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**From:** Patrick  
**Sent:** 07 May 2020 15:54  
**To:** Hilary Saunders  
**Cc:** I  
**Subject:** RE: NYM/2020/0227/FL - Plough Inn, Boonhill Road, Fadmoor

Good afternoon Hilary, trust you are well and safe

Further to your email of the 22 April 2020 regarding the above application and request for further ecologist information and reporting. The applicant has now instructed a suitable ecologist and we now attach the following as requested to form part of the submitted application:

- Bat Activity Survey & Bird Nesting Assessment dated 05 May 2020
- Photograph, ref Plough 1- boarded PH
- Photograph, ref Plough 2- out buildings
- Photograph, ref Plough 3- eaves
- Photograph, ref Plough 4- gable end
- Photograph, ref Plough 5- storage lean to
- Photograph, ref Plough 6- Bat droppings
- Drawing, ref one (1)
- Drawing, ref two (2)

We trust the above and attached meet with your requirements and approval, however, please advise if you require any further information or clarification. In the meantime, can you please acknowledge receipt of this email and attachments

Regards

Patrick A Barrett RIBA  
**Barrett+Barrett** architects ltd  
[www.barrettarchitects.com](http://www.barrettarchitects.com)

# **BAT ACTIVITY SURVEY AND BIRD NESTING ASSESSMENT**

## **THE PLOUGH ( former Inn and Offices )**

FADMOOR, NORTH YORKSHIRE

Prepared as a requirement for Planning Application NYM/2020/0227/FL  
(Conversion of buildings to self-contained Holiday Flats)

Based on Surveys carried out 09/09/2018, 19/04/2018, 21/04/18,  
08/08/2019, 10/09/2019, 07/02/2020, 17-18/02/2020, 30/04/2020,  
01/05/2020 and 03/05 – 05/05/2020.

Surveys commissioned by :

Mr Lucas Wilkinson,  
Pennyholme Estate Office  
Stoneley Woods Manor  
Fadmoor  
York YO62 7JH

NYMNPA  
07/05/2020

Survey and report generation undertaken by ;

Professor Roy Brown BA MSc PhD DSc FRSB CBiol  
R & D Applied Biology  
7 Lime Chase  
Kirkbymoorside  
North Yorks YO62 6BX

## 1.Introduction and Background

1a. The current assessment is a requirement of the North York Moors National Park Planning Authority to inform the determination of a Planning Application to convert the main building and some outbuildings of the former Inn to holiday accommodation (NYM/2020/0227/FL). There is a history of collecting bat and other ecological data from the site over the last four years ( below ).

1b. Assessments of the status of the buildings as potential bat roosts have been ongoing since 2016 when the Plough ceased trading. Some of the buildings were used as the temporary estate office for Pennyholme Estate. A planning application for change of use to a permanent estate office was refused and the owners were subsequently refused permission to convert to holiday accommodation, at which point the site was boarded up and made secure ( 1d below ). The current application for conversion to 6 self - contained holiday units was lodged earlier this year. Bat activity information for the buildings has been collected on five previous occasions and in the current assessment a further building inspection, external signs and on the wing activity survey were carried out. The area of the small adjacent field was included more formally in a survey of bird and mammal activity both in the field and around the buildings between 07/02/20 and 01/05/20. Species and status are summarised in Appendix 1.

1c. Surveys and reports for this application have been prepared in accordance with National Good Practice Guidelines BS42020; Clause 4.3.2. BIODIVERSITY and with due regard to the Habitats Directive as well as the Wildlife and Countryside Act.

1d. The site, located on the edge of Fadmoor, consists of the old Plough Inn and its outbuildings, along with the small attached field to the rear ( west ) of the property ( Drawing 1 ). Site details and proposals summary on Drawings 1 and 2 and in images 1 to 9. The Inn ceased trading several years ago and was subsequently used temporarily as the Pennyholme Estate Office until 2017 when it was boarded up and some physical deterioration has occurred since.

1e. Parts of the structure date back about 300 years and it currently consists of the main building ( bringing together 3 originally separate structures ), indicated as units 01 to 03 on drawing 2, of stone construction and pitched pantile roofs with 3 large and 2 small chimney stacks. The whole structure is rendered externally and there are few, if any, open gaps under the roof or into the walling. There are two free standing stone and pantile outbuildings, one of which is fully rendered ( 05 on the plan ) and the other (06 on the plan ) is exposed stone. A third brick built and partly rendered outbuilding is linked to the main building by an extensive flat roof extension ( 04 on the plan ), which is also rendered.

1f. There are gravelled and stone covered areas in the yard between the building as well as small garden areas linking to the small attached field, formally a small licenced

touring caravan park to the west of the buildings. To the front of the east elevation is on the Fadmoor Road ( Drawing 1 ).

## **2.Methodology**

2a. As there was no physical evidence of bat activity around the buildings on any of the surveys prior to 01 May 2020, the focus of the assessments was therefore on identifying evidence of emergence or on the wing activity using visual ( close focus binoculars ) and ultrasonic inspection methods as outlined below. A fuller audio and visual monitoring assessment will be carried out over the next few weeks.

2b. Preliminary Ecological Appraisal of the buildings and yard area was first carried out in late October 2017 and repeated in more detail in Winter/Spring 2020. Preliminary Roost Assessment was carried out in 2017, and repeated in 2018 and again in February 2020. Emergence and Re-entry Assessments were carried out as Dusk Surveys, Dusk to Dawn and Pre-Dawn surveys over the years. The span of the data collection dates made it possible to consider Transitional Roosts ( April, September, October ), Breeding Activity/Roosts ( August ), potential mating activity ( October ) and Hibernation roosts. Survey of Ground Level Signs of Bat Activity around Buildings and Trees has been on-going with thorough assessments made in the autumn of 2019 and Winter/Spring of 2018 and 2020.

2c. Based on existing records from the area it was anticipated that Natterer's Bat, Common Pipistrelle, Brown Long-eared Bat, Daubenton's Bat and serotine might be active in the vicinity. As the survey has shown only a small amount of Common Pipistrelle on the wing activity was actually recorded within 300m of the main building before the beginning of May this year..

2d. Internal Surveys of the upper floor, roof spaces ( where accessible ) in the main building and from the ground looking up in the two outbuildings were carried out visually, with detector and a white light source. Great care was taken not to undertake invasive investigation, even though there was no indication of bat presence on any occasion. The activity identified since 01 May is under the tiles and is not accessible from the internal roof space.

2e. The external surveys of the roof, wall and chimney stack top areas, mainly through close focus binoculars, were carried out to identify any obvious entry/activity points. The outside ground at the foot of all the walls was walked to look for signs of activity (eg, droppings, beetle elytra, moth wings). Two roof crevices were checked via ladder inspection but there was no sign of any activity. Prior to last week ( Plough 6 ) no sign of any bat activity was found anywhere else, other than two ultrasonic records and associated visual sightings of on the wing bats around trees close to the property, but not on it ( below ).

2f. The ground areas at the foot of all the walls, any crevices under the roofs or on the walls was searched carefully on foot on the morning of 19 April 2018, 10 September

2019, 17 February 2020 and 30 April 2020. By co-incidence conditions were unseasonably warm with strong sunshine and excellent visibility on all days. Although there were droppings down the external wall below the newly utilised section of the roof there are no accumulations on the ground or around the entrance, confirming the very recent occupancy and also reflecting the apparently intermittent use with emergence and on the wing activity being recorded on 01 and 03, but not on 04 and 05 of May. This may be transitional use and will be monitored closely.

2.g The earlier surveys involved doing a rapid general check to insure there were no bats or signs of activity present. These checks were minimal as the modifications and repairs over the years precluded any likely use by bats. As predicted, no evidence was found.

2h. Nearby trees were examined for possible roosts or signs of other activity but none were found other than one individual Pipistrelle on the wing sighting around a Horse Chestnut Tree on the nearby green ( below ).

2i. Ultrasonic detection was used on all emergence and re entry monitoring visits. A directional Heterodyne recorder was used for initial detection and as activity was virtually non-existent no additional audio equipment was deployed. The detectors were 'live' throughout the whole observational period. Over the survey periods the property was closely monitored for any movements or bats on the wing from three aspects. Air temperature, air movement ( strength and direction ), and Relative Humidity were recorded every 30 minutes.

2j. No emergence/re entry activity was detected ( both of the evenings were very warm and still for the time of year in the 2020 April survey ). Similarly, no bats on the wing were seen within 300m of the property other than the one Pipistrelle around a Horse Chestnut Tree at a distance of 200m at approximately 21.30 on 21/04/2018 and the sightings ( 3 ) associated with ultrasonic detection in 2018 and 2020 in 2018 and 2019 in the neighbouring farm yard. The recent confirmation of Common Pipistrelle Bat activity has triggered a close monitoring programme on the affected section of the building.

2k. Over the years the timing of the surveys was intended to differentiate Day Roosts, Night Roosts, Breeding Roosts, Hibernation and Transitional Roosts if any roosting activity was found, but no evidence was found until last week. The type(s) of roosting activity have yet to be established.

2l. Nothing was found to suggest recent or historical use of the buildings or surrounds by bats. There were no signs of bat droppings, staining or feeding remains found anywhere on the site, at the foot of walls, in guttering, gravel hard standing or on ledges at the last full check in late April 2020.

### **3. Conclusions and Recommendations for Bat Conservation**

3a. The cumulative assessments had produced no signs/remains suggesting that the built area, grounds or any other spaces are being used on a regular or intermittent basis by roosting or breeding bats until 01 May 2020. There is still only limited evidence to suggest the area immediately around the building and the adjacent small field previously used as a touring caravan site, is regularly used by bats on the wing.

3b. The next door farm yard to the north recorded two Pipistrelles on the wing at 22.00 on 21/04/2018 for about 35 seconds. These were in the vicinity of one of the modern barns. There was a further recording on 30/04/2020 at 21.20 of a single Pipistrelle around the same barn and over the extreme north east corner of the caravan field.

3c. The May survey indicated that, whilst historically there was limited evidence of Pipistrelle flight activity associated with a tree at 200m distance and neighbouring property, there was nothing to suggest that any form of temporary or permanent roosting activity was either possible nor likely to occur in/on the buildings in their current condition, including the small pointing crevices in the walls.

3d. On the basis of the earlier assessments very limited evidence of bat activity over a period of time indicated there was limited need to carry out further bat surveys on this site, nor to build in any specific amelioration requirements into the proposed building additions and modification. However, the position has now changed and an assessment/monitoring programme will be undertaken in May and June to establish if the current activity is permanent or transitional. If it persists the applicant will undertake to carry out longer term surveys and to build any necessary mitigation measures into any roof reconfiguration as part of the planning consent process.

### **4. Notes on other species activity in 2020**

Appendix 1 summarises the limited additional data from 2020. The only positive evidence of nesting activity associated with building/ground directly involved in the current application came from Starling nests in the 'blind' openings in the brick work of building 04 on Drawing 2 ( Image 4 ). Apart from Wood Pigeons other mammal and bird activity was very limited on the basis of short periods of observation over 2 days.

## References

Brown, R W, Lawrence, M J & Pope, J ( 2003 ). The Country Life Guide to Animals of Britain and Europe their tracks, trails and signs. Newnes Books, England. 320pp.

Brown, R, Ferguson, J, Lawrence, M & Lees, D ( 2003 ). Tracks and Signs of the Birds of Britain & Europe ( 2<sup>nd</sup> Edition ). Helm Guide, A & C Black. ISBN 0-7136-5882-5. 333pp

Collins, J. (ed) (2016) Bat Survey for Professional Ecologists : Good Practice Guidelines ( 3<sup>rd</sup> Edn ). The Bat Conservation Trust, London. ISBN -13 978 – 1 – 872745 – 96 – 1 ( 3<sup>rd</sup> Edition ).

Greenway, F & Hutson, A M ( 1990 ). A Field Guide to British Bats. Somerset : Bruce Coleman

Jones, K & Walsh, A ( 2001 ). A Guide to British Bats ( 2nd Edition ). London, Field Studies Council / The Mammal Society

Professor Roy Brown  
03 May 20200

profbrown@btinternet.com

## Appendix 1

### List of Bird and Mammal Species with Status ( April 2020 check )

#### BIRDS

Starling. Resident. Nesting in 'blind' brick openings on the west facing wall of Building 04 in April 2020. Temporary. Low level of feeding activity in grass field. Openings will be removed in the conversion process, but they do not provide access to roof space.

Wood Pigeon. Roosting in Cyprus tree ( Drawing 2 ) due to be removed along with one Hawthorn and 2 Birch in the development process. No impact on nesting activity overall.

House Sparrow. Visiting from adjacent farm buildings.

Blackbird. Resident. Breeding in Acer in caravan field. Will not be impacted.

Chaffinch. Visiting.

Careful examination for signs of owl activity did not reveal nesting sites or evidence of roosting eg. Pellets. Tawny Owl flew across caravan field one night in 2018.

#### MAMMALS

Pipistrelle Bat. Just entering 'air space' at the North West end of the caravan field. No evidence of any specific activity in any part of the property. Possible hunting around boundary trees of field ( not confirmed ) which are not going to be impacted by the current proposal. On 01 May 2020 bat droppings were recorded down the wall on the north section of the front elevation ( Plate 6 ). Further inspection revealed a clear entry point, which was monitored in the evenings of 01, 03, 04 and 05 May, and is clearly now in use. The soft pointing has been disturbed by House Sparrows recorded as nesting in from mid March to late April. There was no bat activity recorded there then, nor in/around any of the other buildings. No activity was recorded in any of the 2017, 18, 19 or earlier 2020 assessments. Although current roosting activity appears intermittent, DNA analysis of droppings has indicated at least 1 male and 2 females are involved ( phone confirmation on 06 May, with written report delayed for 3-4 weeks due to restricted working practices related to the CV lockdown ).

It remains to be determined if this is a transitional roost and what the scale of use is.

Brown Rat. Resident around buildings. Tracks

Bank Vole. Resident in overrun garden area and possibly field boundaries. Corpse and



burrows found.

Mole. Visiting field – mole hills.

Feral Cat. Several sightings. Visiting?

There will certainly be other bird and mammal activity, eg Mice, Hedge Sparrow/Wren but these have not been recorded.

## APPENDIX 2

### List of Images referred to in the report

1.Plough. Front of main building from the road to the east, showing the 3 cottages progressively incorporated over time ( new buildings 01 to 03 on drawing 2 ). Walls rendered over stone with traditional pantile roof tiles. Left hand unit is the original inn. No sign of bat activity in wall or roof areas and no remains on the pavement immediately below.

2.Plough. Front of traditional outbuilding ( barn/garage ) from the east. No bat activity. New building 05 on Drawing 2.

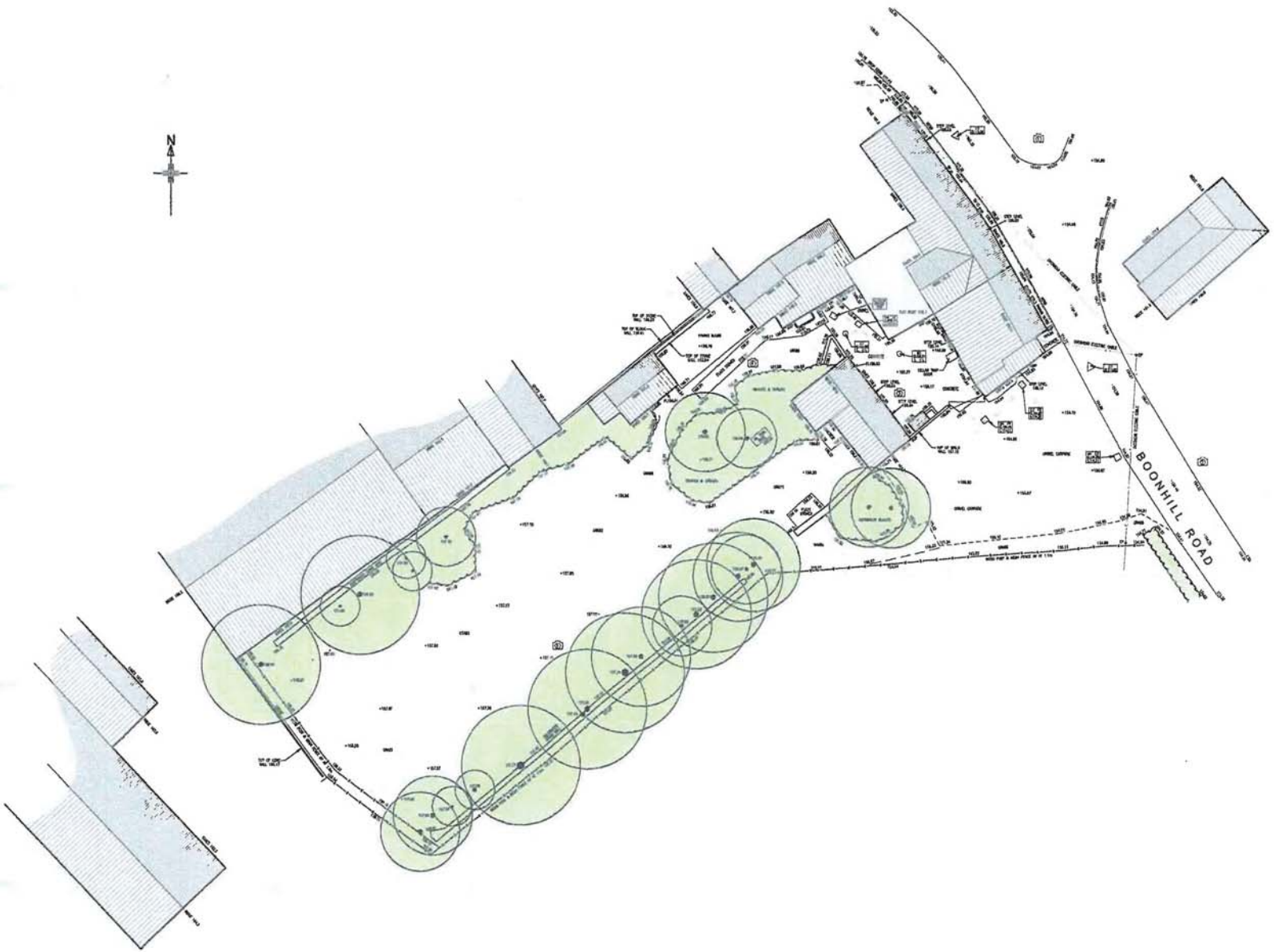
3.Plough. End of rendered outbuilding ( new building 05 ) with no signs of activity in the gutter area.

4.Plough. West end ( 04 on Drawing 2 ) of one of the outbuildings ( brick ). All crevices and pointing in tact and no signs of activity or roosting. Note two blind openings in the brick work. Starling nest in the right hand opening on the brick lip.

5.Plough. Most westerly outbuilding of un-rendered stone and pantiles ( new building 06 on Drawing 2 ). The roof is open inside with the remnants of a lining membrane and there are no suitable roosting sites. No bat activity internally or externally.

6.Plough. The north section of the front elevation of the main Plough building showing the guttering, the gap in the pointing under the leading edge of the tiles and very recent bat ( Common Pipistrelle ) droppings down the wall. DNA analysis has confirmed the presence of at least 1 male and 2 females. Image taken 11.00 on Friday 01 May 2020.

# DRAWING ONE (1)



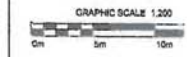
**Survey Legend**

Bank Top/Bottom	Building /
Boundary	Change to Surface
Compy Line	Well Defined/Plenty
Thick Line	sp. Cont. Edge/Thin
Hedge	High
Face	Drainage Catch
Foul Water Sewer	Surface Water Sewer
Drop Kerb	Drop Kerb
Burrows	Tree
Tree Pit	Survey Station

**Citylight Site Service**  
 All levels are relative to datum unless otherwise stated.  
 All dimensions are in metres unless otherwise stated.

- Notes**
1. Survey undertaken June 2017.
  2. All manholes / chamber pipe sizes and its estimations made from surface level only. Pipe inverts shown are outgoing pipe unit otherwise stated.
  3. Whilst every effort has been made to locate visible features it should be noted that as of survey some items may have been obscured therefore not located.
  4. Physical boundary features shown on this not necessarily represent the legal bound.

All levels are relative to datum unless otherwise stated.  
 All dimensions are in metres unless otherwise stated.  
 Survey completed by Citylight Survey National Ltd.  
 Transverse Mercator Projection scale factor applied to



Rev.	Description

Title  
**TOPOGRAPHICAL SUR  
 THE PLOUGH INN PI  
 BOONHILL ROAD  
 FADMOOR, NORTH YO**

Pennycombe Estate	
Approved:	Drawn
Date: 09.06.17	Scale:
Digital file: 1717 Survey.dwg	Original of:
Drawing No:	1717/001

**shire survey**  
 Westfield Cottage, 7 Crowle Bank R  
 Athorpe, North Lincolnshire DN17