

DESIGN AND ACCESS STATEMENT

PROJECT: PROPOSED BARN CONVERSION
CATWICK FARM
SNEATONTORPE
WHITBY
YO22 5JG

NYMNP A

25/01/2021

APPLICANTS: MR & MRS HOGARTH

DATE: 20th JANUARY 2020

OUR REF: 8988



1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr & Mrs Hogarth of Catwick Farm, Sneatonthorpe, Whitby.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 This application falls within the North York Moors National Park for planning jurisdiction. The barn is not a listed buildings nor within a designated Conservation Area. As such planning permission is sought under the Town & Country Planning Act 1990.
- 1.4 The proposal is the conversion of a traditional barn for dual use purpose of holiday letting and occupation through local occupancy restricted persons.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposed development consists of the following:-
- Conversion of existing traditional small barn with a dual use of both holiday letting and occupation by qualifying persons under local occupancy restrictions.
 - The drawings prepared by Studio Stead (project reference: 109) clearly set out the existing and proposed plans.
 - No extensions or significant changes to the scale/mass of the barn are required to facilitate the conversion.
 - Structural appraisal letter report included with the application demonstrates that the barn can be converted without substantial rebuilding. There are various repairs, strengthening and improvements needed which are very common during such a conversion.
 - Fence off a small section of the farm house garden for use by occupants of the barn conversion.

3.0 PURPOSE OF STATEMENT

- 3.1 This statement has been prepared to assist the North York Moors National Park in understanding the proposals put forward. The statement clearly sets out each element of the proposal in a constructive manner enabling those assessing the application to understand the reasons behind design decisions and how the proposals are supported by planning policy.

4.0 PLANNING HISTORY

- 4.1 A check with the North York Moors National Park online planning explorer has revealed the following applications in relation to Catwick Farm:

| Planning Application Search Results | | | | |
|-------------------------------------|-------------------------------------|---|----------------|--------------------------|
| Records 1 to 8 of 8 | | | | |
| Site Address contains CATWICK | | | | |
| Application Number | Site Address | Development Description | Status | Decision |
| 40310022 | CATWICK FARM, SNEATONTHORPE | ERECTION OF AGRICULTURAL BUILDING AND HOPPER | FINAL DECISION | Approved with Conditions |
| 40310022A | CATWICK FARM, SNEATONTHORPE, WHITBY | EXTENSION TO COWHOUSE | FINAL DECISION | Approved with Conditions |
| 40310022B | CATWICK FARM, SNEATONTHORPE, WHITBY | EXTENSION TO DAIRY | FINAL DECISION | Approved with Conditions |
| 40310022C | CATWICK FARM, SNEATONTHORPE, WHITBY | CHANGE OF USE AND ALTERATION OF EXISTING COW BYRE TO FORM A DWELLING | FINAL DECISION | Approved with Conditions |
| 40310022D | CATWICK FARM, SNEATON, WHITBY | PROPOSED SCHOOLS ACTIVITY CENTRE (INVALID) | FINAL DECISION | No Decision (conv data) |
| 40310022E | CATWICK FARM, SNEATONTHORPE, WHITBY | FIELD CENTRE, DORMITORY AND BATHROOM ACCOMMODATION FOR MAXIMUM OF 50 | FINAL DECISION | Refused |
| 40310022F | Catwick Farm, Sneatonthorpe, Whitby | conversion of farm buildings to 4 no. holiday cottages with septic tank and improved entrance | FINAL DECISION | Approved with Conditions |
| NYM/2011/0354/FL | Catwick Farm Sneaton Thorpe | construction of replacement conservatory and porch to front elevation | FINAL DECISION | Approved with Conditions |

- 4.2 A number of the past applications are for change of use and conversion of various farm buildings, most of which were approved with conditions. The refusal was for a field centre and dormitory for 50 people. Unfortunately full details of these applications are not available to download online given that they date from the late 1980's.
- 4.3 The most recent consent from 2011 relates to the farm house and is not relevant to this application.

5.0 RELEVANT CASES WITHIN THE NORTH YORK MOORS NATIONAL PARK

- (i) NYM/2020/0116/FL
High Farm, Scar lane, West Barnby. Conversion of redundant agricultural buildings to form 3No. holiday letting cottages and 6No. en-suite units of ramblers accommodation with communal facilities together with associated parking. Approved with conditions on 19/06/2020.

- (ii) NYM/2020/0024/FL
Westbanks Farm, Bank Lane, Glaisdale. Conversion of outbuildings to form 2No. holiday letting cottages and change of use of agricultural shed to amenity/games room area. Approved with conditions on 25/03/2020.
- (iii) NYM/2019/0846/FL
Lease Rigg Farm, Lease Rigg, Grosmont. Conversion of adjoining buildings to form 2No. holiday cottages. This was approved with conditions on 01/05/2020.
- (iv) NYM/2019/0713/FL
Lane Farm, The Lane, Glaisdale. Conversion of and extension to a barn to form 1No. local occupancy dwelling tied to the business. This was approved with conditions on 26/02/2020. This included a rear extension to the barn.
- (v) NYM/2020/0443/FL
Conversion of existing redundant agricultural buildings to 2No. cottages (dual use (holiday letting/local occupancy letting) with associated access, parking and landscaping works. Approved at planning committee on 15.10.2020.

The above examples demonstrate the breadth of different types of conversions and the approved uses.

6.0 SITE CONSTRAINTS

- 6.1 As this proposal does not involve any re-modelling or changes to the fabric of the landscape, there is no necessity to include any design proposals or appraisal of impact in this respect. The conversion of the barn will involve no landscape changes, simply a fence in the curtilage of the existing farm house garden to give the conversion its own garden space.
- 6.2 There are no onsite constraints of any concern that impact the potential for conversion.

7.0 FLOOD AND RADON RISK

- 7.1 According to the Environment Agency Flood Risk map, the barn not in an area that is at risk of flooding.
- 7.2 In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. The barn is not in an area affected by radon.

8.0 THE SITE

- 8.1 The application site is within the North York Moors National Park. The barn is in a farm yard setting. The building is therefore located within an existing group of buildings that have a close physical and visual relationship to each other.
- 8.2 Sneatonthorpe lies around 3.5 miles inland from the town of Whitby and comprises a small hamlet then a number of outlying farmsteads accessed from Sneatonthorpe Lane. Catwick Farm is set on higher ground to the south east of the hamlet. The farm house fronts onto the highway with the subject barn to the rear yard (north). Immediately adjacent the traditional barn are more modern agricultural sheds to the north east.
- 8.3 The surrounding topography is gently sloping ground made up of agricultural fields mainly laid to grass. These fields extend toward the wooded valleys (north, east and west). Fields are generally delineated by native species hedges.

9.0 THE PROPOSAL

- 9.1 Conversion of a single barn with a dual use. These are: -
- Holiday letting
 - Local occupancy restricted residential use
- 9.2 The conversion design is very much based on the North York Moors National Park Design Guide Part 4 – The Reuse of Traditional Rural Buildings.
- 9.3 The general design principles from Design Guide Part 4 have been adopted to ensure sensitive schemes of conversion. These are set out below: -
- The basic shape and traditional design of the original building has been respected.
 - Minimal alterations to external walls. The building is appropriately sized for its proposed use without the need for significant alterations, extensions or other new buildings. Although a few alterations to the walls are proposed these are far from significant. The proposed new door opening to the south elevation will not detract from the character of the structure and is not visible apart from in the farm yard. The increased size opening to the north sits in very close proximity to the modern farm sheds that are finished in concrete blocks. The position of this opening is such that it is discrete and will not stand out in any way.
 - The character of the roof has been maintained in terms of scale with use of traditional coverings in clay pantiles to replace the modern steel sheets. No changes in the roof line and inclusion of appropriate size conservation grade roof lights to the side facing the farm, not the surrounding area.
 - High quality purpose made timber joinery incorporated into openings.
 - Internal layout simple and respects existing features.

10.0 ACCESS

10.1 Access to the barn is through the farm yard as shown on the site plan. No work or changes proposed in this respect. The yard and road entrance are all paved and in good order.

11.0 LANDSCAPING

11.1 The landscape around the barn is made up of agricultural grass fields laid to grass with native species hedges. The barn is set within the farm yard and part surrounded by the farm house garden.

11.2 No landscaping works proposed. There is little to no impact on the wider landscape from the proposals.

12.0 FOUL AND SURFACE WATER DRAINAGE

12.1 Surface water generated from the roofs of the conversions will be channelled to soakaways that are suitably distanced away from the footprint of the barn. Foul water is to be connected to the existing septic tank that has sufficient capacity.

13.0 PLANNING POLICY

13.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. This document is a continuation of the provisions of the Town & Country Planning Act 1990. This therefore gives statutory force to a plan led system of development control.

13.2 Planning applications must therefore be determined in accordance with the approved Development Plan unless there are clear and demonstrable material considerations that indicate otherwise.

NORTH YORK MOORS NATIONAL PARK LOCAL PLAN

13.3 The main Policy is as follows:-

Policy CO12 - Conversion of Existing Buildings in Open Countryside

Conversion of existing buildings in Open Countryside will only be permitted where:

- 1. The building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park;*
- 2. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report;*

3. *The building is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings;*
4. *The building has reasonable access to necessary infrastructure, services and facilities;*
5. *The proposal is of a high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials;*
6. *The proposed use does not lead to changes, for example, in the building's curtilage or in relation to any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape;*
7. *The building is located within an existing group of buildings that have a close physical and visual relationship to each other; and*
8. *The proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.*

The proposed use should be the optimum viable use consistent with the building's conservation and the requirements of Policy ENV11 Historic Settlements and Built Heritage must also be met.

New uses for rural buildings that may be permitted under this policy are:

- a. Employment, education or training; or*
- b. Holiday accommodation or permanent residential use, where there is an existing residential unit within the group of buildings. In the case of permanent residential accommodation a local connection condition will be applied; or*
- c. Tourism facilities; or*
- d. Community facilities, in exceptional circumstances and where the proposal meets the requirements of Strategic Policy L; or*
- e. Purposes incidental to the residential use of the dwelling, including residential annexes, where the building is located within the immediate curtilage of an existing dwelling. The requirements of Policy CO18 should also be met.*

13.4 The proposals satisfy this policy both in terms of the design and the use.

14.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF-2019)

14.1 Over the past 10 years there has been a key change in terms of planning legislation and policies. The NPPF was originally published by the UK's department of Communities and Local Government in March 2012 consolidating over two dozen previously issued documents called Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) for use in England.

- 14.2 The NPPF has been revised with the latest revision published in January 2019. The aim of this document is to provide a framework to which policy is set.
- 14.3 Paragraph 7 of the NPPF states that 'At a very high level, the objective of a sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'
- 14.4 Under paragraph 8 it is highlighted that the planning system has three overarching objectives, which are inter dependant and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- A) an Economic objective
 - B) a Social objective
 - C) an Environmental objective
- 14.5 The application in question satisfies these objectives in many different ways. From an economic perspective the application supports the local economy as the applicants use local builders for most works thus securing employment for a number of builders. One of the dual uses, as holiday letting supports tourism and leisure in the area and provides local jobs in terms of cleaning and maintenance.
- 14.6 In respect of a social objective, the dual use including local occupancy restricted letting has the potential to help the local community bringing social and cultural wellbeing.
- 14.7 From an environmental perspective there is no adverse impact from the conversion and the works actually safeguard a currently unprotected traditional farm building.
- 14.8 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up to date development plan without delay or where there are no development plan policies or the policies which are most important to determine applications are out of date, granting permission unless-
- Item 1. The application or policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Item 2. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.
- 14.9 Paragraph 38 advises that 'Local Planning Authorities should approach decisions on proposed development in a positive and creative way... to secure developments that will improve the economic, social and environmental conditions of the area'.

14.10 Paragraph 83 highlights that planning policies and decisions should enable-

- Item A- The sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well designed new buildings.
- Item B- The development and diversification of agricultural and other land based rural businesses.
- Item C- Sustainable rural tourism and leisure development which respect the character of the countryside- and
- Item D- The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

15.0 Conclusion

- 16.1 The proposals put forward satisfy the North York Moors National Park planning policies and are supported in principle by the NPPF. The building is capable of conversion without substantial reconstruction as demonstrated by the structural survey report.
- 16.2 The proposals are of an appropriate scale, including the use of good quality materials and of a high quality of design. The proposals are compatible with and can be accommodated on the farm without harm to the character of the locality and without detracting from the landscape.
- 16.3 Taking account of the above, the development is considered to accord with the policies of the development plan due to be adopted in July and it is requested that planning permission should be granted.

Louis Stainthorpe

BSc (Hons), MRICS, RICS Registered Valuer, MCABE

Bell-Snoxell Building Consultants Ltd

Appendix 1: - Photographs



Photo 1 General view of the barn from the farm house garden to the north west.



Photo 2 Rear (north) elevation. Section needs reconstructing.



Photo 3 View of the west side with existing outbuilding in the foreground where no works are proposed.



Photo 4 East elevation.



Photo 5 Inside face of the rear wall and underside of the roof covering.



Photo 6 General view internally.

NYMNPA

25/01/2021



Bat, Breeding Bird and Barn Owl Scoping Survey
Catwick Farm, Sneatonthorpe

December 2020

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| | | |
|---------------|--------------------------|--------------------|
| Author | Emily Ramsden BSc (Hons) | |
| Status | Date | Checked by: |
| Final | 10-12-2020 | Ione Bateau MCIEEM |

Site:

Catwick Farm
Sneatonthorpe
Whitby
North Yorkshire
YO22 5JG

Dates:

Scoping survey: 30th November 2020

Client:

Mr. Mike Hogarth
Catwick Farm
Sneatonthorpe
Whitby
YO22 5JG

Planning Authority:

Scarborough Borough Council

Our ref:

2020-1050

1 Summary

A bat, breeding bird and barn owl scoping survey on a stone barn at Catwick Farm, Sneatonthorpe, has found no evidence of bats roosting in the building.

A detailed building inspection found no evidence of bats, such as droppings or feeding remains, within the building, in undisturbed conditions. The building is suboptimal for bats, as it is a single-storey structure with an unlined, corrugated metal roof. The building is well-sealed externally. Internal masonry crevices were inspected where possible and no evidence of bats found. Higher up internal crevices were unable to be inspected but there would have been bat droppings inside the building if these were being used by bats. Records from the North Yorkshire Bat Group show no recorded bat roosts in the surrounding area.

Works should proceed according to Good Working Practice Guidelines (see Appendix 2). Should any evidence of bats be uncovered during works, all work will cease, and advice will be sought from a suitably qualified ecologist. If building works have not begun by May 2022, a repeat scoping survey will be required. The site will be enhanced by the installation of two bat boxes on site, post-development.

Two barn swallow nests were identified within the building. If work is carried out during the bird breeding season, we recommend that a check is made immediately prior to work for the presence of any nesting birds. If any active nests are found, then work to those areas should be delayed until after the bird breeding season, or once any chicks have fledged. Lost bird nesting habitat will be mitigated by the installation of two long-lasting nest boxes on site.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mr. Mike Hogarth to undertake a bat, breeding bird and barn owl scoping survey on a traditional stone barn at Catwick Farm to accompany a planning application for the conversion of the building into a holiday cottage.

The site is located 0.2km west of the village of Sneatonthorpe (Central grid reference: NZ90860599). The location of the site is shown in Figure 1 and the site boundary is shown in Figure 2.

The report was written by Emily Ramsden BSc (Hons) of MAB Environment and Ecology Ltd.

The report's primary objective is to provide an impact assessment for the development on bats, define any necessary mitigation proposals, and to assess the requirement for a Protected Species Licence. A secondary objective is to assess potential impact on breeding birds.



Figure 1. Site location.



Figure 2. Site boundary.

3 Methodology

3.1 Desktop Study

3.1.1 Bat roost records for a 2km radius around the site were commissioned from the North Yorkshire Bat Group (NYBG).

3.1.2 Aerial imagery from Google Earth and 'MAGIC' government website were used to assess the location of the site and the surrounding habitat for value to bats. This includes proximity of the site to good bat foraging habitat such as woodland and water bodies and if the site is linked to such habitats by linear features like hedgerows, woodland edges or rivers which bats use to commute around the environment.

3.2 Field Survey

3.2.1 The site was surveyed by Emily Ramsden, who is a Graduate Ecologist and has worked for MAB since 2018. She holds a Class Survey Licence WML-CL17 (Bat Survey Level 1) registration number: 2019-43961-CLS-CLS. She is a Qualifying member of CIEEM and has a BSc (Hons) in Biology from the University of Sheffield. The surveys were carried out in accordance with the Bat Conservation Trust, Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn).

3.2.2 The interior and exterior of the buildings were inspected during the day using halogen torches (500,000 candle power), binoculars, ladders, and a flexible endoscope (a Sea Snake LCD inspection scope). All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, grease marks, dead bats, and the sounds / smells of bat roosts.

3.2.3 All signs of breeding bird activity and barn owl (*Tyto alba*) activity were looked for. Signs looked for included white droppings, often vertical down walls or beams; active nests and nesting materials; (birds flying into and out of barns: generally, summer only); bird feathers, particularly swift (*Apus apus*), swallow (*Hirundo rustica*) and house martin (*Delichon urbica*), bird corpses, feeding waste (including pellets), and the sound/smell of birds.

3.2.4 Trees within the site and areas of vegetation were also assessed for value to bats and their importance as foraging and commuting habitat.

3.2.5 The buildings were assessed for their degree of potential to support roosting bats. This includes assessing the building design, materials and condition. See Table 1 for more information.

Table 1. Guidelines for assessing the suitability of proposed development sites for bats. Adapted from BCT Bat surveys for Professional Ecologists, Good Practice Guidelines 2016.

| Colour code | Suitability. | Roosting habitats | Commuting and foraging habitats |
|-------------|-----------------|--|--|
| Grey | Negligible risk | Negligible habitat features on site likely to be used by roosting bats. | Negligible habitat features on site likely to be used by commuting or foraging bats. |
| Yellow | Low risk | A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. Unlikely to be suitable for maternity or hibernation). | Habitat that could be used by small numbers of commuting bats such as gappy hedgerow or unvegetated stream, but isolated, i.e. Not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could only be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub. |
| Amber | Moderate risk | A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only-the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed). | Continuous habitat connected to the wider landscape that could be used by bats for commuting such as a line of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water. |
| Red | High risk | A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. | Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts. |

4 Constraints

The surveys were constrained by season: bats were not active at the time of the survey, therefore, external evidence of bats is likely to have been removed by weather, and bat activity survey methodology is not available.

5 Site Description

Traditional stone barn with corrugated metal roof at Catwick Farm, Sneatonthorpe. The barn is currently used for storage. There is a solar panel array on the south-facing roof.



Photo 1. The surveyed building.

6 Results

6.1 Desktop Study

The site is located in an area of moderate-to-high quality bat foraging habitat. The surrounding landscape is primarily comprised of agricultural fields and pasture, which are suboptimal for bat foraging. Sneatonthorpe Beck runs within 200m of the site, to the north and west. Other streams and tributaries wind through the area, creating a network of possible commuting pathways for bats. Swathes of deciduous riparian woodland along these watercourses provide good quality foraging habitat for bats. There is ancient and semi-natural woodland within Rigg Mill Wood, to the north, and Sneatonthorpe Wood, to the southwest. Ancient woods are of unique value to bats as they support higher numbers of insects, and large mature trees have more cracks and crevices suitable for roosting. An aerial view of the landscape is shown in Figure 3.

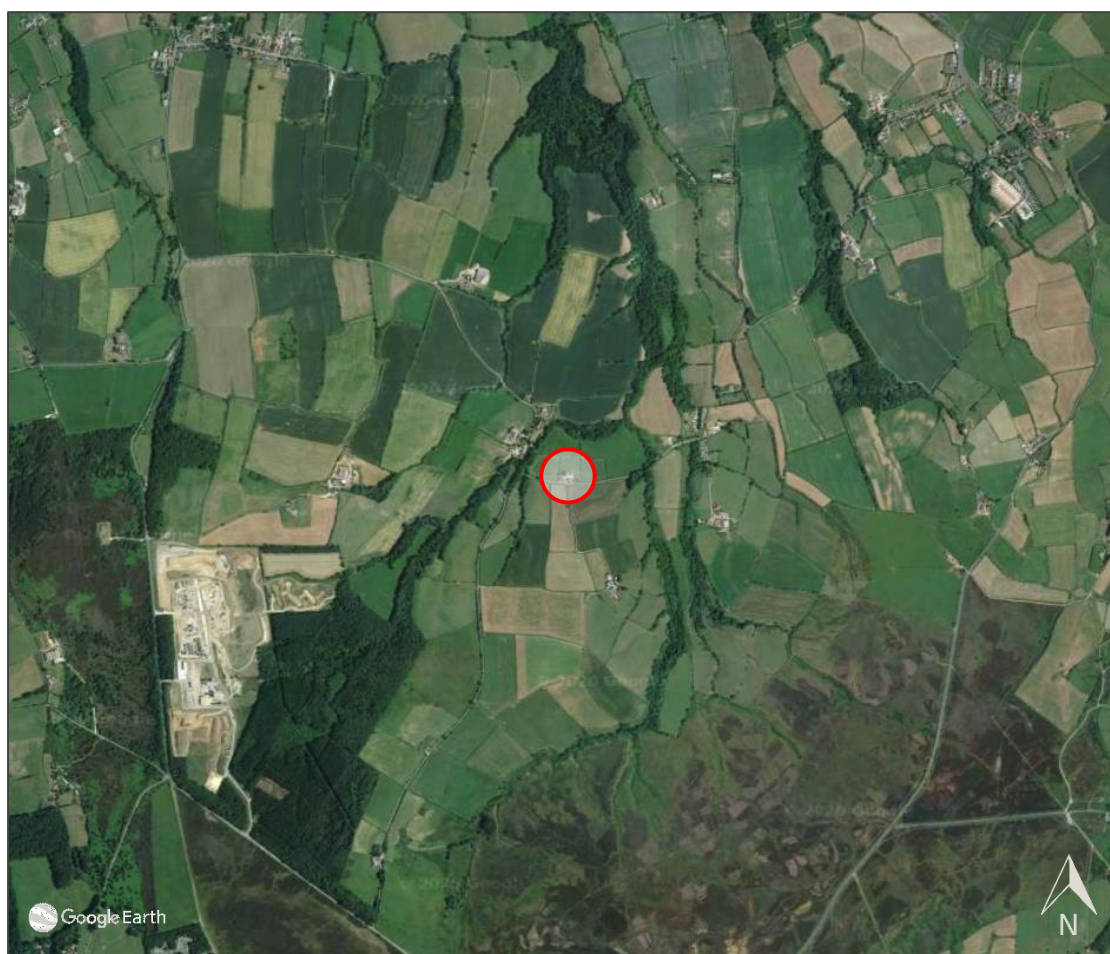


Figure 3. Aerial view of the surrounding landscape.

6.1.2 Bat Group Records

The results of the record search by the North Yorkshire Bat Group show no records that relate to the site. Bats are reported at two locations; common pipistrelles were observed foraging at Knaggy House Farm, 1km to the west, in 2011 and a Myotis bat and common pipistrelle were recorded flying near Hall Farm, 2km to the northeast, in 2006. The records do not indicate a high species diversity in the area.

Table 2. North Yorkshire Bat Group record search results for 2km around Catwick farm.

| Grid ref. | Site | Species | Count | Date | Comment |
|-----------|----------------------------|--------------------|-------|-----------|-----------|
| NZ898059 | Knaggy House Farm, Sneaton | Common Pipistrelle | 2 | 15-Jun-11 | Foraging |
| NZ921075 | Hall Farm, Low Hawsker | Common Pipistrelle | | 15-Sep-06 | In flight |
| | | Myotis bat sp. | 1 | 15-Sep-06 | In flight |

6.2 Visual Inspection

The building (1) contains low potential bat roosting habitat (PBRH). It is a traditional, single-storey stone barn with a corrugated metal roof. The trusses are timber, and the roof is unlined. The south-facing side of the roof is largely covered by a solar panel array. There is no PBRH in the roof or under the solar panels. Externally the building is largely well-sealed. Internal crevices in masonry and where lintel timbers meet the walls, were fully inspected and no evidence of bats found. Two barn swallow nests were identified within the building. See site plan in Figure 4 and images in Photos 2-9.



Figure 4. Visual inspection results. See Table 1 for colour coding.

Site Photographs



Photo 2. East and south aspects.



Photo 3. West and south aspects.



Photo 4. North and west aspects.



Photo 5. Large gap between solar panels and roof.



Photo 6. Crevices around lintel.



Photo 7. Masonry crevices.



Photo 8. Internal structure.



Photo 9. Masonry/lintel crevices.

7 Discussion and Analysis

The visual inspection revealed that the building has low potential bat roosting habitat within masonry crevices, and behind beams and lintels. These were checked to head height and were clear of bat roosts. No evidence of bats, such as scattered droppings or feeding remains, were found on stored items within, or on the walls or floor. This infers that the few higher crevices and wall tops are unlikely to be used by bats. There is no evidence to suggest that bats are presently using the building.

The surrounding landscape provides moderate-to high quality bat foraging habitat, with good connectivity to the site provided by the watercourses and woodland in the area. For this reason, there is a very low chance that transient bats may roost in masonry and lintel crevices.

Two barn swallow nests were identified within the barn. The building adjoined to the west end of the surveyed barn will provide alternative nesting provision for swallows when the barn is converted. There were no signs of use of the buildings by barn owls.

8 Impact Assessment

No evidence has been found that proposed works will impact bats. There is a very low residual chance that transient bats will roost in masonry crevices in the future. Standard Good Working Practices should negate any impacts on bats.

There is a risk of disturbance to barn swallows, if work is carried out during the breeding season, and if active nests are present. There will be no loss of barn owl roosting or nesting habitat.

9 Mitigation & Compensation

9.1 Mitigation Summary

Building works will be undertaken according to Standard Good Working Practice guidelines (See Appendix 2). The value of the site for bats will be enhanced by the installation of two bat boxes.

Works should ideally take place outside the bird breeding season. If this is not possible, then the barn will be checked for active bird nests immediately prior to works, work to areas with active nests delayed until chicks have fledged. Lost bird nesting habitat will be mitigated by the installation of two long-lasting nest boxes on site.

9.2 Method Statement

Bats

9.2.1 Works to the surveyed building will proceed according to Standard Good Working Practice guidelines (See Appendix 2).

9.2.2 If any roosting bats or evidence of roosting is found to be present, further advice will be sought regarding the need to apply for a European Protected Species Licence (EPSL). If an EPSL is needed, no work shall take place until this has been obtained.

9.2.3 Replacement crevice roosting habitat will be provided through the installation of two professional and long-lasting crevice bat boxes on site, in a suitable location agreed by the ecologist. External bat boxes should be Schwegler Type 1FF wall bat roosts, which can be affixed to external walls.

9.2.4 If the building has not been converted by 2022, the visual inspection should be repeated or an emergence survey carried out.

Breeding birds

9.2.5 Works should take place outside the bird breeding season. If this is not possible, then a pre-works check of the site should be undertaken before work commences to check for the presence of nesting birds. If any active nests are found, then work to those areas should be delayed until after any chicks have fledged.

9.2.6 Two bird nest boxes should be installed on site. These must be long-lasting bird boxes, affixed to existing buildings or trees at Catwick Farm.

10 Information concerning bat protection and the planning system

10.1 Relevant Legislation

All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 ('Habitat Regulations 2017').

Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

Under the Habitat Regulations 2017, it is an offence to (a) deliberately capture, injure or kills any wild animal of a European protected species (EPS), (b) deliberately disturb wild animals of any such species, (c) deliberately take or destroy the eggs of such an animal, or (d) damages or destroys a breeding site or resting place of such an animal. Deliberate disturbance of animals of a European protected species (EPS) includes in particular any disturbance which is likely to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

10.2 Licences

Where it is proposed to carry out works which will damage / destroy a bat roost or disturb bats to a significant degree, an EPS licence must first be obtained from the Natural England (even if no bats are expected to be present when the work is carried out). The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

Licences can only be issued if Natural England are satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

10.3 Planning and Wildlife

National planning guidance for ecological issues is set out in the updated February 2019 National Planning Policy Framework (NPPF). The requirements are consistent with those specified in the July 2018 NPPF; which advocate biodiversity net gain and improvement where possible, as evidenced below.

Paragraph 174 refers to the requirement of plans to “protect and enhance biodiversity and geodiversity” In order to do this, “plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

In paragraph 175 the NPPF indicates that “when determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

The accompanying ODPM / Defra Circular 06/2005 remains pertinent; circular 06/2005 is prescriptive in how planning officers should deal with protected species, see paragraphs 98 and 99:

The presence of a protected species is a material consideration when considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat (see ODPM/Defra Circular, para 98)

LPAs should consider attaching planning conditions/entering into planning obligations to enable protection of species. They should also advise developers that

they must comply with any statutory species protection issues affecting the site (ODPM/Defra Circular, para 98)

The presence and extent to which protected species will be affected must be established before planning permission is granted. If not, a decision will have been made without all the facts (ODPM/Defra Circular, para 99)

Any measures necessary to protect the species should be conditioned/planning obligations used, before the permission is granted. Conditions can also be placed on a permission in order to prevent development proceeding without a Habitats Regulations Licence (ODPM/Defra Circular, para 99).

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances.

Further to NPPF and OPDM Circular 06/2005, Section 40 of the Natural Environment and Rural Communities Act (2006) states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

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Appendix 1: Glossary of bat roost terms

Bat Roost Definitions:

Day roost: a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost: a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.

Feeding roost: a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.

Transitional / occasional roost: used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site: where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.

Mating sites: where mating takes place from later summer and can continue through winter.

Maternity roost: where female bats give birth and raise their young to independence.

Hibernation roost: where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.

Satellite roost: an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Appendix 2: Standard good working practices in relation to bats

Bats are small, mobile animals. Individual bats can fit into gaps 14-20mm wide. They can roost in a number of places including crevices between stonework, under roof and ridge tiles, in cavity walls, behind barge boards, in soffits and fascias and around window frames. Builders should always be aware of the potential for bats to be present in almost any small gap accessible from the outside in a building. The following guidelines are provided in order to reduce the risk of harm to individual bats.

- Roofs to be replaced, or which are parts of a building to be demolished, should be dismantled carefully by hand. Ridge tiles, roof tiles and coping stones should always be lifted upwards and not slid off as this may squash/crush bats.
- Re-pointing of crevices should be done between April and October when bats are active. Crevices should be fully inspected for bats using a torch prior to re-pointing.
- Any existing mortar to be raked should be done so by hand (not with a mechanical device).
- Look out for bats during construction works. Bats are opportunistic and may use gaps overnight that have been created during works carried out in the daytime.
- If any bats are found works should stop and the Bat Conservation Trust (0845 1300 228) or a suitably qualified bat ecologist should be contacted.

If it is necessary to pick a bat up always use gloves. It should be carefully caught in a cardboard box and kept in a quiet, dark place. The Bat Conservation Trust or a suitably qualified bat ecologist should be contacted.

Mr & Mrs Hogarth
Catwick Farm
Sneatonthorpe
Whitby
North Yorkshire
YO22 5JG

NYMNP

02/02/2021

Dear Mr & Mrs Hogarth,

RE: Barn Conversion, Catwick Farm Sneatonthorpe Whitby YO22 5JG

Further to your recent instructions in respect of the above we have now visited the barn and can respond as follows.

Description:

The property comprises a traditionally constructed agricultural building that sits on the opposite side of the farm yard to the farm house.

The inspection limited to the east section of this building that currently has a dual pitched roof as the section to the west that has a shallow gradient mono pitch roof is to remain as existing.

Review of old mapping data (Yorkshire 46- Eskdaleside cum Ugglebarnby- Fylingdales Moor-Sneaton). Surveyed 1848-1849 highlights that the building dates back to at least this time. The structure therefore likely dates from 1800-1845.

The barn is currently utilised for storage purposes and has an open internal floor layout with no form of any first floor accommodation/structure.

The construction is described below-

Walls – The barn walls are of a traditional construction in solid stone. Certain parts to the upper sections of the walls have seen re-bedding and partial reconstruction over the years, most likely when the corrugated sheet roof was applied and parts of the roof structure renewed. The stonework is generally coursed with a mixture of different tool patterns to the surface. There is then a rubble fill and a more randomly laid inner leaf of stonework. One of the truss ends is supported off an inner brick column to the north wall given deflection to the principle outer wall at this position. Masonry above openings is supported off both timber and stone lintels.

Roof – The roof is a dual pitched arrangement covered in plastisol coated corrugated steel sheets. To the south there is a solar panel array (16 individual solar panels fixed to aluminium rails directly to the timber roof structure.) The roof has no form of any rainwater goods to the perimeter such as guttering or fall pipes. Water simply discharges onto the ground adjacent. The roof structure comprises 2 traditional timber trusses with multiple horizontal lateral cross braces. These trusses

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together with the gable solid stone walls support relatively slender modern softwood purlins directly beneath the steel sheets.

Floor- The floor is made up of solid concrete with no form of any membrane or insulation beneath. This is likely over compacted stone or rammed earth.

Location and Position:

Catwick Farm sits in an open countryside position surrounded by grass fields to the North, West and East. To the South is Sneatonthorpe roadway with then opposite various grass fields. Boundary treatments are generally in native species hedges with some Rylock fencing.

The barn sits parallel to the farm house but on the opposite side of the cobbled yard. Over the years as the farm has developed more modern agricultural sheds have been erected with one of these being in very close proximity (1-1.2m to the north). To the North/North East steel framed buildings with concrete and clad walls then corrugated cement sheet roof coverings. To the east is the agricultural farm yard laid in bays of concrete with a tamped finish.

The farmhouse garden extends to a section at the rear of the barn including a number of medium sized trees. The farm is not within a Conservation Area nor is it Listed.

Condition Assessment:

The scope of this report is a limited review of the principle roof, walls and floor of the buildings that are proposed for conversion. This is in terms of their suitability for conversion without the necessity for substantial reconstruction to meet the criteria of the North York Moors National Park Authority. This is not a full and detailed structural appraisal nor a specification. The restricted scope of the report is to satisfy the Policy set out in the next few paragraphs.

Policy CO12 of the North York Moors National Park Authority Local Plan July 2020 relates to the conversion of existing buildings. Section 3 of this policy stipulates the following-

'The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by qualified structural engineers report.'

As part of this assessment it is also important to consider any local environmental factors or other known land instability issues. Within the immediate area of the barn there are no known issues of land instability. There are however a number of medium sized trees in close proximity that co-existed with the barn likely for a number of decades. With trees there can be a risk of subsidence due to their water demand and the impact this has on the ground where the building sits. Over the past few years given some of the hottest and driest weather periods ever recorded instances of subsidence have increased. As trees grow the risk of this issue becomes more pronounced. To date there is no clear evidence of any substantial subsidence however this is something that needs to be monitored for going forward.

The principle walls have been subject to areas of reconstruction, particularly with the upper courses of stone partly rebuilt and made good as and when the roof structure has been changed. The rear wall to the north has a distinct visible bulge which relates to roof spread. Weakness with the roof structure has caused a lack of lateral restraint resulting in the back wall to being pushed outwards

hence why a brick column has been added internally to try and strengthen the end bearing point of the truss. This has only been partially effective and the outer wall has never been fully remedied or repointed. Although some sections of the stonework are slightly untidy for a barn of this age the condition is as expected.

Internally to the base of the gable that faces west there are cracks through the old lime mortar joints. These are darkly stained and longstanding. Strengthening measures such as straps or crack stitching will need to be adopted as part of the conversion before inner linings are constructed. The buckled section of the rear wall needs partly taking down and reconstructing. Improving the roof design with a ridge beam and thick rafters will take much of the lateral pressure off the outer walls. The addition of the first floor accommodation with joists tying the north and south walls together will provide strength and tie the structure together.

Many sections of the stone walling require raking out and repointing in a suitable traditional lime mortar.

Over the large cart shed opening to the East the outer timber lintel is subject to decay and requires replacement. The use of a modern steel lintel over and above the timber is recommended. This is to prevent timber simply being added and then been subject to shrinkage that could crack the gable. Often as part of these conversions inner timber lintels were suffering from wood worm or decay are replaced with either steel or pre-cast concrete reinforced lintels.

The ground floor internally is in concrete with no membranes or insulation. This arrangement will not comply with Building Regulations for such a conversion. This will need to be removed and the ground excavated. It is critical that when excavations are carried out that the perimeter walls are not undermined in any way as this could lead to structural instability. The walls will have no real form of foundation, simply slightly wider stones at a shallow depth. If to achieve the required excavation depth of the new floor build up the outer walls are undermined, then underpinning and foundation strengthening will need consideration.

Where openings in the walls are to be modified and one opening created the provision of traditional stone or timber lintels externally will be needed with then precast concrete or steel lintels to the centre and inner sections of the walling over.

The proposed plans prepared by Studio Stead clearly demonstrate an off-set inner lining in blockwork incorporating insulation. Such walls will need to be tied in regularly, generally every 900x600mm, back to the existing stone walls which in itself adds a degree of strength. It is essential these walls include suitable damp-proof trays and membranes to resist moisture/dampness.

Conclusion:

This inspection is concerned with the structural aspects of the building, such as walls, floors and the roof. We have not concerned ourselves with details of other elements such as the solar panels or any non-structural joinery. The applicant intends to simply relocate the solar panels onto another nearby building.

We have not inspected parts of the structure that are covered, unexposed or inaccessible.

The overall conclusion is that the barn can be converted without the need for substantial reconstruction and much of the work highlighted is part and parcel of converting a structure of this type.

We trust that the information contained in this letter is sufficient for your requirements but if you have any queries or require further advice please do not hesitate to get in touch.

Yours Sincerely



Louis Stainthorpe
BSc (Hons), MRICS, RICS Registered Valuer, MCABE
Bell Snoxell Building Consultants Ltd

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 Catwick Farm, Sneatonthorpe, YO22 5JG

1. Please indicate distance to nearest mains drainage No mains drainage in the area

2. Number of Occupiers of proposed development:

Full Time 2

Part Time 0

3. Number of previous occupiers (if applicable) N/A

Connection to existing Septic Tank that was a replacement in 2011 for the farm house. New tank added with capacity for the house and the proposed cottage.

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

Septic Tank Package Treatment Plant Cess Pool

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.

NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank _____

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

NYMNP

02/02/2021