10
4	2145	Noctule	20		Audible
1 & 3	2154	Noctule	20	S	Commuting
2	2157	C. Pipistrelle	45	N	Commuting
2	2211	C. Pipistrelle x 2	45	NW	Commuting

2	2213	C. Pipistrelle	45	NW	Commuting
1	2214	C. Pipistrelle	45	W	Commuting
2, 3 & 4	2230	Brown long-eared x 19	39	E & W	Emerged from inside the roof void of the house via gaps adjacent to both chimneys. Roost 1
1	2231	C. Pipistrelle	45	W	Commuting
2 & 4	2233	C. Pipistrelle	45	N	Commuting
3	2245	Daubenton's	51	E	Commuting
1	2246	C. Pipistrelle	45	N	Commuting
1	2301	C. Pipistrelle	45	N	Commuting
1	2319	S. Pipistrelle	55	E	Commuting
1	2332	Pipistrelle	45	N	Commuting
Date – 27th July 2019					
Loc.	Time	Species	kHz	Direction	Comment
2	0300 - 0506	C. Pipistrelle x 6	45		Foraging
3	0300 - 0459	C. Pipistrelle	45		Foraging
1	0302	C. Pipistrelle	45		Foraging
1	0317	C. Pipistrelle	45		Foraging
2 & 3	0329 - 0400	Brown long-eared x 8	39		Returned to the roof void of the house via a gap adjacent to the east chimneys Roost 1
2	0341 - 0402	Brown long-eared x 7	39		Returned to the roof void of the house via a gap adjacent to the west chimneys Roost 1
1	0408	C. Pipistrelle	45		Returned to a gap in the stonework on the west gable of the barn. Roost 13
2 & 1	0420	C. pipistrelle	45		Foraging
2	0420	Brandt's	47		Returned to a gap beneath a tile on the south pitch of the barn. Roost 16
3	0438	S. Pipistrelle	55	SE	Commuting
3	0439	C. Pipistrelle	45		Foraging
3	0440 - 0452	C. Pipistrelle x 5	45		Returned to a gap below lead flashing adjacent to the east chimney on the farmhouse Roost 7
1	0440 - 0517	C. Pipistrelle x 16	45		Returned to a gap in the stonework on the west gable of the barn. Roost 12
1	0441	C. Pipistrelle	45		Returned to a gap in the stonework on the west gable of the barn. Roost 13

3	0444	C. Pipistrelle x 2	45		Returned to a gap above the eaves on the north elevation of the farmhouse. Roost 8
1	0445	C. Pipistrelle	45		Returned to in a gap in the stonework on the east gable of the barn Roost 11
1 & 2	0446	C. Pipistrelle	45		Foraging
2	0448 - 0500	C. Pipistrelle x 8	45		Returned to a gap in the stonework on the south elevation of the farmhouse. Roost 5
1	0448	C. Pipistrelle	45		Foraging
2	0448	C. Pipistrelle	45		Returned to a gap above the eaves on the south elevation of the farmhouse. Roost 3
2	0451	C. Pipistrelle	45		Returned to a gap above the eaves on the south elevation of the farmhouse. Roost 3
2	0455	S. Pipistrelle	55		Returned to a gap above the eaves on the south elevation of the farmhouse Roost 15
2	0456	C. Pipistrelle	45		Returned to a gap above the eaves on the south elevation of the farmhouse. Roost 4
3	0458	S. pipistrelle	55	SE	Commuting
1	0459	C. Pipistrelle	45		Returned to a gap in the stonework on the west gable of the barn. Roost 13
2	0502	C. pipistrelle	45		Returned to a gap above the eaves on the south elevation of the farmhouse. Roost 3
1 & 2	0502	Noctule	20	S	Commuting
1	0503	C. Pipistrelle	45		Returned to in a gap in the stonework on the east gable of the barn Roost 11
3	0503	S. Pipistrelle	55		Returned to a gap above the eaves on the south elevation of the farmhouse Roost 15

9.5 Bat Activity Survey Flight Maps





NYMNPA

10/09/2019

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 NEWGATE FARM, RICE GATE, HACKNESS.

1. Please indicate distance to nearest mains drainage IN EXCESS OF 2 MILES.

2. Number of Occupiers of proposed development:

Full Time 4

Part Time 0

3. Number of previous occupiers (if applicable) UNKNOWN.

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

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.

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) _____