Date: 16 June 2022
Your Ref: PP-10584721
Our Ref: 006/2021/030
Email:
Tel:

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

NYMNPA
20/06/2022

Dear Sir/Madam

Full/Detailed planning application for the conversion of Snowdon Nab outbuilding to 1 no. principal residence dwelling and associated minor works to enable the conversion, with associated amenity spaces, landscaping, infrastructure (incl. package treatment plant) and parking at Snowdon Nab, Egton Grange. – Planning portal reference: PP10584721

I am writing to you, to inform you of the submission of a full/detailed planning application on behalf of the Mulgrave Estate for the conversion of Snowdon Nab outbuilding to 1 no. principal residence dwelling and associated minor works to enable the conversion, with associated amenity spaces, landscaping, infrastructure (incl. package treatment plant) and parking at Snowdon Nab, Egton Grange. The planning application is submitted via the Planning Portal (ref: PP-010584721). The application plans and documents submitted as part of the application comprise the following:

- Planning Application Form and Certificate of Ownership;
- Location Plan (1:2500 (inset) and 1@500) Ref: 11-2021-1001;
- Site/Block Plans (1:100) Ref: 11-2021-1002;
- Floor Plan (existing and proposed) (1:100) Ref: 11-2021-1003;
- Elevations (existing) (1:100) Ref: 11-2021-1004;
- Elevations (proposed) (1:100) Ref: 11-2021-1005; and
- Bat, Breeding Bird and Barn Owl Survey (MAB, June 2022); and
- Structural Appraisal (Ian Langford for Mulgrave Estate, January 2022)
- Planning, Design and Access Statement (JLP, June 2022).

The planning application fee of £462 plus £32.20 service charge has been paid by the applicant via the planning portal. I trust that this is everything you require to validate the planning application and to inform the Authority's consideration of the proposal. Please do contact me if you require any additional information, please do contact me.

Yours sincerely

John Long BA (hons) DipTP, MRTPI
Director
Encl.

PLANNING, DESIGN AND ACCESS STATEMENT

Snowdon Nab Outbuilding, Egton Grange

Change of use to Residential (Principal Residence)

Prepared by John Long Planning Ltd on behalf of the Mulgrave Estate

Date 16 June 2022

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APPENDICES

1 Introduction

1.1 This Planning, Design and Access Statement has been prepared by John Long Planning Ltd on behalf of the Mulgrave Estate in support of a planning application for the conversion/change of use of an outbuilding to 1 no. principal residence dwelling with associated amenity spaces, landscaping and parking at Snowdon Nab, Egton Grange.

1.2 The red line planning application area including the building conversion and associated private garden and parking space extends to 1089 sqm. The building's internal area (excluding the garage) is 97.4 sqm; the garage area is 14.7 sqm; and the workspace above the garage is 14.7 sqm. The total building, garage and workspace area extends to 126.8 sqm.

1.3 This Statement sets out the main planning policy considerations and the Design and Access matters and provides a reasoned justification for the application's approval. The application documents and drawings submitted as part of the application comprise of the following:

- Covering letter;
- Planning Application Form and Certificate of Ownership;
- Location Plan (1:2500 (inset) and 1@500) Ref: 11-2021-1001;
- Site/Block Plans (1:100) Ref: 11-2021-1002;
- Floor Plan (existing and proposed) (1:100) Ref: 11-2021-1003;
- Elevations (existing) (1:100) Ref: 11-2021-1004;
- Elevations (proposed) (1:100) Ref: 11-2021-1005;
- Bat, Breeding Bird and Barn Owl Survey (MAB, June 2022);
- Structural Appraisal (Ian Langford for Mulgrave Estate, January 2022); and
- Planning, Design and Access Statement (JLP, June 2022).

1.4 This Planning, Design and Access Statement demonstrates how the proposals perform against the Adopted Development Plan Policies, taking account of relevant material planning considerations. It also explains how the proposal complies with relevant sections of the National Planning Policy Framework (NPPF) in terms of contributing to the achievement of sustainable development, National Parks and the conservation and enhancement of cultural heritage. It also sets out the design and access considerations. It concludes by setting out the planning justification for the proposal.

2 The Site and Local Planning Context

The Site and Surroundings

2.1 The application site is located off Smiths Lane, Snowdon Nab, Smiths Lane, Egton Grange, YO22 5BA approx. 2-3km south-west of Egton Bridge and approx.1km south of Glaisdale railway station. It has an existing residential property to the north (former farmhouse). To the east, south and west is farmland. An existing public footpath leads from the site to Glaisdale and the services and facilities it offers.

2.2 The planning application red line site extends to approximately 1089 sqm, consisting of an existing unlisted traditional stone outbuilding and adjacent land. The outbuilding is predominantly single storey, although there is an upper storey above the garage/store at the southern end. The ground floor (including the garage/store) extends to 112.1 sqm, and the room above the garage/store extends to 14.7 sqm. The outbuilding has existing grassed areas immediately to the east, including an enclosed grassed area behind a dry stall wall. Permission is sought for the amenity use of the adjacent grassed area and laying of gravel to form a modest parking area in association with the conversion.

2.3 The outbuilding is a traditional building with its own historic/architectural interest and is considered to make a positive contribution to the landscape and special qualities of the Park. It is not listed or within the curtilage of a listed building. There are no Listed Buildings adjacent to the site. The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs, as confirmed by the Government's long-term Flood Risk Assessment for locations in England at: https://flood-map-for-planning.service.gov.uk/

2.4 The building is a former general purpose farm building in three sections with a hayloft. It is constructed in the local vernacular traditional style. It is built of local coursed & lime pointed stonework, with masonry rubble fill, timber roof structures consisting of traditional cut roof with purlins and rafters, with clay pantile tile roof covering and no rainwater goods and unsurfaced floors. The three sections have their own accesses. The second-floor hayloft is accessed via external stone steps the to the south(left) hand gable.

2.5 The site location plan; red line/blue line plan; floor plans (existing and proposed) and elevations (existing and proposed) are included at **Appendix 1** of this report. The Structural Appraisal is in **Appendix 2.** The Bat, Breeding Bird and Barn Owl Survey is in **Appendix 3.** Confirmation that the site is in a low risk flood zone is included at **Appendix 4**; and site photographs are included in **Appendix 5.**

Planning History

2.6 The North York Moors National Park Authority online application search indicates that there has been one planning applications submitted on the site. Planning application ref: 40320172 for a change of use from agricultural to a residential activity centre, which was refused in March 1998; planning application ref: NYM/2005/0662/FL appears to cover the outbuilding but appears to be a consent for new water supply pipework in association with Butter Park Farm and Lodge Hill Farm Egton Grange. The consent red line covers a large area and a number of properties.

Structural Appraisal

2.7 A structural appraisal has been undertaken to determine whether the building is suitable and capable of conversion without substantial rebuilding. The survey found that the roof coverings consist of clay pantiles on timber battens without riven timber linings and stone ridges. Generally, the roof coverings are in good condition but will require some renewal/repairs as part of any conversion works, due to building regulation requirements. There are stone water cappings to the gable end which appear to be in good condition for their age.

2.8 The walls are of coursed stonework in lime mortar are sound and vertical in their plane, other than an amount of historic roof spread to building 1, adjacent the mid-west point to building one. This extends upwards, with internal cracking apparent. The building would benefit from repointing to ensure water tightness and protect the facing stone from frost damage and erosion.

2.9 The windows and doors are of softwood construction and painted and generally these are in good condition with some wet rot noted to the ledge and braced doors. These would be repaired/replaced to match as part of the conversion but could be pinned back to retain their historic feature. The rainwater goods are missing to all buildings and would need replacement as soon as possible.

2.10 The Survey confirms that "…the building is well constructed and has been maintained and as such is considered to be in a fair structural condition and is suitable for conversion to residential use without any major rebuilding but will require some remedial repairs."

2.11 Further information is included in the Structural Appraisal Report in **Appendix 2**.

Ecological Appraisal – Bat, Breeding Bird and Barn Owl Survey

2.12 MAB Environment and Ecology Ltd undertook a bat, breeding bird and barn owl scoping survey on outbuildings at Snowdon Nab, to assess the buildings potential for bat roosts and barn owls. The initial Appraisal was undertaken in December 2021 and further emergence surveys were undertaken in May 2022. The results have been included in a Survey Report issued in June 2022, which is submitted to

support the planning application for the conversion of the buildings into a residential dwelling. The Assessment confirmed:

Figure 1: Building references from Bat, Breeding Bird and Barn Owl Report (MAP, June 2022)

"…A detailed visual inspection of the buildings revealed moderate potential bat roost habitat. No droppings were found in any section of the buildings during the scoping stage, which suggests the buildings are not being used by void-dwelling species, such as brown long-eared bats, thus loft space for mitigation was ruled out at this stage.

A summer emergence survey conducted in optimal weather conditions found 5 emergences from day roosts of common pipistrelles from 4 dispersed locations: 2 in Building 1, and 2 in Building 2. Roosts were located under lifted roof pantiles.

Proposed works to Building 1 and 2 will likely result in the loss/modification of the identified roosts. Therefore, a Natural England license will be required prior to works on the buildings. One further emergence survey on both buildings will be required to inform the Natural England Protected Species license.

No signs of breeding bird or barn owl activity were present. There is, however, potential habitat for breeding birds.

The loss of crevice habitat will be mitigated for by the installation of two professional, long lasting bat boxes, Schwegler 1FF or equivalent. To mitigate for the loss of potential breeding bird habitat and to maintain the biodiversity of the site post-development, a single bird box will also be installed."

2.13 Further information is included in the Bat, Breeding Bird and Barn Owl Report in **Appendix 3**.

3 The Proposal

Planning Application Details

3.1 The planning application seeks permission for the conversion of Snowdon Nab outbuilding to 1 no. principal residence dwelling and associated minor works to enable the conversion, with associated amenity spaces, landscaping, infrastructure (foul water package treatment plant) and parking at Snowdon Nab, Egton Grange.

3.2 The conversion is proposed as a principal residence dwelling as the conversion proposes methods and materials respectful to the traditional built nature of the outbuilding which are comparable to the costs of converting a listed barn/outbuilding. The Authority have accepted that in relation to other listed barns/outbuildings in the Estate's ownership, the reduction in value caused by the imposition of a local occupancy condition (approximately 20% reduction in open market value) would render such conversion unviable. The Estate considers that this approach should apply to the conversion of other non-designated heritage assets and traditional buildings in the Estate's ownership such as at Snowdon Nab. The imposition of a principal residence occupancy condition would still result in a suppression of value (approximately 5% reduction in open market value), but still retains sufficient value to ensure the conversion is viable and the building's future secured.

3.3 The external works to the outbuilding are kept to a minimum and limited to repairs, refurbishment and replacements to match existing, using traditional materials and methods. Three doorways (two on the front elevation and one on the rear) are proposed to have glass windows installed, with the doors to be retained and pinned back in the 'open' position. Glazing will be installed to existing openings.

3.4 Internally, the space is proposed to be sub-divided to form three bedrooms, a living room, kitchen/diner, boot/utility room bathroom, garage/store and study/home office (on the first floor above the garage/store).

3.5 Part of the existing grassed area immediately adjacent to the outbuilding will be laid to gravel to form a modest parking and manoeuvring area. A small length of native hedgerow (90% hawthorn or hornbeam and 10% of hazel, holly, guelder rose and/or cornus) will be planted on the southern part of the western boundary adjacent to the field, with a gate to provide access to the field. An underground Klargester biodisk (or similar) package treatment plant is also proposed in the garden area. The exiting garden wall will be retained.

4 Design and Access Statement

Site Context

4.1 The site is within the countryside, to the south of an existing residential dwelling. It is a long linear building set back from an existing access track.

Figure 2: View of outbuilding from junction with main road (looking north-west)

Figure 3: View of outbuilding and adjacent former farmhouse from track (looking north-west)

Figure 4: View of outbuilding and adjacent former farmhouse from garden (looking north-west)

4.2 Immediately to the east, adjacent to the outbuilding is an existing grassed area, to the south is a walled garden/allotment area and to the west is farmland.

Figure 5: View of Snowdon Nab outbuilding looking north-east

Structural Considerations

4.3 The Structural Survey confirms that building is well constructed and has been maintained and as such is considered to be in good structural condition and is suitable for conversion to residential use without any major rebuilding.

Figure 6: Internal view of Snowdon Nab outbuilding (northern section)

Figure 7: Internal view of Snowdon Nab outbuilding (central section)

Figure 8: Internal view of Snowdon Nab outbuilding (above garage space)

Figure 9: Internal view of Snowdon Nab outbuilding (garage)

Site Proposals

4.4 The proposal is in detail and seeks planning permission for the conversion and change of use of the outbuilding to 1 no. principal residence dwelling and associated minor works to enable the conversion with associated amenity spaces, landscaping and parking.

4.5 The external works to the outbuilding are kept to a minimum and limited to repairs, refurbishment and replacements to match existing. Three doorways (two on the front elevation and one on the rear) are proposed to have glass windows installed with the doors to be retained and pinned back in the 'open' position. Glazing will be installed to existing openings. Internally, the space is proposed to be sub-divided to form three bedrooms, a living room, kitchen/diner, boot/utility room bathroom, garage/store and study/home office (on first floor above garage). Part of the existing grassed area immediately adjacent to the outbuilding will be laid to gravel to form a modest parking and manoeuvring area.

Design Considerations

4.6 The approach to design has been to minimise external works to the building, other than any necessary repairs and reinstatements. All windows and door openings are proposed to be retained and repaired as necessary. Three doorways are proposed to have glazing installed with the existing doors pinned back in the open position. No new window openings, roof lights or external openings are proposed. Externally, other than the glazing of three doorways and existing openings, there will be no alterations to the building. The existing grassed areas will be mostly retained in association with the conversion for amenity use with part laid to gravel to form a modest parking and manoeuvring area.

Landscaping / Boundary Treatment Considerations

4.7 The existing stone wall defining the grassed area's southern boundary will be retained. A short length of native hedgerow (90% hawthorn or hornbeam and 10% of hazel, holly, guelder rose and/or cornus) is proposed on the southern part of the western boundary. Further native hedgerow planting will be included around the existing post and rail fence around the grassed area's eastern boundary.

Drainage Considerations

4.8 Drainage is proposed to connect to a Klargester biodisc (or similar) sewage treatment plant.

Access Considerations

4.9 Access will be from the existing track and access off Smith's Lane.

Contamination Considerations

4.10 There is no history or evidence of contamination.

5 Planning Policy Considerations

Local Development Plan Policies

5.1 The relevant Development Plan for the proposal is the North York Moors National Park Authority Local Plan, 2020 (NYMNP). The Local Plan was adopted in July 2020.

North York Moors National Park Authority Local Plan, 2020.

5.2 The relevant policies in the Local Plan are as follows:

5.3 **Strategic Policy A - Achieving National Park Purposes and Sustainable Development.** This strategic policy takes a positive approach to new development in line with the presumption in favour of sustainable development: 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Development is allowed that a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment; b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities; c) Protects or enhances natural capital and the ecosystem services they provide; d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; e) Builds resilience to climate change through adaptation to and mitigation of its effects; f) Makes sustainable use of resources, including using previously developed land wherever possible; and g) Does not reduce the quality of soil, air and water in and around the National Park.

5.4 **Strategic Policy B –The Spatial Strategy**. Egton Grange is designated as Open Countryside in the spatial strategy. It allows for conversions of rural buildings to alternative uses (see Policy CO10 (3) and CO12).

5.5 **Strategic Policy C - Quality and Design of Development.** This strategic policy allows development where: proposals are of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Authority Design Guide; the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular; the siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality; the scale,

height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources; a good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal; proposals to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts; where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and the proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.

5.6 **Strategic Policy G – The Landscape**. This strategic policy seeks to protect the high quality, diverse and distinctive landscapes of the North York Moors. Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as defined in the North York Moors Landscape Assessment.

5.7 **Strategic Policy I – The Historic Environment.** This strategic policy seeks to safeguard designated and non-designated assets from proposals that would harm their historic significance.

5.8 **Strategic Policy M – Housing.** This strategic policy seeks to meet the needs of local communities be enabling a minimum of 551 new homes (29 per year) to be completed over the plan period. These homes will be delivered through the development of sites allocated in the Helmsley Local Plan and in, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plans approved by the National Park Authority. Schemes will be expected to meet the need for smaller dwellings and all proposals should be of a high-quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.

5.9 **Policy ENV5 - Flood Risk.** This development management policy seeks to ensure new development will only be allowed where: It meets the sequential approach to development in areas of flood risk; and it does not increase the risk of flooding elsewhere.

5.10 **Policy ENV11 - Historic Settlements and Built Heritage.** This development management policy requires new development to ensure a positive and sympathetic relationship with traditional local

architecture, materials and construction. High standards of design will be expected and should conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting; preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features; reinforce the distinctive qualities of settlements; respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings; for new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation; and adapt to climate change based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets, and historic fabric should be preserved in situ where possible.

5.11 **Policy CO2 – Highways**. This development management policy allows development where: It is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.

5.12 **Policy CO10 – Housing in Open Countryside.** This development management policy allows for the conversion of rural buildings of architectural or historic interest in accordance with Policy CO12 – Conversion of Existing Buildings in the Open Countryside.

5.13 **Policy CO12 – Conversion of Existing Buildings in the Open Countryside.** This development management policy allows for the conversion of certain buildings in the open countryside, such as structurally sound buildings of architectural or historic interest in reasonably accessible locations; and subject to criteria that ensure proposals are high quality and do not cause unacceptable harm to the building's fabric or setting or result in changes that would adversely affect the character and appearance of the building or surrounding landscape etc. the building is located within a group of buildings and is compatible with the surrounding locality etc. The policy allows for permanent residential uses only on the basis of a local connection policy being applied.

5.14 **Policy CO13 - Local Connection Criteria for Local Needs Housing**. This development management policy imposes occupancy conditions via a planning condition on all new residential units involving local needs housing. Occupants are required to meet one of a series of local connection criteria related to the National Park which include current residency, current employment, support/care of family member, requiring support/care from family member or former resident.

National Planning Policies

5.15 The NPPF is a material consideration with considerable weight. The relevant national planning policies are set out in the National Planning Policy Framework (NPPF) latest revision July 2021. Paragraph 7-8 of the NPPF, the Government underlines its commitment to sustainable development and states that:

"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs4. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent 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):..

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure;*
- *a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect current and future needs and support communities' needs health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy."*

5.16 At paragraph 192, the NPPF sets out the factors that Local Planning Authorities (LPAs) should take account of when determining applications that may affect historic assets:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

5.17 In addition, the NPPF goes on to refer to the consideration of the impact of a proposal on a designated heritage asset and the weight to be given to the asset's conservation. Para 202 outlines that where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use. Paragraph 80b of the NPPF indicates support for proposals that represent the viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

6 Evaluation of Scheme against Planning Policy

6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires the proposed development to be judged against the Development Plan Policies in the first instance; and planning decisions made on the basis of its compliance with the Development Plan Policies, taking into account material planning considerations, and applying the planning balance of the scheme's impacts against the positive benefits that will be derived. The table below sets out the proposal's performance against the Development Plan:

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
North York Moors National Park Authority Local Plan 2020	
Strategic Policy A - Achieving National Park Purposes and Sustainable Development	The proposal is considered to be in conformity with Strategic Policy A as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park. It will represent sustainable development by securing the future of a traditional rural building which is no longer fit for purpose for its original agricultural intent. The scheme respects and reinforces the character of the local landscape and the built and historic environment. The scheme will provide social benefits including adding to the housing stock by providing an additional home in the Park, which will help, albeit modestly, to meeting the Park's need for principal residence housing. It will also provide economic benefits by providing job opportunities for local builders to undertake the conversion and tradespeople to work on its construction. Once converted, the new residents will help to support the function and vitality of the local area's services and facilities. The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It will provide scope for a net gain in biodiversity through conditioning any consent to require any new boundary planting to use native species and the installation of bird and bat roost boxes. The scheme proposed the appropriate re-use of a former agricultural outbuilding, which is no longer fit for its original purpose, and makes the best and most sustainable use of it. It is not of a scale that would adversely impact on the quality of soil, air and water in the park. It would not impact on the landscape character of the immediate or wider area.
Strategic Policy B –The Spatial Strategy	The proposal is considered to be in general conformity with Strategic Policy B. It proposes the reuse of a traditional building of architectural and historic interest in the Open Countryside, which is supported by the Policy and will help, albeit modestly, to meeting the Park's housing need.
Strategic Policy C - Quality and Design of Development	The proposal is considered to be in conformity with Strategic Policy C. It is a conversion of an existing building, with no alterations needed to the elevations. It will not result in the loss of any open space which contributes to the amenity, character and setting of a settlement. The scheme will not have an adverse impact on the amenity of any neighbours.

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	No mature trees are proposed to be removed to accommodate the proposal. Further environmental enhancements and a biodiversity net gain can be achieved through the use of native species in the hedgerow on the southern part of the site's western boundary and installation of bat and bird boxes.
Strategic Policy G – The Landscape	The proposal is considered to be in conformity with Strategic Policy G as it would not impact on any Conservation Areas or Listed Buildings in the immediate area; any Historic Parks and Gardens, Scheduled Ancient Monuments or other sites of Archaeological importance. As the scheme proposes to re-use an existing building there will be no additional landscape impacts caused by the change of use to residential. Similarly, as there are no external works to the building, other than repairs and re-instatements where necessary, there will be no additional adverse impacts caused by the building's change of use. The scheme's landscaping will not be incongruous and will be limited to the planting of a hedge using native species (90% hawthorn or hornbeam and 10% of hazel, holly, guelder rose and/or cornus) on the southern part of the western boundary with the adjacent field.
Strategic Policy I - The Historic Environment	The proposal is considered to be in conformity with Strategic Policy I. It will not have a detrimental impact on any Conservation Areas or designated heritage assets. The scheme proposes to re-use an existing building, which has residential development nearby. There will be no additional impacts caused by the change of use to residential. Similarly, as there are no external works to the building, other than repairs and re-instatements, where necessary, there will be no additional adverse impacts caused by the building's change of use. The scheme proposed landscaping is minimal and will not be incongruous in the landscape.
Strategic Policy M – Housing	The proposal is considered to be in conformity with Strategic Policy M. It will contribute, albeit modestly, towards meeting the Policy's aspiration of delivering a minimum of 551 new homes (29 per year) over the Plan period. It represents a suitable conversion of a building which is no longer fit for purposes for its previous use as a farm related outbuilding.
Policy ENV5 - Flood Risk	The proposal is considered to be in conformity with Policy ENV5 as the site is in a 'low risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at **Appendix 4**.
Policy ENV11 – Historic Settlements and Built Heritage	The proposal is considered to be in conformity with Policy ENV11. The building is not listed, but it is a traditionally built structure and is considered to contribute to the Park's special qualities. The works to enable the conversion are the minimum required to achieve a conversion. They are considered sensitive to the building's materials and structure and will conserve the building's character and appearance. The building's heritage value will remain unharmed. The external works to the outbuilding are kept to a minimum and limited to repairs, refurbishment and replacements to match existing. Three doorways (two on the front elevation and one on the rear) are proposed to

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	have glass windows installed with the doors to be retained and pinned back in the 'open' position. Glazing will be installed to existing openings. The works do not combine with changes to the building's setting to cause significant or substantial harm to the historic significance of the building. The harm to the significance of the building as a result of the proposed re-use is considered to be minimal and less than substantial and the public benefits of securing the long-term use of the building are considered sufficient to outweigh any minimal harm to the farmstead setting. The proposal is considered to accord with this policy. The residential re-use of the building is considered to be its optimum viable re-use.
Policy CO2 – Highways	The proposal is considered to be in conformity with Development Management Policy CO2. Access to the site will be via the existing access. Visibility is good in both directions. Traffic generated by the conversion will be minor and would not increase risks to the safety of road users or pedestrians.
Policy CO10 – Housing in Open Countryside	The proposal is considered to be in general conformity with Development Management Policy CO10 (criterion 3), as it proposes the conversion of a rural building of architectural or historic interest in accordance with Policy CO12, Conversion of Existing Buildings in Open Countryside (see response to CO12).
Policy CO12 - Conversion of Existing Buildings in the Open Countryside.	The proposal is considered to be in partial conformity with Development Management Policy CO12 as it proposes the conversion of an existing building The building is a traditional construction and considered to have architectural/historic interest. It makes a positive contribution to the landscape and special qualities of the Park. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report. The building is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings. The building has reasonable access to necessary infrastructure, services and facilities. The proposal is considered to be a high-quality design that respects the form and character of the building and provides for essential functional requirements without unacceptable harm to its fabric or its setting. The design retains existing external features which contribute to the building's character including original openings and roofing materials. The proposed use does not lead to substantive 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. The building is located next to an existing residential building that has a close physical and visual relationship to each other. The proposed use is compatible in nature, scale and level of activity with the surrounding locality and the neighbouring buildings.

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	The proposed use is considered to be the optimum viable use and is consistent with the building's conservation and also the requirements of Policy ENV11 Historic Settlements and Built Heritage (see response to Policy ENV11). The external works to the outbuilding are kept to a minimum and limited to repairs, refurbishment and replacements to match existing. Three doorways (two on the front elevation and one on the rear) are proposed to have glass windows installed, with the doors to be retained and pinned back in the 'open' position. Glazing will be installed to existing openings. Internally, the space is proposed to be sub-divided to form three bedrooms, a living room, kitchen/diner, boot/utility room bathroom, garage/store and study/home office (on the first floor above the garage/store). Part of the existing grassed area immediately adjacent to the outbuilding will be laid to gravel to form a modest parking and manoeuvring area. These works do not combine with changes to the buildings' setting to cause significant or substantial harm to the historic significance of the building. The works are considered to be sensitive towards the building's character and represents the minimum required to facilitate the change of use/residential conversion whilst providing the future occupants of the building with an acceptable level of amenity. Any harm to the significance of the building caused as a result of the proposed re-use is considered to be minimal and less than substantial, and the public benefits of securing the long-term use of the building, and its ongoing maintenance and provision of a home in the Park are considered sufficient to outweigh any limited harm to the farmstead setting. The proposal is, therefore, considered to generally accord with this policy. It is accepted that it does not fully accord, as a Local Connection condition is not proposed due to the consequential reduction in value and costs of the conversion. This is considered to be a material consideration of sufficient weight to outweigh this part of the policy.
Policy CO13 - Local Connection Criteria for Local Needs Housing.	The application proposes that a local occupancy condition is not applied in this case, due to the resulting reduction in values. The scheme needs to retain as much value as possible to enable the works to be undertaken using traditional materials and methods respectful to the building's traditional character. This is considered to be a material consideration of sufficient weight to outweigh this policy.

6.2 The main material considerations relevant to the site include the NPPF and the North York Moors National Park Design Guide.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
Paragraph 11 confirms that objective of achieving sustainable development and that decisions on planning applications that accords with the Development Plan should be approved without delay.	The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, confirms that the scheme makes appropriate use of an existing outbuilding which is no longer fit for purpose for its original use. It would contribute to achieving sustainable development and is in conformity with the majority of the Development Plan. Where there is a variance there are sufficient material considerations to justify it.
Paragraph 47 confirms that applications for planning permission must be made in accordance with the Development Plan unless material considerations indicate otherwise. It also requires the Council to approve development that accords with the Development Plan without delay.	The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, is in conformity with the majority of the Development Plan. Where there is a variance, for instance the building's occupancy is proposed as a principal residence rather than local occupancy residence, there are sufficient material considerations to justify it (i.e., the additional cost of converting a traditional building).
Paragraphs 60-80 set out the Government's intention to boost housing supply. Housing should be considered in the context of the presumption in favour of sustainable development. The Council should positively seek opportunities to meet the development needs of their area, including taking account of the Custom and Self Build register; and development in rural areas to help enhance or maintain the vitality of rural areas.	The proposed development is in conformity with this part of the revised NPPF. Whilst modest, the proposal will provide an addition to the local supply of housing.
Paragraphs 104-113 seek to ensure movement is minimised and sustainable transport modes maximised. Parking should take account of accessibility; type and mix of development, opportunity for public transport and local car ownership levels. Proposals should not have an unacceptable impact on highway safety.	The proposed development is in conformity with this part of the revised NPPF. The site is located within walking distance of a range of services and facilities. It is also close to public transport facilities.
Paragraphs 119-125 seek to ensure the efficient use of land and appropriate densities.	The proposed development is in conformity with this part of the revised NPPF. The scheme proposes the re-use of a previously developed building.
Paragraphs 126-136 emphasises the importance of good design, and the need to achieve high quality buildings and public spaces. It acknowledges the role of design guidance but cautions that it should avoid unnecessary prescription or detail and should concentrate on the overall scale, density, massing, height, landscape, layout, materials and access.	The proposed development is in conformity with this part of the revised NPPF. The scale, density, likely layout, height, massing and materials reflects the local surrounding character.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
Paragraphs 152-169 set out the Government's aim to support a low carbon future taking account of climate change and reduce flood risk.	The proposed development is in conformity with this part of the revised NPPF. The site is not located in a high-risk flood area and would not increase the risk of flooding elsewhere.
Paragraphs 174-182 set out the Government's aim to conserve and enhance the natural environment and biodiversity. Requiring Council's to refuse applications that have significant harm on the biodiversity unless it can be mitigated or compensated.	The proposed development is in conformity with this part of the revised NPPF. No ecological designations will be affected, and no significant harm to biodiversity will be caused.
Paragraphs 189-208 set out the Government's aim to conserve and enhance the Historic Environment.	The proposed development is in conformity with this part of the revised NPPF. No heritage assets will be affected by the proposal.

NYMNP DESIGN GUIDE	CONFORMITY OF SCHEME
The Design Guide provides a historical context to design and describes the fundamental design principles that should be considered in the development of a successful proposal. It also offers guidance on the components of design that need to be considered to inform any proposal, from a house extension to a small 'infill' scheme. Generally, that infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, building form and design detail. For conversions of traditional rural buildings outside of settlements, it provides advice and guidance on design, materials, subdivision, layout and setting etc.	Consideration has been given to Part 4 of the design guide. The approach to design has been to ensure that the external works to the outbuilding are kept to a minimum and limited to repairs, refurbishment and replacements to match existing. Three doorways (two on the front elevation and one on the rear) are proposed to have glass windows installed, with the doors to be retained and pinned back in the 'open' position. Glazing will be installed to existing openings. Internally, the space is proposed to be sub-divided to form three bedrooms, a living room, kitchen/diner, boot/utility room bathroom, garage/store and study/home office (on the first floor above the garage/store).

6.3 The above demonstrates that the scheme is in general conformity with the Development Plan and national planning policy and local supporting design guidance. Where there is a variance in respect of the occupancy condition, there are material considerations sufficient to outweigh the requirement.

6.4 The scheme will provide social and economic benefits including securing the future of a traditional building; adding to the housing stock by providing appropriate and accessible development, which will help meet the Park's need for principal residence housing; providing job opportunities for local builders to develop the site and trades people to work on its construction and once built, the new residents will help to support the function and vitality of the surrounding settlements and their services and facilities.

6.5 The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It provides scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species, and installation of bird and bat roost boxes.

6.6 Due to the benefits derived from the proposed development, and the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.

7 Conclusion

7.1 In conclusion, the outline application is considered to be in general accordance with the Development Plan, as required by Section 38(6) of the Planning Act (2004) (The Act). The Adopted NYMNP Local Plan includes Strategic Policy B and Development Management Policy CO7, which allow for the conversion of traditional buildings in the Countryside. However, it is accepted that the scheme is not in total accordance as it proposes a Principal Residence occupancy condition rather than a Local Connection occupancy condition. The application proposes that a local occupancy condition is not applied in this case, due to the resulting reduction in values and the need to retain as much value as possible to enable the works to be undertaken using traditional materials and methods respectful to the building's traditional character. This is considered a relevant material consideration sufficient to outweigh this element of the policy.

7.2 With the above in mind, and taking into account the potential social, environmental and economic benefits derived from the scheme, it is considered to constitute sustainable development as described by the Development Plan, the NPPF and local supplementary design guidance.

7.3 There are no other relevant material considerations that would individually or collectively indicate the application should not be approved. Furthermore, in applying the planning balance, the scheme derives a number of benefits with no adverse impacts that would significantly and demonstrably outweigh the benefits. Therefore, and in accordance with the NPPF, the planning application should be permitted without undue delay.

APPENDIX 1

APPLICATION PLANS

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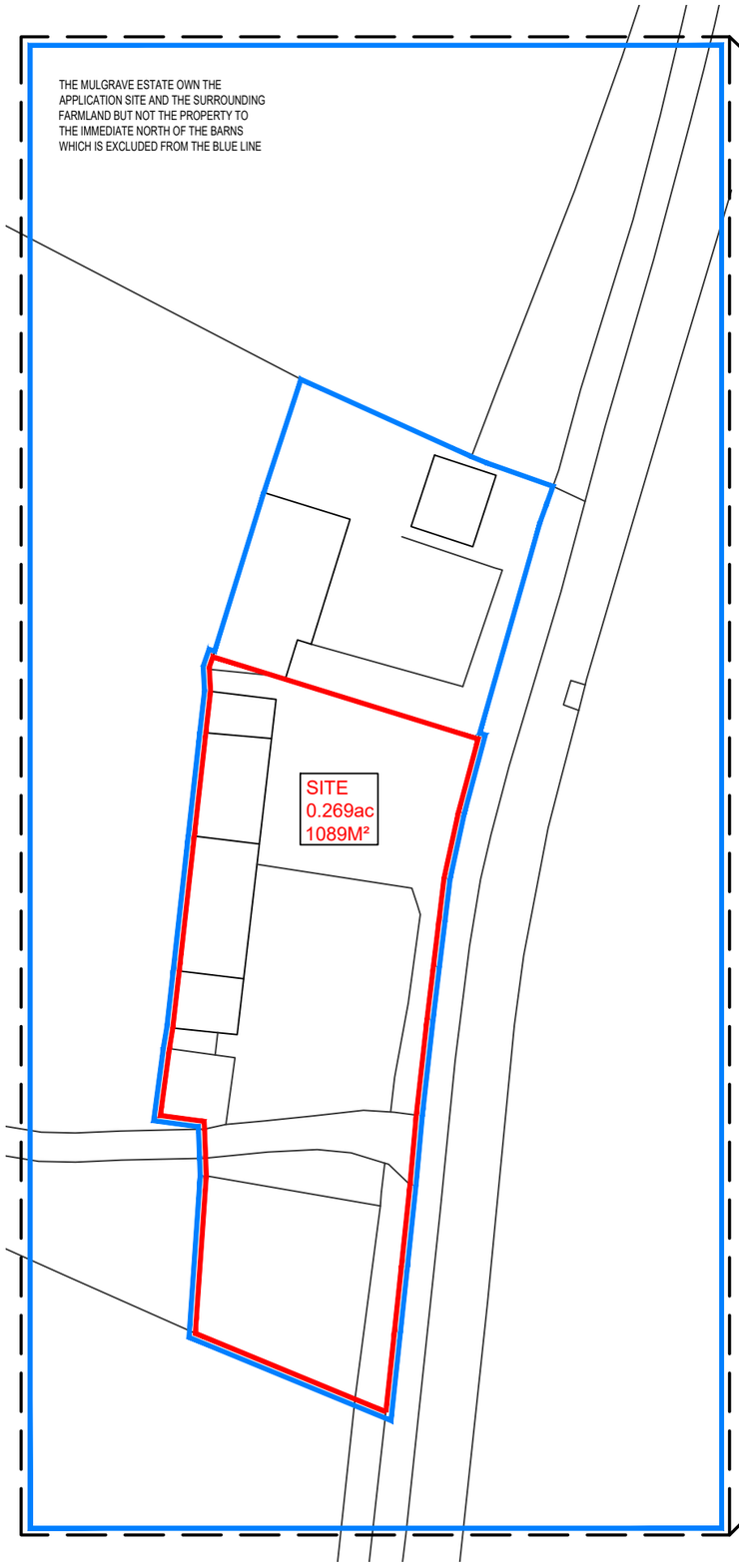

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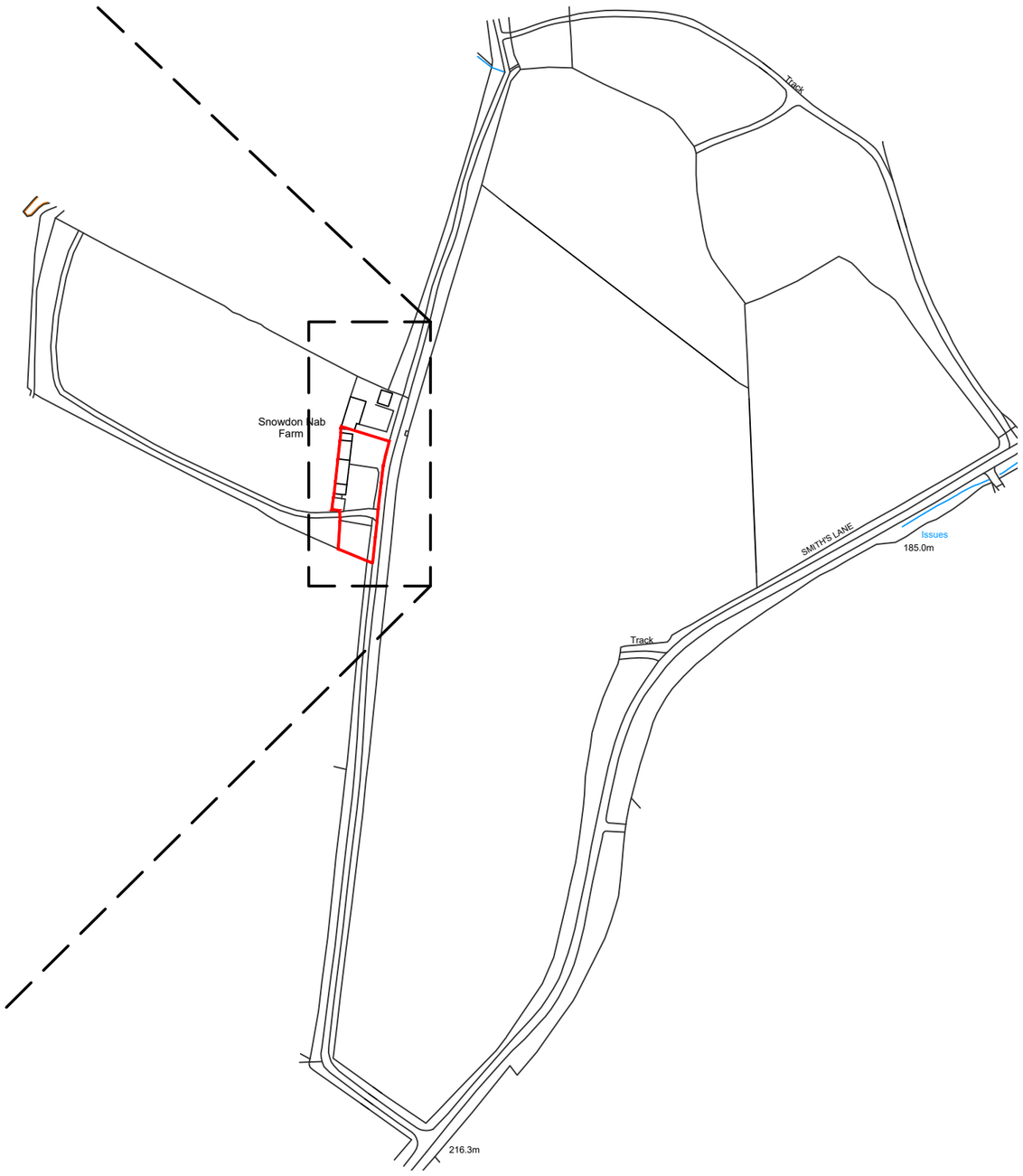

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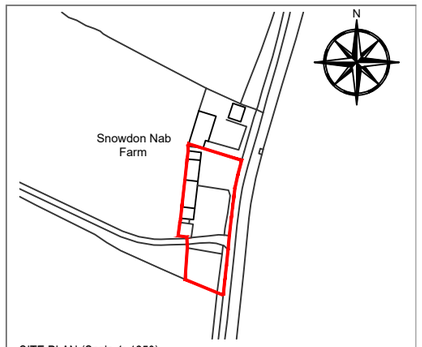

SITE PLAN (Scale 1: 1250)

SCOPE OF WORKS

PROPOSAL FOR CHANGE OF USE OF EXISTING BARN TO CREATE A DWELLING AT SNOWDON NAB BARN, EGTON GRANGE, WHITBY, YO22 5BA. THE PROPOSED DWELLING/S WILL INCLUDE UTILITY ROOM, MAIN BATHROOM, KITCHEN/LOUNGE AREA ,THREE BEDROOMS, ONE WITH ENSUITE. THE EXISTING GARAGE WILL REMAIN IN USE AS A GARAGE. THE EXISTING LOFT STORE ACCESSED VIA THE EXTERNAL STEPS WILL BECOME A WORKSPACE/STORE.

THE PROJECT WILL AIM TO MATCH THE EXISTING AS CLOSE AS PRACTICABLY POSSIBLE AND USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

MATERIAL SCHEDULE

EXTERIOR WALLS:	REPAIRED WHERE NECESSARY (TO MATCH EXISTING)
INTERIOR WALLS:	TIMBER STUD WITH PLASTERBOARD
ROOF:	RED INTERLOCKING (TO MATCH EXISTING)
RAINWATER GOODS:	BLACK (TO MATCH EXISTING)
WINDOWS:	TIMBER (COLOUR TBC) WINDOW LOUVRES (COLOUR TBC)
DOORS:	TIMBER (COLOUR TBC) TIMBER GARAGE DOORS (COLOUR TBC)
BOUNDARY:	EXISTING DRY STONE WALLING TO BE REPAIRED WHERE REQUIRED
ACCESS:	ACCESS / EGRESS TO BE RETAINED

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 2: STRUCTURAL CALCULATIONS BY OTHERS

NOTE 3: SITE AREA = 0.109 ha (0.269 ac)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

dream-haus

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suffolk-england-IP27 0AB

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Client: MULGRAVE ESTATE

Project: SNOWDON NAB BARN
EGTON GRANGE
WHITBY, YO22 5BA

Drawing: LOCATION PLAN

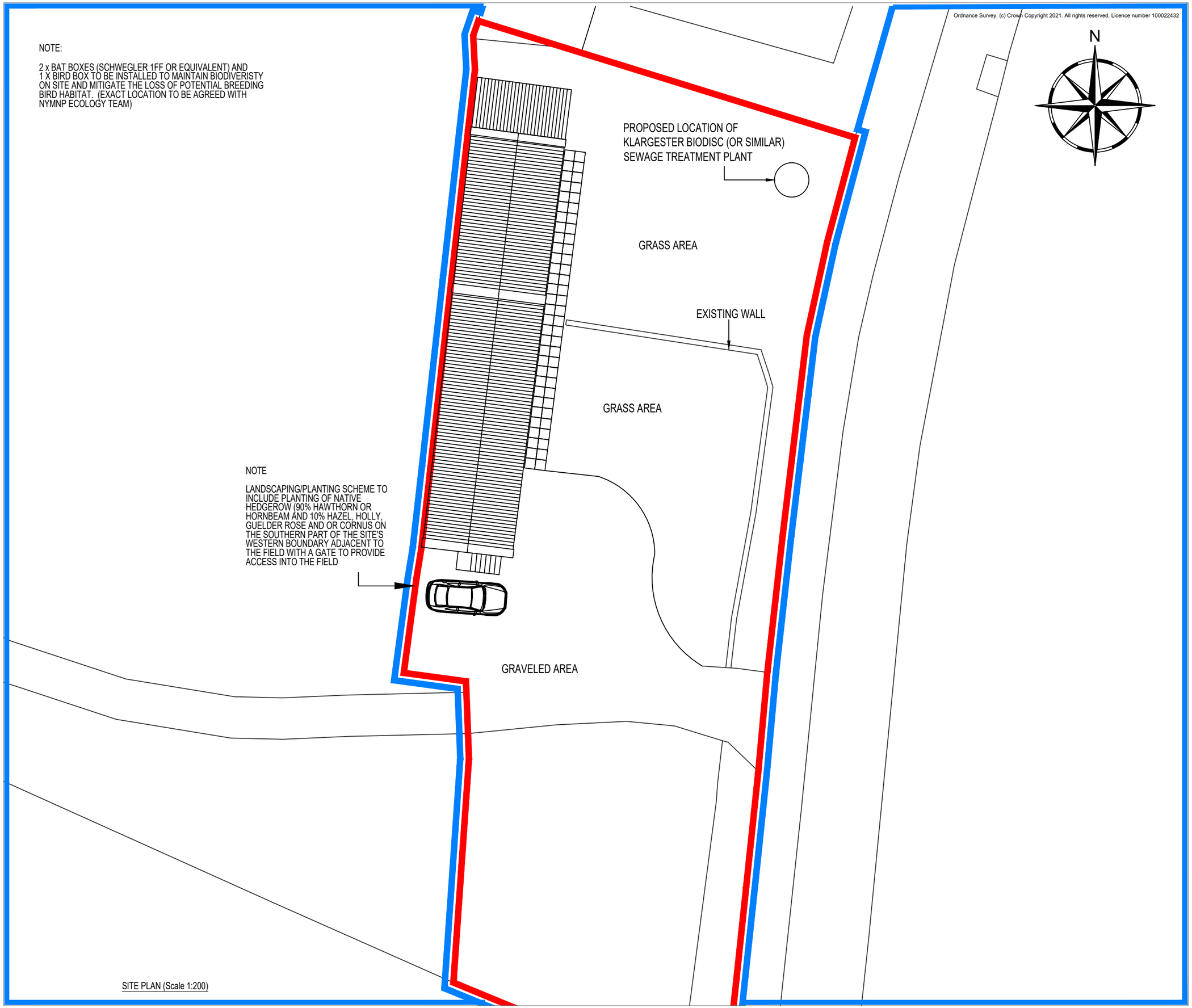
Drawing Number: 11-2021-1001

Scale	Sheet	Rev
1:500	01 OF 05	-

Drawn: JG

NOTE:

2 x BAT BOXES (SCHWEGLER 1FF OR EQUIVALENT) AND 1 X BIRD BOX TO BE INSTALLED TO MAINTAIN BIODIVERISTY ON SITE AND MITIGATE THE LOSS OF POTENTIAL BREEDING BIRD HABITAT. (EXACT LOCATION TO BE AGREED WITH NYMNP ECOLOGY TEAM)



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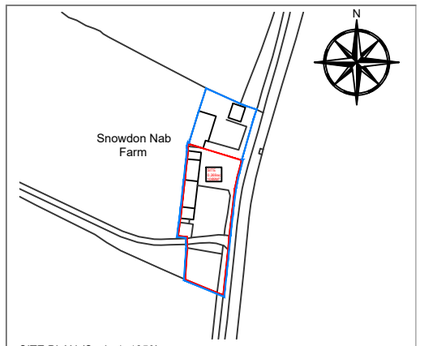

SITE PLAN (Scale 1: 1250)

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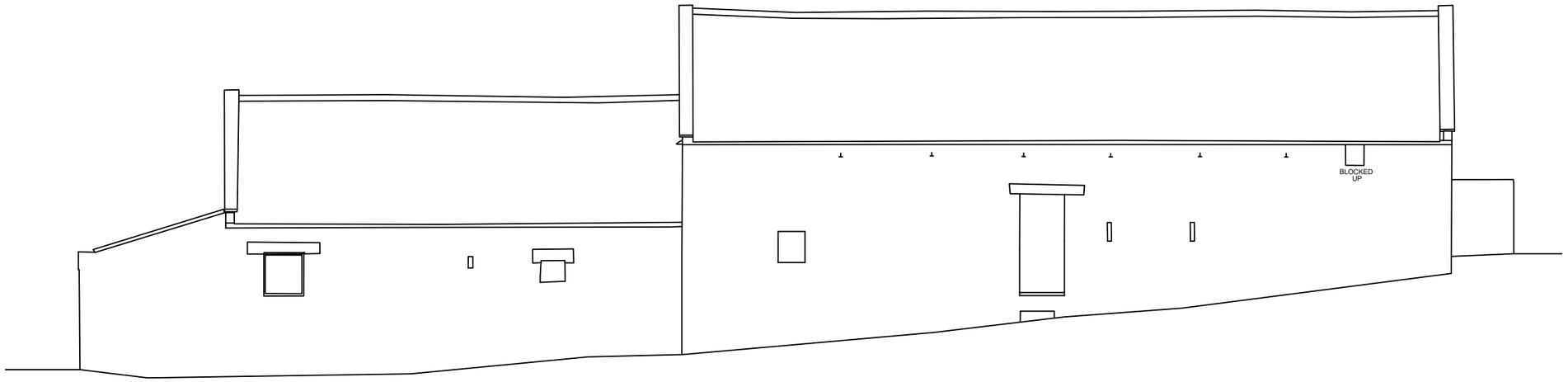
WHITBY, YO22 5BA

Drawing: SITE PLAN

Drawing Number: 11-2021-1002

Scale: 1:200 | Sheet: 02 OF 05 | Rev: -

Drawn: JG



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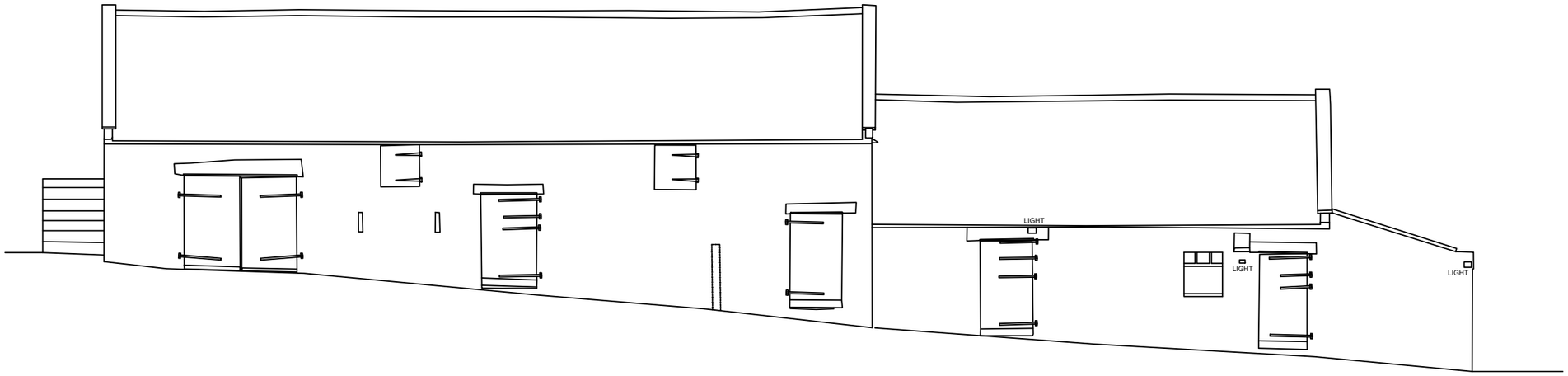

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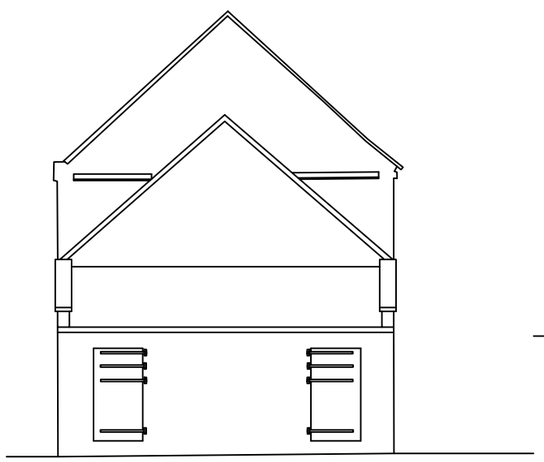

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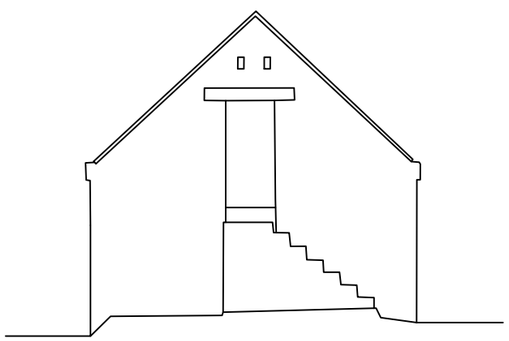

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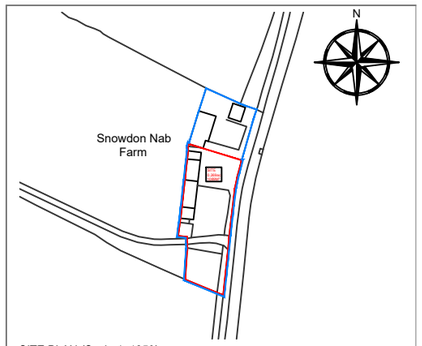

SITE PLAN (Scale 1: 1250)

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Client
MULGRAVE ESTATE

Project
SNOWDON NAB BARN
EGTON GRANGE
WHITBY, YO22 5BA

Drawing
ELEVATIONS
EXISTING

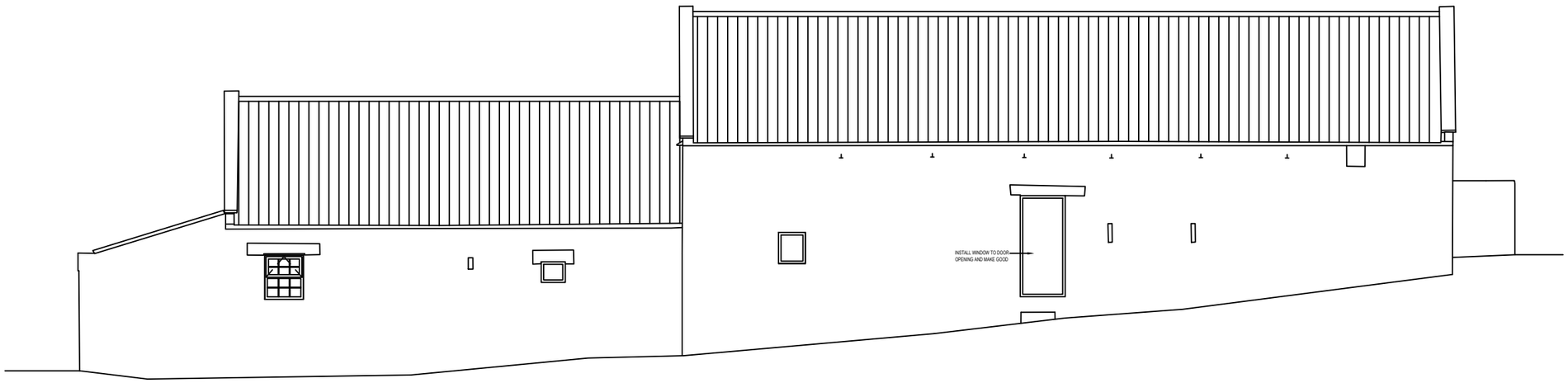
Drawing Number
11-2021-1004

Scale
1:100

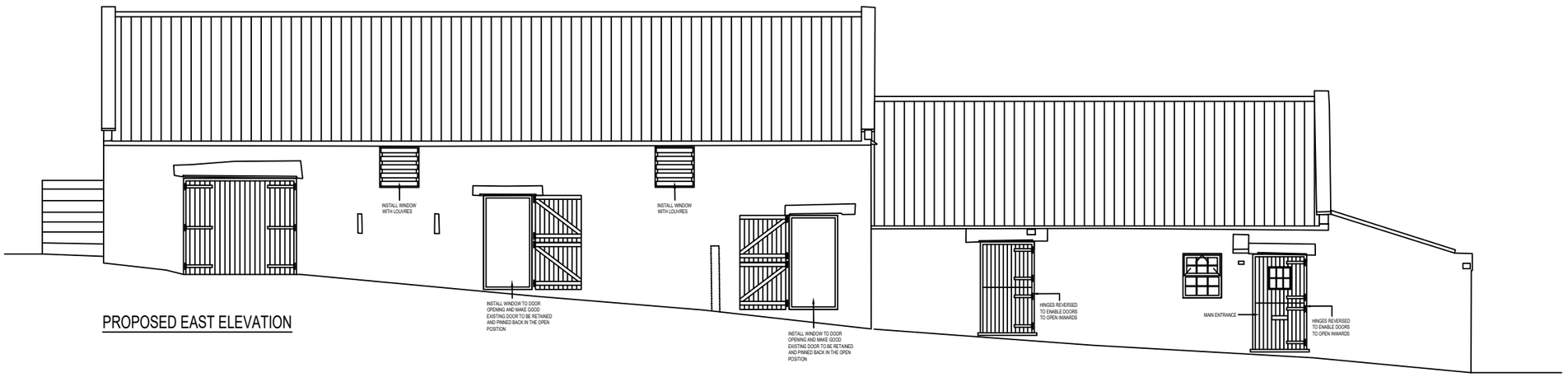
Sheet
04 OF 05

Rev
-

Drawn
JG



PROPOSED WEST ELEVATION



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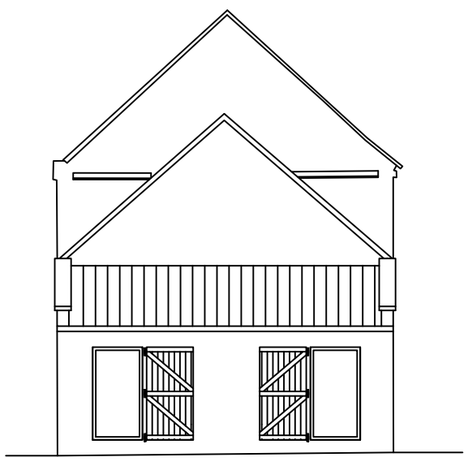

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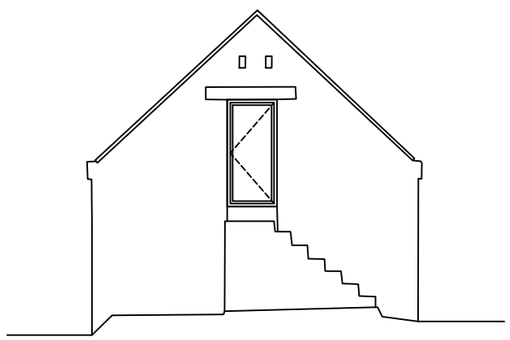

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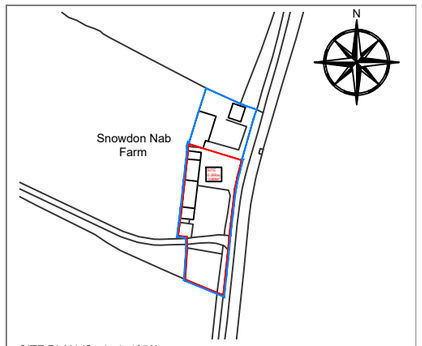

SITE PLAN (Scale 1: 1250)

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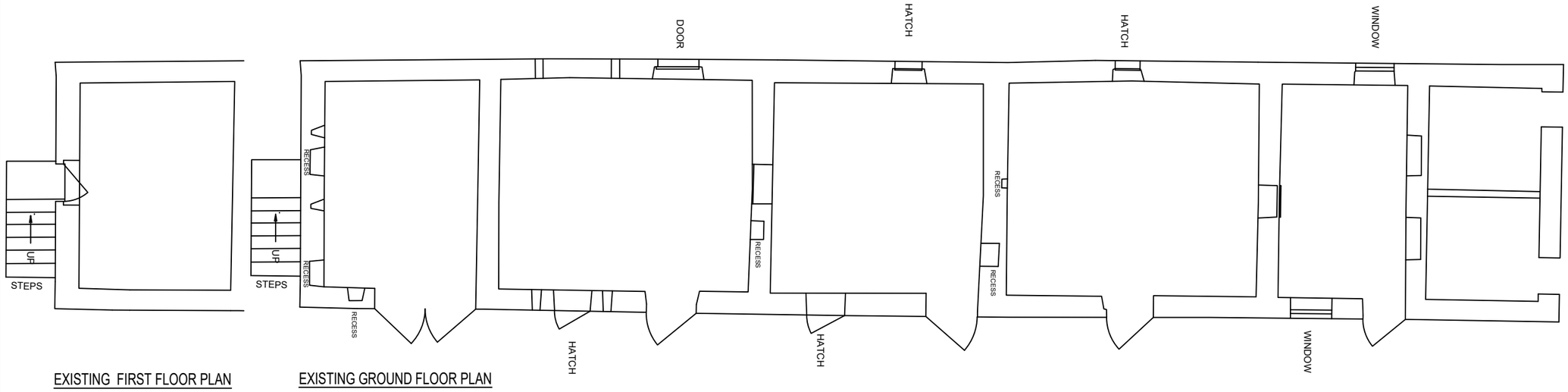
Project: SNOWDON NAB BARN
EGTON GRANGE
WHITBY, YO22 5BA

Drawing: ELEVATIONS
PROPOSED

Drawing Number: 11-2021-1005

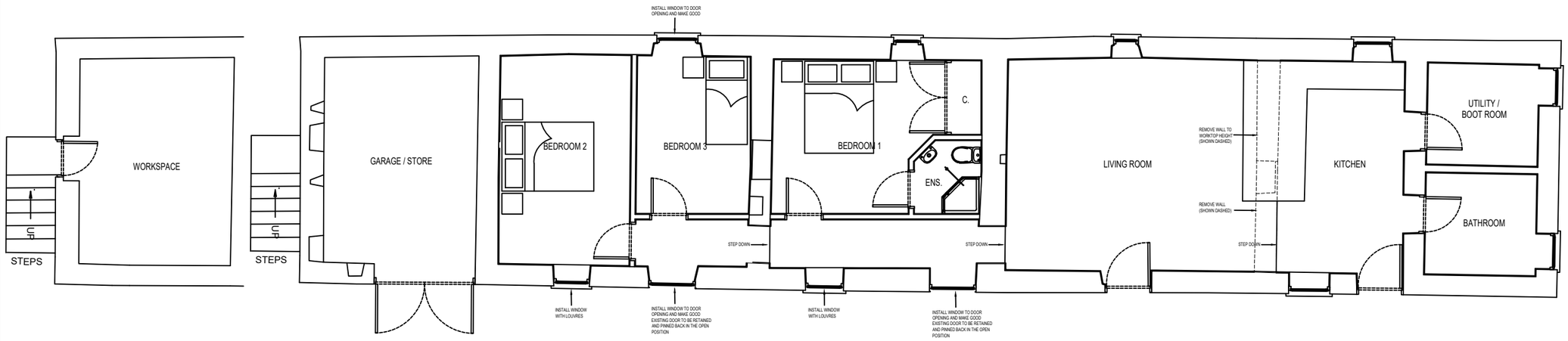
Scale: 1:100 | Sheet: 05 OF 05 | Rev: -

Drawn: JG



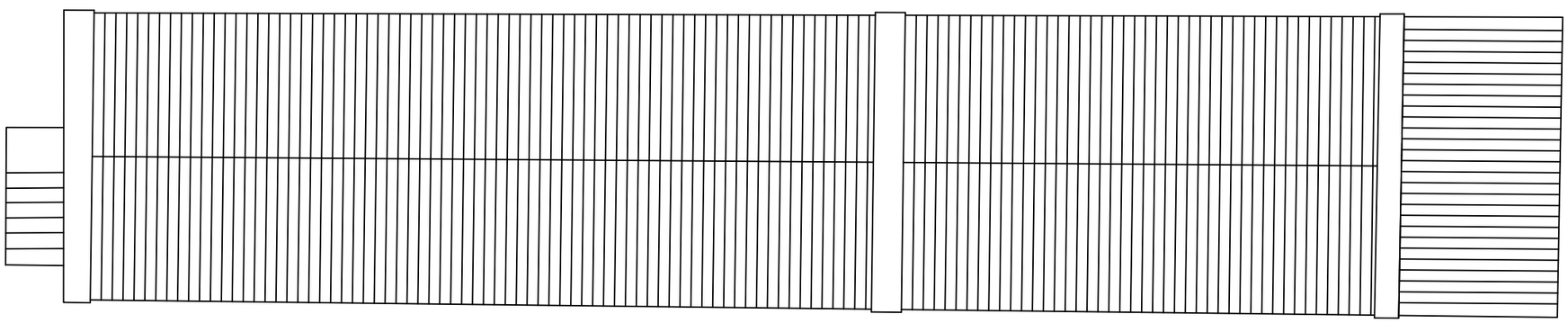
EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

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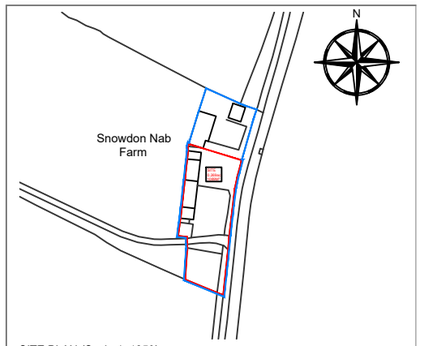

SITE PLAN (Scale 1: 1250)

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Client: MULGRAVE ESTATE

Project: SNOWDON NAB BARN
EGTON GRANGE
WHITBY, YO22 5BA

Drawing: FLOOR PLANS
EXISTING & PROPOSED

Drawing Number: 11-2021-1003

Scale: 1:100 | Sheet: 03 OF 05 | Rev: -

Drawn: JG

APPENDIX 2

STRUCTURAL APPRAISAL

MULGRAVE
ESTATE

Structural Appraisal Report

Building at

Barn
Snowdon Nab Farm
Egton
North Yorkshire
YO22 5BA

Submitted as part of a change of use planning application to NYMNPA.

By
Ian Langford MRICS
Chartered Building Surveyor
For and on behalf of the Mulgrave Estate.

Date: 24th January 2022
Reference: EST/IRL/0015

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Table of Contents

1. Introduction

1.1. A structural survey was carried out to the traditional building at Snowdon Nab Farm, Egton Whitby, North Yorks YO22 5BA for the Mulgrave Estate upon the request of the Estate Director, Robert Childerhouse.

1.2. The building is an ex general purpose farm building in 3 parts, with hayloft, that once belonged to the farm and is now used by the tenant at Snowdon Nab Farm House for domestic storage. The building is constructed in the local vernacular traditional construction. The building is of local coursed & lime pointed stonework, with masonry rubble fill, timber roof structures consisting of traditional cut roof with purlins and rafters, with Clay pantile tile roof covering and no rainwater goods, with unsurfaced floors

1.3. The building consists of a garage, stables and general storage with of both single and two storey. The areas are accessed generally, externally. The second floor is accessed via external stone steps the to the south(left) hand gable. Pictures of the building are included in appendix A.

1.4. The purpose of the survey is to inspect the buildings to establish whether any structural issues are present and whether the buildings are suitable for conversion to a domestic dwelling under a planning application to the North Yorkshire Moors National Park by the Mulgrave Estate.

1.5. For the purpose of this report, the East(front)elevation of the building is deemed to be the elevation facing the private track. This position is for reference within the report only & may not bear any resemblance to actual position of the building on the site.

1.6. A structural survey is based on the elements the property that can affect the structural stability of the building only, we have not inspected foundations, steelwork, woodwork, or other areas that were covered, unexposed or inaccessible and have not inspected for damp or asbestos. Any areas found during the survey will be reported upon.

1.7. The buildings consists of three adjoined buildings which standalone from the farm house. Building 1 contains a garage with double doors opening outwards and two generous stables both with stable doors and upper shuttered apertures. There is a first floor directly over the garaged area. The building is of local walled Esk valley stone with traditional cut roof and clay pan tile roof, stone ridge and water stones to the gables. Building 2 is of similar construction and houses two smaller stables, one with shuttered aperture. Building three is a lean to and would've originally potentially housed the property Wc and wash room. The building sits against open arable land within a gently sloping site. The buildings are in good condition for their age, with being maintained in a wind and watertight condition.

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2.0 Structural Condition

External

Front Elevation (East)

Claypan roof tiles on a cut softwood roof with rafters, purlins and floor joists in part. On a wall plate on to local Esk valley coursed and dressed stone, with stone lintels lime bed mortar jointing. Soft wood painted ledge and brace doors and shutters. The floors are predominately dirt. The roof is generally in a sound condition with all stone ridge and waster stones present. The masonry will require some lime repointing and the rainwater goods are missing. These should be replaced when the building is reroofed for achieving compliance with the building regulations for insulation. There is some minor deflection in the front elevation wall, though this is acceptable and is due to some minor roof spread. This can be sympathetically addressed by tie bars to prevent further movement. The property has been regularly externally decorated, which has helped to preserve the building.

Left Gable end (South)

The gable end is of similar construction of course stonework in lime mortar, with stone waterstone parapet capping, with mortar flaunching down onto the tiles. Pointing is required generally to the elevation. The gable is in good structural condition and vertical in its plane. The stone steps that allow access to the first floor area are in good condition with some lime mortar pointing required. A hand rail will be required to achieve building regs compliance, if they are to be retained.

Rear Elevation (West)

The rear elevation is of the same construction of course stonework and lime mortar bed and pointing with clay pan tile roof. There are a few cracked/slipped roof tiles, with none missing in their entirety. The rear elevation finished floor level is some 900mm above the rear finished ground level at the highest point. The gutters and downpipes are missing and should be replaced soonest. There is some deflection in the walling(60mm)and this is due to roof spread(as the Front Elevation). Once again, this can be sympathetically addressed by tie bars to prevent further movement. Generally, the wall elevation is in good condition. A infill panel has been made in walling stone and this will require repointing with a lime mortar.

Right Gable end (North)

The right-hand elevation is again in course stonework with lime mortar and stone head lintels and will also require some minor pointing. There are 2no. ledge and brace door allowing access to the 2 no. storage areas. The rainwater goods are also missing The elevation is in good structural condition and is vertical in its plane.

Amenity/track/parking Area (North)

There is a twin trod track leading off the public highway to the property where there is adequate parking.

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Internal(working left to right)

Building 1-Two storey, garage with 2no. stables; with exposed cut duo pitched roof. The floor is of timber construction with floor boarding onto softwood joists. The first floor of this building is accessed via external stone steps and this unit is supplied with electricity. The walls, roof and floor are all in good condition This area's roof structure consists of rafters with timber purlins and a clay pan tile roof covering over. The timber roof structure appears to be in good condition with all spar ends in good condition. There is evidence of structural movement in the walling and this has occurred historically and towards the middle of the building. The gables are in a good perpendicular condition so this points to a lack of restraint at wall plate level and rafter spread, which can be remedied by collar ties or steel ties. Picture 8 shows the vertical cracking to the rear wall. The ridge line has a little deviation and this would point to the movement. There is however no racking of the rafters and the structure as a whole appears stable. The building would benefit from rainwater goods to protect the masonry's longevity.

Building 2-Is single storey with a lower level duo pitch roof of similar construction to building one. This building contains two stables, currently used as a log store and general store. These units are supplied with electricity. The roof is open to the rafters with the ridge, walls etc all in good condition. The floor is a mixture of dirt and hardcore. This building has been infilled with a differing lower quality stone to the front and rear elevations. These areas do require repointing to blend in. . This unit is also generally in very good condition The building would benefit from rainwater goods to protect the masonry's longevity.

Building 3- is Single storey with lean to roof. Constructed of similar materials with pan tile roof on soft wood rafters and purlins on to local stone. with a rear access door. This unit is supplied with external door access. This unit is also supplied with lights and sockets. This building is in good structural condition with no visual internal or external defects but would again benefit from rainwater goods and repointing.

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3.0 SUMMARY

We summarise our findings and recommendations:

The roof coverings consist of clay pantiles on timber battens without riven timber linings and stone ridges. Generally, the roof coverings are in good condition but will require some renewal/repairs as part of any conversion works, due to building regulation requirements. There are stone water cappings to the gable end which appear to be in good condition for their age.

The walls are of coursed stonework in Lime mortar, are sound and vertical in their plane, other than an amount of historic roof spread to building 1, adjacent the mid-west point to building one. This extends upwards, with internal cracking apparent. The building would benefit from repointing to insure water tightness and protect the facing stone from frost damage and erosion

The windows and doors are of softwood construction and painted and generally these are in good condition with some wet rot noted to the ledge and braced doors. These would all be repaired/ replaced as part of the conversion but could be pinned back to retain their historic feature. The rainwater goods are missing to all buildings and would need replacement as soon as possible

3.0 Conclusion

This building is well constructed and has been maintained and as such is considered to be in a fair structural condition and is suitable for conversion to residential use without any major rebuilding but will require some remedial repairs.

Ian Langford MRICS

Chartered Building Surveyor

For and on behalf of the Mulgrave Estate

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Appendix A

Pictures of elevations and internal finishes the building

	
East Elevation	South Elevation with Access to first floor
	
North Elevation	West Elevation

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Building 1- Garage internals	Left Gable
	
Building 1- internals	Building 1-Vertical cracking that requires remedial works

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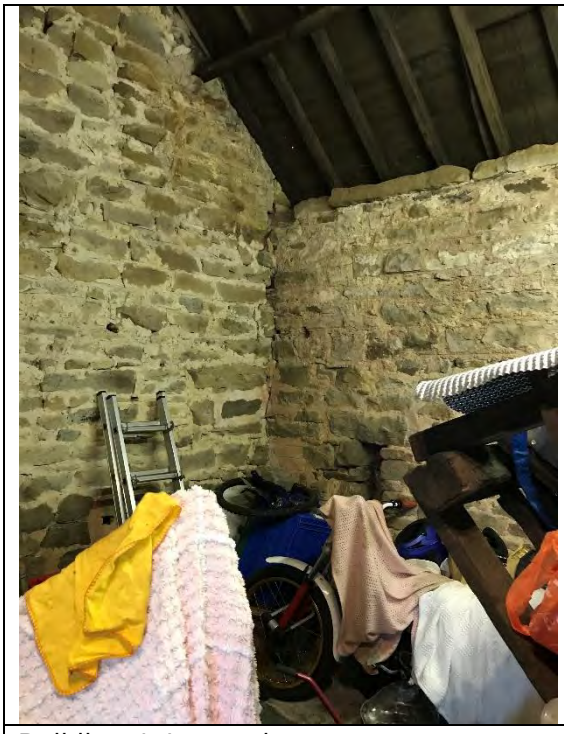

Building 1-Internal

Building 1-Internal

Building 1-Internal

Building 2

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Building 3 Gable

Building 3

Rear corner of building 1- perpendicular Gable

Building 2/3 junction

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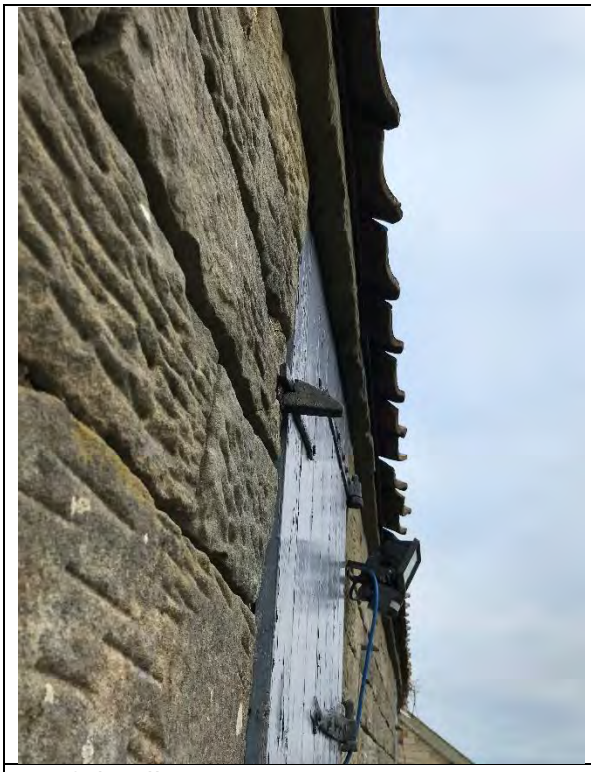
	
Roof detail	Rear view Building 2/3

End.

APPENDIX 3

BAT, BREEDING BIRDS AND BARN OWL SURVEY

Bat, Breeding Bird and Barn Owl Survey

Snowdon Nab

Egton

June 2022

MAB Environment & Ecology Ltd

11a Kirkgate, Thirsk, North Yorkshire, YO7 1PQ

www.mab-ecology.co.uk

Registered in the UK, No.6504129

Registered office: The Old Chapel, Knayton, Thirsk YO7 4AZ

Author	Nina Herbert BSc (Hons)	
Status	**Date**	**Checked by:**
Final	15-12-2021	Ione Bareau
Updated with emergence survey results	07/06/2022	Ione Bareau MCIEEM

Site:

Snowdon Nab,
Egton,
Whitby,
North Yorkshire,
YO22 5BA

Dates:

Scoping survey: 7th December 2021

Emergence survey: 25th May 2022

Client:

The Mulgrave Estate

Client's agent:

John Long Planning
45 The Street,
Surlingham,
Norwich,
NR14 7AJ

Planning Authority:

North York Moors National Park Authority

Our ref:

2021 - 1266

Table of Contents

1 Summary

A bat, breeding bird and barn owl survey has been carried out on outbuildings at Snowdon Nab, to assess the buildings for bat roosts and accompany a planning application for the conversion of the buildings into a residential dwelling.

A detailed visual inspection of the buildings revealed moderate potential bat roost habitat. No droppings were found in any section of the buildings during the scoping stage, which suggests the buildings are not being used by void-dwelling species, such as brown long-eared bats, thus loft space for mitigation was ruled out at this stage.

A summer emergence survey conducted in optimal weather conditions found 5 emergences from day roosts of common pipistrelles from 4 dispersed locations: 2 in Building 1, and 2 in Building 2. Roosts were located under lifted roof pantiles.

Proposed works to Building 1 and 2 will likely result in the loss/modification of the identified roosts. Therefore, a Natural England licence will be required prior to works on the buildings. One further emergence survey on both buildings will be required to inform the Natural England Protected Species licence.

No signs of breeding bird or barn owl activity were present. There is, however, potential habitat for breeding birds.

The loss of crevice habitat will be mitigated for by the installation of two professional, long lasting bat boxes, Schwegler 1FF or equivalent. To mitigate for the loss of potential breeding bird habitat and to maintain the biodiversity of the site post-development, a single bird box will also be installed.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mulgrave Estate to undertake a bat, breeding bird and barn owl survey on several outbuildings at Snowdon Nab to accompany a planning application for converting the buildings into a residential dwelling. Development plans are appended.

The site is located approximately 5 miles west of Whitby (Central grid reference: NZ78370446). The location of the site is shown on Figure 1 below, the surveyed buildings are outlined in Figure 2 and the application site boundary is shown in Figure 3.

The report was written by Nina Herbert 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.

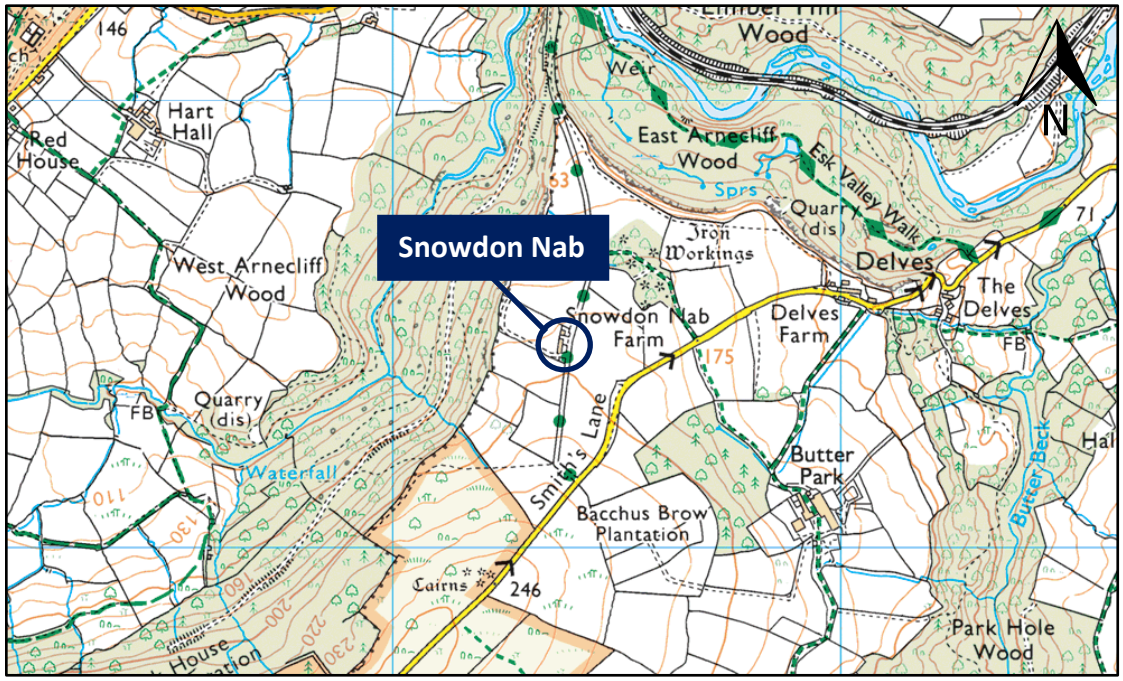


Figure 1: Site location.

Figure 2: Surveyed buildings.

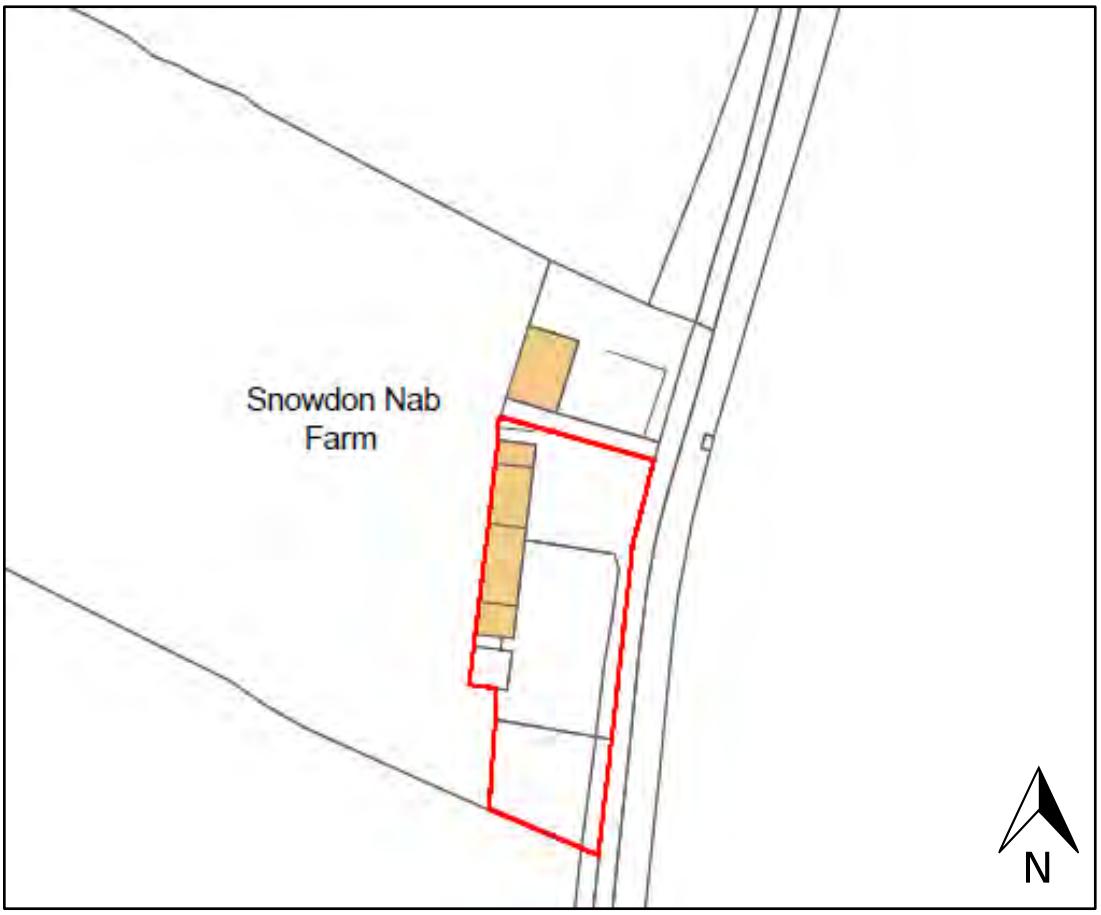


Figure 3: Site application boundary.

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 Nina Herbert BSc (Hons) who has a Physical Geography degree and is employed by MAB as an assistant ecologist. She has been carrying out surveys since 2020. The survey was 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) and binoculars. 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.

3.2.5 An emergence survey was carried out using 4 surveyors with ultra-sound detectors (Pettersson D240x and BatBox Duet). The D240x detectors were set to 10x expansion with manual triggering with an Edirol R09 WAV solid state recording device for the time expansion channel, with heterodyne output through the other channel. The Duet used heterodyne detection was set to 50 kHz.

3.2.6 Surveyors used were:

- Matt Cooke (MC) ACIEEM is a fully trained bat surveyor who has undertaken emergence surveys for MAB since 2010. He holds a Natural England bat survey licence (Licence number: 2015-10981-SCI-SCI).
- Alice Brown (AB) is an assistant ecologist for MAB. She has a BSc (Hons) in Ecology and Conservation.
- Martha Graham (MG) is a seasonal ecologist for MAB, she is an undergraduate studying animal science and welfare at Teesside University.

- Sam Newton (SN) is a woodland creation officer for the North York Moors National Park and seasonal bat surveyor, who has carried out bat surveys for MAB since 2017. He has a BSc (Hons) in Biology and MSc in Biological Recording and Ecological Monitoring.

4 Constraints

The surveys were not constrained.

5 Site Description

The surveyed buildings are stone-built with bitumastic lined, clay pantile roofs. The buildings are subdivided into sections, separated by internal gable walls. A full description of the buildings can be found in section 6.2.

Photo 1: Eastern aspect of the buildings.

Photo 2: South-western aspect of the buildings.

6 Results

6.1 Desktop Study

The site is situated in an area of moderate-quality bat foraging habitat. The immediate surroundings are largely agricultural, with upland heathland areas scattered nearby within the North York Moors National Park. Limber Hill, East and West Arncliffe plantations, consisting largely of ancient, replanted woodland, all surround the site, offering good bat foraging habitat. It is quite exposed though so less attractive to bats. Approximately 480m south-west lies Glaisdale Beck, and 1km east is Butter Beck. 800m to the north of the site is the river Esk. These features provide good foraging habitat for bats due to established riparian vegetation in these areas.

Figure 4. 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 ~4 common pipistrelles at the rail bridge, recorded in 2010, approximately 945m north of the site. A record of note includes a brown long-eared bat summer roost of ~20 individuals, recorded at Stoneleigh, Glaisdale, approximately 1.92km north-west. Individual common pipistrelle roosts were also identified at Ivy Lea in May 2020. Full records can be found in appendix 3.

Grid ref	Site	Species	Quantity	Date	Status
NZ77080590	Ivy Lea, Glaisdale	Common Pipistrelle	4	07-May-20	Day Roost
NZ77080590	Ivy Lea, Glaisdale	Common Pipistrelle	3	21-May-20	Summer Roost
NZ784054	Rail bridge at NZ784054	Common Pipistrelle	4	28-Apr-10	Not recorded
NZ771059	Stoneleigh, Glaisdale	Brown Long-eared Bat	20	06-Jun-05	Summer Roost

Table 2: NYBG records.

6.2 Visual Inspection

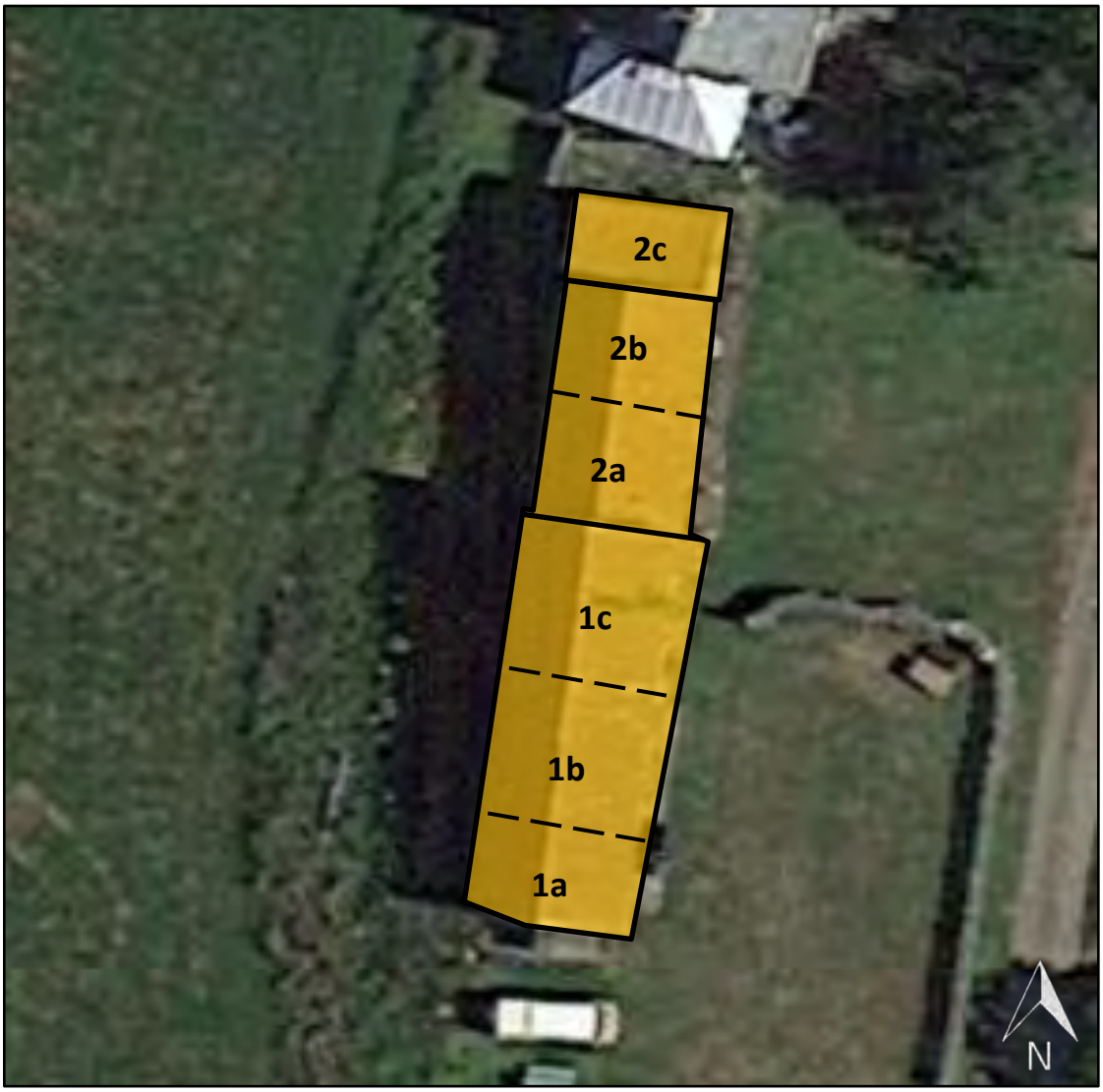


Figure 5: Visual inspection results.

Building ref.	Section	Description	Features with potential bat roost habitat (PBRH).
Building 1 – Moderate potential risk of supporting bats	**A**	Stone-built barn with a bitumastic-lined, clay pantile roof. Masonry crevices exist in the stonework on all the external walls. Some uplifted tiles on the east and west-facing roofs; a large gap/missing tile at the corner eaves on the western roof (Photo 24). No droppings or feeding remains found in hayloft or ground floor of section 1a.	PBRH between wall tops and gable walls. Roost habitat available between liner and tiles.

	B	Section adjoined to 1a by an internal gable wall with an open window, creating access internally into 1c. Masonry crevices are quite cobwebbed, and some gaps exist near the wall tops (Photo 11). No evidence for breeding birds or barn owl.	PBRH between roof pantiles and liner. Masonry crevices in internal walls provide PBRH.
	C	Section of barn in between gable wall of 1b and 2a. Masonry crevices are near the wall tops and near the eaves, both internally and externally. Roof trusses are cobwebbed but internal ridge is not cobwebbed. No signs of bat use were observed (bat droppings). No evidence for breeding birds or barn owl.	PBRH between roof and liner. Some gaps underneath occasional lifted tiles.
Building 2 – Moderate potential risk of supporting bats	**A**	Single-storey section of the stone barn with a separate clay pantile roof - shares a breezeblock internal gable wall with 2b. Internal ridge beam not cobwebbed. Some masonry crevices inside. No signs of bat, breeding bird or barn owl use.	PBRH between bitumastic liner and roof tiles. Some internal masonry crevices provide PRBH.
	B	Draughty section of Building 2b; large gap in liner and roof tiles can be seen internally and externally (Photo 17). Some cobwebbed areas near the eaves. External access exists between stonework.	PBRH between roof and liner. Internal masonry crevices offer PBRH.
	C	Small, single-storey lean-to section of Building 2 with separate, lined roof. Some small gaps exist near the eaves but is generally cobwebbed and draughty (Photo 18). No evidence of bat use, i.e., droppings or breeding bird/barn owl evidence.	PBRH in masonry crevices and between bitumastic liner and roof tiles.

Site Photographs

Photo 3: South aspect of the building.

Photo 4: Inside hayloft of section 1a.

Photo 5: Bitumastic lining and large gap in section 1a.

Photo 6: Wall top gaps.

Photo 7: Inside ground floor section of 1a.

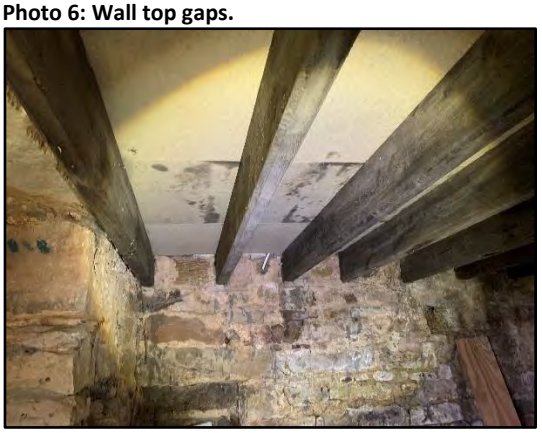


Photo 8: Ceiling of ground floor, section 1a.

Photo 9: Inside section 1b.

Photo 10: Exposed internal roof ridge with lining.

Photo 11: Masonry crevices inside section 1b.

Photo 12: Inside section 1c.

Photo 13: Lined roof in section 1c with some wall top gaps.

Photo 14: Inside section 2a.

Photo 15: Roof trusses and purlins of section 2a.

Photo 16: Internal view of section 2b.

Photo 17: Large holes in lined roof of section 2b.

Photo 18: Inside lean-to section of 2c.

Photo 19: Inside 2c.

Photo 20: External view of 2c.

Photo 21: Some uplifted tiles on west-facing roof.

Photo 22: Some external masonry crevices on western aspect.

Photo 23: Large gap near eaves on west-facing aspect.

Photo 24: Large gap near corner of eaves.

6.3 Emergence Survey

Date: 25/05/2022
Start time: 21:05 **End time:** 22:50 **Sunset:** 21:18

Table 3 – Environmental conditions

	Temp (°C)	Wind (BF)	Humidity (%rh)	Rain	Cloud cover (%)
Start	12	BF3	66	Dry	10%
Finish	11	BF2	69	Dry	50%

Surveyors: Matt Cooke (MC); Alice Brown (AB); Sam Newton (SM); Martha Graham (MG)

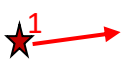
Equipment used: 3x Pettersson D240 time expansion ultrasound detectors with Edirol R09 recorders, 1x BatBox IIID detector

Results summary:
5 emergences of common pipistrelles were seen during the survey: two emergences were seen from the eastern aspect of Building 1 from under a lifted roof tile towards the north end of the roof and then proceeded to forage in the garden area; two more were seen emerging from close locations along the western aspect of Building 2 from beneath the first row of roof tiles and then flew out towards the field behind the building; and one further emergence was seen from the western aspect of Building 1 from under the first row of roof tiles. Foraging behaviour was seen frequently throughout the survey.

Roosts identified:

Building Ref.	Species	Count	Emergence location/access point
1	**Common pipistrelle**	**2**	**Location 1: Under lifted roof tile on eastern aspect** **Location 4: Wall top beneath first row of roof tiles**
2	**Common pipistrelle**	**2**	**Location 2: Beneath first row of roof tiles** **Location 3: Same location, just along from location 2**

Observations:

Surveyor	Time	Species	Number	Activity	Annotation
MG	21:35 & 21:45	Common pipistrelle	2	Emergence from lifted roof tile of Building 1	
SN	21:41	Common pipistrelle	1	Emergence beneath first row of roof tiles of Building 2	
SN	21:51	Common pipistrelle	1	Emergence beneath first row of roof tiles just along from emergence 2	

AB	21:54-22:30	Common pipistrelle	2	Foraging	
MC	22:05	Common pipistrelle	1	Emergence from wall top beneath first row of roof tiles of Building 1	4
MG	21:54 - 22:15	Common pipistrelle	2	Foraging	

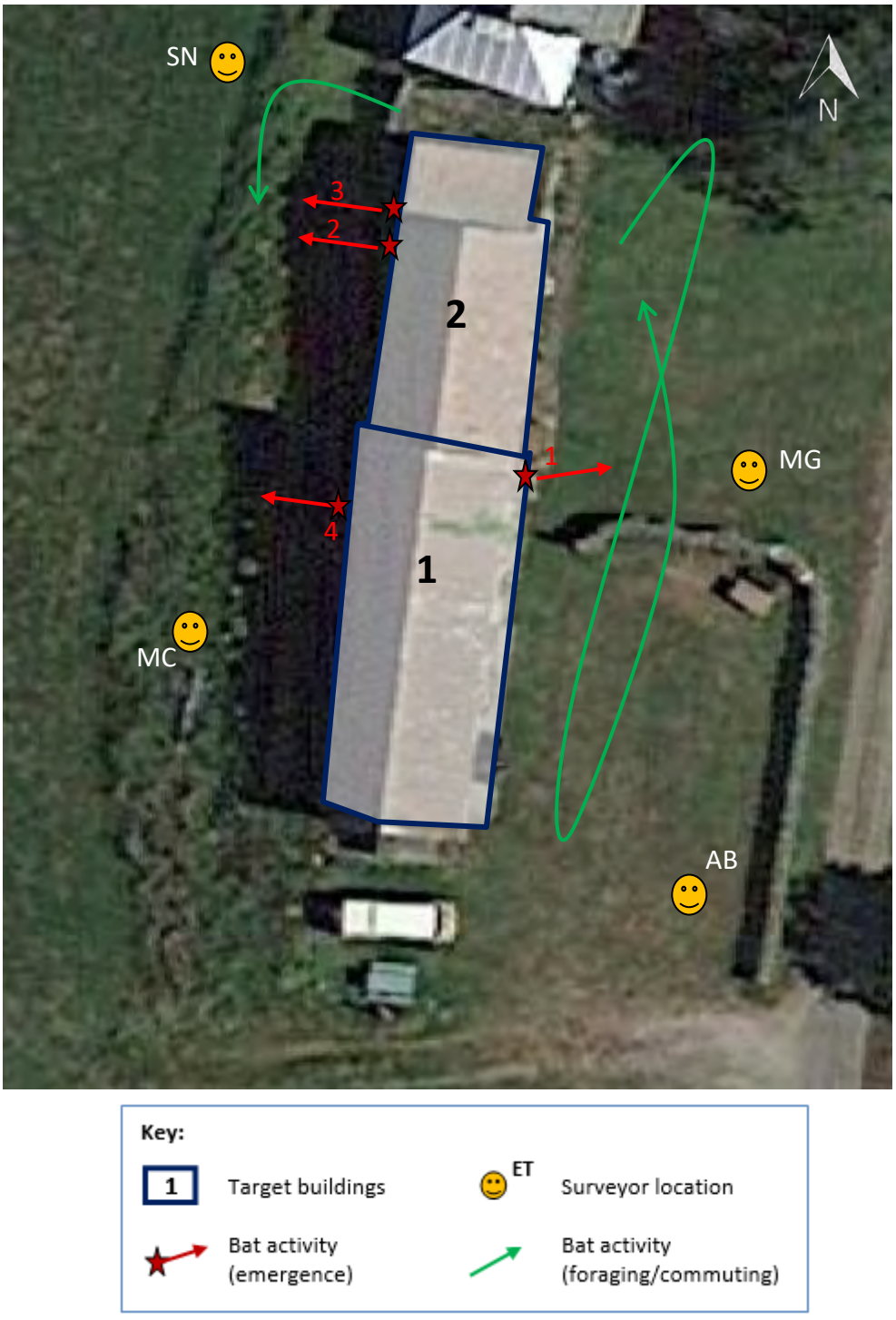


Figure 6 – Surveyor locations and bat activity recorded during survey 1 (25/05/2022).

Emergence locations:

Figure 6. Emergence location 1.

Figure 7. Emergence locations 2&3.

Figure 8. Emergence location 4.

7 Discussion and Analysis

The buildings offer moderate suitability to roosting bats including crevice roost habitat. Upon visual inspection, no bat droppings or feeding remains were found in any of the sections of the buildings; therefore, set aside loft space was ruled out at scoping stage.

A summer emergence survey during optimal weather conditions found 5 emergences from day roosts of common pipistrelles from 4 dispersed locations. Roosts were identified under lifted tiles of both buildings (2 from each). Therefore, a Natural England licence will be required for prior to the works.

Mitigation in the form of two Schwegler 1FF or equivalent long-lasting bat boxes will be installed on the new building.

No evidence of nesting breeding birds or barn owl were found inside the buildings. Some masonry crevices near the wall tops, however, offer suitable nesting habitat for birds.

There was no evidence to suggest the buildings are being utilised by barn owl.

8 Impact Assessment

Conversion works to both Building 1 and 2 will result in the loss/modification to four common pipistrelle day roosts. There is also likely to be disturbance to bats while works are being undertaken. The impact from the proposed works, on the species identified will be minimal at all levels (site, local, and regional). The identified roosts are of low conservation significance, due to low numbers of bats present and their commonality. Table 4 summarises the impact from proposed works to Building 1 and 2.

There is unlikely to be any impact on nesting breeding birds or barn owl.

Impact on bats	Impact on roosting habitats	Impact on commuting and foraging habitats
Physical disturbance Noise disturbance through, for example increased human presence or use of noise generating equipment. Injury/mortality (e.g. in roost during destruction or through collision with road/rail traffic)	Modification of access point to roost either physically or through, for example lighting or removal of vegetation. Modification of roost either physically, for example by roof removal, or through, for example, changed temperature, humidity, ventilation or lighting regime. Loss of roost.	Modification of commuting or foraging habitats either physically or through disturbance, e.g. light spill/noise. Severance of commuting routes (fragmentation) Loss of foraging habitats.

Table 3: Impacts on bats that can arise from proposed activities (from BCT survey guidelines 2016).

9 Mitigation & Compensation

9.1 Mitigation Summary

A Natural England licence will be applied for prior to works; a further emergence survey will be required to inform this.

The loss of crevice habitat will be mitigated for by the installation of two professional bat boxes which are to be affixed to the building in locations agreed by the ecologist.

Loss of breeding bird habitat will be mitigated for by an all-purpose bird box or swift box.

9.2 Method Statement

Bats

9.2.1 Works to roost areas in Building 1 and 2 will require an NE licence. The schedule of works to buildings/areas covered by a licence will be specified within the NE application and is subject to the approval of Natural England.

9.2.2 At least one further survey on Buildings 1 and 2 will be required to inform the licence.

9.2.3 Prior to any works commencing on site, workers and contractors will be informed of the protection afforded to bats and understand the method statement and procedure to be followed.

9.2.4 Prior to works, one professional quality bat box will be installed temporarily on-site in a location agreed with the ecologist for the release of any bats uncovered during works.

9.2.5 Work to all roost locations, including roofing works and re-pointing will be carried out under the supervision of a suitably qualified ecologist (SQE), and when bats are active.

9.2.6 Roosts lost to the development should be mitigated for via the installation of two bat roost features. Suitable external bat boxes include, Schwegler 1FF, 1FQ Schwegler Bat Roost, or equivalent. Suitable integral habitat includes Schwegler 1FR/2RF, 1WI Schwegler Summer and Winter Bat Box.

Breeding birds

9.2.4 To mitigate for loss of potential nesting habitat available, a single bird box should be affixed to the building.

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 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'.

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Flow diagram for small applications needing bat surveys between October and April

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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.

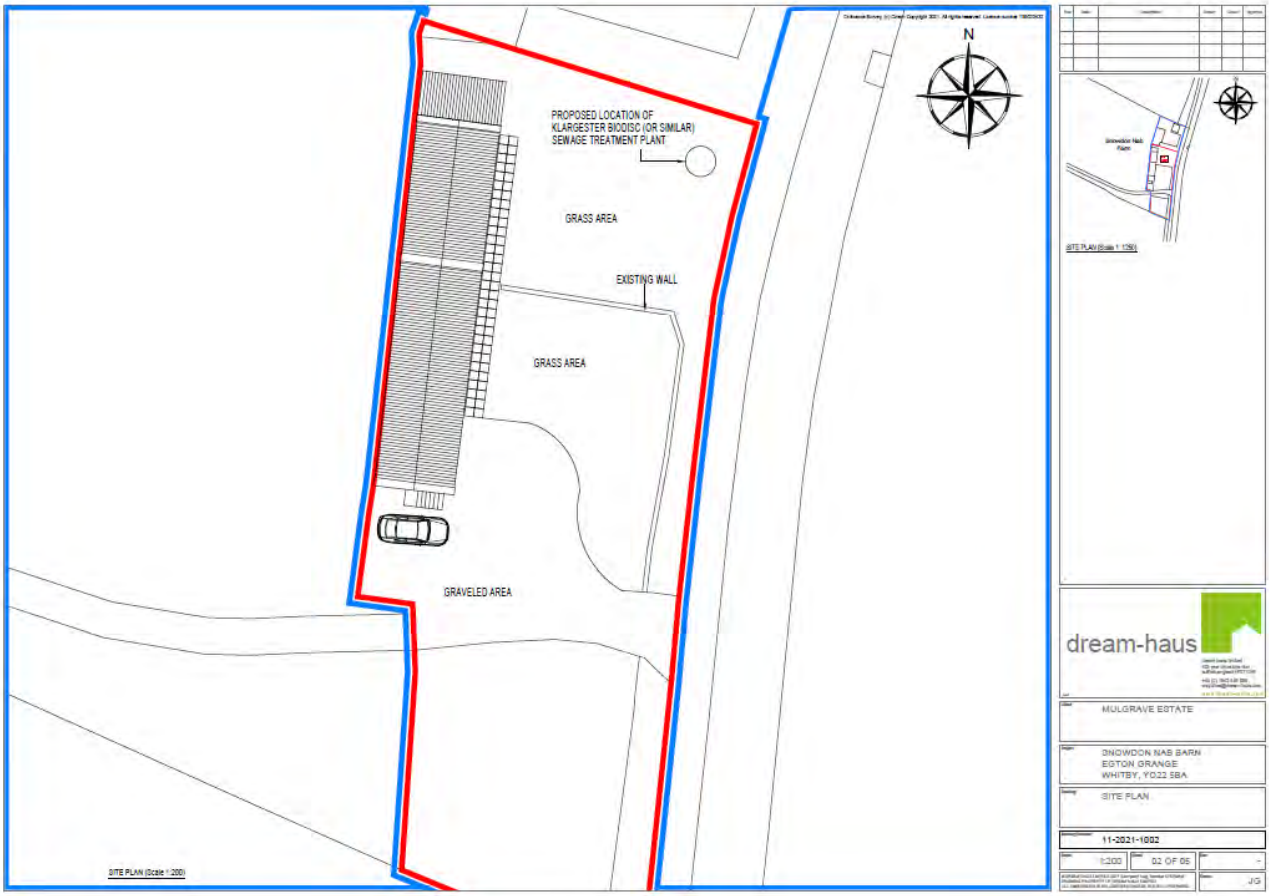
- Roofs to be replaced, or which are parts of a building to be demolished, should be dismantled carefully by hand. Ridge tiles, roof tiles and coping stones should always be lifted upwards and not slid off as this may squash/crush bats.
- Re-pointing of crevices should be done between April and October 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.

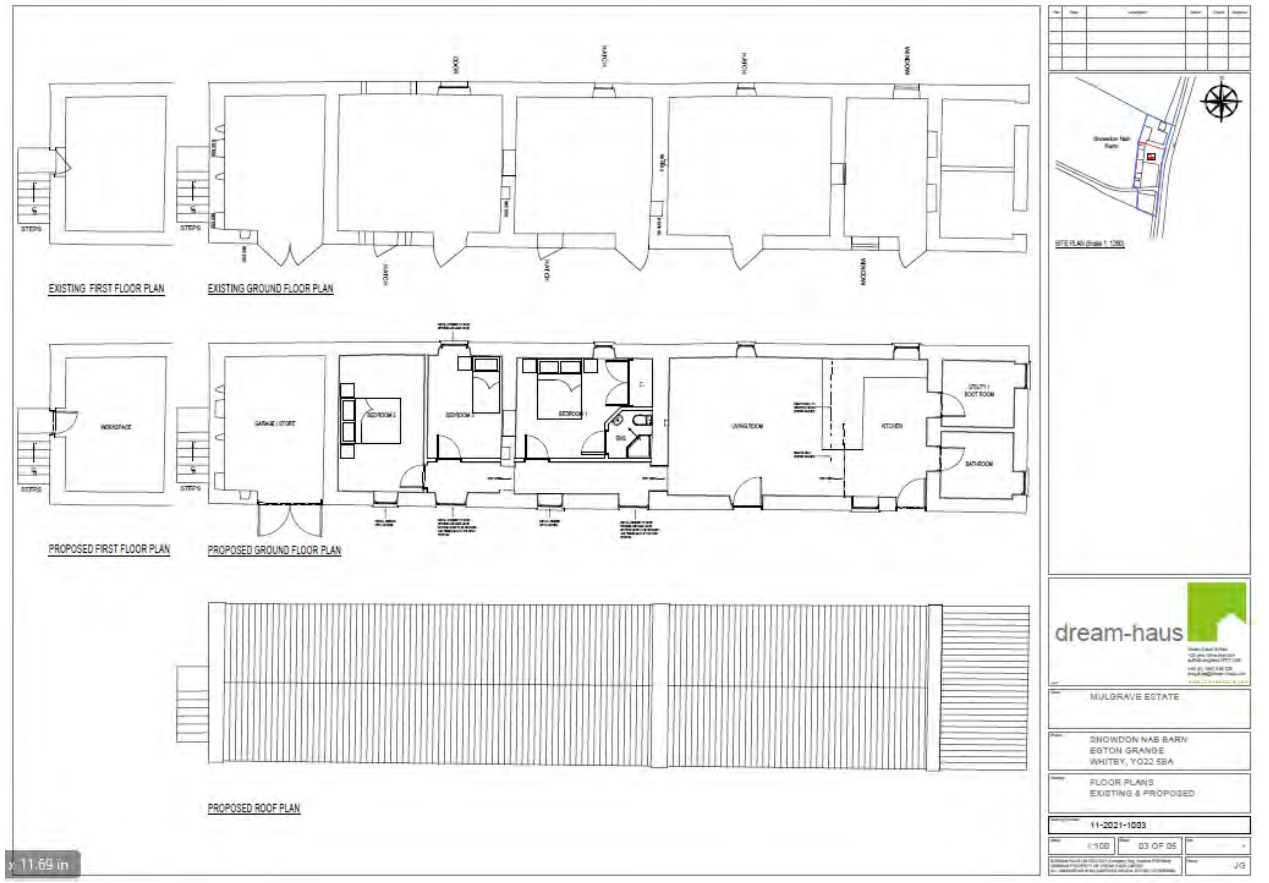
If it is necessary to pick a bat up always use gloves. It should be carefully caught in a cardboard box and kept in a quiet, dark place. The Bat Conservation Trust or a suitably qualified bat ecologist should be contacted.

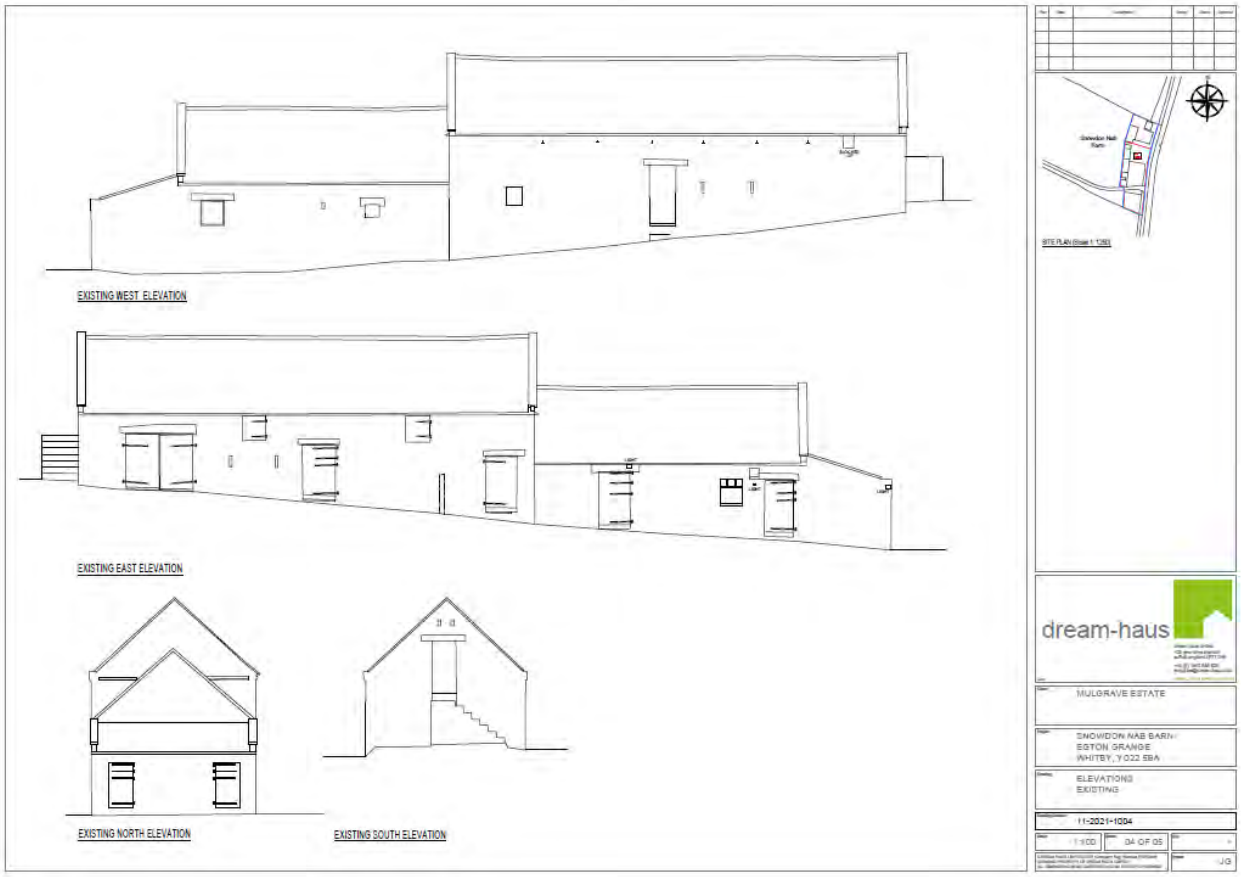
Appendix 3: NYBG bat roost records

Grid ref	Site	Species	Quantity	Date	Status	Comment
NZ77610550	5 Arncliffe View, Glaisdale	Unknown	Present	27-Aug-86	Summer Roost	
NZ77740549	Alder House, Glaisdale	Pipistrelle species	Present	27-Aug-85	Not recorded	
NZ77740549	Alder House, Glaisdale	Unknown	Present	27-Aug-86	Not recorded	
NZ777055	Glaisdale	Pipistrelle species	Present	17-Jul-77	Not recorded	
NZ77080590	Ivy Lea, Glaisdale	Myotis bat sp.	1	21-May-20	Feeding	
NZ77080590	Ivy Lea, Glaisdale	Common Pipistrelle	4	07-May-20	Day Roost	1 E end of house & 3 E end of attached byre
NZ77080590	Ivy Lea, Glaisdale	Common Pipistrelle	3	21-May-20	Summer Roost	Individual roosts E end byre & flashing at W end
NZ77080590	Ivy Lea, Glaisdale	Brown Long-eared Bat	1	07-May-20	Not recorded	Inside byre at 21:57
NZ77080590	Ivy Lea, Glaisdale	Noctule Bat	Present	21-May-20	Not recorded	
NZ801052	Pear Trees House, Broomhouse Lane, Egton Bridge	Unknown	Present	05-Jul-07	Summer Roost	Above window
NZ778062	Rail bridge at NZ778062	Common Pipistrelle	Present	27-Apr-10	Not recorded	
NZ784054	Rail bridge at NZ784054	Common Pipistrelle	4	28-Apr-10	Not recorded	
NZ771059	Stoneleigh, Glaisdale	Brown Long-eared Bat	20	06-Jun-05	Summer Roost	

Appendix 4: Site plans



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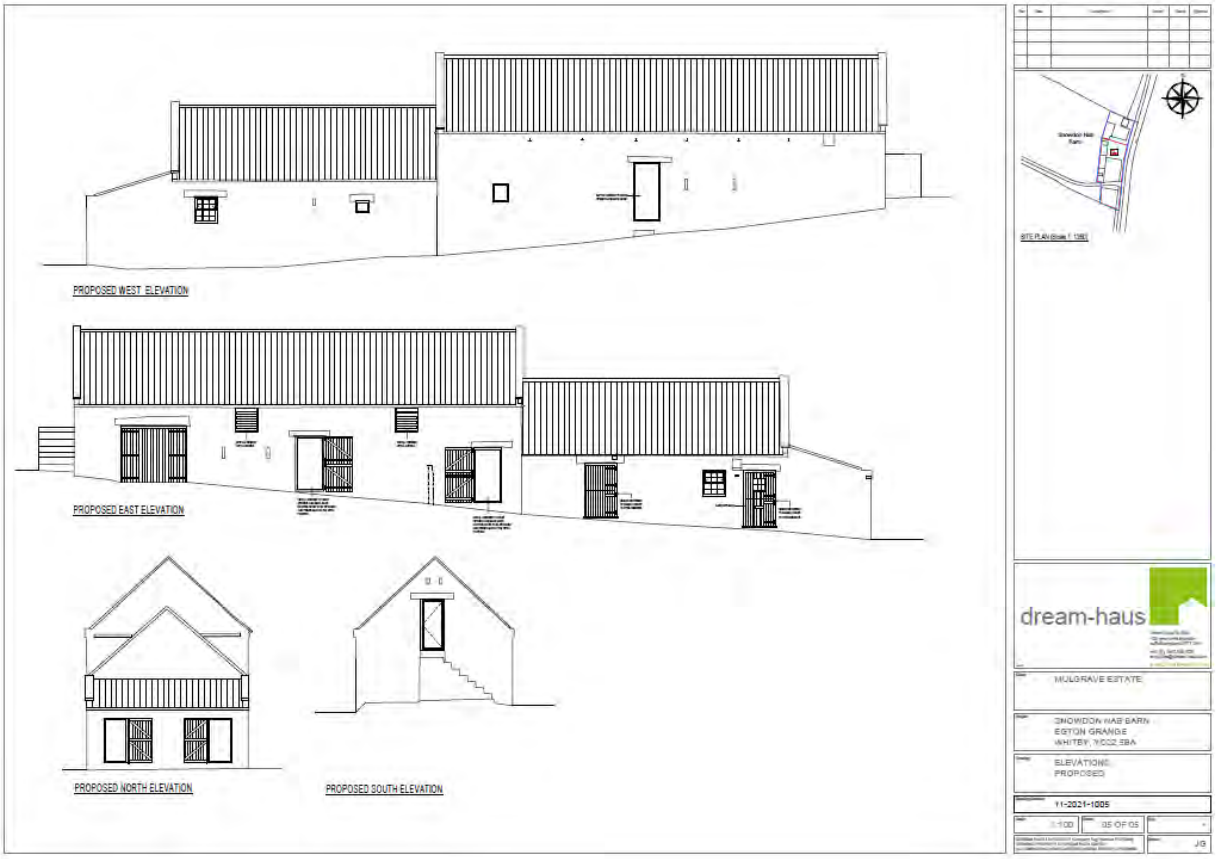
EXISTING EAST ELEVATION
EXISTING NORTH ELEVATION
EXISTING SOUTH ELEVATION
dream-haus
MULGRAVE ESTATE
SNOWDON NAB BARN
EGTON GRANGE
WHITBY, YO22 5BA
ELEVATIONS
EXISTING
11-2021-1004
04 OF 05


PROPOSED WEST ELEVATION
PROPOSED EAST ELEVATION
PROPOSED NORTH ELEVATION
PROPOSED SOUTH ELEVATION
dream-haus
MULGRAVE ESTATE
SNOWDON NAB BARN
EGTON GRANGE
WHITBY, YO22 5BA
ELEVATIONS
PROPOSED
11-2021-1005
05 OF 05

APPENDIX 4

FLOOD RISK INFORMATION

Flood map for planning

Your reference	Location (easting/northing)	Created
Snowdons Nab	**478379/504452**	**9 Dec 2021 13:00**

Your selected location is in flood zone 1, an area with a low probability of flooding.

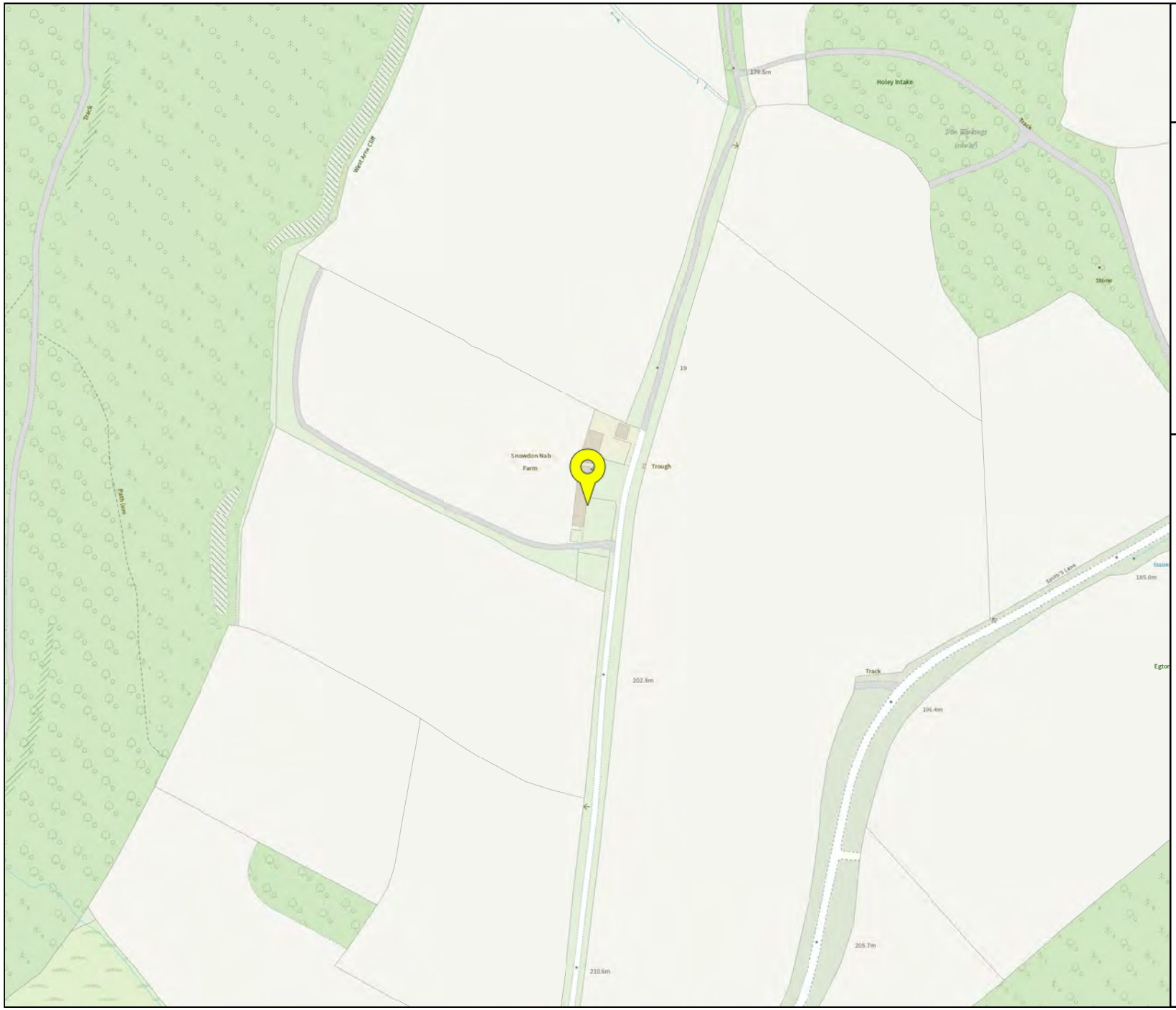
This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn’t include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.



Environment Agency

Flood map for planning

Your reference
Snowdons Nab

Location (easting/northing)
478379/504452

Scale
1:2500

Created
9 Dec 2021 13:00

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

APPENDIX 5

PHOTOGRAPHS

1. View of junction of access road with Smiths Lane looking northwest from Smiths Lane

2. View of the outbuilding looking north from access road

3. View of outbuilding looking northwest from southern garden area

4. View of rear of outbuilding looking east from farmland

5. View of outbuilding from enclosed northern garden area looking southwest

6. View of outbuilding looking west

7. View of lean to (northern end of outbuilding)

8. View of southern end of building

9. View of interior roof rafters

10. View of interior

11. View of track/public footpath to Glaisdale

12. View of outbuilding from track/public footpath to Glaisdale

John Long Planning
[redacted]
w: johnlongplanning.co.uk
VAT Registration No: 277458849

Bat, Breeding Bird and Barn Owl Survey

Snowdon Nab

Egton

June 2022

MAB Environment & Ecology Ltd

11a Kirkgate, Thirsk, North Yorkshire, YO7 1PQ

www.mab-ecology.co.uk

Registered in the UK, No.6504129

Registered office: The Old Chapel, Knayton, Thirsk YO7 4AZ

Author	Nina Herbert BSc (Hons)	
Status	**Date**	**Checked by:**
Final	15-12-2021	Ione Bareau
Updated with emergence survey results	07/06/2022	Ione Bareau MCIEEM

Site:

Snowdon Nab,
Egton,
Whitby,
North Yorkshire,
YO22 5BA

Dates:

Scoping survey: 7th December 2021

Emergence survey: 25th May 2022

Client:

The Mulgrave Estate

Client's agent:

John Long Planning
45 The Street,
Surlingham,
Norwich,
NR14 7AJ

Planning Authority:

North York Moors National Park Authority

Our ref:

2021 - 1266

Table of Contents

1 Summary

A bat, breeding bird and barn owl survey has been carried out on outbuildings at Snowdon Nab, to assess the buildings for bat roosts and accompany a planning application for the conversion of the buildings into a residential dwelling.

A detailed visual inspection of the buildings revealed moderate potential bat roost habitat. No droppings were found in any section of the buildings during the scoping stage, which suggests the buildings are not being used by void-dwelling species, such as brown long-eared bats, thus loft space for mitigation was ruled out at this stage.

A summer emergence survey conducted in optimal weather conditions found 5 emergences from day roosts of common pipistrelles from 4 dispersed locations: 2 in Building 1, and 2 in Building 2. Roosts were located under lifted roof pantiles.

Proposed works to Building 1 and 2 will likely result in the loss/modification of the identified roosts. Therefore, a Natural England licence will be required prior to works on the buildings. One further emergence survey on both buildings will be required to inform the Natural England Protected Species licence.

No signs of breeding bird or barn owl activity were present. There is, however, potential habitat for breeding birds.

The loss of crevice habitat will be mitigated for by the installation of two professional, long lasting bat boxes, Schwegler 1FF or equivalent. To mitigate for the loss of potential breeding bird habitat and to maintain the biodiversity of the site post-development, a single bird box will also be installed.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mulgrave Estate to undertake a bat, breeding bird and barn owl survey on several outbuildings at Snowdon Nab to accompany a planning application for converting the buildings into a residential dwelling. Development plans are appended.

The site is located approximately 5 miles west of Whitby (Central grid reference: NZ78370446). The location of the site is shown on Figure 1 below, the surveyed buildings are outlined in Figure 2 and the application site boundary is shown in Figure 3.

The report was written by Nina Herbert 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.

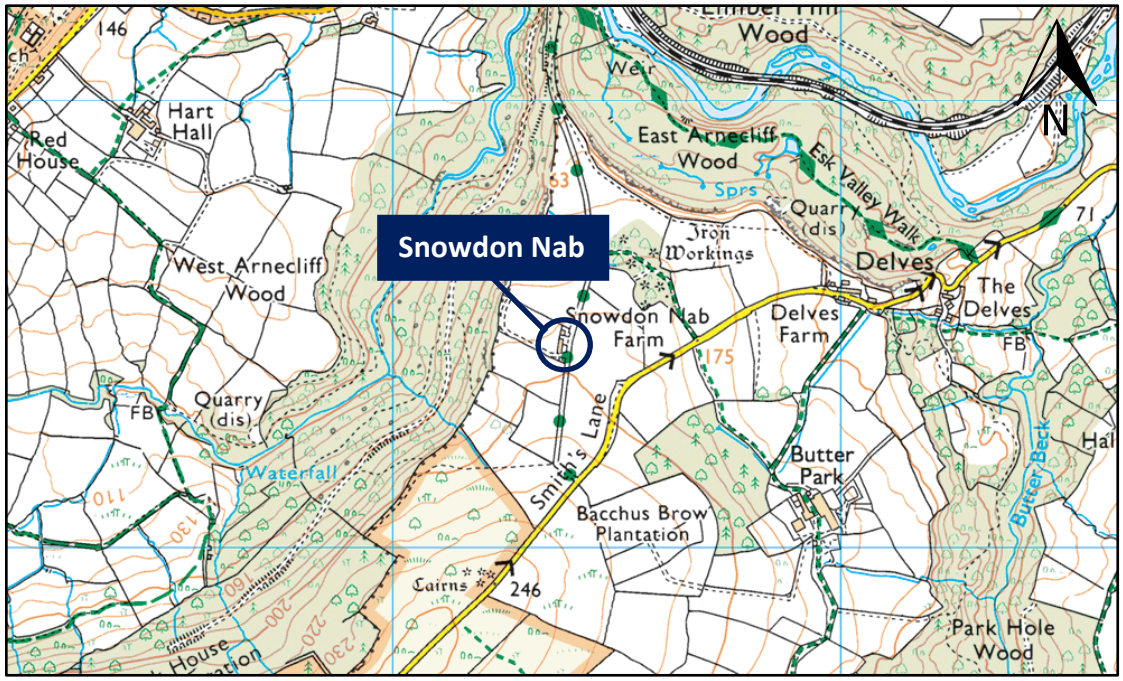


Figure 1: Site location.

Figure 2: Surveyed buildings.

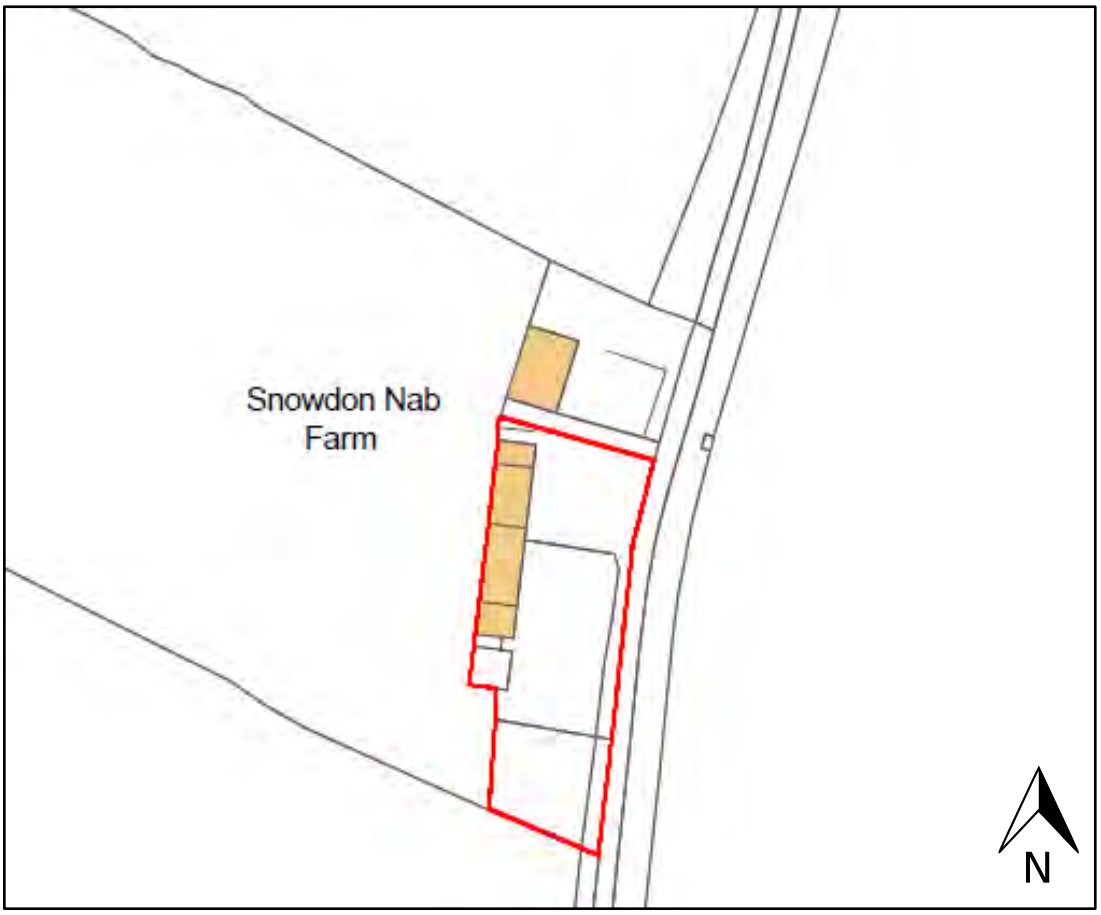


Figure 3: Site application boundary.

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 Nina Herbert BSc (Hons) who has a Physical Geography degree and is employed by MAB as an assistant ecologist. She has been carrying out surveys since 2020. The survey was 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) and binoculars. 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.

3.2.5 An emergence survey was carried out using 4 surveyors with ultra-sound detectors (Pettersson D240x and BatBox Duet). The D240x detectors were set to 10x expansion with manual triggering with an Edirol R09 WAV solid state recording device for the time expansion channel, with heterodyne output through the other channel. The Duet used heterodyne detection was set to 50 kHz.

3.2.6 Surveyors used were:

- Matt Cooke (MC) ACIEEM is a fully trained bat surveyor who has undertaken emergence surveys for MAB since 2010. He holds a Natural England bat survey licence (Licence number: 2015-10981-SCI-SCI).
- Alice Brown (AB) is an assistant ecologist for MAB. She has a BSc (Hons) in Ecology and Conservation.
- Martha Graham (MG) is a seasonal ecologist for MAB, she is an undergraduate studying animal science and welfare at Teesside University.

- Sam Newton (SN) is a woodland creation officer for the North York Moors National Park and seasonal bat surveyor, who has carried out bat surveys for MAB since 2017. He has a BSc (Hons) in Biology and MSc in Biological Recording and Ecological Monitoring.

4 Constraints

The surveys were not constrained.

5 Site Description

The surveyed buildings are stone-built with bitumastic lined, clay pantile roofs. The buildings are subdivided into sections, separated by internal gable walls. A full description of the buildings can be found in section 6.2.

Photo 1: Eastern aspect of the buildings.

Photo 2: South-western aspect of the buildings.

6 Results

6.1 Desktop Study

The site is situated in an area of moderate-quality bat foraging habitat. The immediate surroundings are largely agricultural, with upland heathland areas scattered nearby within the North York Moors National Park. Limber Hill, East and West Arncliffe plantations, consisting largely of ancient, replanted woodland, all surround the site, offering good bat foraging habitat. It is quite exposed though so less attractive to bats. Approximately 480m south-west lies Glaisdale Beck, and 1km east is Butter Beck. 800m to the north of the site is the river Esk. These features provide good foraging habitat for bats due to established riparian vegetation in these areas.

Figure 4. 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 ~4 common pipistrelles at the rail bridge, recorded in 2010, approximately 945m north of the site. A record of note includes a brown long-eared bat summer roost of ~20 individuals, recorded at Stoneleigh, Glaisdale, approximately 1.92km north-west. Individual common pipistrelle roosts were also identified at Ivy Lea in May 2020. Full records can be found in appendix 3.

Grid ref	Site	Species	Quantity	Date	Status
NZ77080590	Ivy Lea, Glaisdale	Common Pipistrelle	4	07-May-20	Day Roost
NZ77080590	Ivy Lea, Glaisdale	Common Pipistrelle	3	21-May-20	Summer Roost
NZ784054	Rail bridge at NZ784054	Common Pipistrelle	4	28-Apr-10	Not recorded
NZ771059	Stoneleigh, Glaisdale	Brown Long-eared Bat	20	06-Jun-05	Summer Roost

Table 2: NYBG records.

6.2 Visual Inspection

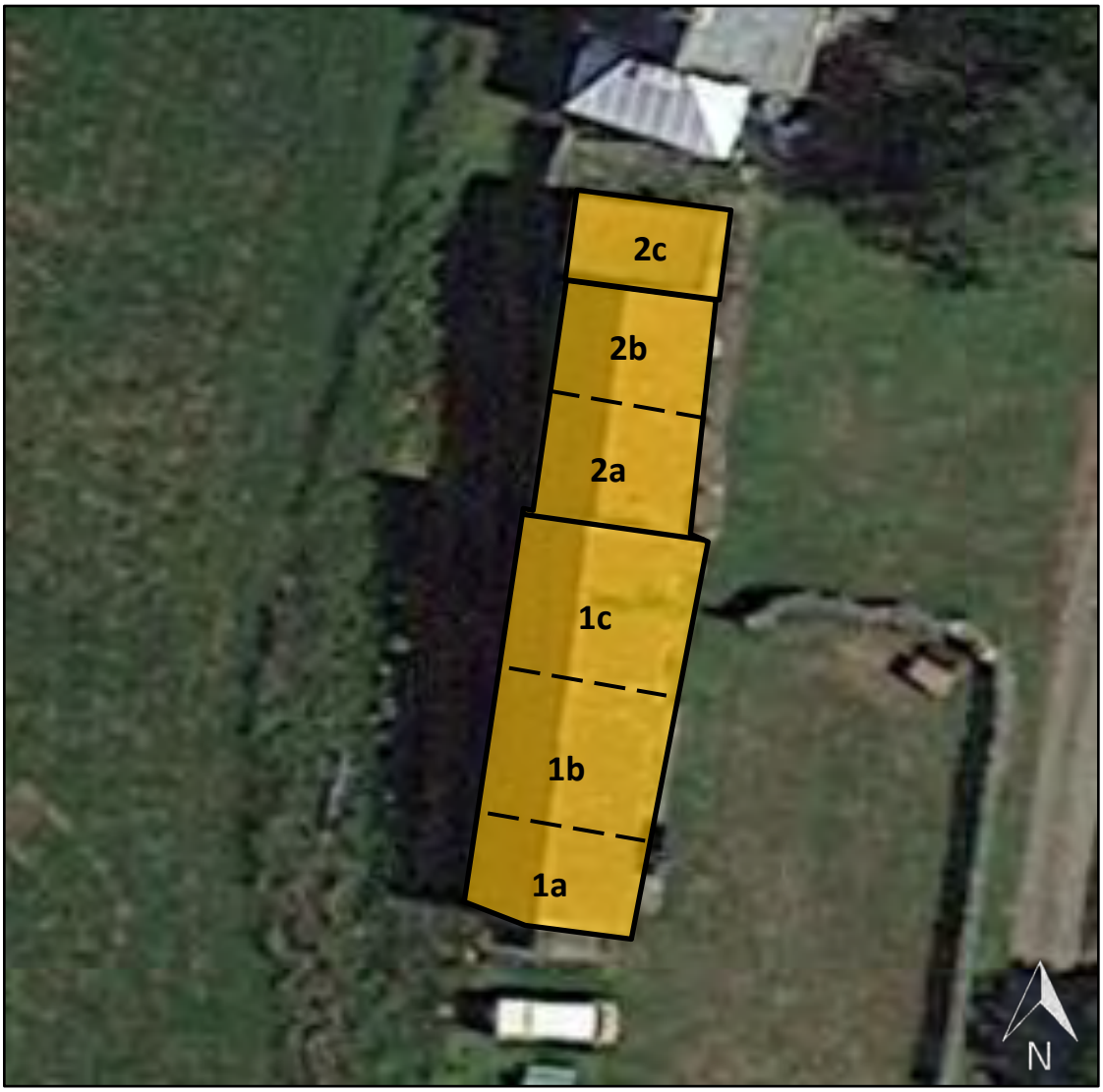


Figure 5: Visual inspection results.

Building ref.	Section	Description	Features with potential bat roost habitat (PBRH).
Building 1 – Moderate potential risk of supporting bats	**A**	Stone-built barn with a bitumastic-lined, clay pantile roof. Masonry crevices exist in the stonework on all the external walls. Some uplifted tiles on the east and west-facing roofs; a large gap/missing tile at the corner eaves on the western roof (Photo 24). No droppings or feeding remains found in hayloft or ground floor of section 1a.	PBRH between wall tops and gable walls. Roost habitat available between liner and tiles.

	B	Section adjoined to 1a by an internal gable wall with an open window, creating access internally into 1c. Masonry crevices are quite cobwebbed, and some gaps exist near the wall tops (Photo 11). No evidence for breeding birds or barn owl.	PBRH between roof pantiles and liner. Masonry crevices in internal walls provide PBRH.
	C	Section of barn in between gable wall of 1b and 2a. Masonry crevices are near the wall tops and near the eaves, both internally and externally. Roof trusses are cobwebbed but internal ridge is not cobwebbed. No signs of bat use were observed (bat droppings). No evidence for breeding birds or barn owl.	PBRH between roof and liner. Some gaps underneath occasional lifted tiles.
Building 2 – Moderate potential risk of supporting bats	**A**	Single-storey section of the stone barn with a separate clay pantile roof - shares a breezeblock internal gable wall with 2b. Internal ridge beam not cobwebbed. Some masonry crevices inside. No signs of bat, breeding bird or barn owl use.	PBRH between bitumastic liner and roof tiles. Some internal masonry crevices provide PRBH.
	B	Draughty section of Building 2b; large gap in liner and roof tiles can be seen internally and externally (Photo 17). Some cobwebbed areas near the eaves. External access exists between stonework.	PBRH between roof and liner. Internal masonry crevices offer PBRH.
	C	Small, single-storey lean-to section of Building 2 with separate, lined roof. Some small gaps exist near the eaves but is generally cobwebbed and draughty (Photo 18). No evidence of bat use, i.e., droppings or breeding bird/barn owl evidence.	PBRH in masonry crevices and between bitumastic liner and roof tiles.

Site Photographs

Photo 3: South aspect of the building.

Photo 4: Inside hayloft of section 1a.

Photo 5: Bitumastic lining and large gap in section 1a.

Photo 6: Wall top gaps.

Photo 7: Inside ground floor section of 1a.

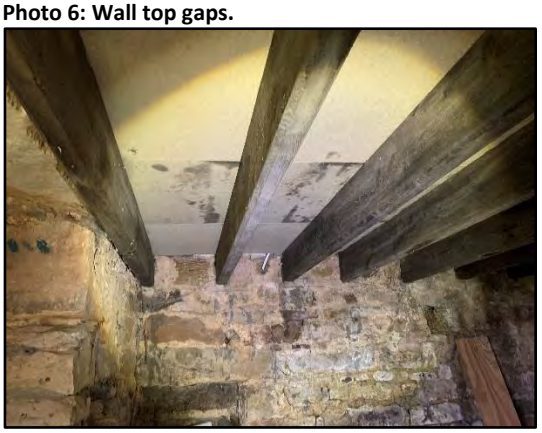


Photo 8: Ceiling of ground floor, section 1a.

Photo 9: Inside section 1b.

Photo 10: Exposed internal roof ridge with lining.

Photo 11: Masonry crevices inside section 1b.

Photo 12: Inside section 1c.

Photo 13: Lined roof in section 1c with some wall top gaps.

Photo 14: Inside section 2a.

Photo 15: Roof trusses and purlins of section 2a.

Photo 16: Internal view of section 2b.

Photo 17: Large holes in lined roof of section 2b.

Photo 18: Inside lean-to section of 2c.

Photo 19: Inside 2c.

Photo 20: External view of 2c.

Photo 21: Some uplifted tiles on west-facing roof.

Photo 22: Some external masonry crevices on western aspect.

Photo 23: Large gap near eaves on west-facing aspect.

Photo 24: Large gap near corner of eaves.

6.3 Emergence Survey

Date: 25/05/2022
Start time: 21:05 **End time:** 22:50 **Sunset:** 21:18

Table 3 – Environmental conditions

	Temp (°C)	Wind (BF)	Humidity (%rh)	Rain	Cloud cover (%)
Start	12	BF3	66	Dry	10%
Finish	11	BF2	69	Dry	50%

Surveyors: Matt Cooke (MC); Alice Brown (AB); Sam Newton (SM); Martha Graham (MG)

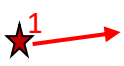
Equipment used: 3x Pettersson D240 time expansion ultrasound detectors with Edirol R09 recorders, 1x BatBox IIID detector

Results summary:
5 emergences of common pipistrelles were seen during the survey: two emergences were seen from the eastern aspect of Building 1 from under a lifted roof tile towards the north end of the roof and then proceeded to forage in the garden area; two more were seen emerging from close locations along the western aspect of Building 2 from beneath the first row of roof tiles and then flew out towards the field behind the building; and one further emergence was seen from the western aspect of Building 1 from under the first row of roof tiles. Foraging behaviour was seen frequently throughout the survey.

Roosts identified:

Building Ref.	Species	Count	Emergence location/access point
1	**Common pipistrelle**	**2**	**Location 1: Under lifted roof tile on eastern aspect** **Location 4: Wall top beneath first row of roof tiles**
2	**Common pipistrelle**	**2**	**Location 2: Beneath first row of roof tiles** **Location 3: Same location, just along from location 2**

Observations:

Surveyor	Time	Species	Number	Activity	Annotation
MG	21:35 & 21:45	Common pipistrelle	2	Emergence from lifted roof tile of Building 1	
SN	21:41	Common pipistrelle	1	Emergence beneath first row of roof tiles of Building 2	
SN	21:51	Common pipistrelle	1	Emergence beneath first row of roof tiles just along from emergence 2	

AB	21:54-22:30	Common pipistrelle	2	Foraging	
MC	22:05	Common pipistrelle	1	Emergence from wall top beneath first row of roof tiles of Building 1	4
MG	21:54 - 22:15	Common pipistrelle	2	Foraging	

Figure 6 – Surveyor locations and bat activity recorded during survey 1 (25/05/2022).

Emergence locations:

Figure 6. Emergence location 1.

Figure 7. Emergence locations 2&3.

Figure 8. Emergence location 4.

7 Discussion and Analysis

The buildings offer moderate suitability to roosting bats including crevice roost habitat. Upon visual inspection, no bat droppings or feeding remains were found in any of the sections of the buildings; therefore, set aside loft space was ruled out at scoping stage.

A summer emergence survey during optimal weather conditions found 5 emergences from day roosts of common pipistrelles from 4 dispersed locations. Roosts were identified under lifted tiles of both buildings (2 from each). Therefore, a Natural England licence will be required for prior to the works.

Mitigation in the form of two Schwegler 1FF or equivalent long-lasting bat boxes will be installed on the new building.

No evidence of nesting breeding birds or barn owl were found inside the buildings. Some masonry crevices near the wall tops, however, offer suitable nesting habitat for birds.

There was no evidence to suggest the buildings are being utilised by barn owl.

8 Impact Assessment

Conversion works to both Building 1 and 2 will result in the loss/modification to four common pipistrelle day roosts. There is also likely to be disturbance to bats while works are being undertaken. The impact from the proposed works, on the species identified will be minimal at all levels (site, local, and regional). The identified roosts are of low conservation significance, due to low numbers of bats present and their commonality. Table 4 summarises the impact from proposed works to Building 1 and 2.

There is unlikely to be any impact on nesting breeding birds or barn owl.

Impact on bats	Impact on roosting habitats	Impact on commuting and foraging habitats
Physical disturbance Noise disturbance through, for example increased human presence or use of noise generating equipment. Injury/mortality (e.g. in roost during destruction or through collision with road/rail traffic)	Modification of access point to roost either physically or through, for example lighting or removal of vegetation. Modification of roost either physically, for example by roof removal, or through, for example, changed temperature, humidity, ventilation or lighting regime. Loss of roost.	Modification of commuting or foraging habitats either physically or through disturbance, e.g. light spill/noise. Severance of commuting routes (fragmentation) Loss of foraging habitats.

Table 3: Impacts on bats that can arise from proposed activities (from BCT survey guidelines 2016).

9 Mitigation & Compensation

9.1 Mitigation Summary

A Natural England licence will be applied for prior to works; a further emergence survey will be required to inform this.

The loss of crevice habitat will be mitigated for by the installation of two professional bat boxes which are to be affixed to the building in locations agreed by the ecologist.

Loss of breeding bird habitat will be mitigated for by an all-purpose bird box or swift box.

9.2 Method Statement

Bats

9.2.1 Works to roost areas in Building 1 and 2 will require an NE licence. The schedule of works to buildings/areas covered by a licence will be specified within the NE application and is subject to the approval of Natural England.

9.2.2 At least one further survey on Buildings 1 and 2 will be required to inform the licence.

9.2.3 Prior to any works commencing on site, workers and contractors will be informed of the protection afforded to bats and understand the method statement and procedure to be followed.

9.2.4 Prior to works, one professional quality bat box will be installed temporarily on-site in a location agreed with the ecologist for the release of any bats uncovered during works.

9.2.5 Work to all roost locations, including roofing works and re-pointing will be carried out under the supervision of a suitably qualified ecologist (SQE), and when bats are active.

9.2.6 Roosts lost to the development should be mitigated for via the installation of two bat roost features. Suitable external bat boxes include, Schwegler 1FF, 1FQ Schwegler Bat Roost, or equivalent. Suitable integral habitat includes Schwegler 1FR/2RF, 1WI Schwegler Summer and Winter Bat Box.

Breeding birds

9.2.4 To mitigate for loss of potential nesting habitat available, a single bird box should be affixed to the building.

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 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.

Institute of Lighting Professionals ILP https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting

Mitchell-Jones, A.J. & McLeish, A.P. (2004). *Bat Workers Manual*. JNCC

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

NYBG 2013 *Minimum Standards for Bat Surveys in North Yorkshire*
Flow diagram for small applications needing bat surveys between October and April

Richardson, P. (2000). *Distribution atlas of bats in Britain and Ireland 1980-1999.* The Bat Conservation Trust.

Schofield, H.W. & Mitchell-Jones, A.J. (2004). *The bats of Britain and Ireland.* Vincent Wildlife Trust.

Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 https://www.legislation.gov.uk/uksi/2019/579/regulation/1/made

UKBAP 1995. *UK Biodiversity Action Plan*. http://www.ukbap.org.uk/

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.

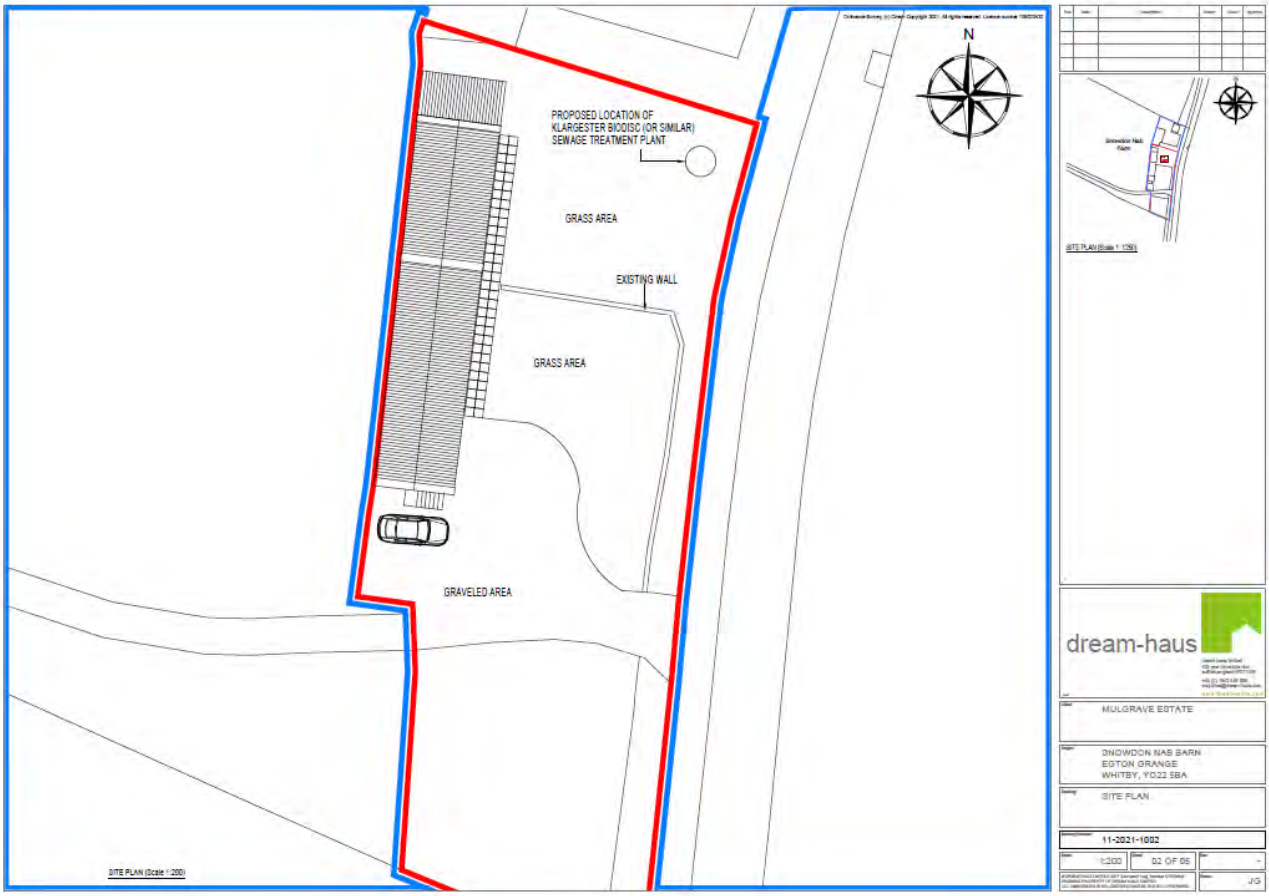
- Roofs to be replaced, or which are parts of a building to be demolished, should be dismantled carefully by hand. Ridge tiles, roof tiles and coping stones should always be lifted upwards and not slid off as this may squash/crush bats.
- Re-pointing of crevices should be done between April and October 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.

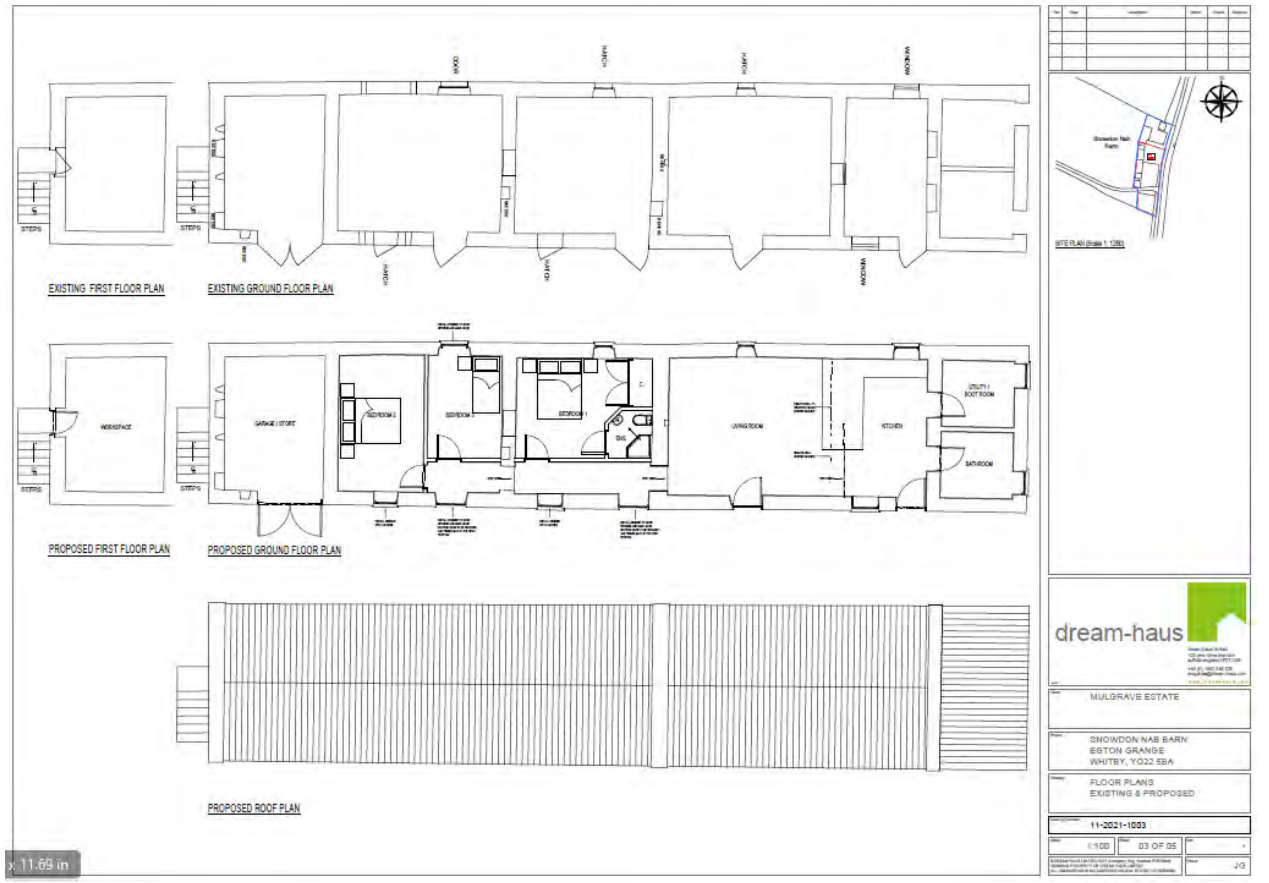
If it is necessary to pick a bat up always use gloves. It should be carefully caught in a cardboard box and kept in a quiet, dark place. The Bat Conservation Trust or a suitably qualified bat ecologist should be contacted.

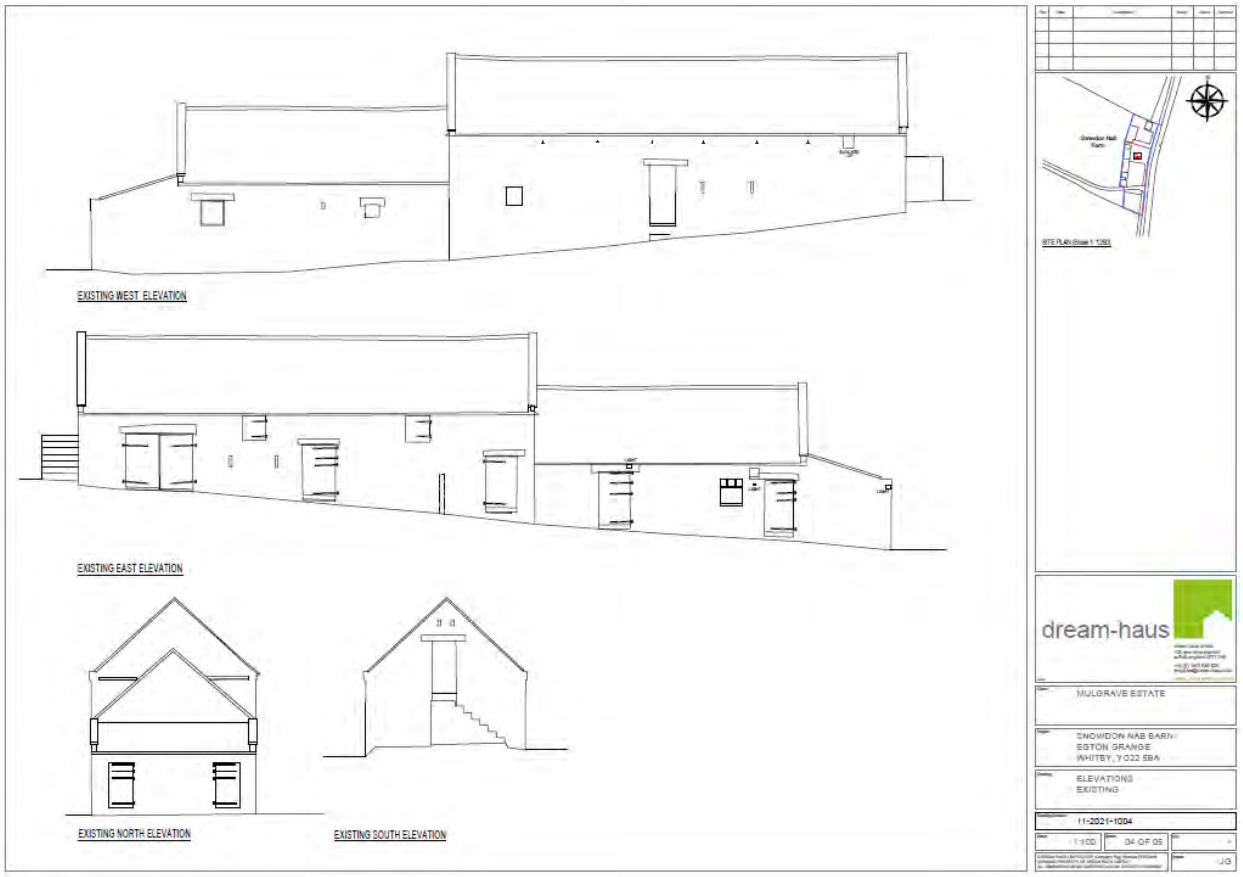
Appendix 3: NYBG bat roost records

Grid ref	Site	Species	Quantity	Date	Status	Comment
NZ77610550	5 Arncliffe View, Glaisdale	Unknown	Present	27-Aug-86	Summer Roost	
NZ77740549	Alder House, Glaisdale	Pipistrelle species	Present	27-Aug-85	Not recorded	
NZ77740549	Alder House, Glaisdale	Unknown	Present	27-Aug-86	Not recorded	
NZ777055	Glaisdale	Pipistrelle species	Present	17-Jul-77	Not recorded	
NZ77080590	Ivy Lea, Glaisdale	Myotis bat sp.	1	21-May-20	Feeding	
NZ77080590	Ivy Lea, Glaisdale	Common Pipistrelle	4	07-May-20	Day Roost	1 E end of house & 3 E end of attached byre
NZ77080590	Ivy Lea, Glaisdale	Common Pipistrelle	3	21-May-20	Summer Roost	Individual roosts E end byre & flashing at W end
NZ77080590	Ivy Lea, Glaisdale	Brown Long-eared Bat	1	07-May-20	Not recorded	Inside byre at 21:57
NZ77080590	Ivy Lea, Glaisdale	Noctule Bat	Present	21-May-20	Not recorded	
NZ801052	Pear Trees House, Broomhouse Lane, Egton Bridge	Unknown	Present	05-Jul-07	Summer Roost	Above window
NZ778062	Rail bridge at NZ778062	Common Pipistrelle	Present	27-Apr-10	Not recorded	
NZ784054	Rail bridge at NZ784054	Common Pipistrelle	4	28-Apr-10	Not recorded	
NZ771059	Stoneleigh, Glaisdale	Brown Long-eared Bat	20	06-Jun-05	Summer Roost	

Appendix 4: Site plans






EXISTING WEST ELEVATION
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EXISTING NORTH ELEVATION
EXISTING SOUTH ELEVATION
dream-haus
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ELEVATIONS
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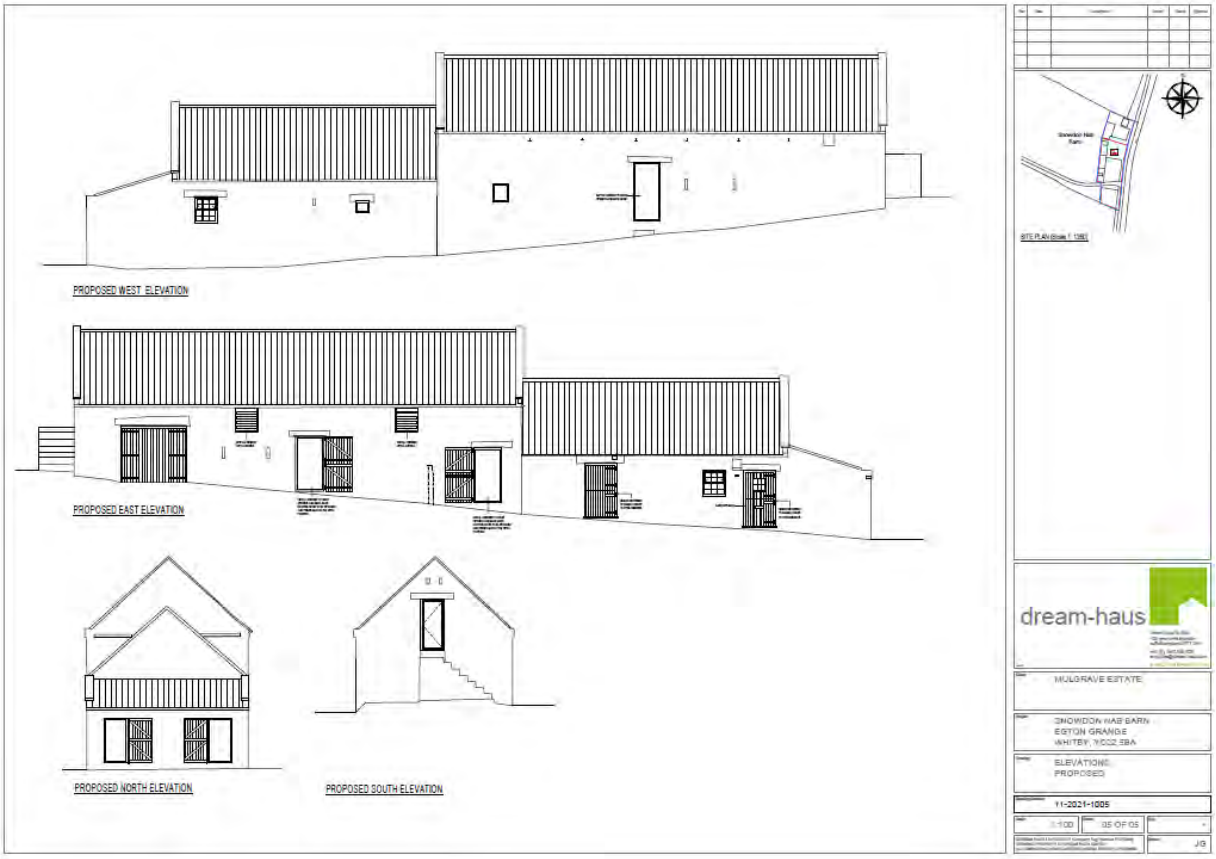
PROPOSED WEST ELEVATION
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dream-haus
MULGRAVE ESTATE
SNOWDON NAB BARN
EGTON GRANGE
WHITBY, YO22 5BA
ELEVATIONS
PROPOSED
11-2021-1005
05 OF 05

MULGRAVE
ESTATE

Structural Appraisal Report

Building at

Barn
Snowdon Nab Farm
Egton
North Yorkshire
YO22 5BA

Submitted as part of a change of use planning application to NYMNPA.

By
Ian Langford MRICS
Chartered Building Surveyor
For and on behalf of the Mulgrave Estate.

Date: 24th January 2022
Reference: EST/IRL/0015

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Table of Contents

1. Introduction

1.1. A structural survey was carried out to the traditional building at Snowdon Nab Farm, Egton Whitby, North Yorks YO22 5BA for the Mulgrave Estate upon the request of the Estate Director, Robert Childerhouse.

1.2. The building is an ex general purpose farm building in 3 parts, with hayloft, that once belonged to the farm and is now used by the tenant at Snowdon Nab Farm House for domestic storage. The building is constructed in the local vernacular traditional construction. The building is of local coursed & lime pointed stonework, with masonry rubble fill, timber roof structures consisting of traditional cut roof with purlins and rafters, with Clay pantile tile roof covering and no rainwater goods, with unsurfaced floors

1.3. The building consists of a garage, stables and general storage with of both single and two storey. The areas are accessed generally, externally. The second floor is accessed via external stone steps the to the south(left) hand gable. Pictures of the building are included in appendix A.

1.4. The purpose of the survey is to inspect the buildings to establish whether any structural issues are present and whether the buildings are suitable for conversion to a domestic dwelling under a planning application to the North Yorkshire Moors National Park by the Mulgrave Estate.

1.5. For the purpose of this report, the East(front)elevation of the building is deemed to be the elevation facing the private track. This position is for reference within the report only & may not bear any resemblance to actual position of the building on the site.

1.6. A structural survey is based on the elements the property that can affect the structural stability of the building only, we have not inspected foundations, steelwork, woodwork, or other areas that were covered, unexposed or inaccessible and have not inspected for damp or asbestos. Any areas found during the survey will be reported upon.

1.7. The buildings consists of three adjoined buildings which standalone from the farm house. Building 1 contains a garage with double doors opening outwards and two generous stables both with stable doors and upper shuttered apertures. There is a first floor directly over the garaged area. The building is of local walled Esk valley stone with traditional cut roof and clay pan tile roof, stone ridge and water stones to the gables. Building 2 is of similar construction and houses two smaller stables, one with shuttered aperture. Building three is a lean to and would've originally potentially housed the property Wc and wash room. The building sits against open arable land within a gently sloping site. The buildings are in good condition for their age, with being maintained in a wind and watertight condition.

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2.0 Structural Condition

External

Front Elevation (East)

Claypan roof tiles on a cut softwood roof with rafters, purlins and floor joists in part. On a wall plate on to local Esk valley coursed and dressed stone, with stone lintels lime bed mortar jointing. Soft wood painted ledge and brace doors and shutters. The floors are predominately dirt. The roof is generally in a sound condition with all stone ridge and waster stones present. The masonry will require some lime repointing and the rainwater goods are missing. These should be replaced when the building is reroofed for achieving compliance with the building regulations for insulation. There is some minor deflection in the front elevation wall, though this is acceptable and is due to some minor roof spread. This can be sympathetically addressed by tie bars to prevent further movement. The property has been regularly externally decorated, which has helped to preserve the building.

Left Gable end (South)

The gable end is of similar construction of course stonework in lime mortar, with stone waterstone parapet capping, with mortar flaunching down onto the tiles. Pointing is required generally to the elevation. The gable is in good structural condition and vertical in its plane. The stone steps that allow access to the first floor area are in good condition with some lime mortar pointing required. A hand rail will be required to achieve building regs compliance, if they are to be retained.

Rear Elevation (West)

The rear elevation is of the same construction of course stonework and lime mortar bed and pointing with clay pan tile roof. There are a few cracked/slipped roof tiles, with none missing in their entirety. The rear elevation finished floor level is some 900mm above the rear finished ground level at the highest point. The gutters and downpipes are missing and should be replaced soonest. There is some deflection in the walling(60mm)and this is due to roof spread(as the Front Elevation). Once again, this can be sympathetically addressed by tie bars to prevent further movement. Generally, the wall elevation is in good condition. A infill panel has been made in walling stone and this will require repointing with a lime mortar.

Right Gable end (North)

The right-hand elevation is again in course stonework with lime mortar and stone head lintels and will also require some minor pointing. There are 2no. ledge and brace door allowing access to the 2 no. storage areas. The rainwater goods are also missing The elevation is in good structural condition and is vertical in its plane.

Amenity/track/parking Area (North)

There is a twin trod track leading off the public highway to the property where there is adequate parking.

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Internal(working left to right)

Building 1-Two storey, garage with 2no. stables; with exposed cut duo pitched roof. The floor is of timber construction with floor boarding onto softwood joists. The first floor of this building is accessed via external stone steps and this unit is supplied with electricity. The walls, roof and floor are all in good condition This area's roof structure consists of rafters with timber purlins and a clay pan tile roof covering over. The timber roof structure appears to be in good condition with all spar ends in good condition. There is evidence of structural movement in the walling and this has occurred historically and towards the middle of the building. The gables are in a good perpendicular condition so this points to a lack of restraint at wall plate level and rafter spread, which can be remedied by collar ties or steel ties. Picture 8 shows the vertical cracking to the rear wall. The ridge line has a little deviation and this would point to the movement. There is however no racking of the rafters and the structure as a whole appears stable. The building would benefit from rainwater goods to protect the masonry's longevity.

Building 2-Is single storey with a lower level duo pitch roof of similar construction to building one. This building contains two stables, currently used as a log store and general store. These units are supplied with electricity. The roof is open to the rafters with the ridge, walls etc all in good condition. The floor is a mixture of dirt and hardcore. This building has been infilled with a differing lower quality stone to the front and rear elevations. These areas do require repointing to blend in. . This unit is also generally in very good condition The building would benefit from rainwater goods to protect the masonry's longevity.

Building 3- is Single storey with lean to roof. Constructed of similar materials with pan tile roof on soft wood rafters and purlins on to local stone. with a rear access door. This unit is supplied with external door access. This unit is also supplied with lights and sockets. This building is in good structural condition with no visual internal or external defects but would again benefit from rainwater goods and repointing.

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3.0 SUMMARY

We summarise our findings and recommendations:

The roof coverings consist of clay pantiles on timber battens without riven timber linings and stone ridges. Generally, the roof coverings are in good condition but will require some renewal/repairs as part of any conversion works, due to building regulation requirements. There are stone water cappings to the gable end which appear to be in good condition for their age.

The walls are of coursed stonework in Lime mortar, are sound and vertical in their plane, other than an amount of historic roof spread to building 1, adjacent the mid-west point to building one. This extends upwards, with internal cracking apparent. The building would benefit from repointing to insure water tightness and protect the facing stone from frost damage and erosion

The windows and doors are of softwood construction and painted and generally these are in good condition with some wet rot noted to the ledge and braced doors. These would all be replaced as part of the conversion but could be pinned back to retain their historic feature. The rainwater goods are missing to all buildings and would need replacement as soon as possible

3.0 Conclusion

This building is well constructed and has been maintained and as such is considered to be in a fair structural condition and is suitable for conversion to residential use without any major rebuilding but will require some remedial repairs.

Ian Langford MRICS

Chartered Building Surveyor

For and on behalf of the Mulgrave Estate

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Appendix A

Pictures of elevations and internal finishes the building

	
East Elevation	South Elevation with Access to first floor
	
North Elevation	West Elevation

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Building 1- Garage internals	Left Gable
	
Building 1- internals	Building 1-Vertical cracking that requires remedial works

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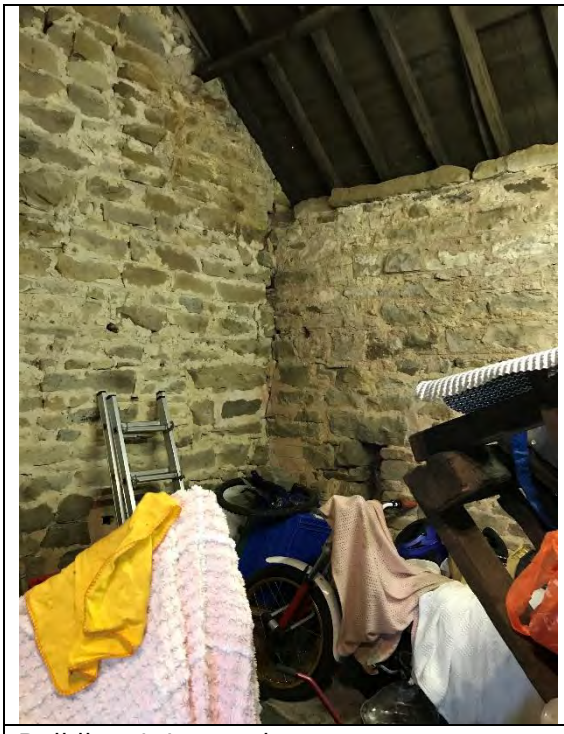	
Building 1-Internal	Building 1-Internal
	
Building 1-Internal	Building 2

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Building 3 Gable

Building 3

Rear corner of building 1- perpendicular Gable

Building 2/3 junction

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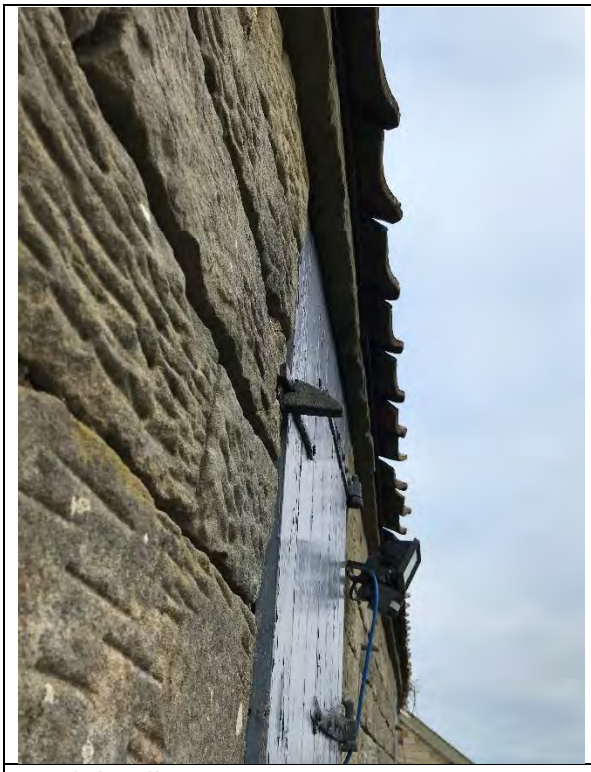	
Roof detail	Rear view Building 2/3

End.

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 Snowdon Nab Outbuilding, Smiths Lane Egton Grange YO22 5BA

1. Please indicate distance to nearest mains drainage Unknown

2. Number of Occupiers of proposed development:

   Full Time Up to 5 people (conversion of outbuilding to 3 bed residential
   Part Time

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

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

   Septic Tank [ ] Package Treatment Plant [X] CessPool [ ]

   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 preventingthe 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 form 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.* Klargester or similar to be secured by planning condition

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

   ii) Please advise capacity of cess pool (minimum size 18 cubic metres) N/A