Design and Access Statement
Demolition of Existing Dwelling & Erection of Replacement House
Honey Bee Nest, Glaisdale
Guy Bentley Ltd

Appraisal/ Physical

Honey Bee Nest presents a 2 storey appearance to the road but it is a wooden house of horizontal weatherboard wall surfaces. Consequently it is an oddity in the street scene. It is of no architectural interest or value. It is in need of maintenance, and that together with the occupants needs indicates that it would be uneconomic and a good deal less satisfactory to work on the existing structure rather than replace it. Replacement offers the economic and energy efficient alternative and the opportunity to create a building which will fit in much better with the street scene in this part of Glaisdale, particularly bearing in mind the imminent building of the approved building next door.

Planning

The replacement of one dwelling with another more appropriate one.

Consultations

None, as no others will be effected by the change

Use

Dwelling (as existing)

Appearance and Materials

The new building will present to the road, the appearance of a modest traditional cottage with attached outbuilding, part two and part 1½ storey construction. Walls of local stone with traditional cut stone labelling to door and attached outbuilding with boarded doors and one sled dormer above. As with all buildings on this sloping valley side site, the back will extend down to a much lower level giving an extra basement storey. This gives on to a private garden, and in common with the recently approved building next door and other houses in the 'row' it will have good windows to take in the view and terraces to allow the main rooms access to open air at level. Architecturally the rear follows the design features of the recently approved next door building.

Scale

As referred to above

Layout

Orientated as the existing building, long side to the road, and as other properties nearby, along the slope contour.

Access

Across a drive and footpath linking through to the highway at level. There is left vehicular access to the back and garden beside the garage for maintenance purposes (next to the ford level)

Landscaping

Small stone walled or hedged garden to the road, existing garden to the rear. Drive in setts. Existing boundaries repaired and made good. Rear garden remains with some grading and steps to suit new building. Otherwise trees and shrubs remain. Existing domestic garden made good.

Malcolm Tempest Ltd
October 2019

Honey Bee Nest as Existing

NYMNPA

18/10/2019

From:
To: Wendy Strangeway
Subject: RE: Honey Bee Nest, Glaisdale, - NYM/2019/0732/NEW
Date: 26 November 2019 13:16:47
Attachments: image002.png
Honey Bee Nest, Glaisdale Bat Risk Assessment R1.pdf

F.A.O Wendy Strangeway

Dear Wendy

Further to your letter dated 23rd October 2019 please find attached a BAT Survey to accompany the application as requested. We hope this will now enable the application to be validated.

With regard to your comment about local occupancy, the application is for the replacement of a dwelling on the same site but one which will be energy efficient and will fit into the surroundings much better than the present wooden house. The occupant will not change and the status quo as regards who is entitled to live there should not be affected and points "7.82 of the Policy CO15 – Replacement Dwellings" Local Plan seems relevant."

Regards

Malcolm Tempest
Malcolm Tempest Ltd

From: planning@northyorkmoors.org.uk [mailto:planning@northyorkmoors.org.uk]
Sent: 23 October 2019 12:08
To:
Subject: Honey Bee Nest, Glaisdale, - NYM/2019/0732/NEW

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Honey Bee Nest, Glaisdale, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link http://tinyurl.com/z5qmn4j

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at

planning@northyorkmoors.org.uk who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:
- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.

PRINCESS ROYAL
TRAINING AWARD
2018

BAT RISK ASSESSMENT

HONEY BEE NEST
GLAISDALE

P-19-15
NOVEMBER 2019

Naturally Wild Consultants Limited
3 Halegrove Court
Cygnet Drive
Bowesfield
Stockton-on-Tees
TS18 3DB

Email:

BAT RISK ASSESSMENT

HONEY BEE NEST
GLAISDALE
WHITBY
NORTH YORKSHIRE
YO21 2QL

GRID REF
NZ 782 054

REPORT FOR
NADIA BENTLEY

Quality Assurance

Version	Prepared by	Date	Checked by	Date	Approved by	Date
R1	Matthew Buxton	15/11/2019	Graeme Skinner	15/11/2019	Graeme Skinner	15/11/2019

This report is intended to provide an accurate description of findings from survey work undertaken on the date shown in the report; however, it cannot fully account for any changes to site conditions following the completion of the survey work due to activities carried out on site or the dynamic nature of the natural environment. All work carried out by Naturally Wild Consultants Ltd is subject to our Terms and Conditions.

The report has been produced in accordance with current best practice guidelines.

REPORT CONTENTS

EXECUTIVE SUMMARY

Naturally Wild were instructed to undertake a bat risk assessment at the property known as 'Honey Bee Nest' in Glaisdale. The site is comprised of the existing detached residential property and an associated rear garden. The proposals are to demolish the existing property and construct a new one in its place.

The assessment comprised two parts: a desktop study and a site visit. The desktop study collated available public information regarding the biodiversity of the area, including the habitat structure of the site and surrounding area and the presence of any statutory or non-statutory designated sites. In addition, bat records within 2 km of the site were requested from North Yorkshire Bat Group.

The site visit consisted of an assessment of all habitats on site and in the surrounding area to determine their value for bats and was conducted on Monday 28th October 2019 by Principal Ecologist Matthew Buxton.

The property was considered to be of negligible suitability for roosting bats, with a lack of access opportunities externally and internal areas found to lack PRFs and/or be heavily covered with cobwebs, indicating a lack of bat usage, and no evidence of bats was recorded. The garden and surrounding habitats do, however, provide good habitat for foraging and commuting.

Following the site assessment and in review of the findings, a number of ecological mitigation and enhancement measures to be incorporated into the works have been outlined, including stopping work in the unlikely event any bats are encountered; provision of a sensitive lighting scheme during and post-works; and provision of enhanced roosting opportunities.

Providing the recommendations of this report are implemented in full, Naturally Wild would conclude that there will not be a significant impact to bats as a result of the proposed works.

1 INTRODUCTION

Naturally Wild were instructed to undertake a bat risk assessment at the property known as 'Honey Bee Nest' in Glaisdale (Figure 1). The site is comprised of the existing detached residential property and an associated rear garden. The main objective of the assessment was to determine the suitability of the site to support bats and to check for any evidence of their presence.

The proposals are to demolish the existing property and construct a new one in its place. As part of the planning process, an ecological assessment is required to determine any potential ecological constraints to the proposed works, and to show how any negative ecological impacts would be mitigated and compensated.

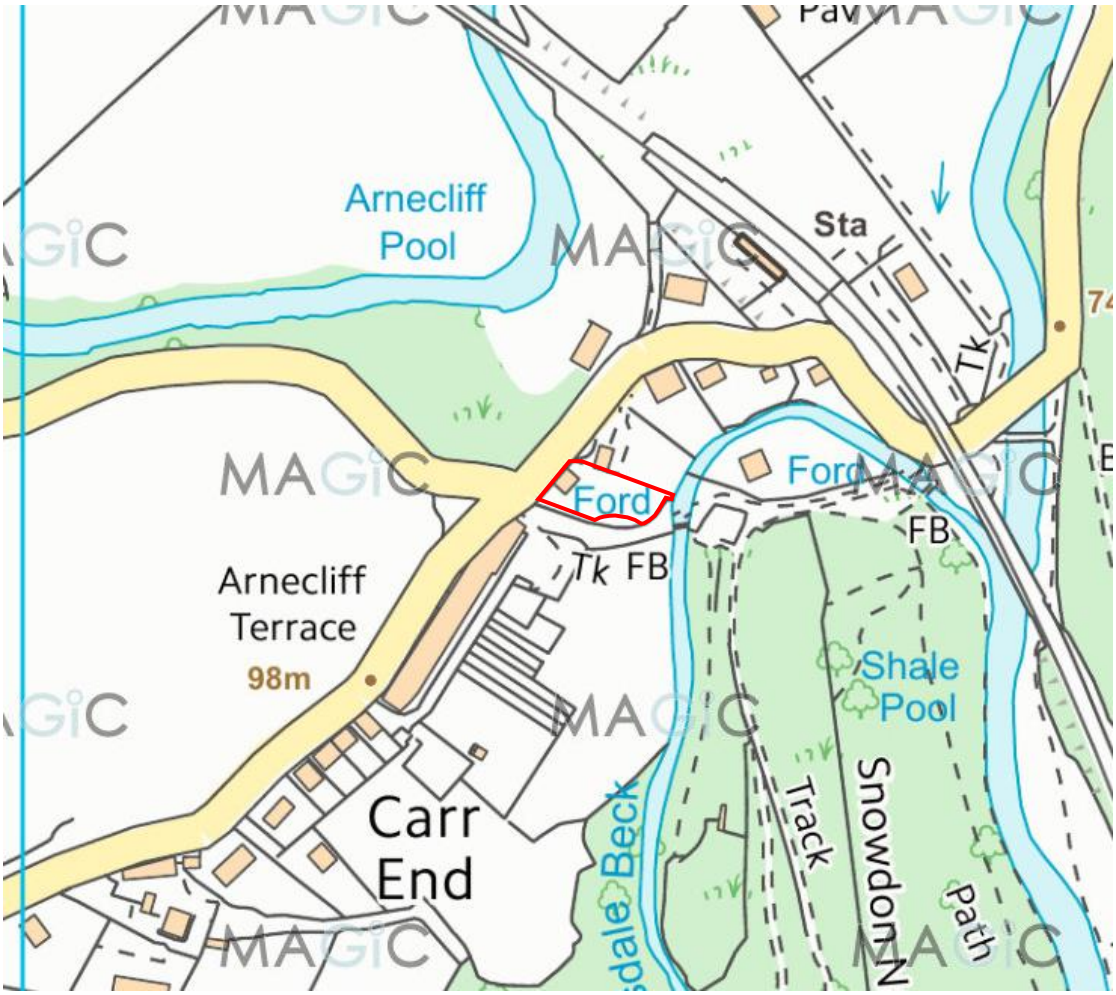

Figure 1. Site location plan. Red line shows the area proposed for re-development.

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2 RELEVANT LEGISLATION

British wildlife is protected by a range of legislation, the most important being the Wildlife and Countryside Act 1981, the Countryside Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017. The Wildlife and Countryside Act, as amended mainly by the Countryside Rights of Way Act, protects species listed in Schedules 5 and 8 of the Act (animals and plants respectively) from being killed, injured, and used for trade. For some species, such as great crested newts and all bat species, the provisions of this act go further to protect animals from being disturbed or taken from the wild and protects aspects of their habitats. The Act also stipulates that offences occur regardless of whether they were committed intentionally or recklessly. The parts of this legislation that apply to most reptile species are in regard to killing, injury and trade only and do not protect their habitat, nor are they protected from disturbance or from being taken from their habitat.

The Conservation of Habitats and Species Regulations is the English enactment of European legislation and provides similar but subtly different protection for species listed on Schedules 2 and 4 of those regulations. A recent change in this legislation means that the provisions of this act now complement those of the Wildlife and Countryside Act more. Species to which these provisions apply are the European Protected Species. Activities that might cause offences to be committed can be legitimised by obtaining a licence from the relevant statutory body.

All British bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and are afforded protection under Section 9 of this Act. In addition, all British bat species are listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 and are protected under Regulation 39 of these Regulations. They make provision for the purpose of implementing European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992, under which bats are included on Annex IV. The Act and Regulations makes it an offence, *inter alia,* to:

- Intentionally kill, injure, take (handle) or capture a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not) – under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection – under the Habitats Regulations it is an offence to deliberately disturb a bat (this applies anywhere, not just at its roost) in such a way as to be likely to affect its ability to survive, breed, reproduce, rear or nurture its young, or hibernate.

Further details of the above legislation, and of the roles and responsibilities of developers and planners in relation to bats, can be found in Natural England's (formerly English Nature) Bat Mitigation Guidelines (Mitchell-Jones, 2004).

3 METHODOLOGY

3.1 Overview

The assessment comprised two parts: a desktop study and a site visit. The desktop study collated available public information regarding the biodiversity of the area, including the habitat structure of the site and surrounding area and the presence of any statutory or non-statutory designated sites, using the Multi-Agency Geographic Information for the Countryside (MAGIC) resource.

The objective of the survey was to determine the suitability of the site for roosting bats, check for any evidence of their presence and determine any potential ecological impacts during and following the completion of the works. The findings of the assessment would identify the need for any additional survey effort, mitigation measures and/or compensation to be incorporated into the proposed works. All survey work would be completed in suitable weather conditions and by an experienced ecologist.

The survey work and the preparation of this report has been conducted by Principal Ecologist Matthew Buxton MSc BSc (Hons), who is experienced in protected species survey work and is a Natural England bat survey licence holder (ref: 2015-16720-CLS-CLS). All survey and assessment work has been completed in line with official guidelines produced by Natural England and the Chartered Institute for Ecology and Environmental Management, and British Standard document BS 42020: 2013 *'Biodiversity – Code of practice for planning and development.'*

3.2 Survey Area

The application site is located at Grid Reference NZ 782 054, directly off Arncliffe Terrace. The assessment focused on the application site, as well as all habitats in the immediate surrounding area (where access was available).

Figure 2. Location of the surveyed area. Application site boundary is shown by the red line.

(Image taken from Google Earth Pro: ©2019 Map Data Google 2019)

3.3 Survey Constraints

There were no constraints with regards to site access or completion of the survey objectives across the site. The weather conditions at the time of the survey were cool and mostly clear, with some passing cloud, and were considered suitable for carrying out the assessment.

3.4 Site Assessment

The survey was carried out on Monday 28th October 2019 and consisted of an assessment of the habitats on site to determine their suitability for roosting bats. An assessment of the on-site buildings was carried out in order to identify the presence of any potential roost features (PRFs) for bats, and/or evidence of roosting bats, in accordance with the current Bat Conservation Trust (BCT) survey guidelines (Collins, 2016). An external inspection of the buildings was carried out, focussing on features that may provide roosting opportunities or access points to roosting features internally, such as the roof and ridge tiles, soffits, fascias and lead flashing. An internal inspection was also carried out, with any roof spaces present checked for any evidence of bats. The buildings were then categorised based on their assessed value for roosting bats, in accordance with the BCT guidelines, detailed in Table 1.

In addition, a preliminary ground level roost assessment of any trees on or directly adjacent to the site was carried out in order to identify the presence of any PRFs for bats, such as split bark, woodpecker holes and other cavities for bats and/or evidence of roosting bats. All trees assessed were categorised in terms of their value in accordance with the BCT survey guidelines (Table 1).

Table 1. Guidelines for assessing bat roosting potential of structures and trees.

Suitability	Habitat description	Further action required?
Negligible	Negligible habitat features on site likely to be used by roosting bats.	No further bat risk assessment effort or bat activity surveys are required.
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 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).	**Structures:** One bat activity survey is required to determine whether the structure is being utilised by roosting bats; this may be a dusk or dawn survey. This survey must occur between May and August. The discovery of a roosting bat during this single bat activity survey will require further survey effort.
	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.	**Trees:** No further bat risk assessment effort or bat activity surveys are required.
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 and surrounding habitat, but unlikely to support a roost of high conservation status.	Two bat activity surveys are required to determine whether the structure or tree is being utilised by roosting bats; this should be comprised of one dusk and one dawn survey. One survey must occur between May and August.
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 and surrounding habitat.	Three bat activity surveys are required to determine whether the structure or tree is being utilised by roosting bats; this should be comprised of one dusk and one dawn survey, with an additional survey (either dusk or dawn). Two surveys must occur between May and August.

Evidence of roosting bats includes: bat droppings in, around or below an entrance hole; staining around an entrance hole; small scratches around an entrance hole; audible squeaking at dusk or in warm weather; smoothening of surfaces around cavity or an entrance hole; distinctive smell of bats.

The assessment was completed using ladders, binoculars and a powerful torch. An endoscope was also available to check any small gaps/cracks for evidence of bats.

4 RESULTS

4.1 Desktop Study

4.1.1 Designated Sites

There are no statutory or non-statutory ecological designations on or directly adjacent to the application site, according to MAGIC. The nearest statutory designated site is Arnecliff & Park Hole Woods Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) (overlapping designations), located approximately 35 m to the south-east at its nearest point to the application site boundary, although it is located approximately 80 m to the east of the existing property (and expected footprint of the new property) at its nearest point (Figure 3, below).

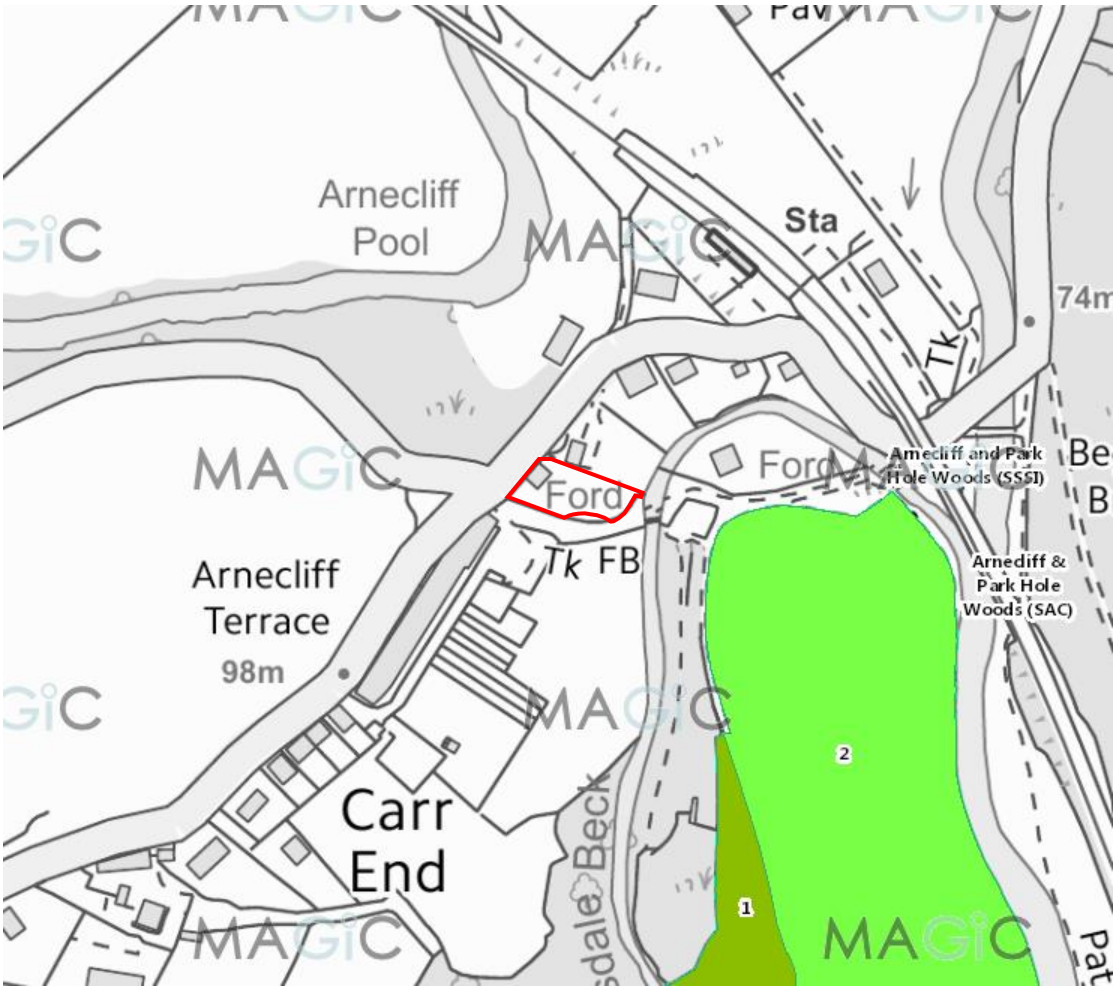

Figure 3. Location of the surveyed site in relation to the surrounding designated sites.

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Arnecliffe & Park Hole Woods are designated as a SSSI for the oak woodland present, which includes a diverse mix of fern species, including the internationally-rare Killarney fern (*Trichomanes speciosum*). It is designated as an SAC for the same reasons.

Due to the small scale and localised nature of the proposed works, which will be largely limited to the footprint of the existing property, combined with the distance of the works from the nearest designated area, any direct impacts as a result of the proposed re-development are expected to be negligible. In addition, again due to the nature of the works and the distance from surrounding designated areas, and providing basic mitigation measures are incorporated into the works (see section 5.1), again, any significant indirect impacts are expected to be negligible.

4.1.2 Bat Records

A total of 10 bat records were returned from North Yorkshire Bat Group, including records for common pipistrelle (*Pipistrellus pipistrellus*), brown long-eared bat (*Plecotus auritus*), unknown pipistrelles (*Pipistrellus sp.*), and unknown bats. It should be noted that, apart from two records of common pipistrelle from 2010, located approximately 125 m to the south-east and 855 m to the north-west, all of the records are at least 10 years old and, therefore, cannot necessarily be considered a reliable indicator of current bat presence.

4.2 Bat Risk Assessment

4.2.1 On-Site Assessment

The site comprised the existing property, surrounded by areas of hard standing and with a garden to the rear, which contained two further buildings.

The existing property was found to be two-storey, clad with timber externally and had a pitched, slate-tiled roof, around which timber soffits and fascias were present (Images 1 and 2 in section 6). Porch areas of the same construction type were present on the north-eastern and north-western elevations, which had sections of lead flashing present where they connect to the main property. Further sections of lead flashing were present around the chimney and some of the windows. An attached garage was present on the south-western elevation, which was again of the same construction type as the main property.

During the external inspection, building features were generally found to be tightly fitted and in a good state of repair, with negligible access opportunities for bats. Gaps were noted behind the fascia boards on the porch on the north-eastern elevation; however, they were found to be entirely filled with detritus and/or covered with cobwebs (Image 3), indicating a lack of bat use and reducing suitability for any potential future use. A gap was also noted in the fascia board on the north-eastern corner of the property, but this appeared to be filled with old bird nesting material.

Internally, two loft spaces were found to be present inside the main property. Both were of timber beam construction and lined with timber sarking. The two porch sections were boarded and plastered internally. The garage had an open roof space, which was of timber beam construction and had a felt lining, all of which were in a good state of repair and appeared to be relatively new (Image 4). A window was present on the south-eastern elevation. At the rear, set below the main property, three storage/utility areas were present (Image 5); two of which had no doors and were partially open to the elements. These were brick-built and had ceilings of timber beam and timber sarking construction.

During the internal inspection of the main property, the timber beams and sarking were found to be tightly fitted, with negligible access opportunities for bats. Both loft spaces were also found to be heavily cobwebbed (Images 6 and 7), again indicating a lack of bat use and reducing suitability for future use. No evidence of bats was found in either loft space.

During the internal inspection of the garage, the roof lining and timber beams were all found to be in good condition, resulting in a lack of access opportunities or PRFs. It was found to be well-lit due to the presence of a window and lack of an enclosed roof space, and the garage appears to undergo regular human disturbance, being directly attached to the main property and used for storage. Alone and in combination, these factors result in sub-optimal roosting conditions for bats, and no evidence of bat presence was found in the garage.

Two of the utility/storage areas were found to be well-lit during the daytime due to the absence of doors, allowing the ingress of natural light, and would also be largely exposed to external weather conditions and changing temperatures, all of which would create unstable roosting conditions for bats. They also appeared to experience regular disturbance by human activity. Further inside, more stable internal conditions were available, and a few gaps in the brickwork were noted; however, these were all found to be heavily cobwebbed (Image 8) and no evidence of bats was found. The third area was found to have negligible access opportunities for bats.

Based on these findings in combination, the existing property was considered to be of negligible suitability for roosting bats.

Two further buildings were present in the rear garden – a greenhouse and a summer house. The greenhouse was of metal frame and glass panel construction (Image 9). The summer house was timber-built and clad, with window panels in the walls and doors (Image 10). It had a pitched roof, which was covered with felt lining.

The greenhouse offered negligible access or roosting opportunities for bats due to its construction type and the significant ingress of artificial light during the daytime. As such, it was assessed to be of negligible roosting value. The summer house was also considered to be of negligible roosting value due to it being in good condition, with tightly fitted features, resulting in a lack of access for bats, as well as the presence of windows resulting in significant ingress of artificial light internally and consequent disturbance to bats in the event that they were ever able to gain access.

The garden area was dominated by a lawn which had a short sward of vegetation present at the time of the survey. Ornamental tree and shrub planting was dispersed across the garden and adjacent to the property. The southern and eastern boundaries were lined with native trees and shrubs, including hazel (*Corylus avellana*), field maple (*Acer campestre*) and blackthorn (*Prunus spinosa*), with some bramble (*Rubus fruticosus* agg.) also present. Two mature trees were also present – one scarlet oak (*Quercus coccinea*) and one ash (*Fraxinus excelsior*) (Image 11).

Neither of the mature trees had any PRFs, such as split bark or rot holes, and were therefore considered to be of negligible roosting suitability. The garden and adjacent areas do provide suitable habitat for commuting and foraging bats, though it is expected that the vast majority of garden habitat will be retained as part of the re-development.

4.2.2 Off-Site Assessment

The site is bordered by Honey Bee Nest Garage and further managed garden areas to the north (Image 12); a public footpath to the south, with the Arncliffe Arms public house and an agricultural field beyond; Glaisdale Beck with woodland beyond to the east (Image 13); and Arncliffe Terrace to the west.

Detailed inspections of Honey Bee Nest Garage and the Arncliffe Arms were not undertaken. An external inspection of the garage was carried out and, based on its construction type and lack of any obvious evidence of bats, it was considered to be of low to negligible roosting suitability. Notwithstanding this, neither building is due to be directly impacted by the proposed works. The footpath (which was lined with the same vegetation composition as that present along the southern boundary of the garden), Glaisdale Beck and the adjacent woodland would offer moderate to high value foraging and commuting habitat for bats; however, again, these habitats will not be directly impacted by the works and, providing appropriate mitigation measures are in place, it is expected that any significant impacts can be avoided.

4.2.3 Assessment Summary

No evidence of bat presence was found during either the external or internal inspection of the property, with a lack of access opportunities externally and internal areas found to lack PRFs and/or be heavily covered with cobwebs, indicating a lack of bat usage, although the garden and surrounding habitats do provide good habitat for foraging and commuting.

Providing basic mitigation measures are incorporated into the re-development works, it is expected that any significant impacts to bats, both during and post-development, can be avoided.

5 CONCLUSIONS AND RECOMMENDATIONS

The property was considered to be of negligible suitability for roosting bats, with a lack of access opportunities externally and internal areas found to lack PRFs and/or be heavily covered with cobwebs, indicating a lack of bat usage, and no evidence of bats was recorded. The garden and surrounding habitats do, however, provide good habitat for foraging and commuting. Following the site assessment and in review of the findings, Naturally Wild would recommend the following:

5.1 Mitigation Measures

- Bats are considered to be likely absent from the property; however, in the unlikely event that any bats are encountered during site works, it is a legal requirement to stop work until appropriate mitigation measures have been determined.
- A sensitive lighting scheme should be implemented during and after construction to avoid indirect disturbance to foraging and commuting bats, birds and small mammals that may be using the site and surrounding areas for foraging, and should include the following elements:
    - Sensitive positioning of lighting to avoid unnecessary spill onto the garden, boundary vegetation and any habitat enhancement features to be incorporated into the re-development (see below);
    - Angle of lighting: avoidance of direct lighting and light spill onto areas of habitat that are of importance as commuting pathways and/or foraging areas;
    - Type of lighting: studies have shown that light sources emitting higher amounts of UV light have a greater impact to wildlife. Use of narrow-spectrum bulbs that avoid white and blue wavelengths are likely to reduce the number of species impacted by the lighting;
    - Reduce the height of lighting columns to avoid unnecessary light spill.

5.2 Enhancement Measures

- In order to enhance the value of the site for roosting bats, a series of bat boxes could be installed at suitable locations on the new property and/or the mature trees in the garden.

Providing the recommendations of this report are implemented in full, Naturally Wild would conclude that there will not be a significant impact to bats or any other protected species as a result of the proposed works.

6 SITE IMAGES

Image 1. Existing property, looking north-east.

Image 2. Rear of the property.

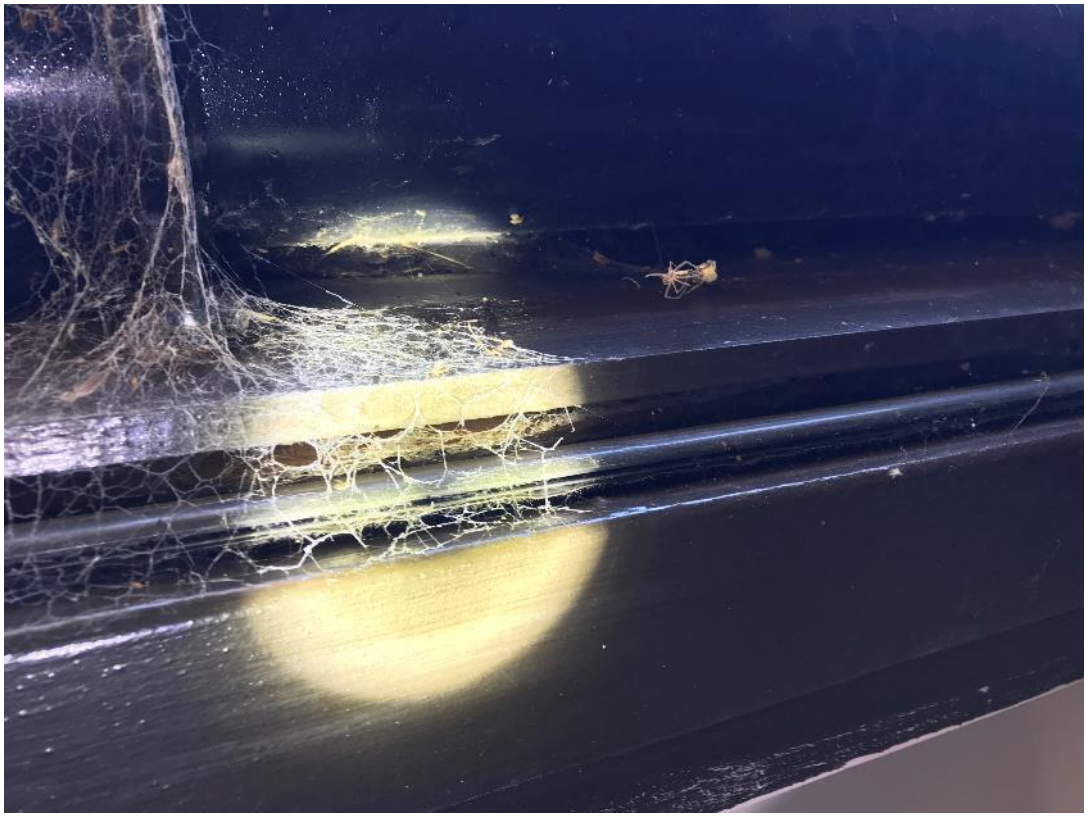

Image 3. Gap behind fascia on porch, with cobwebs and detritus.

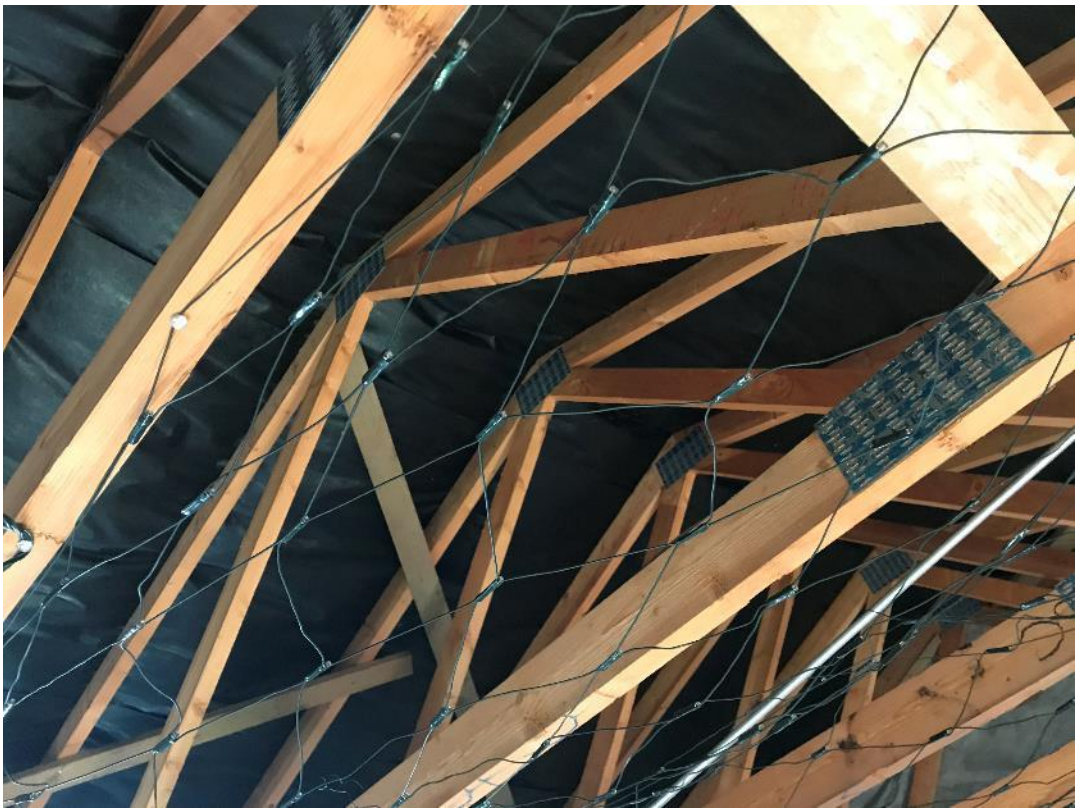

Image 4. Roof space of garage.

Image 5. Storage/utility areas.

Image 6. One of the roof spaces of the main property, with heavy cobwebbing.

Image 7. Closer view of cobwebbing.

Image 8. Example of heavy cobwebbing in utility area.

Image 9. Greenhouse.

Image 10. Summer house.

Image 11. Garden.

Image 12. Honey Bee Nest Garage.

Image 13. Glaisdale Beck.

7 BIBLIOGRAPHY & REFERENCES

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Wildlife and Countryside Act 1981 (as amended).

8 APPENDICES

8.1 Development Plans

Proposed Details, Drg. No. 2, Malcolm Tempest Ltd, July 2019