

Caroline Bell

From: Erica Whettingsteel
Sent: 04 May 2020 10:46
To: Ailsa Teasdale
Cc: Planning
Subject: Lodge Hill Farm Egton Grange NYM/2020/0294/FL
Attachments: Lodge Hill Farm -Bat Activity Surveys.pdf; NYM.20200294.FL Non Mains Drainage Form.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ailsa,

Please find attached completed Non-mains drainage form and Bat Activity Survey information (that was omitted from the original submissions) in respect of the above site.

Kind regards

Erica

Erica Whettingsteel BA Hons Dip TP Dip UD MRTPI

EJW Planning
Lincoln Barn
Norwich Road
Scoulton
Norfolk NR9 4NP

www.ejwplanning.co.uk

This message is private and confidential. If you have received this message in error please notify us and remove it from your system. Any use of its contents is strictly prohibited and you must not copy, distribute, print or rely on its contents in any way whatsoever. Reasonable care has been taken to ensure that this communication and any attachments contained within it are free from any computer viruses. No responsibility is accepted by EJW Planning Limited and the recipient should carry out and appropriate virus checks. Registered in England 07095739. Registered office Lincoln Barn, Scoulton, Norfolk NR9 4NP.



Unit 1 Town Hall
St George's Street, Hebden Bridge
West Yorkshire HX7 7BY

Website: www.bagshawecology.co.uk

2nd October 2019

Robert Childerhouse
Mulgrave Estate
Lythe
Whitby
YO21 3RJ

NYMNPA
04/05/2020

Dear Mr Childerhouse,

BE1075.2a Bat Activity Surveys at Lodge Hill Farm, Egton Grange YO22 5AZ

Background

Bagshaw Ecology have been requested by Mulgrave Estate to undertake bat activity surveys at Lodge Hill Farm, Egton Grange YO22 5AZ, in relation to an application for planning. The development proposals are to renovate the buildings into holiday accommodation.

A Preliminary Bat Roost Assessment was carried out by Bagshaw Ecology in July 2019 (Reddick, 2019)¹ which recorded the following notable findings:

- Bat droppings within the attic of the main house (Building 1),
- Moderate potential for roosting bats within Building 4 due to features with potential for roosting bats and a second storey which could not be fully inspected during the survey,
- Low potential for roosting bats within Buildings 5 and 6 which were open stone barns with cracks in the interior and exterior walls,
- Evidence of roosting barn owls *Tyto alba* within Building 1 and 5,
- Evidence of nesting birds within Buildings 2, 3 and 4.

In accordance with Bat Conservation Trust guidelines (Collins, 2016)² two further bat activity surveys were carried out to assess the status of roosting bats on the site.

¹ Reddick, A. (2019). BE1075.1a Lodge Hill Farm Preliminary Bat Roost Assessment [Technical report]. Bagshaw Ecology, Hebden Bridge.

² Collins, J. (ed) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition). The Bat Conservation Trust, London.

Methods

A dusk emergence survey was carried out on the 7th August 2019 and a dawn re-entry survey was carried out on the 22nd August 2019. The surveys were led out by Amy Reddick BSc (Hons) MSc ACIEEM an ecologist with a Level 2 bat licence, and assisted by Jack Delaney, Miranda Cowen, Alice Harrison, Miranda Cooper and Annabel Mason. Surveyors were equipped with Echo Meter Touch 2 and Bat Box Duet bat detectors and were augmented by infrared Canon Legria HF R205 with an illuminator and an Anabat Express. The building was monitored for emerging/re-entering bats. Any additional bat activity, such as foraging and commuting bats, was also recorded. Bat calls were analysed using Analoek and Kaleidoscope software. Table 1, below, shows a summary of the survey details.

Table 1 Bat activity survey details

Date	Surveyors	Start time	Finish time	Sunset/Sunrise time	Weather
07/08/2019	Amy Reddick, Jack Delaney, Miranda Cowen, Alice Harrison	20:52	20:37	22:22	Dry 14c ° Beaufort scale 2 Cloud 20%
22/08/2019	Amy Reddick, Jack Delaney, Miranda Cooper, Annabel Mason	04:20	06:05	05:50	Dry 14c ° Beaufort scale 2 Cloud 100%

Results

The dusk emergence survey identified four common pipistrelles *Pipistrellus pipistrellus* emerging from two locations at the eaves of Building 1 between 21:03 and 21:05. Two common pipistrelles were observed re-entering the same locations during the dawn survey at 05:26 and 05:32. A brown long eared bat *Plecotus auritus* was also observed entering the building at the ridge of the roof at 05:20 (See the appendices for approximate emergence points).

Two common pipistrelles were observed emerging from close to the verge of the gable of Building 6 at 21:10 and 21:21 during the dusk survey. A single common pipistrelle re-entered the building at the same location at 05:24 during the dawn survey.

A single common pipistrelle was observed re-entering Building 4 at 05:38 at the edge of the west gable during the dawn survey.

No further bats were observed emerging from or re-entering the building. Brown long eared and myotis *Myotis sp.* bats were observed foraging around the site during the dawn survey.

Conclusion and Recommendations

A peak count of four common pipistrelles and one brown long eared bat were observed emerging from and re-entering the roof of Building 1 with a further three common pipistrelles observed re-entering Buildings 4 and 6. Due to the low numbers of bats identified, it is anticipated that the buildings comprise day roosts of common pipistrelle and brown long eared bats, utilised by a small number of males and/or non-breeding females.

Common pipistrelles and brown long eared bat are both a widespread and common species and day roosts of both species are considered to be of low conservation status (Mitchell-Jones, 2004)³ although, as with all bats and their roosts in the UK, they are still afforded legal protection.

These roosts will necessitate permanent destruction in order to refurbish the buildings. In the absence of further mitigation, this could result in the death or injury of individual bats. As such, a Natural England European Protected Species (EPS) licence will be required prior to the commencement of works. This can only be applied for once planning permission is in place. This will include a method statement to ensure that no bats are harmed during development works. An outline method statement can be viewed in Appendix 1.

Prior to the commencement of works, three bat boxes of type Schwegler 1FF (or similar alternative) should be fixed to trees on the site to ensure continuity of roosting habitat during works. This should be located at a height between 4 – 6 m with clear flight paths to the entrances.

To mitigate the loss of a day roost of common pipistrelles it is recommended several bat access tiles are incorporated into the developments. These should consist of three bat access tiles situated close to the eaves on the roof of one of the buildings on site. Upon completion of the works, the roof void of the building should be lined with bituminous roofing felt which does not contain polypropylene filaments. Under no circumstances should breathable roofing membrane be used. Breathable roofing membrane contains spun bond filaments which can entangle bats feet and wings, resulting in bats becoming immobilised and eventually dying, in addition to reducing the functionality of the roofing membrane.

To mitigate the loss of a day roost of brown long-eared bat, a permanent roosting feature will need to be incorporated into the development. Brown long-eared bats typically require a flight space, and therefore the proposals should include a roof void, or a large bat box incorporated into one of the buildings.

The compensatory roosting features should be detailed within the development proposals. Further details regarding compensation will also need to be provided as part of the EPS licence.

To prevent impacts upon commuting and foraging bats, outdoor lighting as part of the proposed development should be kept to a minimum. If outdoor lighting is considered necessary, the following recommendations prescribed by the Bat Conservation Trust (2018) should be followed:

- The spread of light should be at, or near horizontal level.
- The times that lights are used should be limited to provide some dark periods.
- Light sources to be used should emit minimal ultra-violet light.
- Lights should peak higher than 660nm.
- White and blue wavelengths of the spectrum should be avoided.

Yours sincerely,
Amy Reddick BSc (Hons) MSc ACIEEM
Consultant Ecologist

³ Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature.

Appendix 1: Outline Bat method statement for work at Lodge Hill Farm

To ensure that bats are not harmed or disturbed by development works, it is recommended that the following precautionary methods are followed:

1. Prior to the commencement of works, six bat boxes of type Schwegler 1FF should be erected on trees on the site.
2. Contractors will be given a 'toolbox talk', to ensure they are aware of the signs of bats, and to ensure that they know how to respond if bats are encountered.
3. Prior to the demolition suitable roost features will be inspected with an endoscope.
4. The ecologist will then supervise the demolition of the roost features. All roof tiles and ridge tiles should be removed by hand. To enable close supervision, scaffolding should be in place during the demolition works, or the roof should be accessed using a mobile elevated working platform (MEWP).
5. If any bats are encountered during the demolition, they will be captured by the ecologist. They will either be stored in a ventilated box with a soft cloth and a shallow dish of water, and then released at dusk if weather conditions are suitable; or transferred to the bat box located on the tree on site.
6. Should any injured bats be found they will be placed in a ventilated box with a soft cloth and a shallow dish of water, and transferred to the care of a BCT registered bat carer.
7. When the ecologist is satisfied that all potential roost features have been removed safely, then work may continue unsupervised. However, in the event that a bat is encountered during this period then all work should stop and the licenced ecologist should be contacted.


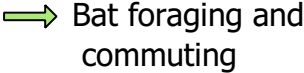
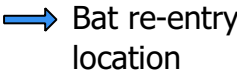
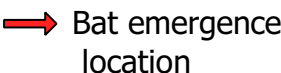
As bats are a legally protected species, a Natural England European Protected Species (EPS) licence will be required prior to the commencement of works. A method statement will be required as part of the EPS Licence.

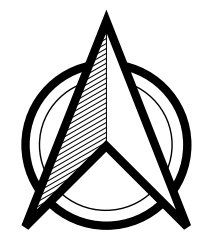
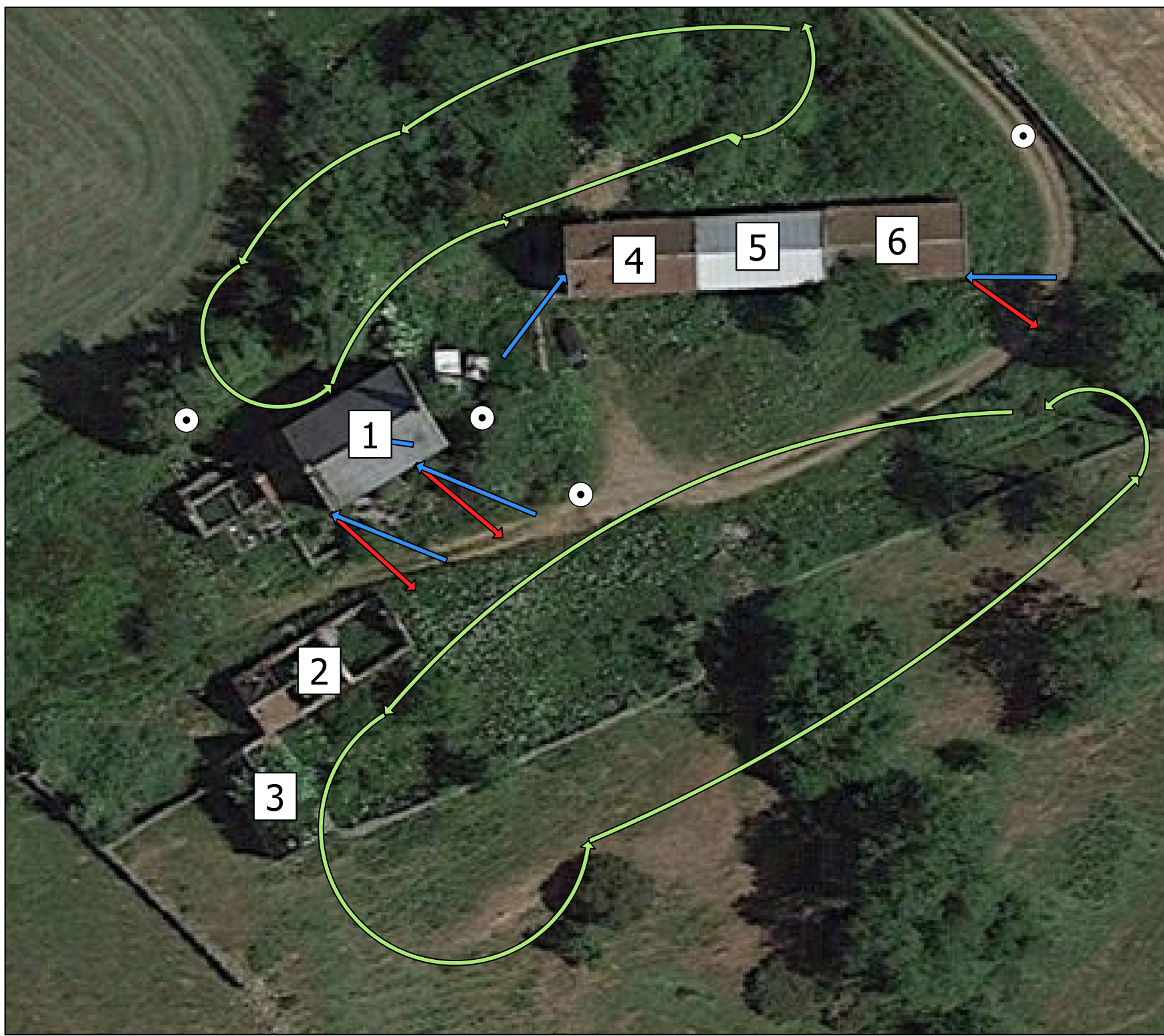
Appendix 2: Bat Activity Map

Project:	Lodge Hill Farm
Drawn by:	Amy Reddick
Date:	02/08/2019

Not to scale

Key:

-  Surveyor positions
-  Bat foraging and commuting
-  Bat re-entry location
-  Bat emergence location



Appendix 3: Bat survey sheetsDusk survey 7th August 2019

Name: Amy Reddick		Position: East of Building 6
Detector: Echo Meter Touch 2		
Number Time	Species	Comments
21:10	<i>Pipistrellus pipistrellus</i>	Emerged from south corner of roof of Building 6
21:21	<i>Pipistrellus pipistrellus</i>	Emerged from south corner of roof of Building 6
21:38	<i>Myotis sp.</i>	HNS
21:45	<i>Pipistrellus pipistrellus</i>	HNS

Name: Alice Harrison		Position: Southeast of Building 1
Detector: Bat box duet		
Number Time	Species	Comments
21:03	<i>Pipistrellus pipistrellus</i>	Emerged from eaves of Building 1
21:05	<i>Pipistrellus pipistrellus</i>	Emerged from eaves of Building 1
21:07	<i>Pipistrellus pipistrellus</i>	2x Emerged from eaves of Building 1
21:08	<i>Pipistrellus pipistrellus</i>	Foraging to rear of house

Name: Jack Delaney		Position: West of Building 4
Detector: Echo Meter Touch 2		
Number Time	Species	Comments
21:43	<i>Pipistrellus pipistrellus</i>	Foraging around trees to north intermittently for the duration of the survey

Name: Miranda Cowen		Position: Northwest of Building 1
Detector: Bat box duet		
Number Time	Species	Comments
21:20	<i>Pipistrellus pipistrellus</i>	Distant foraging, no visual.

Dawn survey 22nd August 2019

Name: Annabel Mason	Position: East of Building 6	
Detector: Bat box duet		
Number Time	Species	Comments
04:50	<i>Pipistrellus pipistrellus</i>	Commuting north of Building 6
05:12	<i>Pipistrellus pipistrellus</i>	Swarming close to south aspect
05:24	<i>Pipistrellus pipistrellus</i>	Entered south corner of roof of Building 6

Name: Amy Reddick	Position: Southeast of Building 1	
Detector: Echo Meter Touch 2		
Number Time	Species	Comments
05:02	<i>Plecotus auritus</i>	No visual
05:15	<i>Pipistrellus pipistrellus</i>	X3 bats swarming eaves of Building 1
05:20	<i>Plecotus auritus</i>	Swarming Building 1, entered at ridge
05:26	<i>Pipistrellus pipistrellus</i>	Entered eaves of Building 1
05:32	<i>Pipistrellus pipistrellus</i>	Entered eaves of Building 1
05:30	<i>Pipistrellus pipistrellus</i>	X2 bats foraging around Building 1 and 4 until 05:38

Name: Miranda Cooper	Position: West of Building 4	
Detector: Echo Meter Touch 2		
Number Time	Species	Comments
05:03	<i>Plecotus auritus</i>	No visual
05:14	<i>Pipistrellus pipistrellus</i>	X 3 bats foraging over buildings
05:23	<i>Pipistrellus pipistrellus</i>	Commuting over Building 4
05:30	<i>Pipistrellus pipistrellus</i>	X2 bats swarming Building 4
05:38	<i>Pipistrellus pipistrellus</i>	X1 bat entered verge of gable on Building 4

Name: Jack Delaney	Position: Northwest of Building 1	
Detector: Echo Meter Touch 2		
Number Time	Species	Comments
05:16	<i>Pipistrellus pipistrellus</i>	Foraging throughout trees to the north until 05:30

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 LODGE HILL FARM, ECTON GRANGE YO22 5AZ

1. Please indicate distance to nearest mains drainage NOT KNOWN

2. Number of Occupiers of proposed development:

Full Time 4

Part Time 14

3. Number of previous occupiers (if applicable) 4

4. What method of foul drainage is proposed (please tick the relevant box) **NEW TREATMENT PLANT TO BE SECURED BY CONDITION.**
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 NOT APPLICABLE

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