

BAT SURVEY REPORT

At

Sandfield House Farm
Sandsend Road
Sandsend
Whitby
YO21 3SR

For

Mr C. Horrocks

Date: 11th September 2020

Reference no: CE0871

Curtis Ecology

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Document Control Sheet

Client: Mr C. Horrocks

Project: Sandfield House Farm, Sandsend Road, Sandsend, Whitby YO21 3SR

Title: Bat Survey Report

REPORT CONTROL SHEET

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EXECUTIVE SUMMARY

Curtis Ecology was instructed by the client, Mr C. Horrocks to undertake a Preliminary Roost Assessment and Nocturnal surveys on buildings located at Sandfield House Farm, Sandsend Road, Sandsend, Whitby YO21 3SR. The surveys are required to inform a proposed planning application which is to be lodged with the local planning authority, in this case the North York Moors Planning Authority, for the conversion of existing buildings into additional holiday cottages. Both verbal and electronic instruction was given with no existing or proposed drawings provided.

The Preliminary Roost Assessment was undertaken on the 22nd July 2020 which is an appropriate time of the year for this type of survey. During the Preliminary Roost Assessment, there were features identified within the study buildings, which have the potential to provide roosting opportunities, especially for crevice dwelling bat species, bearing in mind that a Pipistrelle bat species can quite easily squeeze into a 15 – 20mm gap.

As a result of the desk top study and observations made during the daytime buildings assessment, the study buildings have been assessed as follows

Building 1: Moderate potential

Building 2: Low - Moderate potential

Building 3. Low to Moderate potential

Results from the nocturnal surveys undertaken on the 2nd, 18th August and 4th September 2020 indicated the presence of two individual day roosts, used by two Common pipistrelle *Pipistrellus pipistrellus* within the roof structure of Building 2. No maternity roosts or significant numbers of bats were observed at the times of the nocturnal surveys.

The identified day roosts will be destroyed as part of the conversion phase to the building, therefore a European Protected Species Mitigation Licence approved by Natural England, will be required before any conversion work on Building 2 can commence. This licence can only be applied for once planning approval has been obtained from the Local Planning Authority.

Results from the nocturnal surveys indicated that the study site and immediate surrounding habitat offers moderate foraging capacity and occasional commuting activity for only a small number of bats. There was no indication of a nursery roost or a main commuting route of significance used by a large number of bats. It should, however, be remembered that bats are a highly mobile and secretive species, their absence during a survey of this type undertaken at this time of the year does not preclude them from being present at other times of the year.

Informative: - With regard to an application for a European Protected Species Mitigation Licence (Bats). Natural England require dusk & dawn surveys to have been conducted within the current or most recent optimal survey season. If a European Protected Species Mitigation Licence (Bats), has not been applied for within this time period, then top up dusk & dawn surveys will be required during the proceeding bat activity survey seasons until such an application is made.

During the Preliminary Roost Assessment five active Barn Swallow *Hirundo rustica* nest sites were identified within Building1. Therefore, a mitigation strategy has been proposed in Section 7.3 of this report

1.0 INTRODUCTION

Curtis Ecology was instructed by the client, Mr C. Horrocks to undertake a Preliminary Roost Assessment and Nocturnal surveys on buildings located at Sandfield House Farm, Sandsend Road, Sandsend, Whitby YO21 3SR. The surveys are required to inform a proposed planning application which is to be lodged with the local planning authority, in this case Scarborough District Council, for the conversion of existing buildings into additional holiday cottages.

1.1 Site Description

Sandfield House Farm is located to the immediate west of Whitby, with the survey area centred at Grid reference SE879 115. The study buildings located in a grouping at the entrance to the existing moderately sized caravan and camping site. The buildings are comprised of a detached former stables, a detached mono-pitched building use for storage of the caravan sites machinery with workshop facilities, and a range of attached building, to include a storage building and an existing holiday let unit.

The immediate surrounding habitat consists of Whitby golf course, further caravan/camp sites, grassland, and the wooded Uppang Beck SINC.

Figure 1. Aerial view of the study site location within the wider landscape.



© Google Earth 2020

1.2 Proposed Works.

It is understood that the development proposal is for the conversion and renovation of the study buildings into additional holiday lets, along with any associated hard and soft landscaping.

1.3 Survey Objectives

The aim of the Preliminary Roost Assessment and Nocturnal Surveys are as follows:-

- Perform a desk top study and data/record search for pre-existing records and data from third party repositories prior to the site survey.
- Determine the potential for bats and to search for evidence of their occupancy and signs of usage using a number of survey methods.
- Assess the survey results and evaluate any potential impact of the proposed work upon any bats which might be occupying any of the study buildings and immediate surrounding habitat.
- To produce a report detailing findings, the likely approach to mitigation and any recommendations for the proposed work.

2.0 SURVEY METHODOLOGY

2.1 Desk Study

A desk study was undertaken with records being obtained from the following third party repositories the North & East Yorkshire Ecological Data Centre with a review of MAGIC and Google Earth. The search area was a 2km radius from the centre of the application site located at Grid reference NZ879 115.

2.2 Buildings Assessment

The buildings were subject to a visual daytime inspection for evidence of and potential for bat species. The survey methodology will be undertaken as recommended by the Bat Conservation Trust - Bat Surveys for Professional Ecologists: *Good Practice Guidelines (3rd Edition 2016* and Natural England Standing Advice Sheet - *Bats (April 2012)*.

The visual survey involves assessment for: -

- An assessment of holes/crevices in the building structure.
- Slipped, lifted and or badly fitted tiles
- The presence of roofing felt or any form of internal roof lining.

- Signs of droppings on walls, windowsills, floors, roof spaces and below any suitable roosting features.
- Wing fragments of butterflies and moths on the floor/walls below beams and other internal structure.
- Scratch marks on beams, potential entrance and exits holes and any other internal structures.
- Dead bats
- Oil staining – the bat fur may leave an oily residue on surfaces
- Tracks in any dust
- Odour – certain bat species can have a distinctive odour, species such as soprano pipistrelle and noctule can have a pungent odour from urine and oily fur.
- Suitable foraging and or commuting habitat within close proximity to the study site, which would include woodland, shelter belts, hedgerows, ponds, watercourses and domestic gardens connected to one another.

2.3 Nocturnal Surveys

Nocturnal bat surveys will be undertaken as recommended by the Bat Conservation Trust - Bat Surveys for Professional Ecologists: *Good Practice Guidelines 3rd Edition 2016* and English Nature *Bat Mitigation Guidelines (2004)*. The surveys are comprised of one dusk emergence survey and one dawn/ re-entry survey to assess any bat activity associated with the buildings and surrounding habitat of the site using equipment set out in 2.4.2 below.

The dusk/emergence survey will commence approximately fifteen minutes before sunset and cease approximately one and a half to two hours after sunset.

The dawn survey will commence approximately one and a half to two hours before sunrise and finished approximately fifteen minutes after sunrise.

Bats seen or heard during the nocturnal surveys will be recorded, noting the time of observation, estimated number of bats, direction of flight and type of activity. These observations will be presented in the form of an observation table and activity plan for each respective survey.

2.4 Survey Equipment.

2.4.1 The following equipment when required was used during the building survey assessment:

- Clulite CB2 one million candle power torch
- Close focusing binoculars
- Dart Ridged See-Snake Endoscope
- Petsl Tikka Plus 2 head torch
- 3.6 m telescopic ladders
- FinePix S5600 digital camera
- Thermohygrometer

2.4.2 The following equipment when required was used during the emergence and return bat activity surveys: -

- Bat Duet Frequency Division Bat detectors
- Edirol R-09HR Wave/MP3 recorder
- Echo Meter Touch Full Spectrum bat detector
- Thermohygrometer
- Petsl Tikka Plus 2 head torches

2.5. Weather Conditions.

Table 1-Weather conditions at the time of the Preliminary Roost Assessment

Survey date	22 nd July 2020
Wind speed	10mph E
Cloud cover	80%
Rainfall	None
Temperature	16°C
Humidity	93%

Table 2 - Weather conditions at the time of the nocturnal surveys

Survey date	2 nd August 2020	18 th August 2020	4 th September 2020
Sunset / sunrise times	21.00 hrs	05.45 hrs	19.45 hrs
Survey time	20.40 – 22.45 hrs	03.55 – 06:00 hrs	19.25 – 21.25 hrs
Wind speed	6mph WSW	Calm	8mph SWS
Cloud cover	60%	20%	50%
Rainfall	None	None	None
Temperature	15°C	16°C	14°C
Humidity	78%	97%	71%

2.6 Survey Personnel

2.6.1 Daytime Building Assessment

The buildings assessment was undertaken in suitable weather conditions and at an appropriate time of year on the 22nd July 2020 by the following personnel:

Roger Curtis FdSc who has 12 years survey experience and holds the follow Natural England licences; -

Bats – WML-CL18 class licence 2015-12148-CLS-CLS

Bats - Personal licence for possession licence no 20131261

Great crested newts – WML-CL08 class licence, 2015-17362-CLS-CLS

Roger is also a committee member of the East Yorkshire Bat Group and County Bat Recorder.

With assistance from Beth Bell who has undertaken numerous dusk & dawn surveys over the past three years, as well as assisting with building and trees assessments. Beth is currently in the final stage of assessment for a Natural England level 2 class bat licence

2.6.2 Nocturnal Surveys

Roger Curtis FdSc who has 12 years survey experience and holds the follow Natural England licences; -

Bats – WML-CL18 class licence, survey licence 2015-12148-CLS-CLS

Bats - Personal licence for possession licence no 20131261

Great crested newts – WML-CL08 class licence survey licence -2015-17362-CLS-CLS

Roger is also a committee member of the East Yorkshire Bat Group and County Bat Record

Beth Bell who has undertaken numerous dusk & dawn surveys over the past three years, as well as assisting with building and trees assessments. Beth is currently in the final stage of assessment for a Natural England level 2 class bat licence

Kate Hunt who has undertaken numerous dusk and dawn surveys over the past 2 years

3.0 SURVEY RESULTS

3.1 Desk Top Study

3.1.1 Figure 2. Pre-existing Site Designations



Our Ref: E04974
Your Ref: CE0870
Date: 30/07/2020
Search area: 2km radius from NZ879115

Site Data Search

Internationally designated sites:

The following sources were searched:

Special Areas of Conservation *published March 2016 - revised July 2019*
Special Protection Areas *published March 2016 - revised June 2019*
Ramsar sites *published March 2016 - revised June 2019*

There are no internationally designated sites within the search area.

Nationally designated sites:

The following sources were searched:

Sites of Special Scientific Interest *published 14/09/2017 – revised June 2019*
National Parks *published 01/08/2016 – revised February 2019*
Areas of Outstanding Natural Beauty *published 11/05/2015*
National Nature Reserves *published March 2016 - revised May 2019*

The following nationally designated statutory sites are in or partly within the search area, and are shown on the accompanying map:

<i>Designation</i>	<i>Name or location of site</i>	<i>Grid Reference</i>
National Parks	North York Moors	NZ867109

We do not hold full details of Statutory sites. For further information please contact Natural England. Their website is at:

<https://www.gov.uk/topic/planning-development/protected-sites-species>

The Protected Areas Designations Directory and further information on Statutory sites can be found at: <http://jncc.defra.gov.uk/page-1527>

Locally designated and non-Statutory sites

The following sources were searched:

Local Nature Reserves *published 01/03/2016 - revised June 2019*

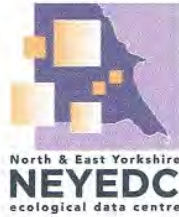
There are no Local Nature Reserves within the search area.

North Yorkshire SINC [Sites of Importance for Nature Conservation]

Version: NY_SINCs V9.6

October 2019

The following SINC are in or partly within the search area, and are shown on the accompanying map:



Our Ref: E04974
 Your Ref: CE0870
 Date: 30/07/2020
 Search area: 2km radius from NZ879115

Site Id	Site Name	Grid Reference	SINC Status
NZ81-04	East Row Beck and Woodlands, Sandsend	NZ861124	SINC
NZ81-05	Raithwaite Gill, Dunsley Beck	NZ868120	SINC
NZ81-01	Upgang Beck to Sandsend Cliff	NZ868121	SINC
NZ81-02	Upgang Beck	NZ880116	SINC
NZ81-06	Khyber Pass	NZ897114	SINC
NZ80-04	River Esk	NZ899097	SINC

A leaflet explaining about North Yorkshire SINC is available to download from the NEYEDC web site: <https://www.neyedc.org.uk/s/SINC-Guidelines-V30-December-2017.pdf>

Deleted SINC

North Yorkshire SINC that have been deleted by the North Yorkshire SINC Panel have been surveyed and assessed against the SINC selection guidelines and found not to qualify as a SINC. We still report these sites in this report as some district planning authorities may still use the list of SINC in their local development plan and not the dynamic process developed by the North Yorkshire SINC group. As such, SINC that have been deleted should be considered for any planning applications. In addition these sites may not be of sufficient quality to qualify as a SINC but are still likely to be of higher ecological quality than other land in the area.

A full species and habitat map along with a citation is available for all SINC in North Yorkshire, however a charge of £25 is levied by the SINC steering group for this data. If you wish to receive a copy of this information for the SINC identified in this report please contact us.

Scarborough BC only

The York & North Yorkshire SINC Panel make recommendations on SINC boundaries and designations on the basis of a site's ecological value on a County scale. The "Guidelines for site selection" for North Yorkshire and York SINC are available to download from the NEYEDC website: <https://www.neyedc.org.uk/ecologists>. For details of the current designation status of a particular site within Scarborough Borough Council's Development Management systems or Local Plan please contact the Development Management team at Scarborough Borough Council.

Yorkshire Wildlife Trust Reserves

Version: YWT Reserves

January 2019

There are no YWT reserves within the search area.

Site-based Habitat data:

Areas of habitats in or partly within the search area occurring in the Natural England Ancient Woodland Inventories and/or Priority Habitats are shown on the accompanying map, and are listed below:

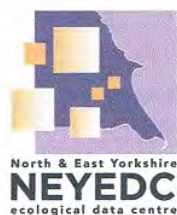
Ancient Woodland Inventory

Version: Ancient Woodlands

July 2019

E04974 details.docx

July 2020



Our Ref: E04974
 Your Ref: CE0870
 Date: 30/07/2020
 Search area: 2km radius from NZ879115

<i>Habitat type</i>	<i>Location or comments</i>
Ancient and Semi-Natural Woodland	Raithwaite Plantation
Planted Ancient Woodland Sites	Mulgrave Woods; Raithwaite Plantation

Priority Habitat Inventory

Version: *Priority Habitats Inventory*

August 2017

<i>Habitat type</i>	<i>Location or comments</i>
Deciduous woodland	Numerous parcels throughout search area
Mudflats	Whitby Harbour
Lowland fens	Uppang
Maritime cliff and slope	Coastline throughout search area
Traditional orchard	Ewe Cote; S of A171

The relevant 2km Designation & Habitat Maps are illustrated in Appendices 1, 2 & 3 of this report.

3.1.2 Bat records

Bat records were obtained from North & East Yorkshire Ecological Data Centre (NEYEDC) with reference to the North Yorkshire Bat Group.

There were a total of 72 historical bat records returned from the third party repositories. The nearest historical roost record is approximately 0.83km to the north west of the site, for a nursery roost of 40 Common Pipistrelle *Pipistrellus pipistrellus* in 2016.

3.2 Daytime Building Survey.

Building One (B1)

Plate 1. Shows east gable and north elevation of Building 1



Building 1 is a single storey stone walled barn with a pantile roof covering. The external walls all have varying degrees of age-related decay, with several deeper holes noted in the stonework where the mortar was missing on both the north and south elevations. At some point part of the north elevation and the west gable had been rebuilt with brick, which appeared to be in good condition with only minor decay of the mortar lines noted. Traditional style ventilation holes were noted at eaves level on the east gable. Two timber framed stable doors were found on the north elevation with gaps noted between the frame and the surrounding stonework. The west gable had a large timber framed opening, gaps were noted between the timber lintel and the brickwork above.

Internally the barn was divided into three separate rooms by solid stone walls, all the walls had varying degrees of age-related decay with some deeper holes noted where the mortar had come away entirely. A timber framed opening is found between the two rooms to the east end of the building at eaves level, with several gaps between the frame and surrounding stonework, as well as between the two timber lintels at the top of the opening.

Timber rafters and a central ridge board supported the pantile roof covering, a number of tiles were noted to have slipped/moved leaving gaps. Two clear corrugated Perspex roofing sheets were found spaced evenly on the south aspect of the roof. Bitumastic felt lining was found throughout the entire building.

At the time of the daytime buildings assessment Building 1 was assessed as having Moderate potential for bat habitation for the following reasons:

- Holes/Gaps in both external and internal walls
- Gaps around timber frames
- Lifted/Slipped pantiles

Plate 2 Example of holes in internal walls



Plate 3. Shows timber roof supports and opening between rooms.



Building Two (B2).

Plate 4. Shows north elevation of Building 2.



Building two is a single storey stone walled mono pitch building with a pantile roof covering. The majority of the external walls looked to be in good condition with only minimal decay of the mortar lines. A double timber framed door and glazed window were found on the north elevation, several small gaps were noted between the timber door frame and surrounding stonework. Internally the walls all appeared to be in good condition with only superficial cracks noted.

Timber beam, purlins with rafters supported the pantile roof covering, several pantiles were noted to have been lifted/slipped. Traditional lath and plaster under drawing was present throughout the study building.

At the time of the daytime buildings assessment Building 2 was assessed as having Low to Moderate potential for bat habitation for the following reasons:

- Lifted/Slipped pantiles
- Gaps surrounding timber framed door.

Plate 5. Shows internal roof supports and lining in Building 2.



Plate 6. Shows lifted pantiles



Building 3 (B3).

Plate 7. Shows west elevation of Building 3.



Building 3 is a row of three, one and a half storey high, stone-built store rooms and a holiday cottage all with a pantile roof covering. The external walls all appeared to be in good condition with only minor decay of the mortar lines. A mix of timber and UPVc glazed windows along with timber framed doors were found on both the east, west elevations and the south gable, all of which were well fitted to the surrounding stonework with no visible holes or gaps.

Access could not be gained inside the building or the roof voids due to current Covid-19 restrictions.

The pantile roof covering was mostly well fitted, with only the occasional tiles noted to be lifted on the west elevation. One Velux roof window was found on the west aspect of the roof with the surrounding tiles well fitted to the flashing beneath. UPVc bird spikes were seen under the tiles at eaves level on both the west and east elevation.

At the time of the daytime buildings assessment Building 3 was assessed as having Low – Moderate potential for bat habitation for the following reasons:

- No access into roof void.
- Two or Three lifted tiles

Plate 8. Shows east elevation of Building 3



Plate 9. Shows lifted pantile and bird spikes under header tiles on the western elevation.



3.3 Nocturnal Surveys.

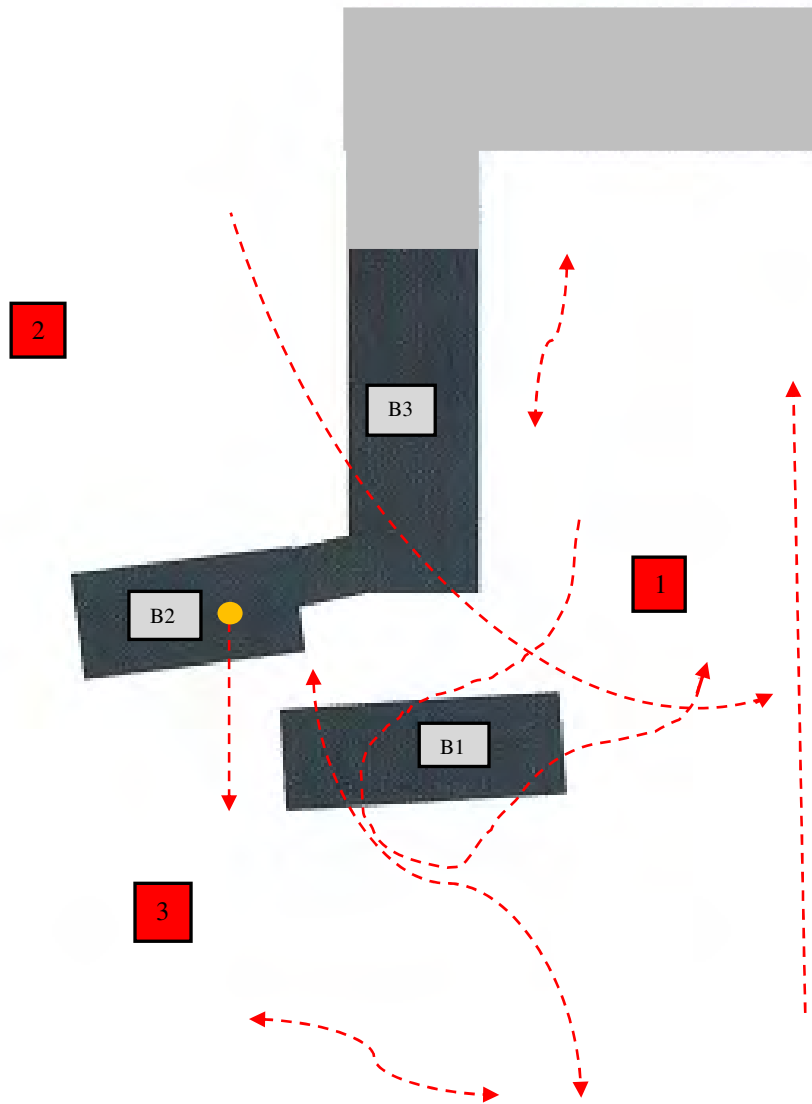
Survey data results are presented below along with the relevant survey activity plan

Dusk Activity Survey for 2nd August 2020

Table 3. Results of the dusk emergence bat survey

Location	Time	Observations made
	20.40	Survey start
1 & 3	21.25	1 Common pipistrelle emerged from under a tile on the south elevation of Building 2
2	21.28	1 Common pipistrelle heard briefly; direction not ascertained
1 & 3	21.27 – 21.30	1 - 2 Common pipistrelle foraging around and over Building 1
1 & 3	21.37 – 21.43	1 - 2 Common pipistrelle foraging over Building 1 and to the south of the site
1	21.42	1 Common pipistrelle commuting south to north
1	21.45	1 Common pipistrelle foraging to the east of the site
3	21.47	1 - 2 Common pipistrelle foraging to the south of the study site.
1 & 2	21.52	1 Common pipistrelle commuting north to south east over Building 3
1	21.53 – 21.59	1 - 2 Common pipistrelle foraging to the east of Building 1
3	21.52 – 22.01	1 Common pipistrelle foraging to the south of the site
1 & 2	22.00	1 Noctule heard commuting; direction not ascertained
	22.45	Survey End

Dusk Activity Map 2nd August 2020



Legend



Surveyor Location



Common Pipistrelle



Study Building



Other Buildings on Site



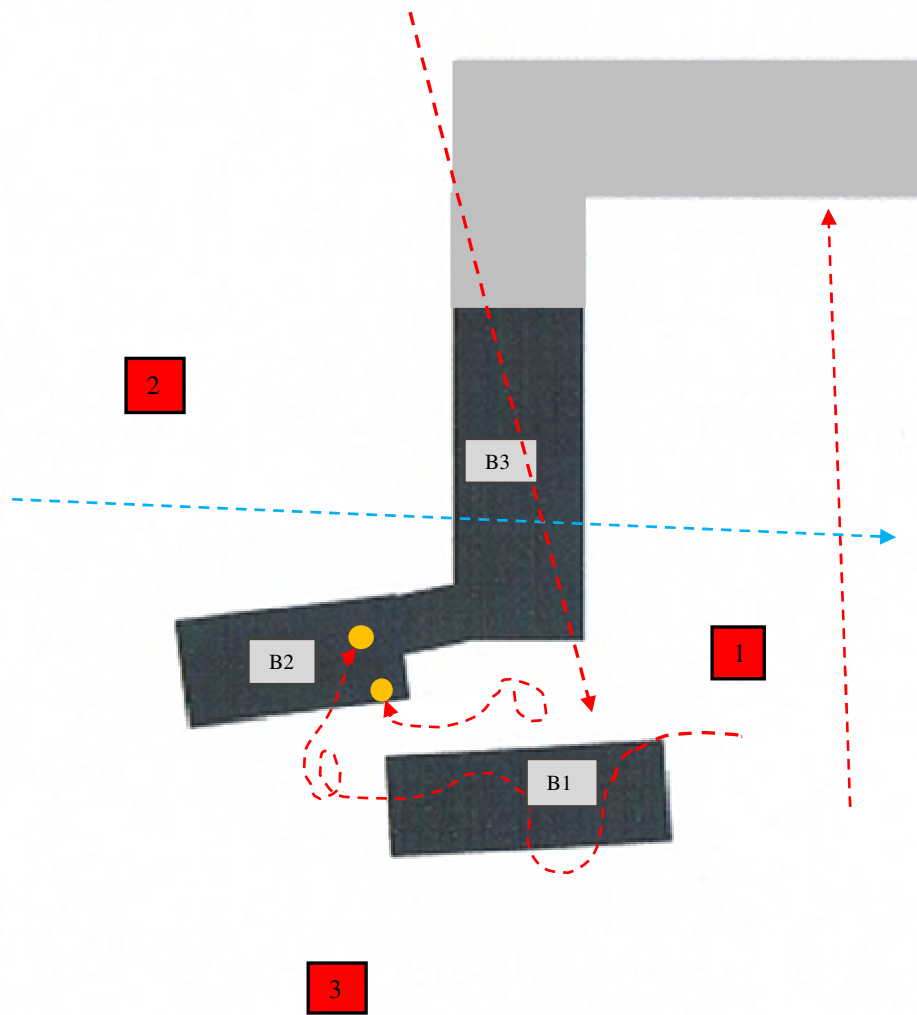
Day Roost Location

Dawn Activity Survey for 18th August 2020







Table 4. Results of the dawn re-entry bat survey

Location	Time	Observations made
	03.55	Survey Start
1 & 3	03.55 – 04.13	1 - 2 Common pipistrelle heard foraging; direction not ascertained
2	04.00	1 Common pipistrelle heard commuting direction not ascertained
2	04.06	1 Common pipistrelle heard briefly: direction not ascertained
1 & 2	04.24	1 Common pipistrelle commuting north to south over Building 1
1 & 3	04.50	1 Common pipistrelle foraging above Building 1 before swarming south elevation of Building 2 and entering a day roost under tile at 04.57hrs
1	05.02	2 Common pipistrelle commuting south to north
3	05.02	1 Common pipistrelle foraging to south of the site.
1	05.05	1 Common pipistrelle swarmed around the south elevation of Building 2 before entering a day roost under a tile at eaves level at 05.09hrs
1 & 2	05.13	1 Whiskered/Brandt's commuting west to east
	06.00	Survey End

Dawn Activity Map 18th August 2020



Legend

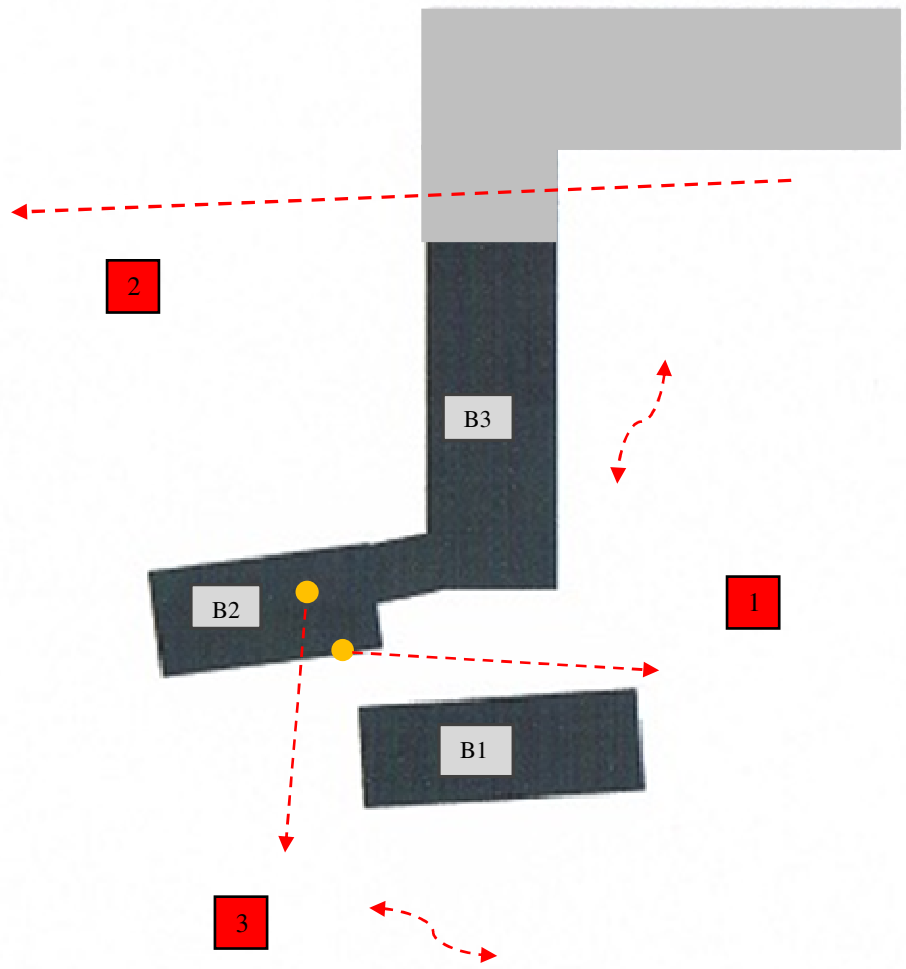
 Surveyor Location	 Common pipistrelle	 Whiskered/Brandt's
 Study Building	 Other Buildings on site	 Day Roost Location

Dusk Activity Survey for 4th September 2020






Table 5. Results of the dusk emergence bat survey

Location	Time	Observations made.
	19.25	Survey Start
1 & 3	20.04	1 Common pipistrelle emerged from a day roost under a tile on the south elevation of Building 2
1	20.15 – 20.21	1 Common pipistrelle emerged from a day roost under a tile at eaves level on the south elevation of Building 2 at 20:15 hrs before foraging to the east
3	20.17	1 Common pipistrelle foraged briefly to the south of the site
1	20.23	1 Common pipistrelle briefly foraged to the east of Building 3
1 & 2	20.28	1 Common pipistrelle commuting east to west
2	20.29	1 Common pipistrelle heard briefly; direction not ascertained
1 & 2	20.33	1 Noctule heard commuting; direction not ascertained
2	20.48	1 Common pipistrelle heard commuting' direction not ascertained
	21.25	Survey End

Dusk Activity Map 4th September 2020



Legend

	Surveyor Location		Common Pipistrelle
	Study Building		Other Building on site
			Day Roost Location

4.0 ASSESSMENT OF SURVEY RESULTS

4.1 Constraints on Survey Information

- Access could not be gained into study Building 3, due to current Covid-19 restrictions.
- There were no constraints on the third-party data searches.

4.2 Constraints on Equipment Used

- There were no constraints on the equipment used during the building assessment.

4.3 Potential Impacts of Development.

4.3.1 Designated sites

At a Statutory level the study buildings are located within the North York Moors National Park, as illustrated in Appendix 1.

At a Non-Statutory level there are six Sites of Importance for Nature Conservation (SINC) found within the 2km search area. The nearest of these is Upgang Beck SINC, which is found at its nearest point approximately 125m to the east of the study buildings, as illustrated in Appendix 2 of this report. Upgang Beck (SINC) was last surveyed in 2012, and reading through the citation it appears that the area is broadly in the similar poor condition ecologically as in 2012, although tall ruderal vegetation is now encroaching the former neutral grassland area.

Given the nature of the development proposal and its location within Sandfield House Farm, it is not anticipated that any negative impacts are likely to occur on the National Park, nor to any of the Non-Statutory Sites, as the study buildings stand within an established moderately sized caravan and camping site, located within the Park boundaries.

4.3.2 Roosts

There were several features, identified within the structure of Buildings 1, 2 and 3 to varying degrees, which have the potential to provide roosting opportunities, especially for crevice dwelling bat species, bearing in mind that a Pipistrelle bat species can squeeze into a 15 – 20mm gap quite easily. Therefore, as a result of these all the observations made during the daytime buildings assessment, the study buildings have been assessed as follows:-

Building 1: Moderate potential

Building 2: Low - Moderate potential

Building 3: Low - Moderate potential

There were a total of 72 historical bat records returned from the third party repositories. The nearest historical roost record is approximately 0.83km to the north west of the site, for a nursery roost of 40 Common Pipistrelle *Pipistrellus pipistrellus* in 2016..

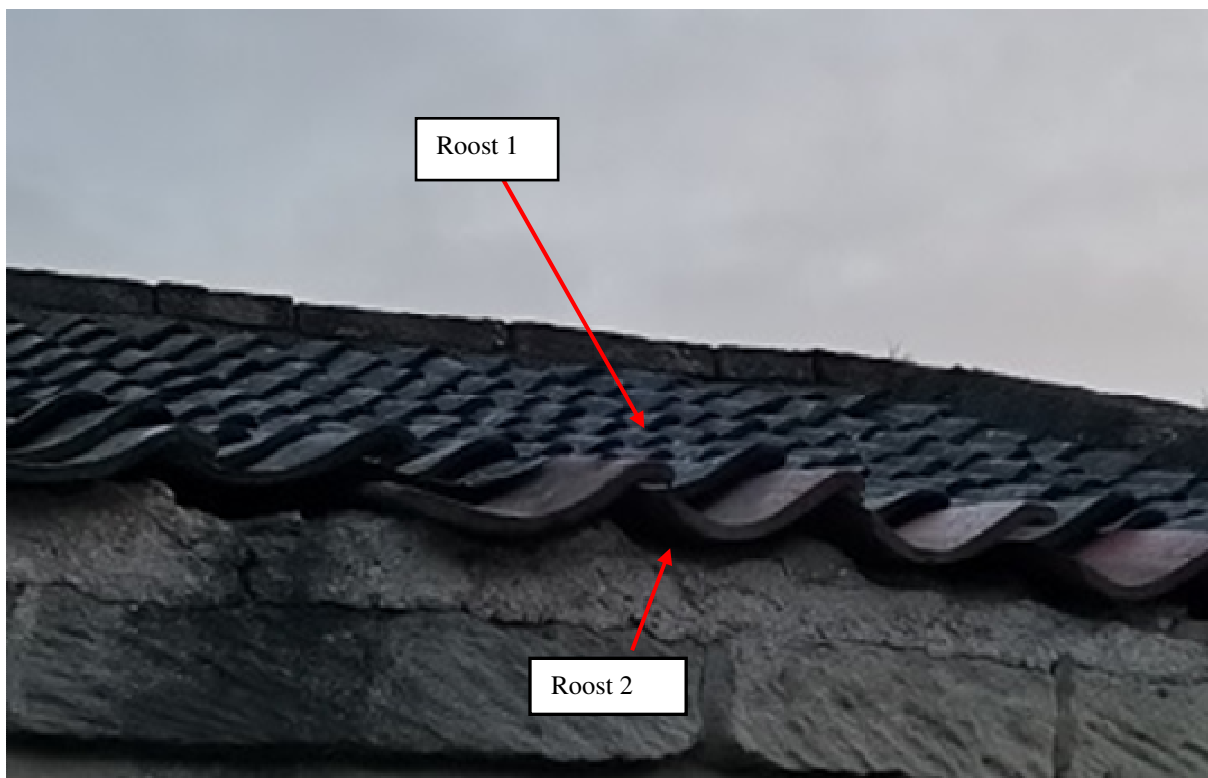
During the dusk activity survey undertaken on the 2nd August 2020, one Common Pipistrelle *Pipistrellus pipistrellus* was seen to emerge from the south elevation of Building 2 @ 21.25 hrs (Roost 1, Plate 10)

During the dawn activity survey undertaken on the 18th August 2020, one Common Pipistrelle *Pipistrellus pipistrellus* was seen to enter a day roost under a tile on the south elevation of Building 2 @ 04.57hrs (Roost 1, Plate 10), A second Common pipistrelle *Pipistrellus pipistrellus* entered a day roost under a tile at eaves level on the south elevation of Building 2 @ 05.09hrs (Roost 2, Plate 10)

During the dusk activity survey undertaken on the 4th September 2020, one Common Pipistrelle *Pipistrellus pipistrellus* was seen to emerge from under a tile on the south elevation of Building 2 @ 20.04hrs (Roost 1, Plate 10). A second Common pipistrelle *Pipistrellus pipistrellus* emerged from a day roost under a tile at eaves level, on the south elevation at 20.15 hrs (Roost 2, Plate 10)

It should be remembered however, that bats are highly mobile and secretive species, their absence during surveys of this type does not preclude them from being present at other times of the year.

Plate 10. Shows the position of two day roosts on the south elevation of Building 2.



4.3.3 Habitats

The habitats within the immediate surrounding area are considered at this stage to offer Moderate foraging capacity for several bat species.

4.3.4 Foraging and commuting

Foraging activity both within and around the study site was primarily associated with the habitat to the east and south of the study buildings, with mainly single Common pipistrelle *Pipistrellus pipistrellus* recorded/observed foraging at any one given time, although on several occasions, up to two Common pipistrelle *Pipistrellus pipistrellus* were recorded /observed foraging together.

Commuting activity was randomly spread over the site with no indication of a main commuting route for a large number of bats recorded.

From the observation made during all the nocturnal survey periods it is apparent that the study site and the immediate surrounding habitat only supports a small number of individual bats of a common and widespread species, possibly only one or two individuals.

Therefore from the nocturnal survey findings as discussed above it can be anticipated that it would be highly unlikely for any adverse short or long term impacts, upon either the foraging or commuting activity of the local bat population, if the proposed development were to proceed.

4.3.5 Nesting birds

Five active Barn Swallow *Hirundo rustica* nest sites were identified in the eaves of Building 1 during the assessment. To negate any potential impacts upon this bird species, from the proposed works, mitigation is proposed in Section 7.3 of this report

5.0 LEGISLATION

5.1 Bats

All species of UK bats are statutorily protected under the Conservation of Habitats and Species Regulations 2017 (formerly The Conservation (Natural Habitats, Etc.) Regulations 1994 (as amended), which implements the requirements of the EC Habitats Directive, plus under UK legislation through Schedule 5 (Section 9) of the Wildlife and Countryside Act 1981. This combined legislation makes it an offence to:

- Deliberately kill, injure, or capture bats
- Deliberately disturb bats in such a way as to significantly effect:
 - a) the ability of that species to survive, breed, rear or nurture their young
 - b) the local distribution on the species
- Intentionally or recklessly disturb or obstruct access to the resting place of bats
- Damage or destroy breeding sites and resting places of bats even if bats are not occupying the roost at the time.
- Possess, transport, sell, barter or exchange any part of, or derived from a bat whether dead or alive.

5.2 Nesting birds

All wild birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), it is an offence to: -

- Deliberately kill, injure, or take any wild bird
- Take, damage, or destroy the nest of any wild bird whilst in use or being built
- Take or destroy an egg or eggs of any such wild bird.

The breeding bird season runs from 1st March to 31st August.

6.0 PLANNING POLICY

6.1 The National Planning Policy Framework (2019) states:

174 .To protect and enhance biodiversity and geodiversity, plans should:

- 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 and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery 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

175. When determining planning applications, local authorities should aim to conserve and enhance biodiversity by applying the following principles:

- 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.
- 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 specific scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.
- 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
- 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 be secured measurable net gains for biodiversity.

176. The following should be given the same protection as habitat sites:

- Potential Special Protection Areas and possible Special Sites of Conservation.
- listed or proposed Ramsar sites; and

- Sites identified, or required, as compensatory measures for adverse effects on habitat sites, potential Special Protected Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plan or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site

6.2 ODMP Circular 06/2005 Biodiversity and Geological Conservation

- The presence of a protected species is a ‘material consideration’ when a local planning authority is considering a development proposal. (*Paragraph 98 Circular 06/2005*), when a planning authority is considering a development proposal and as such where impacts upon a protected species are likely to occur from a proposed development, surveys must be undertaken and provided to support a planning application.
- Paragraph 99 Circular 06/2005 states;
‘It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted’.
- Where there is a reasonable likelihood of protected species being present and affected by a development the surveys should be completed and any necessary measure put in place, through conditions and / or planning obligations, before the permission is granted.

6.3 The Natural Environment and Rural Communities Act 2006 (NERC)

The Natural Environment and Rural Communities Act 2006 (NERC) also lists the Bat as a species of principal importance under Section 41 and Section 40 requires every public body in the exercising of its functions (in relation to Section 41 species) to ‘have regard, so far as is consistent with the proper exercise of those functions, to the propose of conserving biodiversity’; therefore making the Bat a material consideration in the planning process and requiring a detailed survey before planning permission can be granted.

7.0 RECOMMENDATIONS

- The two identified day roosts, for 2 Common pipistrelle *Pipistrellus pipistrellus* will be disturbed and destroyed as part of the conversion work. Therefore a European Protected Species Mitigation Licence will have to be obtained and approved by Natural England before conversion works on Building 2 can be undertaken. This licence can only be applied for once approval for the proposed development has been granted by the local planning authority in this case the North York Moors Planning Authority.
- The Bat Mitigation Strategy within Section 7.1 of this report should be implemented prior to demolition works of the study building is undertaken.

7.1 Bat Mitigation Strategy.

Mitigation is required to avoid or limit the impact of the proposed conversion of the study building on both roosting and foraging bats. Any mitigation is designed to meet the needs of the bat species present within the roost, in this case two Common pipistrelle *Pipistrellus pipistrellus* day roosts. Therefore as the day roosts that are present at the time of the nocturnal surveys within Building 2 are of a common bat species, which is found widespread throughout Yorkshire, then replacement roosts can be incorporated into the new dwelling to provide compensation. The loss of the existing day roosts are unlikely have a significant impact on this one common bat species at a local, regional or national level.

Compensation should ensure that the Favourable Conservation Status and Continued Ecological Functionality of the identified bat population within the buildings is not adversely affected by the development proposals.

The licence application is comprised of the following sections;

1. Application Form
2. Method Statement
3. Reasoned Statement

7.1 Bat Mitigation Strategy.

- 7.1.1. The contractors should be given a toolbox talk prior to work commencing by a suitably qualified bat worker. A copy of the report containing this mitigation strategy should be on site at all times for the contractors to use as a reference.
- 7.1.2. Bats are small and can squeeze into a small gap of 15-20 mm. As the potential for hibernation within the study buildings cannot be determined from nocturnal surveys at this time of the year. It is therefore appropriate that no conversion work of the study buildings is to be undertaken during the bat hibernation period generally to be taken as between November – March.
- 7.1.3. It is proposed that the initial removal of the roof of Building 2 will be undertaken by the methodology of Soft Demolition. Removal of the roof covering will only take place by hand in a careful and methodical manner and will be supervised at all times by a Suitably Qualified Ecologist.

- 7.1.4. Once the roof covering on Building 2 has been removed to the satisfaction of the SQE and the building is declared bat free, then the remaining conversion works of Building 2 can be undertaken unsupervised.
- 7.1.5. External lighting can have an adverse effect on bat foraging activity. Therefore any new lighting should be fitted with a downward facing hood at an angle of less than 70 degrees to reduce light spillage. Light sources should also be fitted with a ultra-violet filter or the use of high or low pressure sodium lamps should be considered. All external lamps on the new residential units should be fitted with a time adjustable motion sensor to reduce the period any lighting is on for.
- 7.1.6. No new external lighting will be shone directly towards the southern paddock and trees, as this area has been shown to form part of the wider foraging area for the local bat population.
- 7.1.7. 2 x Schweglar Bat Brick 27 boxes or build in equivalents (Illustrated in Appendix 2), are to be installed in the converted building (Building 2) during the construction phase. These bat boxes can be obtained from NHBS www.nhbs.com or any other suitable wildlife habitat supplier.
- 7.1.8. 1 x Vivaro Pro Chilton Low Profile Woodstone bat box or woodcrete equivalents, is to be installed in a suitable position found with the application site, prior to any conversion works on Building 2 been undertaken. Advice on positioning to be agreed with ourselves. These bat boxes can be obtained from NHBS www.nhbs.com or any other reputable wildlife habitat supplier.
- 7.1.9. 1 x Vivaro Pro Chilton Low Profile Woodstone bat box or equivalents will then be retained post development to provide additional roosting features within the site.
- 7.1.10. During work to be carried out, in the unlikely event that bats are encountered by an unlicensed person then they **MUST** withdraw immediately and work must stop and a licensed bat ecologist/worker called in to enable further investigation and before any work recommences.
- 7.1.11. During the final soft landscaping scheme consideration should be given to the planting of nectar rich flora, which will increase the insect and moth numbers and promote the foraging area available to the local bat population. A list of suitable plants can be provided by ourselves or from the Bat Conservation Trust www.bats.org

7.2 Consideration of the ‘Three Tests’ (The Conservation of Habitats and Species Regulations 2017)

In the light of the judgement in recent high court cases, namely *Woolley v Cheshire East Borough Council* and *Millennium Estates* 5 June 2009 consideration should be given to the application of the ‘Three Tests’ of the Conservation of Habitats and Species Regulations 2010 to the proposed development at the proposed site in order to ensure that the development proposals comply with the Conservation of Habitats and Species Regulations 2010 and should help to clarify the role and responsibilities of the Local Planning Authorities (LPA) in respect of European Protected Species (EPS) when they are consideration development consent applications.

With respect to European Protected Species, recent guidance from Natural England clearly states ‘where it is likely that one of the prohibitions (under The Conservation of Habitat and Species Regulations 2017 – ‘The Regulations’ will be offered the LPA will be required to consider the likelihood of an EPS licence being granted by Natural England and in doing so, the ‘Three Tests’

“Imperative Reasons of Overriding Public Interest including those of a Social or Economic nature”

It is understood that the proposal is for the conversion of the study buildings to provide additional holiday let units.

The proposed development would help with the requirements for additional holiday units within both the existing holiday site at Sandfield House Farm, as well as within the local area.

Further benefits to the local economy would be gained through the use of local builders and tradesmen.

“No Satisfactory Alternative”

The existing buildings, predominantly Buildings 1 & 2 are in varying degrees of disrepair, whilst part of Building 3 is now not fit for purpose. Without the proposed conversion, these buildings would fall into a greater state of disrepair and obsolescence. Therefore there is no satisfactory alternative to the proposed conversion works.

“The Authorised Action will not be Detrimental to the Maintenance of the Population of the Species Concerned at a Favourable Conservation Status in their Natural Range”

The proposals set out within Section 7.0 of this report has outlined that an offence under The Regulations with regard to bats in the development footprint would be reasonably unlikely and the loss of the existing roost would not be considered detrimental to the Favourable Conservation Status of the local bat population.

7.3 Nesting Birds.

Five active nest sites for Barn Swallow *Hirundo rustica* were identified in the roof structure of Building 1 during the buildings assessment. Without appropriate mitigation the proposed restoration works would result in the destruction/loss of the existing nest sites found within this building. Therefore to address these findings and to enable both the Continued Ecological Functionality and to maintain the Favourable Conservation Status of these bird species the following recommendations have been proposed.

Recommendations.

If the restoration works on the study buildings are to be undertaken during the nesting bird season 1st March - 31st August then the buildings will require checking for nesting birds by a suitably qualified ecologist prior to any work commencing. If any active nest sites are found then the work must stop within the immediate nest location until the young have fledged or the nest is naturally abandoned.

Suitable nesting bowls for Swallows are to be installed within suitable locations within the curtilage of Sandfield House Farm prior the any conversion work taking place. This is to provide a suitable nesting feature for the species to continue nesting prior to, during and after the conversion work has been undertaken. Advice upon the exact location for the new nesting bowls can be given by ourselves upon request.

The following nest boxes are to be installed within a suitable alternative buildings:

6 x Schweglar Swallow Nesting Bowls or woodcrete equivalents.

All the Schweglar or equivalent woodcrete nest boxes can be obtained from NHBS at www.nhbs.com or similar conservation/ecology suppliers.

8.0 REFERENCES AND BIBLIOGRAPHY

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North & East Yorkshire Ecological Data Centre

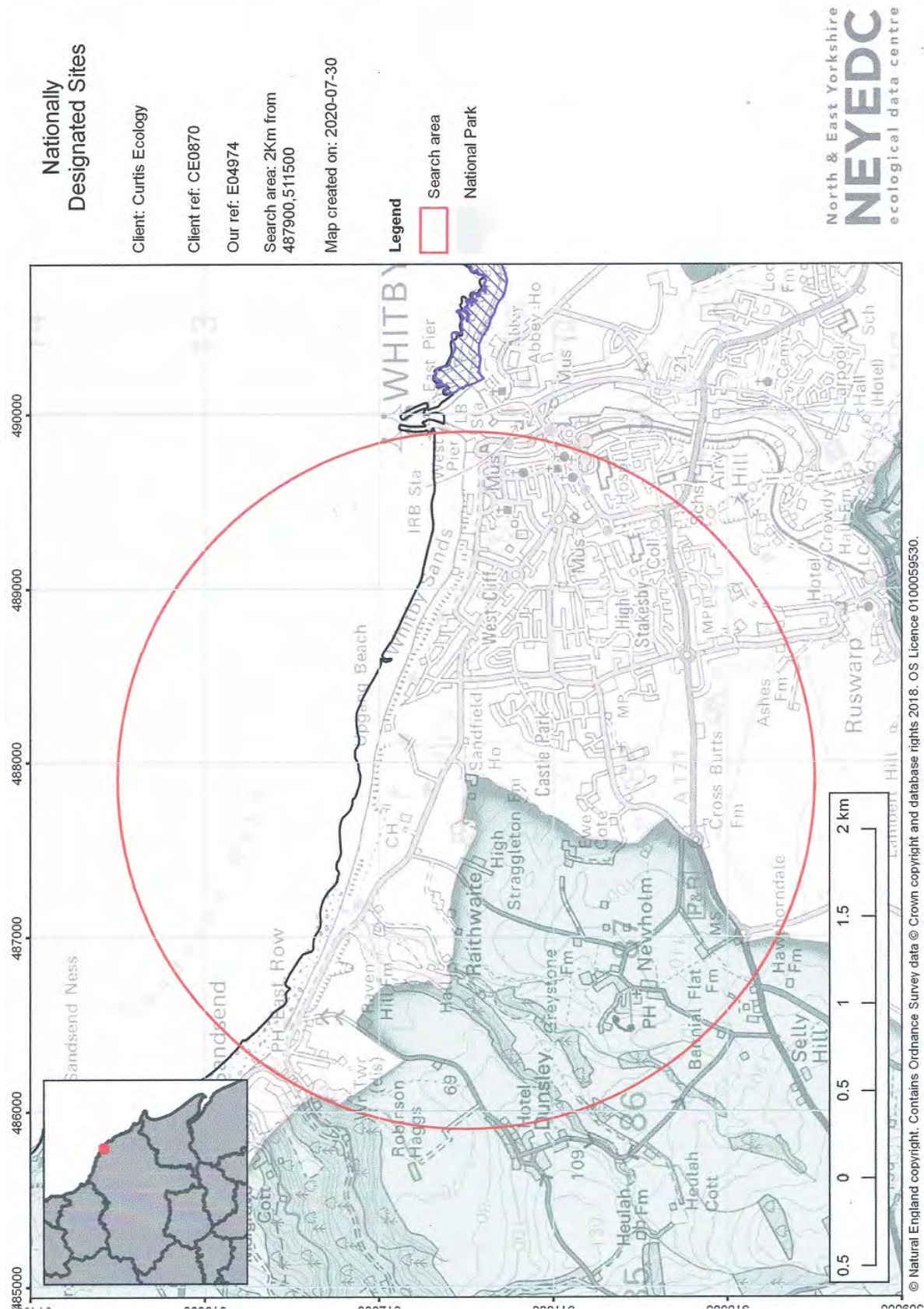
North Yorkshire Bat Group

ODMP Circular 06/2005 Biodiversity and Geological Conservation

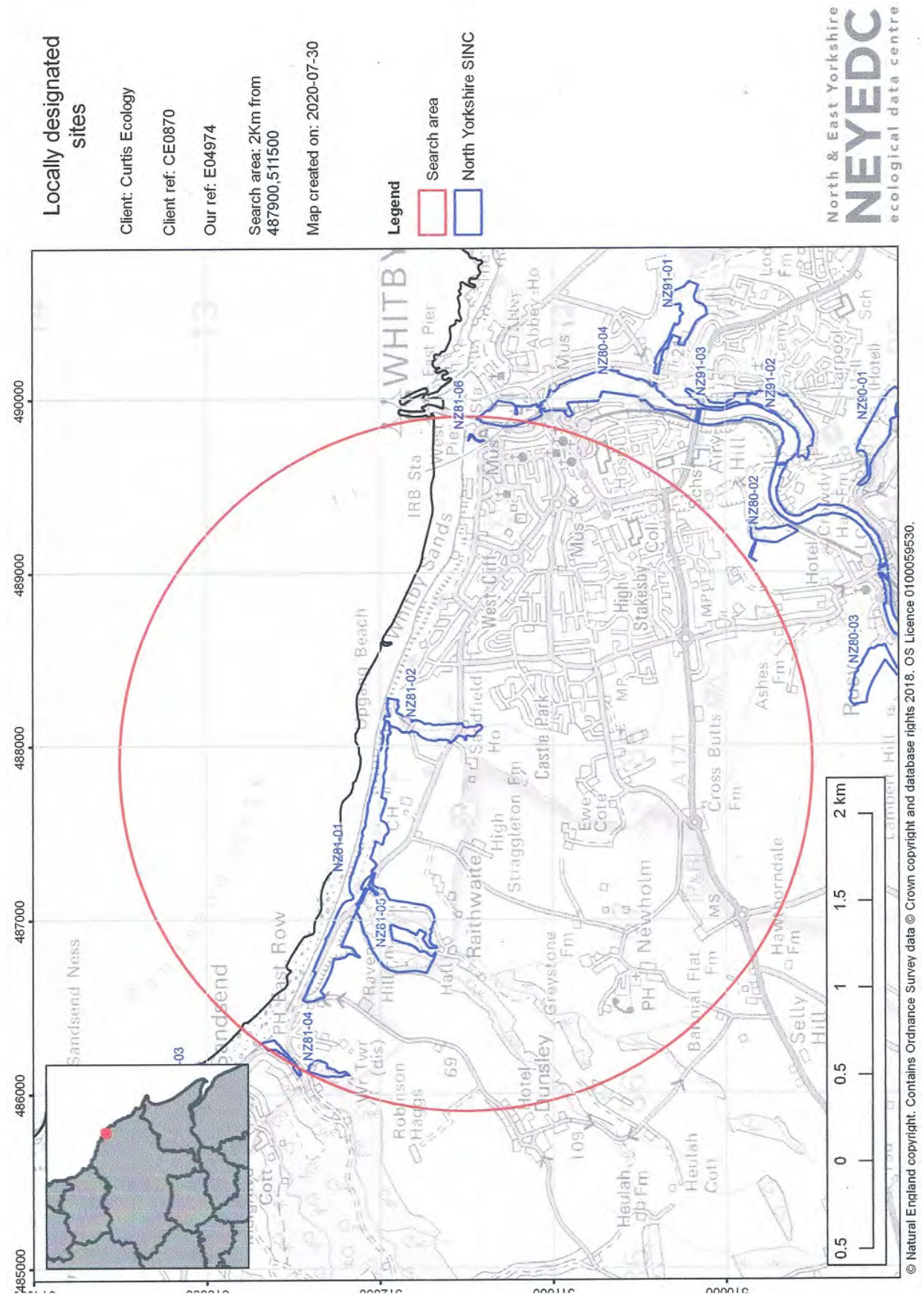
Wildlife and Countryside Act 1981 -HMSO

9.0 APPENDICES

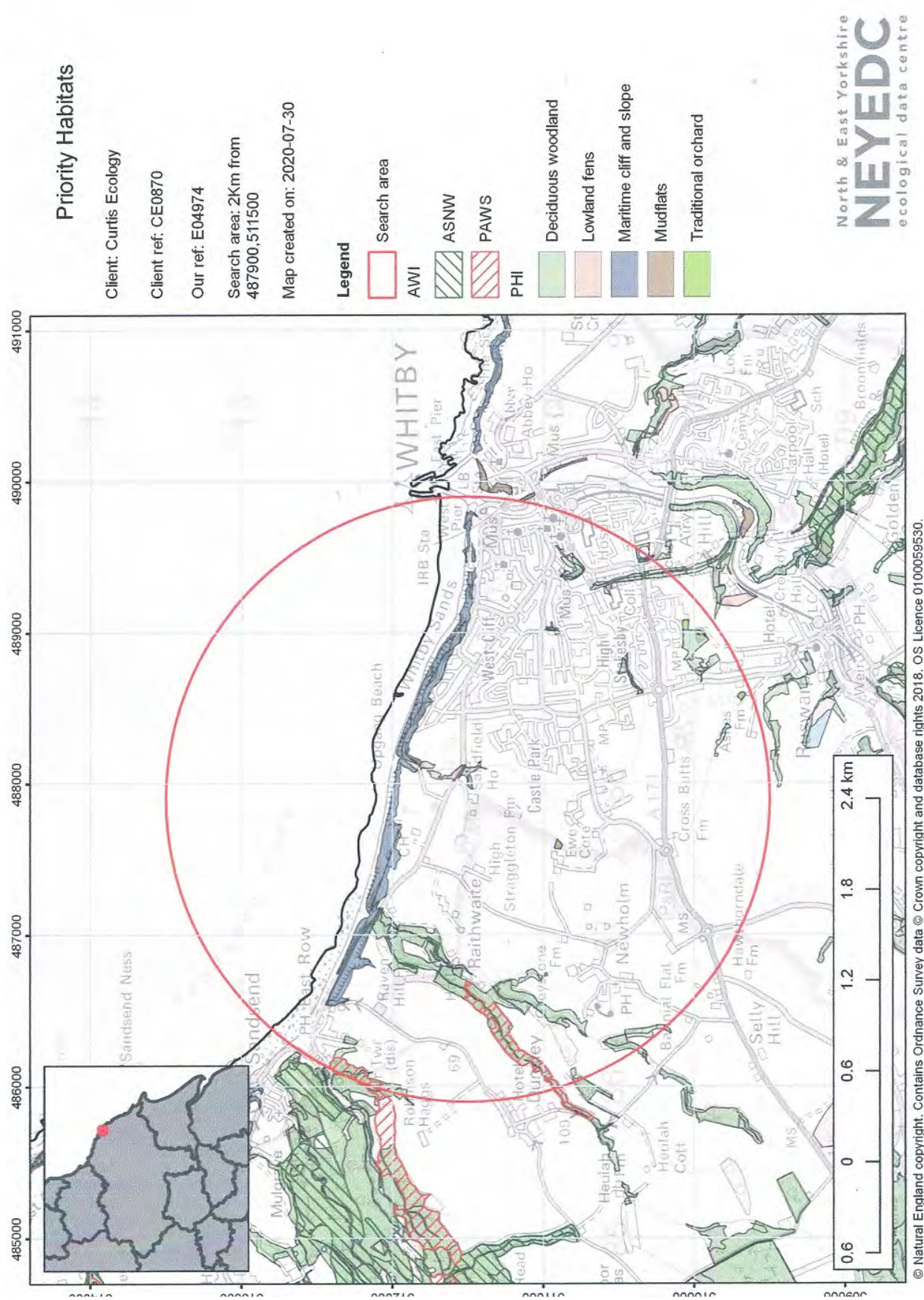
Appendix 1. Nationally Designated Sites Map 2km



Appendix 2. Locally Designated Sites Map 2km



Appendix 3. Priority Habitats Map 2km



Appendix 4. Bat Box Information.

Schweglar Brick Box 27



The Schweglar Brick Box 27 has been specifically designed for bats. This box should be cemented into a wall in a building or underneath a bridge, arch or tunnel where conditions are relatively humid. Particularly useful for incorporating into new buildings to attract bats, or to provide new roost sites where existing buildings with bats are being renovated. This box contains a single internal wooden panel to simulate a crevice where bats can roost. The front panel is removable for easy cleaning.

Dimensions: 265H x 180W x 240D mm. Entrance hole: 55 x 26mm

Vivaro Pro Chilton Low Profile Woodstone



Appendix 5. Swallow Box Information

Schwegler 10 Swallow Nest Bowl



Inspection of
Sandfield House Farm, Sandsend Road, Whitby, YO21 3SR



for
Mr. C. Horrocks

By R.O. Birdsall M.Sc, M.I.C.E

Chartered Engineer



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1.0 Introduction

2.0 Building A

3.0 Building B

4.0 Building C

5.0 Photographs

1.0 Introduction

- 1.1 We confirm that we made an inspection of 3 outbuildings at Sandfield House Farm, Whitby, on 4th November 2020.
- 1.2 The three outbuildings (A, B, and C) are shown on BHD drawing D11412-07B.
- 1.3 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

2.0 Building A

- 2.1 The front (south-west facing) elevation of Outbuilding A can be seen in photographs 1 and 2. The external walls of the northern building are 400mm thick, while the thickness of the walls on the southern building are 250mm. The walls are in reasonable condition except the bearing of some of the stone lintels are inadequate, see photograph 3.
- 2.2 The rear (north-east facing) elevation can be seen in photographs 4 and 5. The wall is in reasonable condition except for some slight damage adjacent to the door into the barn, see photograph 6.
- 2.3 It can be seen in photograph 1 that the roof is in reasonable condition.
- 2.4 The roof support structure is in reasonable condition, see photographs 7 and 8. The first-floor timber joists are in reasonable condition, see photograph 9.
- 2.5 Building A can safely be converted for residential use subject to the following:
 - i) The roof can be retained provided the roof timbers are checked for compliance with Building Regulations.
 - ii) The first-floor timber joists can be retained provided they are checked for compliance with Building Regulations.
 - iii) A new blockwork inner skin should be constructed on a concrete raft foundation and the blockwork should support the roof and first floor.

- iv) All timber lintels should be replaced or supported on hidden steel lintels. Any stone lintels with inadequate bearing should be sat on hidden steel lintels. Any embedded timbers in the walling should be removed.
- v) The external walls should be repointed and local repairs carried out where necessary.
- vi) All of the works should comply with current Building Regulations.

3.0 Building B

- 3.1 The front (north facing) elevation of Building B can be seen in photograph 10. The walls are generally 450mm thick sandstone except for a short length at the eastern end which is 150mm thick. The wall is in reasonable condition except for some movement over the double doors, see photograph 11 and 12.
- 3.2 The rear (south-facing) elevation can be seen in photograph 13. The wall is in reasonable condition except for some slight disturbance at eaves level at the south-west corner.
- 3.3 The west facing gable wall can be seen in photograph 14. The wall is in reasonable condition except for some movement at the southern end, see photograph 15.
- 3.4 The internal condition of the building is in reasonable condition except for some cracking on the eastern party wall, see photographs 16 and 17.
- 3.5 Building B can safely be converted for residential use subject to the following:
 - i) The roof should be overhauled and any defective items replaced.
 - ii) The lintel over the double doors should be replaced and the stonework above re-built.
 - iii) The 150mm thick walling should be increased in thickness to match the rest of the walling.
 - iv) A new blockwork inner skin should be constructed on a concrete raft foundation and the blockwork should support the roof and first floor.

- v) All timber lintels should be replaced or supported on hidden steel lintels. Any stone lintels with inadequate bearing should be sat on hidden steel lintels. Any embedded timbers in the walling should be removed.
- vi) The external walls should be repointed and local repairs carried out where necessary.
- vii) All of the works should comply with current Building Regulations.

4.0 Building C

- 4.1 The front (north facing) elevation of Building C can be seen in photographs 18 and 19. The wall is in reasonable condition except for some erosion of bricks, see photograph 20 and inadequate bearing of stone lintel, see photograph 21.
- 4.2 The rear (south facing) elevation can be seen in photographs 22 and 23. The wall is generally in reasonable condition except for some movement near the eastern end, see photograph 24 and at mid-length, see photograph 25.
- 4.3 The west facing gable wall can be seen in photograph 26. The wall is in reasonable condition except for some erosion of brickwork.
- 4.4 The east facing gable wall can be seen in photograph 27. The wall is in reasonable condition.
- 4.5 The roof is in poor condition, see photograph 28.
- 4.6 Building C can safely be converted for residential use subject to the following:
 - i) The roof should be completely re-built, although some roof members could be retained if they comply with Building Regulations.
 - ii) All bricks suffering from erosion should be replaced.
 - iii) A new blockwork inner skin should be constructed on a concrete raft foundation and the blockwork should support the roof and first floor.
 - iv) All timber lintels should be replaced or supported on hidden steel lintels. Any stone lintels with inadequate bearing should be sat on hidden steel lintels. Any embedded timbers in the walling should be removed.

- v) The external walls should be repointed and local repairs carried out where necessary.
- vi) All of the works should comply with current Building Regulations.

5.0 Photographs



Photograph 1
Sandfield House Farm, Whitby, YO22 4DS



Photograph 2
Sandfield House Farm, Whitby, YO22 4DS



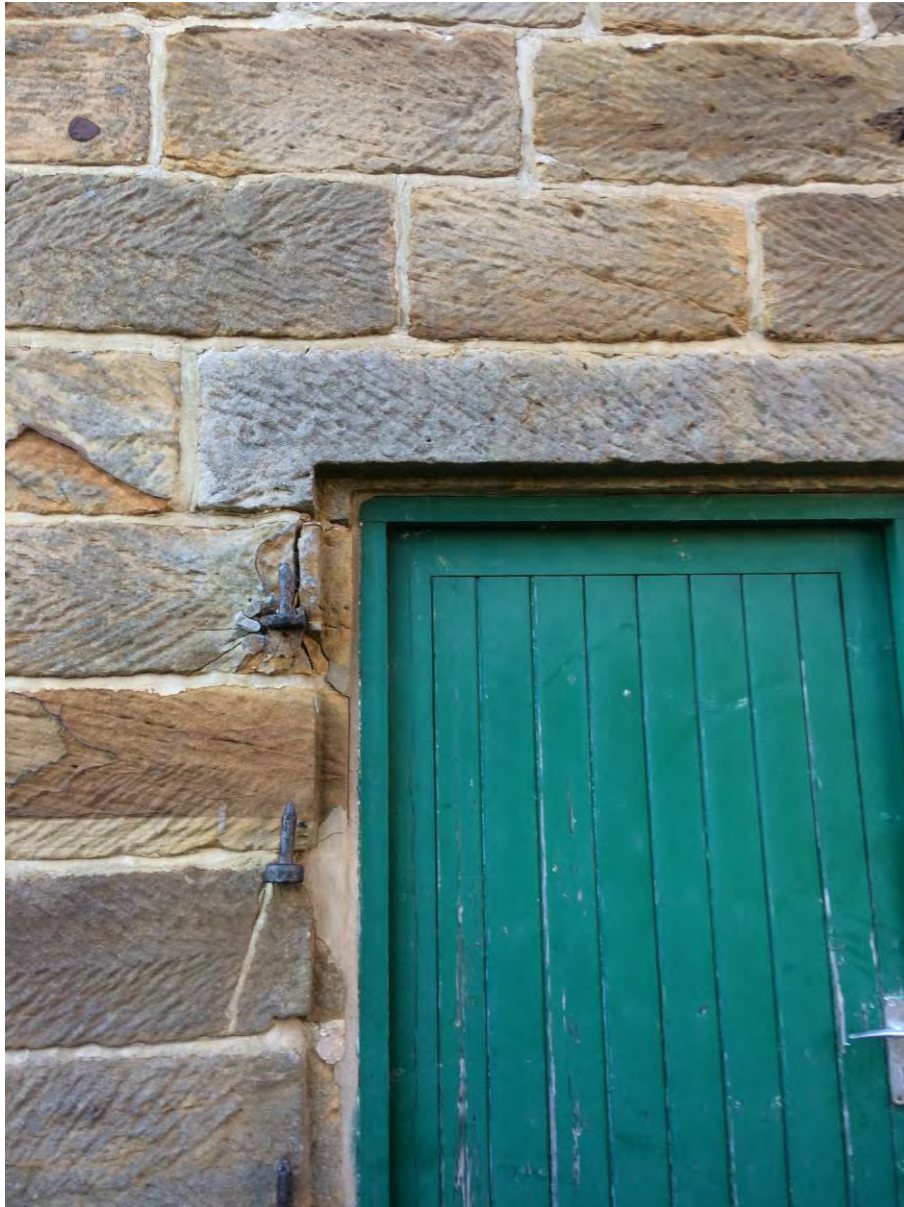
Photograph 3
Sandfield House Farm, Whitby, YO22 4DS



Photograph 4
Sandfield House Farm, Whitby, YO22 4DS



Photograph 5
Sandfield House Farm, Whitby, YO22 4DS



Photograph 6
Sandfield House Farm, Whitby, YO22 4DS



Photograph 7
Sandfield House Farm, Whitby, YO22 4DS



Photograph 8
Sandfield House Farm, Whitby, YO22 4DS



Photograph 9
Sandfield House Farm, Whitby, YO22 4DS



Photograph 10
Sandfield House Farm, Whitby, YO22 4DS



Photograph 11
Sandfield House Farm, Whitby, YO22 4DS



Photograph 12
Sandfield House Farm, Whitby, YO22 4DS



Photograph 13
Sandfield House Farm, Whitby, YO22 4DS



Photograph 14
Sandfield House Farm, Whitby, YO22 4DS



Photograph 15
Sandfield House Farm, Whitby, YO22 4DS



Photograph 16
Sandfield House Farm, Whitby, YO22 4DS



Photograph 17
Sandfield House Farm, Whitby, YO22 4DS



Photograph 18
Sandfield House Farm, Whitby, YO22 4DS



Photograph 19
Sandfield House Farm, Whitby, YO22 4DS



Photograph 20
Sandfield House Farm, Whitby, YO22 4DS



Photograph 21
Sandfield House Farm, Whitby, YO22 4DS



Photograph 22
Sandfield House Farm, Whitby, YO22 4DS



Photograph 23
Sandfield House Farm, Whitby, YO22 4DS



Photograph 24
Sandfield House Farm, Whitby, YO22 4DS



Photograph 25
Sandfield House Farm, Whitby, YO22 4DS



Photograph 26
Sandfield House Farm, Whitby, YO22 4DS



Photograph 27
Sandfield House Farm, Whitby, YO22 4DS



Photograph 28
Sandfield House Farm, Whitby, YO22 4DS