

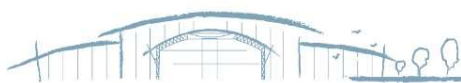
Heritage Statement



Conversion of redundant former Farm Building to create Home Office

to

Ivy Cottage, Egton, YO21 1TX



imaginative architecture + engineering design

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Contents

1.0 General Introduction

2.0 History and Asset description

3.0 Policies and Influence

4.0 Proposals, Impact and Mitigation

1.0 General Introduction

This document has been drafted to assist with the consideration of a Planning Application to the North York Moors National Park, for the use of the existing stone and pantile former farm building to a Home Office for the client's use.

The requirement for a Heritage Statement is created by the property being within the Egton Conservation Area.

Details are illustrated on drawings:

- D12063-01B Location and Block Plan
- D12063-04A Existing Plans and Elevations
- D12063-05B Proposed Plans and Elevations

2.0 History and Asset description

The property is situated within the centre of Egton Village, on the western side of the main through road which links Egton to Egton Bridge.

The outbuilding to be converted is a traditional stone and pantile construction with steeply sloping roof.

To the rear or west end of the building there are 2No. stone lean to structures with mono-pitched roofs. Both roofs have profiled steel sheet finish.

There is also a concrete block and steel sheet lean-to on the same (west) elevation.

The front elevation of the building faces east and has 2 existing openings. A single door with window immediately above, set off centre from the ridge.

The pantiles on the roof are a traditional 'non-interlocking' version.

The building sits within the domestic curtilage of Ivy Cottage and has been used by the property for general storage.

Historically we believe it was a base for a local printing company.

Alterations to the main dwelling have been recently approved, application NYM/2021/0508/FL.

The application is also accompanied by both a Bat Survey and a Structural Survey.



Photograph 1
Front/East Elevation



Photograph 2
Side/North Elevation



Photograph 3
Rear/West Elevation showing stone and clock lean to buildings



Photograph 4
Side/south of stone lean-to buildings

3.0 Policies and Influence

This application is likely to be considered under the following Local Plan Policies: -

Strategic Policy C	Quality of Design of Development
CO17	Householder Development

These policies seek to ensure that the quality of design respects the existing amenity of both the area and that of the host building.

This is particularly relevant as the property lies within a Conservation Area.

4.0 Proposals, Impact and Mitigation

The application seeks to use the existing space as an office for the adjacent dwelling which lies less than 2m to the east.

The front elevation will have its window and door renewed in timber, otherwise it will remain unaltered.

This can be said for the majority of the building. The rear stores will be re-roofed with new profiled sheeting, oduline dark grey or similar.

The main building will also require re-roofing. This will be finished with non-interlocking natural coloured clay pantiles. Two conservation rooflights are to be incorporated.

To the rear of the building it is intended to remove the concrete block structure and replace it. The replacement will be sized the same as the current building but it will be constructed using a lightweight timber frame and glazing.

In addition to the above it is intended to create one opening in the rear wall between the main structure and the lean-to at the rear.

This will give access to the west of the property, the new Lobby and it will also provide more light.

The effect of the proposed use of the building on levels of activity will be neutral as it is only to be used by the occupants.

It is generally accepted that a home office provides a more flexible work situation that contributes to both work/life balance and general sustainability by reducing reliance upon the need to travel.

The proposed use also encourages investment into the building which over recent years has suffered a general decline in terms of maintenance. This also applies to the 2No. stone rear store buildings.

New openings have been kept to a minimum which retains the overall integrity of the building both visually and constructionally.

NYMNPA

11/11/2021



Bat, Breeding Bird and Barn Owl Survey
Ivy Cottage, Egton

August 2021

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Status	Date	Checked by:
Final	26-08-2021	Giles Manners MCIEEM

Site:

Ivy Cottage,
Egton,
Whitby,
YO21 1TX

Dates:

Scoping survey: Thursday 19th August 2021

Client:

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Lake Farm,
Thornden Road,
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Airy Hill Manor,
Whitby,
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YO21 1QB

Planning Authority:

Scarborough Borough Council

Our ref:

2021 - 1220

Table of Contents

1 Summary	5
2 Introduction	6
3 Methodology.....	8
3.1 Desktop Study	8
3.2 Field Survey	8
4 Constraints	9
5 Site Description	10
6 Results	10
6.1 Desktop Study	10
6.2 Visual Inspection	12
7 Discussion and Analysis.....	14
8 Impact Assessment	14
9 Mitigation & Compensation.....	15
9.1 Mitigation Summary	15
9.2 Method Statement.....	15
10 Information concerning bat protection and the planning system	16
10.1 Relevant Legislation	16
10.2 Licences	17
10.3 Planning and Wildlife	17
10.4 Legislation in relation to barn owls.....	Error! Bookmark not defined.
11 References	20
Appendix 1: Glossary of bat roost terms	21
Appendix 2: Standard good working practices in relation to bats	22
Appendix 3: NYBG bat roost records	23
Appendix 4: Development plans.....	24

1 Summary

A bat, breeding bird and barn owl scoping survey was carried out on outbuildings at Ivy Cottage to assess the building for any evidence of bats and areas of potential bat roost habitat (PBRH). Proposals are for the outbuildings to be demolished.

A detailed inspection of the site revealed no evidence of bats. The majority of the outbuildings are unlined and no droppings were found. One part of the building has clay pan tiles with a bitumastic felt lining; stonework and ridge tiles are all well mortared. Limited PBRH in a few uplifted pan tiles were checked and they were cobwebby with no evidence of bat use.

As there is limited PBRH that could be used at a later date by transient bats it is recommended to undertake a pre – works emergence survey or watching brief of a roof strip of the clay pantiles.

There is no evidence of breeding birds nor of barn owls.

2 Introduction

MAB Environment and Ecology Ltd. was commissioned by BHD Partnership to undertake a bat, breeding bird and barn owl scoping survey on a small outbuilding at Ivy Cottage to accompany a planning application for demolition and rebuild to a garden office.

The site is located in the small village of Egton, approximately 5 miles west of Whitby (Central grid reference: NZ80790631). The location of the site is shown on Figure 1 below, and the application site boundary is shown in Figure 2.

The report was written by Ione Bateau MCIEEM 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.

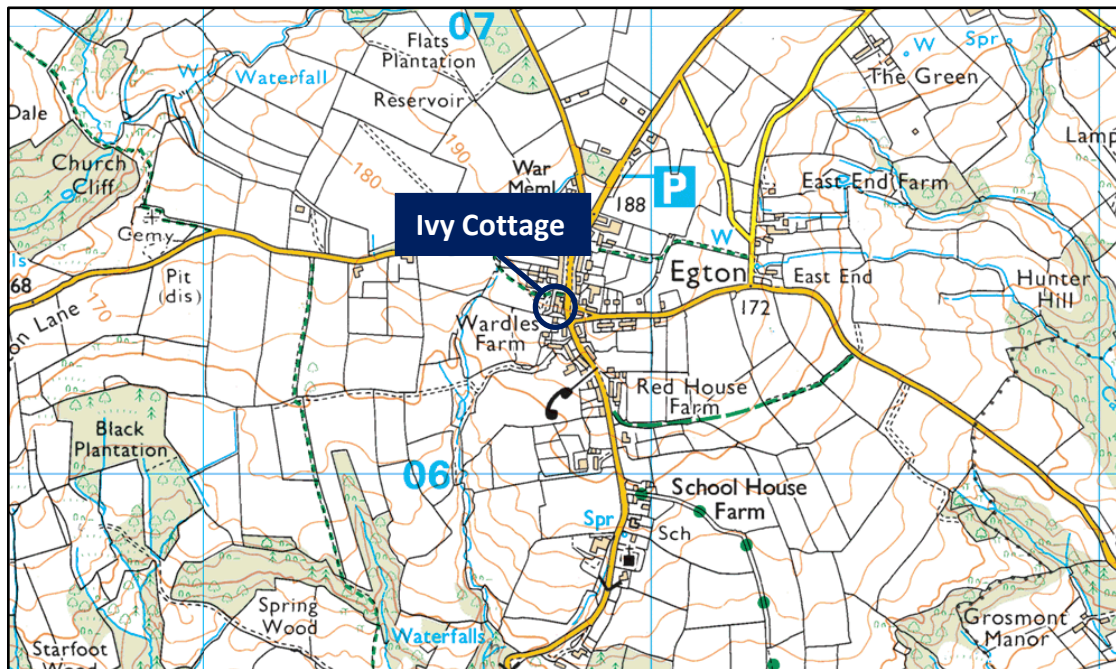


Figure 1: Site location.

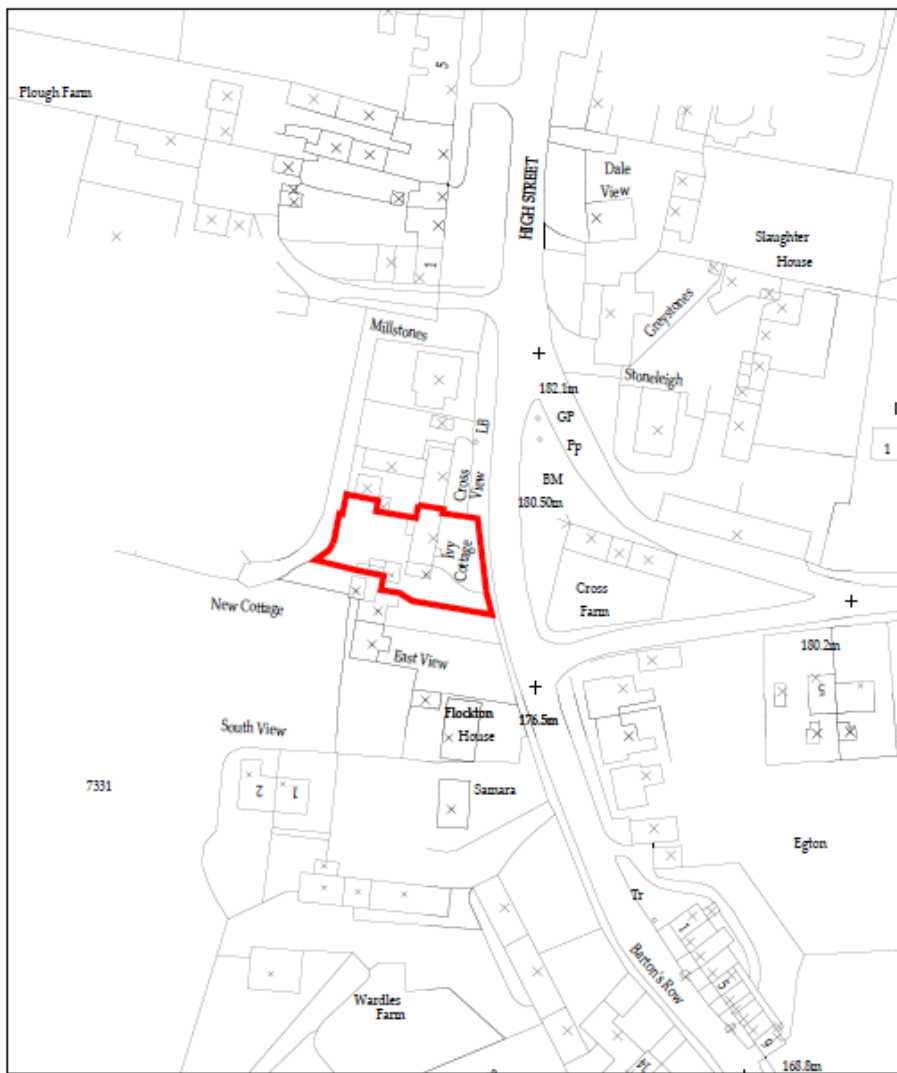


Figure 2: Red line application boundary.

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 Ione Bateau MCIEEM, a director of MAB Environment & Ecology Ltd since 2006. Ione holds a Class Survey Licence WML CL15 (volunteer bat roost visitor Level 1) and WML CL18 (Bat Survey Level 2) – registration number 2020-50371-CLS-CLS. Ione is licensed by Natural England to survey for GCNs (CL08 Great Crested Newt Class 1, Registration number 2015-19109-CLS-CLS). 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 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.

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.

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.

4 Constraints

The surveys were not constrained.

5 Site Description

The surveyed building is an old, stone-built building with a clay pantile roof. A smaller, adjoining building comprises breezeblocks walls and a corrugated sheet tin roof.



Photo 1: Eastern aspect.



Photo 2: Western aspect.

6 Results

6.1 Desktop Study

The site is situated in an area of moderate to high-quality foraging habitat. The surveyed building is located within the North York Moors National Park. The immediate surroundings comprise agricultural fields. Ancient and semi-natural deciduous woodland dominate further out, along with hedgerows connecting bats to the surrounding foraging environment. 1.6km to the south-west lies the River Esk; Streams and rivers offer good riparian foraging habitat for bats.

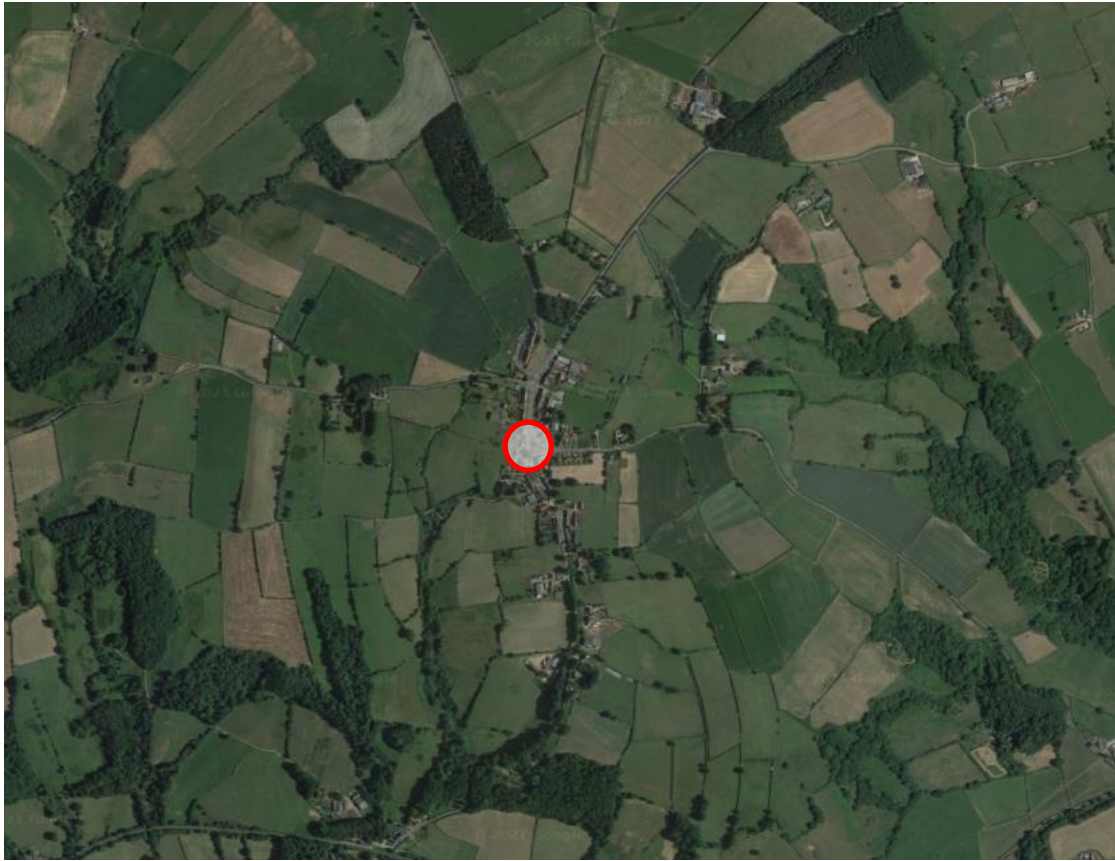


Figure 3. Aerial view of the surrounding landscape.

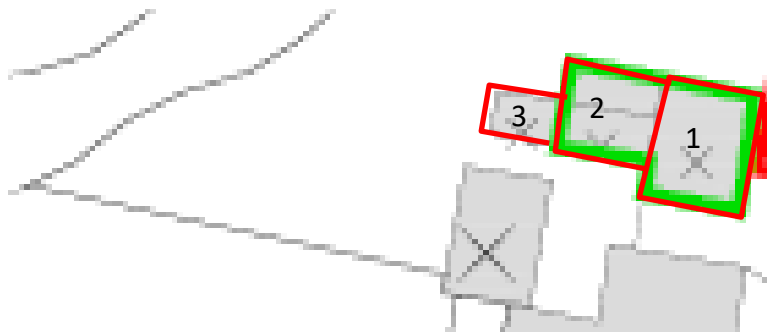
6.1.2 Bat Group Records

A full North Yorkshire Bat Group (NYBG) record search revealed no roost records relating directly to the site. The closest record is of an unidentified species roosting at Dale View, 43m north of the surveyed building. In 2011, several records were submitted for Egton Primary School, including common pipistrelle and brown long-eared bat roosts. A brown long-eared roost was also observed at Honeybee Nest Cottage, 1.5km south of Ivy Cottage.

Grid ref.	Site	Species	Quantity	Date	Comment
NZ810059	Egton Primary School	Noctule Bat	1	05-May-11	In flight
NZ810059	Egton Primary School	Common Pipistrelle	27	30-May-11	Roost
NZ810059	Egton Primary School	Brown Long-eared Bat	8	30-May-11	Roost
NZ809062	Red House Farm, Egton	Unknown	5	04-Oct-06	In flight
NZ808064	Dale View, Egton	Unknown	3	08-Oct-07	Roost
NZ811048	Honeybee Nest Cottage, Egton Grange, Whitby	Brown Long-eared Bat	10	28-May-02	Roost

Table 2: North Yorkshire Bat Group (NYBG) records within a 2km radius of Ivy Cottage, Egton.

6.2 Visual Inspection



Building ref.	Description	Features with potential bat roost habitat (PBRH).
1-Low risk of supporting bats	Single storey small stone outbuilding with clay pantiles. Bitumastic felt liner quite dilapidated. A few lifted tiles. Most of the stonework is well mortared and ridge tiles well mortared. Internally wooden timbers. No breeding bird evidence.	Limited PBRH under uplifted tiles but checked and all cobwebby with no bat droppings.
2-Negligible risk of supporting bats	Part breeze-block/ part stone single storey outbuildings with corrugated steel roof. No bat evidence.	None
3-Negligible risk of supporting bats	Tiny outbuilding of stone with tin roof. No bat signs	None

Site Photographs



Outbuildings 1,2 and 3 (from LHS)



Western view



Outbuilding 1



1 – bitumastic felt



2 – Steel roof



1 – pan tiles



Outbuilding 3

7 Discussion and Analysis

The small range of outbuildings held only limited PBRH under roof tiles and the liner. These were checked and were cobwebby with no evidence of bat use. No bat signs were found in any of the buildings.

As bats are transient it is recommended that a pre-works emergence survey is undertaken to account for this risk or a watching brief while the pan tiled roof is stripped.

Compensation for loss of PBRH should be provided by installation of an integral bat brick in the new office or an external long lasting woodcrete bat box.

8 Impact Assessment

There is no evidence of impact on bats resulting from demolition of the outbuildings. There will be loss of some low quality PBRH.

9 Mitigation & Compensation

9.1 Mitigation Summary

The roof strip will take place under ecological supervision; or alternatively a pre-works emergence survey should be carried out between May to September.

One integral bat box should be built into new build or an external woodcrete box such as a Schwegler 1FF or equivalent.

9.2 Method Statement

Bats

9.2.1 Prior to the commencement of any works to areas where potential bat roost habitat has been identified, a bat emergence surveys, in line with current Bat Conservation Trust Good Practice Guidelines will be carried at the appropriate time of year (May-September) and in suitable weather conditions. Alternatively the roof will be dismantled by hand under the supervision of a suitably qualified ecologist.

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 (Amendment) (EU Exit) Regulations 2019.

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 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, 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’.

11 References

BS42020. Biodiversity - Code of Practice for planning and development. British Standards Institution 2013.

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.

<http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity>

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

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

National Planning Policy Framework 2019:

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework#revised-national-planning-policy-framework>

Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

<https://www.legislation.gov.uk/uksi/2019/579/regulation/1/made>

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.

Appendix 3: NYBG bat roost records

Full North Yorkshire Bat Group (NYBG) records within a 2km radius of Ivy Cottage, Egton, can be found below.

Grid ref.	Site	Species	Quantity	Date	Comment
NZ8005	The Old Mass House, Egton	Daubenton's Bat		1986	In flight
NZ810059	Egton Primary School	Noctule Bat	1	05-May-11	In flight
NZ810059	Egton Primary School	Common Pipistrelle	27	30-May-11	Roost
NZ824057	NZ824057	Common Pipistrelle	1	11-Jun-10	Dead
NZ811048	Honeybee Nest Cottage, Egton Grange, Whitby	Brown Long-eared Bat	10	28-May-02	Roost
NZ810059	Egton Primary School	Brown Long-eared Bat	8	30-May-11	Roost
NZ8205	NZ8205	Brown Long-eared Bat	1	23-Aug-07	Dead
NZ804053	Egton Bridge church	Brown Long-eared Bat	1	05-Aug-14	Grounded bat
NZ8005	Egton Bridge	Pipistrelle species	1 m	01-Jul-90	
NZ8205	Grosmont	Unknown	1	08-Jul-01	Orphaned bat
NZ8005	Riverside, Egton Bridge, Whitby	Unknown		30-Jun-86	Roost
NZ809062	Red House Farm, Egton	Unknown	5	04-Oct-06	In flight
NZ808064	Dale View, Egton	Unknown	3	08-Oct-07	Roost
NZ8205	Grosmont	Unknown		23-Aug-07	Bat Inside house
NZ801052	Pear Trees House, Broomhouse Lane, Egton Bridge	Unknown		05-Jul-07	Roost

Appendix 4: Development plans

