

DESIGN ACCESS AND HERITAGE STATEMENT

At: Salt Pan Lodge,
Newlands Lane,
Cloughton

NYMNPA

24/06/2022

Cheryl **Ward**
Planning

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 As requested by the applicant, Cheryl Ward Planning has been appointed to submit a revised planning application in relation to the area outlined in red on the attached location plan at Salt Pan Lodge, Newlands Lane, Cloughton, Scarborough, YO13 0BB.
- 1.2 The applicant has instructed the conversion of 1 no. domestic outbuilding to a one bed holiday cottage together with associated parking and domestic storage for the host building. It is acknowledged that the site is closely connected to the main house (as well as others) and it is from there that the holiday unit will be managed and also retained in the same ownership over the lifetime of the development.
- 1.3 The building is considered to be one which makes an important contribution to the quality and character of the setting of the former Court Green Farm complex and wider National Park. The applicant is keen to ensure this revised scheme will not generate an increased level of activity which could risk undermining their own as well as others together with a scheme which aligns with National Park purposes.
- 1.4 The accompanying plans have been appropriately revised to overcome the previous reasons for refusal and can be used to identify the site and its relationship with the main house together with what is being proposed.
- 1.5 The application seeks full planning permission under the Town and Country Planning Act 1990 and falls within the North York Moors National Park for planning jurisdiction.
- 1.6 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying application documentation. Its aim is to assist those assessing the application and to understand the specific design rationale behind the proposal. In summary, it provides a structured way of describing the development proposal.
- 2.2 With the application there is also a requirement to submit a Heritage Statement where a statutorily designated heritage asset is affected. In this case, the Heritage Asset is Cloughton Conservation Area and has therefore been assessed. The Statement is incorporated within this report.

- 2.3 The original permission dated to the early 1990s (NYM4/024/0110B/PA) comprised a conversion scheme to form 4 no. residential dwellings. **It should be noted that the original consent does not preclude the properties or any buildings within the curtilage from being let/used for holiday or holiday letting purposes. Some of which are operated for holiday letting purposes.**
- 2.4 All properties were designed with garden/amenity space, parking and garaging/stores making use of existing buildings throughout the development.
- 2.5 Unit 1 of the approved scheme also included a self-contained annexe and that property is now known as Salt Pan Lodge. In December 2000, a further planning permission was granted to sever the tie and allow the annexe to become a one bedroom independent dwelling. The existing garage (the subject of this revised application) is retained by the property known as Salt Pan Lodge.
- 2.6 In 2003, a retrospective application for the construction of a sunroom to the north elevation within the walled garden of Salt Pan Lodge was approved. It is used for storage purposes associated with the house.

3.0 Planning History

- 3.1 A check of the North York Moors National Parks online planning explorer has revealed the most relevant planning history for the property.

NYM/2021/0823/FL - Conversion of garage to holiday letting accommodation at Salt Pan Lodge, Newlands Lane, Cloughton – Refuse.

NYM4/024/0110J/PA – Erection of a sun lounge in the wall garden (retrospective) at The Coach House, Newlands Lane, Cloughton – Approve.

NYM4/024/0110B/PA – Conversion of redundant farm buildings to four dwellings with garages and associated outbuildings at Court Green Farm, Cloughton - Approve.

NYM4/024/0110/PA – Change of use from farm buildings to seven dwellings at Court Green Farm, Newlands Lane, Cloughton – Refuse.

4.0 Recent planning decision

4.1 The LPA's decision of 28 January 2022 confirms that despite the applicant's steps to minimise the impact of the proposal, on balance, it is considered that the proposed development would conflict with **Policy UE4** and would be harmful to residential amenities of neighbours. The additional alterations to the building and need for extra storage are also in conflict with **Policy CO12** and the adopted Design Guide. In view of the above, the decision was taken to refuse the scheme.

4.2 In the 6 months since receipt of the refusal, the scheme has been further developed and the 2 no. reasons for refusal hope to be overcome. In essence, the revised scheme:

- Scales back the number of bedrooms from two to one.
- Omits the first floor in its entirety.
- Plans to over insulate the roofspace in extra thick insulation panels to prevent sound escaping through the roof/walls.
- Omits 2 no. rooflights.
- Creates a distinctive semi- raised ground floor bedroom area offering an element of storage.
- Omits a side door.
- Incorporates the main access in the north elevation thereby transferring any increase in activity away from neighbouring amenity.
- Demonstrates that there is adequate parking within the size for all users.
- Makes use of existing openings and for those openings to be triple glazed to stifle sound migration.

4.3 Fundamental to the scheme is that through this scheme it is demonstrated that the domestic storage needs of the host dwelling are catered for within the enclosed courtyard at the rear of the property in order to overcome Reason 2 of the recent planning decision.

4.4 In essence, the proposed development seeks to draw out the characterful nature of the existing building and use its basic shape with an appropriately designed scheme. The building is currently redundant/empty.

4.5 Paragraph 132 of the National Planning Policy Framework (NPPF) confirms that applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

4.6 This planning statement sets out the overall case for the revised development and is supported by the following documents:

- Planning application forms.
- Supporting Planning/Heritage Statement - CWP.
- Bat survey.
- EA - FRA Summary.
- Location/block plan - SPL101.
- Existing plans and elevations - SPL102.
- Proposed plans/elevations - SPL103.
- Proposed floor plan - SPL104.
- Proposed section - SPL105.
- Car parking and additional storage plans - SPL106.

Site location

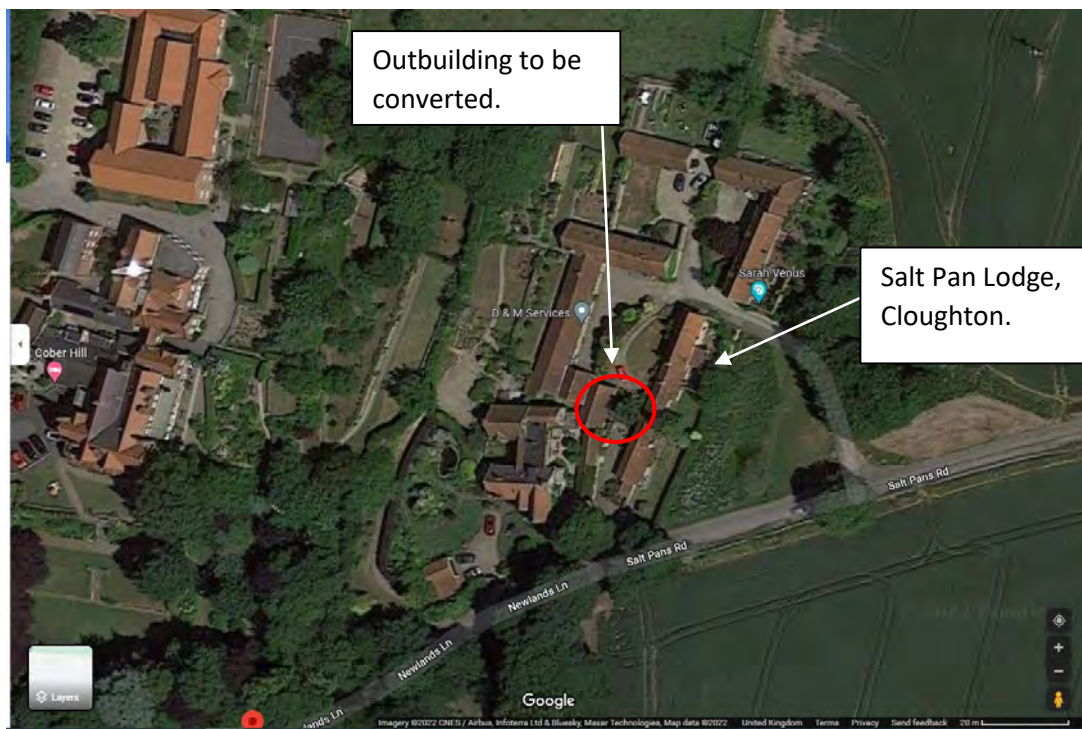


Fig 1. – Salt Pan Lodge, Newlands Lane, Cloughton. Source: <https://www.google.com/maps/place/Newlands+Ln,+Cloughton,+Scarborough/@54.3388285,-0.4465003,177m/data=!3m1!1e3!4m5!3m4!1s0x487f38c9081a6193:0x150fb8a4e717fe27!8m2!3d54.3379992!4d-0.4469393> - for illustrative purposes only as at 27 May 2022.

5.0 Site and Context

- 5.1 Salt Pan Lodge lies on the edge of Cloughton village and forms part of a residential complex of converted agricultural buildings located at the north eastern limb of Cloughton village.
- 5.2 The application site is not within the main built up part of the settlement and from a tourism aspect is ideally located in the context of the open countryside.
- 5.3 It is however, included within Cloughton Conservation Area. The site has continued to develop over the years and is now a fully occupied and mixed use residential/holiday accommodation site.
- 5.4 The application site lies in the south east corner of the National Park in calm and ambient surroundings not far from the villages of Burniston, Scalby and Staintondale. The site is close to the east coast and lies within an area deemed to be Coastal Hinterland.
- 5.5 The site is accessed from Newlands Lane, taken from the main A171 road which serves Cloughton village and runs on a north/south axis.
- 5.6 Additionally, the site lies within easy reach of the NYM Moors and the recreational areas of the Harwood Dale, Dalby Forest and the old fishing villages of Ravenscar, Robin Hoods Bay and Sandsend to the north and to the south the seaside areas Reighton Gap, Filey and Flamborough.
- 5.7 The area is well linked to a network of roads, footpaths, bridleways and cycle paths. This means the site can be sustainably linked from one site to another with necessarily using a car.
- 5.8 The site lies within easy reach of the County's wider main road network giving access to the vast NY Moors, coastal regions and towns including Scarborough (2.7 miles south east), Whitby (12 miles north). The main A170, A64 and A169 main arterial routes and rail links are not far away.
- 5.9 Accessing the site for the purposes of the proposal does not pose a constraint to the development or other road or highway users including those on foot/horseback/bicycle.

Local Landscape and Topography

- 5.10 The topography over the application site can be described as relatively flat with each property enclosed by mature vegetation and individual means of enclosure i.e. walls, fences and gates as supplementary delineation.
- 5.11 A Landscape Character Assessment of the North York Moors was published in 2003 (White, Young, Green) identifying nine landscape character areas. The local landscape surrounding the application site is described as that falling between the 'Central Valley and Coast and Coastal Hinterland' in a rolling coastal landscape.

- 5.12 To the east is an area where broad bays are interspersed with a rugged indented line of cliffs and elevated areas including the land Cloughton and Burniston allowing long distance views down to Scarborough.
- 5.13 Part of the area character is also defined by the narrow, winding road network.
- 5.14 In planning terms, the site is deemed to be in the 'Open Countryside' which is described as 'areas with no development, sporadic development or isolated buildings'.
- 5.15 Within these areas, the best option for retaining architectural integrity of the historic landscape is to keep traditional buildings in active use (Part 4, The Re-use of Traditional Rural Buildings). The re-use of the outbuilding, the subject of this application is therefore wholly guided by the original structure.
- 5.16 **Policy UE4** of the NYM Local Plan is in place to ensure the development of new holiday accommodation within a residential curtilage makes use of an existing building which is of architectural or historic interest and makes a positive contribution to the character of the surrounding area.
- 5.17 **Policy CO12** is supportive of holiday accommodation or permanent residential use is also considered to be acceptable where there is an existing dwelling within a group of buildings.
- 5.18 The building the subject of this application is a traditionally constructed double garage with dual pitch roof. The building is redundant and no longer serves a useful purpose and therefore as part of this revised application permission is sought to re-purpose to a one bed holiday let.
- 5.19 The buildings construction is fitting for the site and it clearly exhibits a close physical relationship with nearby buildings formerly, part of Court Green Farm. It is confirmed that the main dwelling, known as Salt Pan Lodge is within the group and lies to the south some 10 metres away.
- 5.20 The site benefits from an independent access off Salt Pans Road to the west and skirts around the former farm steading. Once inside the site there is independent access serving the building to be converted and the host dwelling.
- 5.21 The site can be accessed by a range and modes of travel including vehicle, foot or by bicycle. It is a distinctive location to secure the proposed development and fully endorses the unique and special qualities of the NYM National Park.
- 5.22 Without conversion to an alternative use there is a danger that the building could deteriorate and fall into disrepair and whilst empty has the potential to attract vermin. Within the development site this would not be an ideal situation.

Geographic Information

- 5.23 Magic provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain including the application site and is a reliable source of information.
- 5.24 A thorough check of Magic Map has revealed the site is not within close proximity to any landscape designation.
- 5.25 In summary, the proposed use of the spacious site and unlisted outbuilding to the above local land-based designations is unlikely to have a harmful impact.

Site Constraints

- 5.22 For planning purposes, the property/site known as Salt Pan Lodge which includes the outbuilding the subject of this application (within a domestic curtilage) are not listed buildings.

Flood Risk

- 5.23 The Governments long term flood risk information database shows the application site at extremely low risk from flooding from sea, surface water and reservoirs. A flood risk assessment is not deemed to be necessary in this instance.

6.0 Heritage Asset – Cloughton Conservation Area

- 6.1 Conservation Areas were first introduced in England in 1967 in recognition of the fact that the quality of historic areas depends not only on the quality of individual buildings but also on the historic layout of properties, the use of characteristic building materials, public spaces, trees, views between buildings and along streets.
- 6.2 Conservation Areas are defined in the Planning (Listed Building and Conservation Areas Act) 1990 as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation Areas are therefore those areas considered to have the most important environmental quality in the District.
- 6.3 Cloughton Conservation Area was designated in 1977 and updated in 2011.
- 6.4 Cloughton Character Appraisal and Management Proposals (2011) provides further information and a Character Analysis of the whole village and covers features which are outside the Conservation Area, both present and proposed.
- 6.5 Cloughton is a linear village with two nodes. The principal historic area of development is along High Street with less dense development along its southern continuation – Mill Lane.
- 6.4 To the east, the CCAMP confirms the land also falls away to another shallow valley though this time containing a less well defined watercourse before beginning to rise again towards the coast. The coastal zone comprises a series of large hummocks, probably drumlins of glacial origin, which give an undulating landform, of large fields and mostly given over to arable production.
- 6.5 Up until the publication of the first large scale Ordnance Survey map in 1854 the layout of the village was said to be as follows:-
- 'There was a small node of buildings around the junction between High Street and West Lane/Newlands Lane though only one cottage (Cedar Shingles) now survives the remainder having being replaced by later buildings – the school and modern bungalows. There was a pinfold and the front gardens of the cottages on the west may have been incursions onto a village green'.*
- 6.6 The part of Cloughton which falls within the National Park is considered to fall outside the main built up area of the village and within the countryside on the edge of the village. As such, Development Policies seek to restrict new development to housing relating to an essential need to live in the countryside, conversions of traditional rural buildings, development to meet the needs of farming, forestry, recreation, tourism or other rural enterprises and development to meet social or community needs 'where there are no other suitable locations within a village'.

- 6.7 The primary source of information about the area has been through visual surveys including national geo referenced historic Ordnance Survey mapping which together with the Conservation Area Character Appraisal (2011) which has yielded the most information – see below.

Old Mapping and Photographic Records

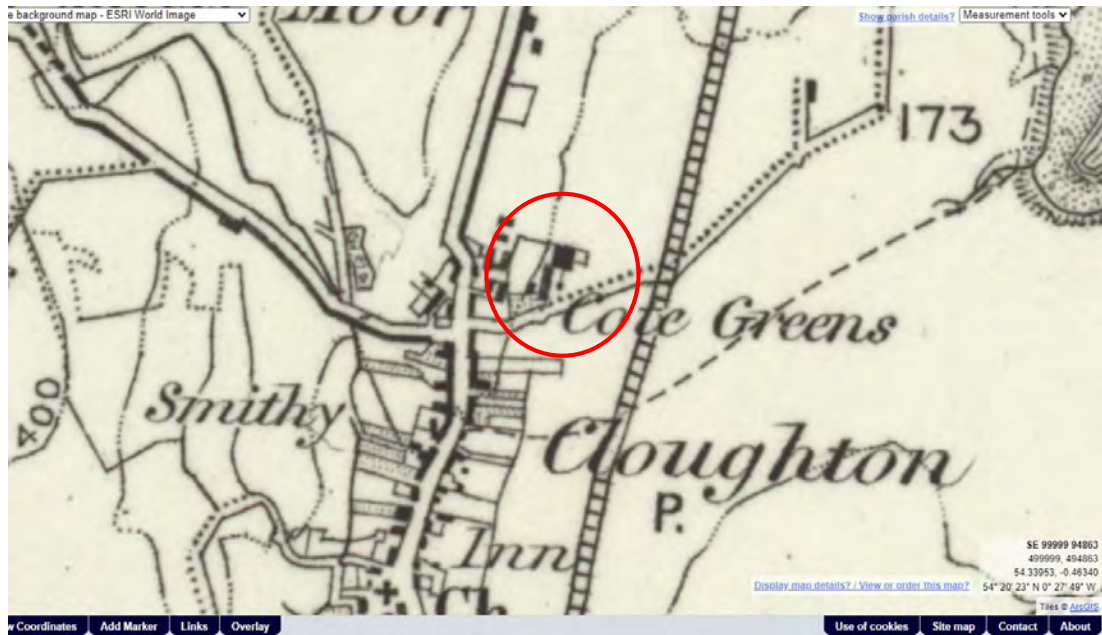


Fig 2. – Source: National Library of Scotland – OS One Inch, 1885 – 1900 – Outline.



Fig 3. - Source: National Library of Scotland – OS Six Inch, 1888 – 1913.

Continued ...



Fig 4. - Source: National Library of Scotland – OS 25 Inch, 1892 – 1914.



Fig 5. - Source: National Library of Scotland – OS 1:25,000, 1937 – 1961.

Continued ...



Fig 5. - Source: National Library of Scotland – OS 1:1 million, 1:2.5K, 1900's.



Fig 6. - Source: National Library of Scotland – OS 1:1,250/1:2,500, 1944 – 1971.

Area Perambulation

- 6.8 The experience of the asset forms part of the assessment and includes the views and vistas from, towards, through and across the former Court Green Farm, Cober Hill, the former railway line, Salt Pans Lane, Newlands Road and wider area setting. It is a culmination of these areas that contribute to making a designated Conservation Area.
- 6.9 It is concluded that the proposal is in line with paragraphs 195 and 200 – 206 of the NPPF which requires that any harm to or loss of the significance of a designated heritage asset to have clear and convincing justification.
- 6.10 The development of Court Green Farm Town Farm sets a precedent to its (now) future development (residential in its entirety with unrestricted holiday letting across all properties/buildings being un-prevented).
- 6.11 The application property together with the application building and the surrounding properties are constructed to a high standard with a series of retained/reflective architectural and historic vernacular features of a traditional farm steading.
- 6.12 Salt Pan Lodge is one of four properties (built c. mid 19th century) as farm buildings which were converted in 1995/1996 to residential properties. Court Green Farm outbuildings were sold by The Duchy of Lancaster for private development.
- 6.13 Cober Hill lies on the skyline above the application site. This property was built in 1890 for Sir Frank Lockwood, a barrister who, from 1885 was also York's Member of Parliament. It is now a hotel.
- 6.14 The outbuilding at Salt Pan Lodge is virtually concealed from most views from the wider area and is further confined within an enclosed domestic curtilage, itself straddling the boundary with the neighbouring property to the west which makes for a characterful arrangement.
- 6.15 Architectural variation can be seen across the site due to the domestication of the 4 no. individual dwellings. Most properties vary significantly in scale to those in the historic central core of the Conservation Area.
- 6.16 Notwithstanding this, the application site and property form an important part of the village Conservation Area. The experience of the asset and the properties within it form part of this assessment.
- 6.17 Taken together with the sites natural contours and well established vegetation close to the sites boundaries these elements support the unique character of the former Court Green Farm and are not proposed to be harmed by the revised proposal.

- 6.24 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater weight should be).
- 6.25 This Assessment together with the supporting information concludes that there is clear and convincing justification for the development proposal to succeed without imposing harm on to a designated heritage asset.
- 6.26 The orientation of the building is important. The building clearly faces inwards serving Salt Pan Lodge. With all activity and openings channelled towards the domestic curtilage preventing any sound migration or the potential to view other property/buildings by the proposed use thereby secures public benefit that outweighs any harm or loss.
- 6.27 It is confirmed that 'setting' itself is neither a heritage asset nor a heritage designation albeit that it can contribute towards the significance of a heritage asset – no more than that.
- 6.28 The policies contained in the NPPF together with guidance on their implementation in Planning Policy Guidance (PPG) provide the framework for the consideration of change affecting the setting of designated heritage assets.
- 6.29 This heritage assessment is concluded. Paragraph 206 of the NPPF (July 2021) requires LPAs to look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the 'setting' that make a positive contribution to the asset should be treated favourable.
- 6.30 The heritage asset in this case is maintained and the development is seen as a positive change.

The 'Public Benefits' of the Proposal

- 6.31 The application is concerned with a relatively 'low impact' development incorporating 'small scale' changes to an existing outbuilding. There is no doubt that wider public benefit would accrue from development. The applicant is investing in the area value and aligns with **Policy SPI and ENV 11** (The Historic and Built Environment) and other strategic planning policies set out in the NYM Local Plan.
- 6.32 The development presents an opportunity to make a positive contribution to 'local distinctiveness' by preserving the appearance of a traditionally constructed outbuilding which includes the experience of the dwelling as a whole and visual amenity for all.

- 6.33 Whilst there may be a small degree of visual harm caused, it is no different to development and building uses nearby, that harm is justified by the public benefits of the proposal to some extent. With residential use of the site being permitted, it is also considered that the continued use of Salt Pan Lodge, as a principal residence dwelling, (not holiday let) will assist in contributing to long term preservation and therefore proposes added public benefit.
- 6.34 In summary, the public benefits in this case are concerned with the consistency of 'use' and the 'physical appearance' of a building in a designated setting.

7.0 The Proposal

Introduction

- 7.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this revised planning application.
- 7.2 The aim of the proposal is for the conversion of 1 no. outbuilding within the residential curtilage. The building is of traditional form and appearance and makes a positive contribution to the character of the surrounding area. The accompanying plans seek to show how the proposal is achievable on the site without harming the special qualities of the area.
- Proposed plans/elevations - SPL103.
 - Proposed floor plan - SPL104.
 - Proposed section - SPL105.
 - Car parking and additional storage plans - SPL106.
- 7.3 In summary, the existing building has become redundant to the daily function of Salt Pan Lodge and could therefore be put to better use if converted to holiday accommodation in connection with the adjacent dwelling.

Conversion of 1 no. outbuilding to holiday accommodation within the domestic curtilage

- 7.4 The proposal seeks to convert 1 no. outbuilding of traditional stone and tile construction.
- 7.5 The proposed site plan at **Dwg No. SPL106** shows the building and its ancillary relationship to Salt Pan Lodge. It forms part of the wider domestic curtilage forward of the host building, close to other residential properties and attached outbuildings.
- 7.6 Internally, the building is open span. As mentioned earlier in the statement the building is constructed to a high standard, appearance and domestic form – however on a domestic level it is no longer serving a useful purpose.
- 7.7 Planning permission is sought to convert the building to a one bed, single storey unit with open plan sitting, kitchen and dining space occupying the front and central portion of the building. At the rear, will be the main entrance, hall, stairs and useful coats, boots, store.
- 7.8 The main entrance is to be incorporated in the front facing gable thereby channelling all activity and a small sitting out area to the north looking down (north) over the domestic curtilage. Private amenity space/garden for the host building is maintained on the east side of the dwelling.
- 7.9 From the hallway there are to be three steps up to a double bedroom.

- 7.10 Whilst the volume of the building allows for some first floor accommodation this revised scheme has omitted all of the first floor accommodation. This means all of the activity will take place across the lower level of the ground floor.
- 7.11 All work will take place within the confines of the existing building which is a specific requirement of **Policy CO12** which requires buildings to be: structurally sound and capable of conversion without the need for substantial rebuilding; appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings.
- 7.12 The proposal will utilise the existing openings inserting new timber windows with triple glazing to ensure no sound migration can take place when shut. As such they will be made to fit the existing openings.

Design

- 7.13 The inspiration for the design is taken from the existing building and closely follows the guidance set out in Part 4 of NYM's Design Guide and works within the footprint of the existing building.
- 7.14 The principle of applying building conservation techniques are evident throughout the scheme.

Overseeing the site

Site Management

- 7.15 The applicant will manage and operate the proposed accommodation from the main house immediately adjacent to the letting unit.
- 7.16 With no requirement for on site management the applicant is satisfied that the holiday cottage will remain part of Salt Pan Lodge as a single planning unit and the accommodation will be used for short term holiday letting, for a single person or couple, under their control.

Landscaping

- 7.17 A key feature of the site is the way in which the landscape flows up to the edge of the building. There are no plans to develop any form of curtilage other than to add a small patio in front of the large boundary wall to the front (north) elevation of the building.

Lighting

- 7.18 Any external lighting will be minimal low level, low wattage downward lighting fixed directly to the outside wall (north).

Access

- 7.19 Accessing the site would be via the existing access serving Salt Pan Lodge and will remain unchanged.
- 7.20 The levels of activity are unlikely to be increased to any significant effect or impact on the private road into the residential complex or the local highway network.

Parking

- 7.21 Parking within the site will be increased by creating a wider open gravel drive to the property frontage where there will be ample parking, turning and manoeuvring space for up to 4 vehicles.

Domestic storage

- 7.22 Domestic storage will take place within the walled courtyard to the east side of the dwellinghouse where there is the potential to accommodate items such as lawn movers and domestic paraphernalia. Any additional storage resulting from the conversion of the garage (non at present) is therefore catered for on the site and hidden from public view.

8.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 8.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 8.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 8.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2019)

- 8.4 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in January 2019 and is a contributing material consideration. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 8.5 Paragraph 7 of the recently published NPPF states that ‘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 needs’.
- 8.6 Paragraph 8 of the NPPF states that ‘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):
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 8.7 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no development plan policies, or the policies which are most important for determining application are out-of-date, granting permission unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 8.8 Para. 38 of the NPPF advises that ‘local planning authorities should approach decisions on proposed development in a positive and creative way to secure developments that will improve the economic, social and environmental conditions of the area’.
- 8.9 Para. 84 of the NPPF states that ‘planning policies and decisions should enable:
- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - the development and diversification of agricultural and other land-based rural businesses;
 - sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship’.
- 8.10 Para. 130 of the NPPF states that where a design of a development proposal accords with clear expectations in plan policies, design policies should not be used by the decision-maker as a valid reason to object to development.
- 8.11 Para. 131 of the NPPF states that ‘in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’.
- 8.12 In addition to the above, para. 176 of the NPPF states that Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- North York Moors National Park Authority – NYM Local Plan (2020)
- 8.13 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.

- 8.14 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.
- 8.15 The role of this Plan is said to manage the ‘often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function’. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.
- 8.16 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

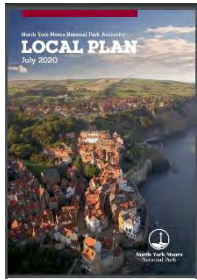
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 83, 84, 127, 172
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Policy ENV2 – Tranquillity Policy ENV3 – Dark Night Skies Strategic Policy J – Tourism and Recreation. Policy UE4 – New Holiday Accommodation within Residential Curtilages. Policy CO12 – Conversion of Existing Buildings in Open Countryside.
NYM Supplementary Planning Documents	Part 1: General Principles (2008). Part 4: - The Re-use of Traditional Rural Buildings (2011).

Table 1. – Planning policy and guidance.

- 8.17 The newly adopted **Strategic Policy C** (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.
- 8.18 **Policy UE4** (New Holiday Accommodation within Residential Curtilages) is the most relevant. This policy (amongst other things) supports the change of use of existing outbuildings in residential curtilages to holiday accommodation where it does not cause potential disturbance to the neighbourhood through increased activity on site.
- 8.19 Applicants are asked to cross reference **Strategic Policy C** and **Policy CO12** which provide more detailed requirements relating to the conversion of a building.
- 8.20 The NYM Local Plan acknowledges that there are occasions where holiday accommodation in residential curtilages can avoid harm, for example by being sited in a large and well-screened garden in a low density residential area where an existing building is to be used.
- 8.21 **Policy CO12** (Conversion and Change of Use of Buildings in Open Countryside) is only relevant out of principality and it is not directly relevant. Essentially, this policy is seeking to ensure that the proposal is of a high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.
- 8.22 In summary, the development is in alignment with planning policies **SPC, UE4, CO12, CO17 and CO18** of the NYM Local Plan.

9.0 Conclusion

- 9.1 The NYM Management Plan and planning policies acknowledge the integral and valuable contribution that tourism makes to the local economy and is supportive of the National Park area being used more actively for small scale and unique tourist accommodation. This is considered necessary to support a prosperous rural economy.
- 9.2 Supporting sustainable rural tourism development which respects the character of the countryside is key contributory factor of the NPPF (para. 84).
- 9.3 Essentially, the proposal is for a limited amount of new accommodation to be provided through the use and adaptation of an existing domestic building where **Policy CO12 and Policy UE4** is proven to be upheld and the development will not conflict with building conservation principles as set out in the LPAs Design Guide (Part 4) which is only concerned with the re-use of traditional rural buildings and not domestic outbuildings.
- 9.4 The building in question is surplus to the requirements in providing a useful ancillary/domestic use to Salt Pan Lodge. As such the building is not needed for the site to function nor would the use of the building put pressure on the site for further ancillary domestic structures in this location.
- 9.5 The property otherwise maintains a sufficient amount of internal/external domestic storage closer to the house. Hence the reason why the building is surplus to requirement and the applicant seeking to re-purpose it. In essence, it is simply not needed for the everyday functioning of the dwelling.
- 9.6 We ask the LPA in their assessment to consider the fundamental aspects of the proposal which seeks to endorse a low activity ratio with minimal intervention at Salt Pan Lodge. Above all, the re-purposing of the building will remain ancillary to the main dwelling and within the control of the applicant where there is ample amenity and parking for existing and proposed users.
- 9.7 The proposal is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape and is one that makes use of an existing building within the domestic curtilage and existing access arrangements which are deemed to be appropriate for the proposed use and the site can be safely accessed by the existing road network.
- 9.8 The proposal is compatible with the host building and this revised scheme is achievable without compromising the buildings original appearance and quality.
- 9.9 It is concluded that the site is in a unique and sustainable location and will form a suitable base from which to access other local facilities such as the NYM Moors, coast, and other areas on offer locally including local footpath and cycle routes (amongst others).
- 9.10 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and it is requested that planning permission should be granted without further delay.

Up to date photographs



Fig 8. – Outbuilding to be converted at Salt Pan Lodge, Cloughton.



Fig 9. – Front elevation of outbuilding.



Fig 10. – Entrance to Salt Pan Lodge, Cloughton.

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Salt Pan Lodge, Cloughton, North Yorkshire

Bat Survey, August 2021.

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Notes :	This report contains sensitive information concerning protected species and caution should be exercised when copying and distributing to third parties.	
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DOCUMENT CHECKING

Issue No.	Date.	Status.	Verified by.
1	13/09/2021	Draft for internal review.	Daniel Lombard B Sc MCIEEM
2	19/09/2021	Draft for client review.	Chris Toohie MSc MCIEEM
3	06/10/2021	Submission of non-draft version for client.	N/A
<p>This report contains sensitive information concerning protected species and caution should be exercised when copying and distributing to third parties.</p>			

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1.0 EXECUTIVE SUMMARY

1.1 In August 2021, Wold Ecology was commissioned by Mick Allen to undertake a bat survey at Salt Pan Lodge in Cloughton. The site is located at approximate National Grid Reference TA 01155 94807, North Yorkshire.

1.2 The field survey results are summarised below:

		Application Site Status
Proceed with caution, timing constraints	Birds	Birds are afforded various levels of protection and levels of conservation status on a species by species basis. The most significant general legislation for British birds lies within Part 1 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to, kill, injure or take any wild bird, take, damage or destroy the nest of any wild bird while that nest is in use or being built, take or destroy an egg of any wild bird. All nests should remain undisturbed and intact until after the breeding bird season – mid February to early September. Planning consent for a development does not provide a defence against prosecution under this act. No bird's nests were observed in the garage (refer to section 8.0).
No roosting bats, Method Statement approach (Section 7.0) – Garage	Bats	The field surveys during August 2021 revealed no evidence of roosting bats. As no bats or signs of bats were recorded in the garage, a Natural England European Protected Species development license is not required. The method statement outlined in section 7.2 details the best working practice and precautions to be taken to avoid breaking the law and must be followed and provided to all contractors involved with building works.
No constraints	Barn owl	There was no evidence of barn owls <i>Tyto alba</i> roosting in the building. There was no suitable access for barn owls to roost in the building. No further surveys recommended.

1.3 **Bat roosts are protected throughout the year, whether bats are present or not.**

1.4 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted for further advice. This is a legal requirement under the aforementioned acts and applies to whoever carries out the work.

1.5 Planning consent for a development does not provide a defence against prosecution under this act.

1.6 Habitat enhancement for bats should be implemented as outlined in section 7.0, in order to improve foraging opportunities to bats in the local area.

1.7 The data collected to support the output of this report is valid for one year. This report is valid until **August 2022**. After this time, additional surveys need to be undertaken to confirm that the status of the garage, as a bat roost, has not changed.

2.0 INTRODUCTION

2.1 Background Information

1.1 In August 2021, Wold Ecology was commissioned by Mick Allen to undertake a bat survey at Salt Pan Lodge. The site is located at approximate National Grid Reference TA 01155 94807, in Cloughton, North Yorkshire.

2.1.2 The Application Site comprises the following buildings:

- Garage

2.1.3 The proposed development includes conversion into residential including the fitting of four Velux style windows to the garage roof.

2.2 Survey Objectives

2.2.1 The site was visited and assessed on 24th August 2021; this was to determine whether the garage on site contained bat roosts. The work involved the following elements:

Survey objective	Yes/No	Comments
Determine presence/absence of roosting bats	Yes	A daytime, visual inspection for bat roosts and roosting bats. Internal inspection of all roof voids. An assessment of the on-site potential for bats and the likelihood of their presence. Desktop study.
Determine bat usage e.g.s maternity roost, summer roosts	Yes	An assessment of whether bats are a constraint to the development. Emergence (dusk) survey.
Identify swarming, commuting or mating sites	Yes	The survey looked at commuting routes from the roost to foraging grounds to ensure works did not impact these.
Other	Yes	The production of a non-technical summary of the legal implications behind bat presence.
		Report the findings of the field survey work and identify recommendations for a potential mitigation strategy.



3.0 BACKGROUND TO SPECIES

3.1 Ecological overview

3.1.1 There are seventeen species of bat that currently breed in the UK. There is a wide variety of roost type and ecological characteristics between species and for this reason it is necessary to determine the species of bat and the type of roost resident in a structure prior to development. Roosts are utilised by different species of bat, at different times of year for different purposes i.e. summer, breeding, hibernating, and mating etc. (for more detailed information see section 9.0).

3.1.2 Bat populations have undergone a significant decline in the latter part of the 20th century; the main factors cited for causing loss and decline include:

- A reduction in insect prey abundance, due to high intensity farming practice and inappropriate riparian management.
- Loss of insect-rich feeding habitats and flyways, due to loss of wetlands, hedgerows, and other suitable prey habitats.
- Loss of winter roosting sites in buildings and old trees.
- Disturbance and destruction of roosts, including the loss of maternity roosts due to the use of toxic timber treatment chemicals.

3.2 Legal Framework

3.2.1 A bat survey is required prior to planning permission being granted for a development, in order to prevent the potential disturbance, injury and /or death of bats and the disturbance, obstruction and/or destruction of their roosting places. This is in compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, provision 41 states an offence is committed if a person:

- (a) Deliberately captures, injures, or kills any wild animal of a European protected species (i.e. bats),
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal.

3.2.2 Section 9 of the Wildlife and Countryside Act (1981) states:

- It is an offence for anyone without a licence to kill, injure, disturb, catch, handle, possess or exchange a bat intentionally. It is also illegal for anyone without a licence to intentionally damage or obstruct access to any place that a bat uses for shelter or protection.

3.2.3 Bat roosts are protected throughout the year, whether or not bats are occupying a roost site.

3.3 Planning Policy Guidance

3.3.1 A bat survey is a requirement of the Local Planning Authority (LPA), as part of the planning application process. This is specified in the following legislation:

- National Planning Policy Framework (NPPF): Conserving and Enhancing the Natural Environment.

- 3.3.2 To protect and enhance biodiversity and geodiversity, 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.
 - 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.
- 3.3.3 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.
- 3.3.4 The LPA has to assess whether the development proposal would breach Article 12(1) of the Habitats Directive. If Article 12(1) would be breached, the LPA would have to consider whether Natural England was likely to grant a European protected species licence for the development; and in so doing the LPA would have to consider the three derogation tests:
- a) 'Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'
- In addition, the LPA must be satisfied that:
- (b) 'That there is no satisfactory alternative'
 - (c) 'That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'.
- 3.3.5 Relevant Case Law
- Woolley v Cheshire East Borough (2009).
 - R. (Morge) v Hampshire County Council (2011).
 - Prideaux v. Buckinghamshire County Council and Fcc Environmental UK Limited (2013).

- 3.3.6 The rulings summarise that if it is clear or perhaps very likely that the requirements of the Directive cannot be met because there is a satisfactory alternative or because there are no conceivable ‘other imperative reasons of over-riding public interest’ then the authority should act on that and refuse permission.’
- 3.3.7 The conclusion of the judgement is that LPAs must ensure that the option/alternative that best takes into account all the relevant considerations (not just EPS) should be the preferred option assuming that the other two tests specified in Article 16 (1) are also met.
- 3.3.8 The judgements also clarified that it was not sufficient for planning authorities to claim that they had discharged their duties by imposing a condition on a consent that requires the developer to obtain a licence from Natural England. Natural England considers it essential that appropriate survey information supports a planning application prior to the determination. Natural England does not regard the conditioning of surveys to a planning consent as an appropriate use of conditions.

4.0

ASSESSMENT METHODOLOGY

4.1 Status of species present in Yorkshire

Bat Specie	UK Status	UK Distribution	Yorkshire Distribution
Common Pipistrelle	Not threatened	Common & widespread	Common & widespread.
Soprano pipistrelle	Not threatened	Common & widespread	Less common than common pipistrelle but fairly widespread.
Nathusius's pipistrelle	Rare	Restricted. Throughout British Isles.	Scarce, bat detector records only.
Brown long-eared	Not threatened	Widespread	Widespread.
Daubenton's	Not threatened	Widespread	Widespread.
Natterer's	Not threatened	Widespread (except N & W Scotland)	Present
Brandt's	Endangered	England and Wales	Few confirmed records.
Whiskered	Endangered	England, Wales, Ireland & S Scotland.	Present.
Noctule	Vulnerable	England, Wales, S Scotland.	Widespread
Leisler	Vulnerable	Widespread throughout the British Isles, except N Scotland.	Rare (locally common in West Yorkshire).
Barbastelle	Rare	England.	No records since 1950's.

Source - <http://www.nyorkbats.freeseve.co.uk/bats.htm>

4.2 Data Review and Desk Study

4.2.1 Currently, there is no pre-existing information on bats at the site.

4.2.2 Wold Ecology employees, field surveyors and network of associate ecologists have recorded brown long-eared *Plecotus auritus*, noctule *Nyctalus noctula*, Natterer's *Myotis nattereri*, whiskered *Myotis mystacinus*, soprano pipistrelle *Pipistrellus pygmaeus* and common pipistrelle *Pipistrellus pipistrellus* within 5km of the Application Site. Wold Ecology bat records date from 2006 and include over 1000 bat activity surveys.

4.2.3 There are no known Natural England development licenses relating to bats within 1km of the Application Site (source – www.magic.gov.uk).

4.2.4 Wold Ecology bat activity surveys within 5km of the Application Site have recorded the following roosts:

Date	Taxon Name	Common Name	Location	County	Grid reference	Record Type	Abundance
24/08/20	Myotis mystacinus	Whiskered bat	Beacon Farm, Scalby	N. Yorkshire	SE 99093 92504	Day	1
22/09/20	Pipistrellus pygmaeus	Soprano pipistrelle	Beacon Farm, Scalby	N. Yorkshire	SE 99093 92504	Day	9
22/09/20	Plecotus auritus	Brown long-eared bat	Beacon Farm, Scalby	N. Yorkshire	SE 99093 92504	Day	1
17/11/20	Pipistrellus pipistrellus	Common Pipistrelle	Beacon Farm, Scalby	N. Yorkshire	SE 99093 92504	Transitional	1
March 2020	Pipistrellus pipistrellus	Common Pipistrelle	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Hibernation	2
04/06/19	Pipistrellus pipistrellus	Common Pipistrelle	Beacon Farm, Scalby	N. Yorkshire	SE 99093 92504	Day	13
June/July 2019	Pipistrellus pipistrellus	Common Pipistrelle	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Day x 9	48
June/July 2019	Pipistrellus pipistrellus	Common Pipistrelle	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Maternity	47
June/July 2019	Plecotus auritus	Brown long-eared	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Maternity	19
June/July 2019	Plecotus auritus	Brown long-eared	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Day	1
June/July 2019	Pipistrellus pygmaeus	Soprano pipistrelle	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Day x 2	4
June/July 2019	Myotis Brandt's	Brandt's	Highdales Farm, Hackness	N. Yorkshire	SE 94971 93028	Day	1
May 2018	Plecotus auritus	Brown long-eared	Thirley Coates	N. Yorkshire	SE 97596 95092	Day x 2	5
May 2018	Pipistrellus pipistrellus	Common pipistrelle	Thirley Coates	N. Yorkshire	SE 97596 95092	Day	4
June 2018	Pipistrellus pygmaeus	Soprano pipistrelle	Thirley Coates	N. Yorkshire	SE 97596 95092	Day x 3	3
June 2018	Pipistrellus pygmaeus	Soprano pipistrelle	Thirley Coates	N. Yorkshire	SE 97596 95092	Maternity	144
June 2018	Pipistrellus pygmaeus	Soprano pipistrelle	Thirley Coates	N. Yorkshire	SE 97596 95092	Satellite	36
June 2018	Plecotus auritus	Brown long-eared	Thirley Coates	N. Yorkshire	SE 97596 95092	Maternity	10
May/Aug 2018	Pipistrellus pipistrellus	Common Pipistrelle	St Marks Church, Newby	N. Yorkshire	TA 02333 89877	Day	5
May 2018	Plecotus auritus	Brown long-eared	St Marks Church, Newby	N. Yorkshire	TA 02333 89877	Day	1
May 2016	Pipistrellus pipistrellus	Common Pipistrelle	Roadside Farm	N. Yorkshire	SE 98054 95368	Day	1

4.3 Daytime and Visual Inspection

4.3.1 The daytime assessment identified whether the area had any signs of occupancy and/or bat usage. This took the form of a methodical search, both internally and externally, for actual roosting bats and their signs. Specifically, the visual survey involved:

- Assessment for droppings on walls, windowsills and in roof spaces
- Scratch marks and staining on beams, other internal structures and potential entrance and exit holes
- Wing fragments of butterfly and moth species underneath beams and other internal structures
- Assessment for droppings on walls and windowsills
- Scratch marks, staining and potential entrance and exit holes
- The presence of dense spider webs at a potential roost can often indicate absence of bats
- Assessment of crevices and cracks in the buildings to assess their importance for roosting bats
- The duration of the daytime, visual inspection was 15 minutes

4.3.2 Summary of daytime inspection and visual survey

Date of each survey visit	Structure reference/location	Equipment used/available	Weather
24/08/21	Garage	Binoculars, 1million candle power clu-lite torch, micro Dart endoscope, Dewalt DW03050 Laser Measure. 3.9m telescopic ladders	17°C, 20% cloud. Beaufort 0. No recent rain.
Comments (to include # of surveyors used for each visit): 1 surveyor undertook the visual inspection.			
Personnel: Josh Saunders (Class 1 bat licence – 2020 – 46828 – CLS-CLS) – 24 th August 2021			

4.4 Activity Surveys

4.4.1 Emergence surveys are used to determine bat presence in a building and can also give a good estimate of the numbers present. Bats can emerge up to 15 minutes before sunset and 2 hours after sunset. The survey times ensured that bats would have emerged from their roost sites and would be foraging (see section 9.4 and 9.5).

4.4.2 Summary of emergence survey(s)

Date of each survey visit	Start/end times and times of sunset	Structure reference/location	Equipment used/available	Weather
24/08/21	Sunset: 2015 Start: 1945 Finish: 2215	Garage	Cluson CB2 1 million candle power lamps Digital thermometer Anabat Walkabout Wildlife Acoustics EM Touch 2 PRO EM3 Anabat Express Night vision scope	18°C - 17°C, 20% cloud. Beaufort 0, NE. No recent rain.
Comments (to include # of surveyors used for each visit): 2 surveyors were positioned around the site so that all potential access points, identified in the daytime, visual inspection, could be observed.				
Personnel: Josh Saunders (Class 1 bat licence – 2020 – 46828 – CLS-CLS) – 24 th August 2021 Craig Hullah – 24 th August 2021				

4.5 Summary of personnel

Personnel	Experience	Licence No.
Josh Saunders	Experienced Wold Ecology Ltd bat surveyor, Josh has conducted over 200 bat activity surveys for Wold Ecology since 2017.	2020 – 46828 – CLS-CLS
Craig Hullah	Wold Ecology Ltd associate with bat activity survey experience undertaken under the tuition of Wold Ecology licensed bat ecologists. Craig has undertaken over 50 bat activity surveys.	N/A

5.0 RESULTS

5.1 Habitat description

5.1.1 The Application Site is located on the eastern edge of Cloughton village; in a rural location. The studied building including grounds are less than 1ha and are immediately surrounded by residential dwellings with mature private gardens. The adjacent buildings also have bat roosting potential.

5.1.2 Adjacent Landscapes

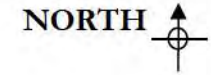
5.1.2.1 The village of Cloughton is surrounded by mixed agricultural land dominated by arable with grazed pastures. Woodland cover within 2km is good and occurs as shelterbelts adjacent to farms and small holdings, semi natural woodland and plantations; the majority of which are located to west of the village. Whilst the Application Site is not directly connected to any optimum bat foraging habitat, connectivity within 500m is provided by hedgerows that bound most arable fields and woodland cover.

5.1.2.2 Wold Ecology concludes that the adjacent habitats could be used by small numbers of commuting and foraging bats. These habitats are not extensive and are similar to surrounding village and suburban habitats and consequently, the Application Site and adjacent habitats within the village are not considered to be integral to the favourable conservation status of local bat populations.

5.1.3 Habitat Summary

5.1.3.1 A summary of the surrounding habitat is (radius of < 2km from the site):

- Buildings – farm buildings and residential properties
- Hedgerow
- Hedgerows with trees
- Mature trees and woodland
- Caywood Plantation
- Cloughton Woods
- Arable
- Mature private gardens
- Ponds and watercourses
- Grazed pasture
- North Sea coastline



Scale: 1:25,000

Drawing title:
Aerial Photograph

KEY

 Application Site

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5.2 Building description

5.2.1 The bat survey and assessment targeted the following (see section 5.5):

- a. **Garage** - is single storey and comprises local stone walls and a pitched roof covered with pan tiles. The roof is supported by smooth sawn timbers and is underdrawn with a breathable membrane. The garage is used for storage and the garage is generally in very good condition.

5.2.2 **Garage** (see 5.5 plates 1 and 2) - the following roosting opportunities were present within the fabric of the garage:

- Gaps beneath the ridge tiles where mortar has been displaced.
- There are no missing ridge tiles.
- A small number of loose fitting pan tiles with gaps beneath.
- Gaps above the eaves.
- There was no open doors/windows for bat access into the building.
- The garage has been assessed as having a **LOW SUITABILITY** to support roosting bats.

5.2.3 Based on the field survey and the criteria in table 4.1 (Bat Surveys for Professional Ecologists – 3rd Edition, p35. Bat Conservation Trust, 2016), the Application Site and studied building has the following suitability for bats:

	Negligible	Low	Moderate	High
Application Site habitats (<2km)		X		
Garage		X		

Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Suitability	Description Roosting habitats	Commuting and foraging habitats
Negligible	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.
Low	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 ^a 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 ^b). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. ^c	Habitat that could be used by small numbers of commuting bats such as a 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 be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^a 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 lines 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.
High	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 ^a 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.

Source - Bat Surveys for Professional Ecologists – 3rd Edition, p35. Bat Conservation Trust, 2016.

5.3 Justification of activity surveys

5.3.1 The level of survey to give confidence in a **negative result** is summarised as (Bat Surveys for Professional Ecologists, 3rd Edition. Bat Conservation Trust, 2016):

Low Roost Suitability	Moderate Roost Suitability	High Roost Suitability
One survey visit. One dusk emergence or dawn re-entry survey.	Two separate survey visits. One dusk emergence survey and a separate dawn re-entry survey.	Three separate survey visits. At least one dusk emergence survey and a separate dawn re-entry survey. The third visit could either be dusk or dawn.
May to August.	May to September with at least one survey between May to August.	May to September with at least two surveys between May to August.
Activity surveys should be at least 2 weeks apart. Moderate buildings will be assessed according to site location and habitats within the locality and if there is a possibility that late emerging bats are present, a dawn survey will be more appropriate.		

5.3.2 The Application Site requires the following surveys between May and late September:

	Emergence (dusk)			Re-entry (dawn)		
	LOW	MOD	HIGH	LOW	MOD	HIGH
Garage	x 1					

5.4 Results of Activity Surveys

5.4.1 Emergence Survey

5.4.1.1 24th August 2021

- The first common pipistrelle bat was detected at 2111. This was not close to the anticipated (< 30 minutes after sunset) emergence time and suggests that the bat did not emerge from a roost close by. The bat appeared from the direction of the adjacent housing to the west.
- Common pipistrelle, whiskered and brown long-eared bats were detected and/or observed commuting around the site in low numbers.
- No bats were observed emerging from the garage.

5.4.2.2 For survey results see appendix section 9.4 and 9.5.

5.5

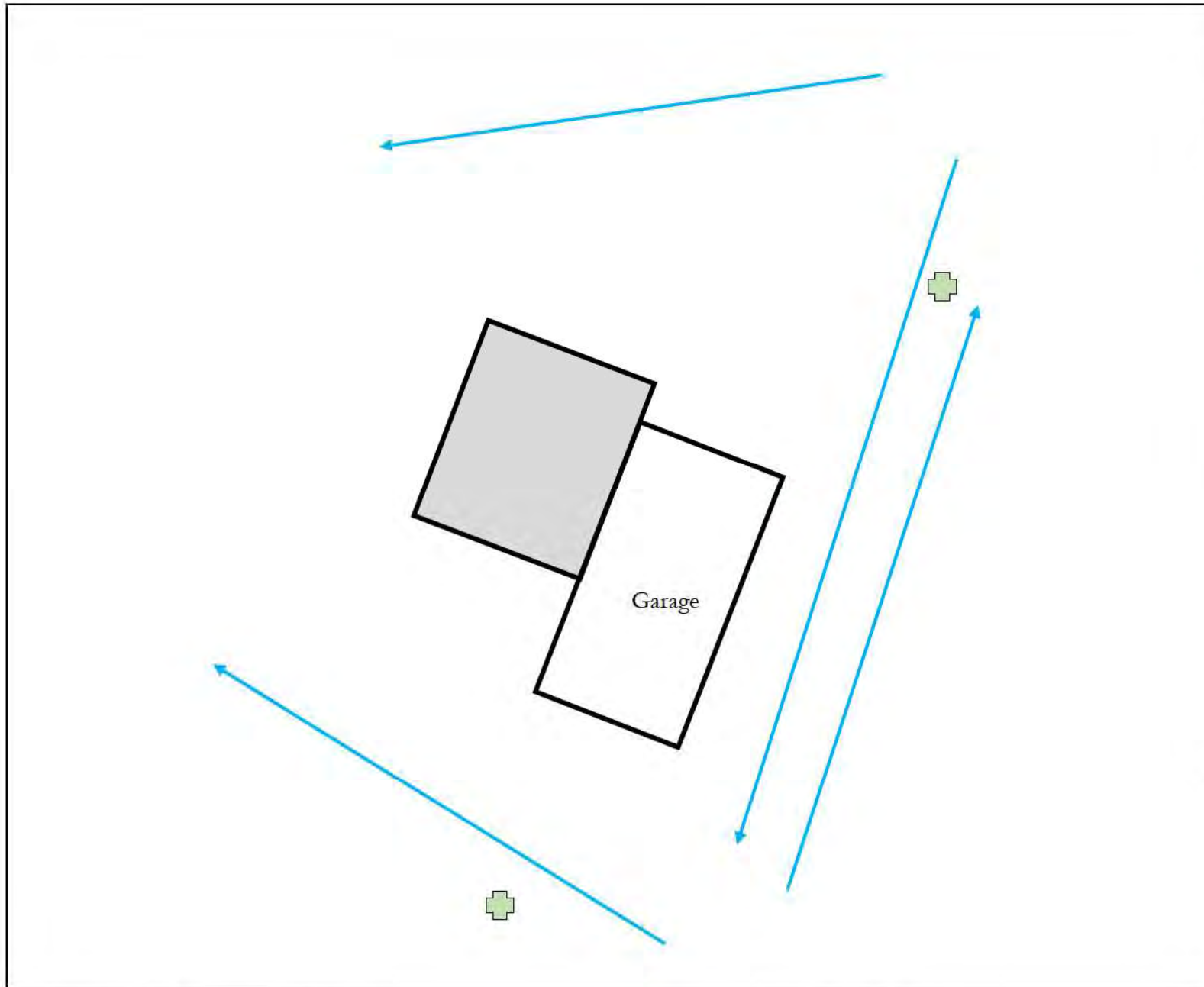
Photographs of key features – August 2021

Plate 1 – north elevation of the garage



Plate 2 – internal roof structure of the garage







NORTH ↑
 Not to Scale

Drawing title:
 Layout plan of the
 Application Site and
 summary of bat surveys.

KEY

-  Primary commuting route
-  Location of surveyor –
24th August 2021

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5.6 Summary of field surveys conducted in 2021

Date	Type of survey	Results	Building Dimensions (m)		
			L	W	H*
24/08/21	Habitat assessment	Wold Ecology concludes that the adjacent habitats could be used by small numbers of commuting and foraging bats. These habitats are not extensive and are similar to surrounding village and suburban habitats and consequently, the Application Site and adjacent habitats within the village are not considered to be integral to the favourable conservation status of local bat populations.			
	Visual inspection.	<i>Garage</i> There were no signs of roosting bats or bat activity, and the building has few features to support roosting bats. Consequently, the building has a LOW SUITABILITY to support roosting bats (see 5.3 plates 1 and 2).	9	5.5	4.5
	Emergence	No roosting bats were observed emerging from the garage.			

* Height from ground floor to ridge

5.7 Interpretation and Evaluation of Survey Results

5.7.1 Presence/absence

5.7.1.1 The site is currently used by commuting common pipistrelle, brown long-eared and whiskered bats, a maximum of two bats were observed at any one time.

5.7.1.2 No roosting bats or evidence of roosting bats were observed during the field surveys.

5.7.2 Site Status Assessment

5.7.2.1 Based on a building inspection and an emergence survey, it has been determined that the garage is unlikely to support a bat roost. The results are based on survey work conducted in August, but as the garage has a low suitability to support roosting bats, there remains the possibility that bats could use the garage at other times of the year.

5.7.2.2 The garage is located adjacent to fragmented, well-lit and disturbed foraging habitat that is unlikely to have an important role in the ecology of the local bat population.

5.7.3 Constraints

5.7.3.1 Access could not be gained into a neighbour's garden to view a small part of the garage.

6.0 IMPACT ASSESSMENT

- 6.1 Based on current information, garage does not support a bat roost. Consequently, the impact to roosting bats from the conversion work and installation of Velux roof windows is considered to be **negligible**.
- 6.2 The current information obtained is based on a desk top study, visual inspection and activity survey conducted in August. Bat activity surrounding the garage was also low, with a total of 3 common and widespread bat species observed foraging/commuting in low numbers. Consequently, the impact to bat populations locally, nationally and regionally from the proposed development is considered to be **negligible**.

7.0 MITIGATION & COMPENSATION

7.1 Legal Protection

7.1.1 Legal obligations towards bats are generally concerned with roost protection. All developments, known to contain bat roosts, require a development licence from Natural England. Under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, it is an offence for anyone without a licence to:

- Deliberately take, injure or kill a wild bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
- Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.

7.1.2 Planning consent for a development does not provide a defence against prosecution under these acts.

7.1.3 **Bat roosts are protected throughout the year, whether bats are present or not.**

7.1.4 As no bat roosts or evidence of bats were detected in the garage during the surveys, building work to the aforementioned building **would not** require a Natural England development licence. However, the garage has a low suitability of bat interest and therefore have features that could support roosting bats. There is a low possibility that individual bats could roost in the garage at any time during the year. The following procedures highlighted in Section 7.2 should be adopted during the building works. Section 7.2 identifies working practices or precautions necessary to avoid injury or death to any bats that may be present in the garage.

7.2 Method Statement

7.2.1 **This statement should be copied to contractors and all those involved with building works, tile removal and timber treatment, whose work may affect bats and their roosts on site. Even though bats have not been found, building works should occur as though bats could be present.**

- 7.2.2 Timing
- 7.2.2.1 There are no mandatory timing constraints when roosting bats have not been found.
- 7.2.3 Locating Bats
- 7.2.3.1 Bats are by nature highly secretive, mobile mammals, therefore bats and their roosts can be very difficult to detect. A pipistrelle bat is capable of roosting in a crack measuring 20mm. In order to reduce any unnecessary disturbance, injury or death of any late discoveries of individual bats roosting in the buildings the following procedures should be implemented. Common roosts locations must be checked. These include:
- Underneath tiles
 - Underneath ridge tiles
 - Above the eaves and internal wall plates
- 7.2.4 Working Approach
- 7.2.4.1 Careful removal by hand of all fittings and fixtures as describe in 7.2.3.
- 7.2.4.2 Remove roof coverings by hand. Only half of the roof should be removed on the first day and the second half 24 hours later. This will create unfavourable conditions for any bats still roosting within the roof structure and encourage the bats to leave on their own accord.
- 7.2.4.3 In the highly unlikely event that bats are discovered:
- Immediately stop the work that you are undertaking.
 - Do not expose the bat or cause it to fly out of the roost on its own accord.
 - Contact Wold Ecology on 01377 200242 or 07795 071504 for advice.
 - Advise colleagues in the vicinity of your work why you have stopped and advise them to be aware of the potential for bats being disturbed, injured or killed.
 - Immediately report the matter to your site manager/line manager who will inform relevant personnel.
 - Grounded bats must be carefully placed in a lidded, ventilated box with a piece of clean cloth and a small shallow container with some water. The box must be kept in a safe and quiet location.
 - Any underweight or injured bats must be taken into temporary care by an experienced bat carer and looked after until such time that the bat can be transferred to a suitable replacement roost at the same site, or weather conditions are suitable for release at the same site.
- 7.2.4.4 Bats will only be handled by a licensed bat ecologist, wearing gloves, who has received a rabies vaccination. The bat will be placed either into a holding box, with water provided, and re-released close to the farm at dusk, or placed into a bat box located on site.
- 7.2.4.5 Injured bats will be taken into care (as directed by the Bat Workers Manual, section 7.3, pages 64 – 66: 3rd edition 2004) and fed and cared for until such time when conditions are suitable (night time temperature are >6^oC) for them to be released at dusk in the mitigation area.

7.2.5 Bat boxes

7.2.5.1 Specially designed bat boxes can be located on site. Schwegler Bat Boxes are recommended and well tested boxes. The following bat boxes provide additional roost habitats and are available from Wold Ecology:

- The **1FQ** is an attractive box designed specifically to be fitted on the external wall of a house, barn or other building. Equally appealing to bats as a roost or a nursery, it features a special porous coating to help maintain the ideal temperature inside along with a rough sawn front panel to enable the bats to land securely.

7.2.5.2 The majority of these boxes are self-cleaning as they are designed so that the droppings fall out of the entrance. This reduces the possibility of smell during the summer months. For more information on designs and installation of bat boxes see: www.schwegler-natur.de and www.bct.org.uk.

7.2.5.3 Wold Ecology recommends that at least 1 bat box is sited on the garage. Bat boxes should be erected on south, east or west elevations/aspects; 3-5 metres above ground level or close to roof lines.

8.0 BIRDS

- 8.1 Birds are afforded various levels of protection and levels of conservation status on a species by species basis. The most significant general legislation for British birds lies within Part 1 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to, kill, injure or take any wild bird, take, damage or destroy the nest of any wild bird while that nest is in use or being built, take or destroy an egg of any wild bird.
- 8.2 The daytime assessment identified whether the studied building had any signs of residency and/or barn owl usage. Specifically, the visual survey involved:
- An assessment of the suitability of building to enable access for breeding barn owls.
 - A thorough check for pellets, feathers or signs of old nest remains in the form of pellet debris and/or old broken egg shells.
- 8.3 The visual inspection also recorded any other visible active/disused nests and bird activity within the building.
- 8.4 Field survey results
- 8.4.1 There was no evidence of barn owls *Tyto alba* roosting in the garage and there was no suitable access for barn owls to roost or nest in the garage. No further surveys are recommended.
- 8.4.2 No active birds' nests were observed in the garage.

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- Guidance Note 08/18 – Bat Conservation Trust ;Bats and artificial lighting in the UK - Bats and the Built Environment series'. 2018
- Habitat Management for Bats. (2001). A guide for land managers, land owners and their advisors. JNCC.
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- Thomas, D.W. 1995. The physiological ecology of hibernation in vespertilionid bats. Symposia of the Zoological Society of London 67: 233–244.
- Town and Country Planning Association 'Biodiversity Positive: Eco-towns biodiversity positive'. 2011. <http://www.tcpa.org.uk/pages/biodiversity.html>
- UK Mammals: Species Status and Population Trends. JNCC / Tracking Mammals Partnership. 2005
- www.bats.org.uk

10.0 APPENDICES

10.1 Background to Bats - Bat Biology.

- 10.1.1 Bats roost in a variety of places such as caves, mines, trees, and buildings. Woodlands, pasture, ponds and slow flowing rivers or canals provide suitable feeding areas for bats as they support an abundance of suitable insect forage. Bats tend to feed during the first two to three hours after sunset and again before dawn, when insect activity is at its most intense (JNCC 2004).
- 10.1.2 Bat activity over the course of a year reflects the seasonal climate and the availability of food as follows (The Bat Conservation Trust, undated):
January - March - insect prey is scarce, and bats will hibernate alone or in small groups.
April - May - insects are more plentiful and bats will become active. They may become torpid (cool and inactive) in bad weather. Females will start to form groups and will roost in several sites.
June - July - females gather in maternity roosts and give birth to young, which are suckled for several weeks. Males roost alone nearby.
August - September - mothers leave the roost before the young. Bats mate and build up fat for the winter.
October - December - Bats search for potential hibernacula. They become torpid for longer periods and then hibernate.
- 10.1.3 Bats do not stay in the same roost throughout the year. They have different requirements of roosts at different times of the year. During late April/May the bats leave their winter roosts and the females come together to form 'nursery roosts', these usually consist of pregnant females along with a few non-breeding and immature females. At this time, the males roost either singly or in small numbers. The single offspring is born during late June early July and can fly within 3-5 weeks.
- 10.1.4 Typical roost sites are cracks and crevices in buildings and other structures but more typically under hanging tiles, slates, soffits and cavity walls of fairly modern buildings or holes and splits in trees.
- 10.1.5 The conditions needed by bats for hibernation require the maintenance of a relatively stable low temperature (2 – 6°). Suitable sites include; old trees, caves, cellars, tunnels, and icehouses.
- 10.1.6 Whilst the summer roosts consist of single species (although 2 – 3 species can be found within one large structure but occupying separate roost sites), winter sites often consist of 4 – 6 different species of bat, although there is often niche separation.
- 10.1.7 Bats have a complex social structure based on 'meta populations' and also utilise other transitional or intermediate roost sites. The several different types of roost, which bats occupy throughout the year, are as follows:
- **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:** 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. These have to be cold and free from any temperature fluctuation with high humidity. The coldness enables bats to lower their body temperature and become torpid. This saves a lot of energy, enabling them to survive on the fat stores within their bodies that they have built up throughout the summer.
- **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.

10.1.8 The main threats to bats include:

- Habitat loss (e.g. deforestation)
- Loss of feeding areas as a result of modern forestry and farming practices.
- Use of toxic agrochemicals and remedial timber treatment chemicals.
- Disturbance and damage to bat roosts.

10.1.9 Bats have been in decline both nationally and internationally during the latter part of the 20th Century. Bats require a variety of specific habitats in order to meet the basic needs of feeding, breeding, and hibernating and are therefore extremely vulnerable to change such as the loss of flight lines through the removal of hedgerows. It is thought that even the two most common and widespread bats, the common pipistrelle and the soprano pipistrelle, have declined by an estimated 70% (1978-1993 figures). There are a number of bat species, which are now considered seriously threatened with one species, the greater mouse-eared bat being classed as extinct as it is no longer breeding in the U.K.

10.1.10 All European bats are listed in Annex IV of the EC Directive 92/94/EEC 'The Conservation of Natural Habitats and of Wild Fauna and Flora' as needing "strict protection". This is translated into British Law under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. British bats are included under Schedule 5 of the Wildlife & Countryside Act 1981. They can therefore be described as a 'fully protected' or 'protected' species.

10.1.11 A summary of the legal protection afforded to bats under both European and British law is provided by the Bat Conservation Trust (BCT, 2010):
 'All European bat species and their roosts are listed in Annex IV of the EC Directive 92/94/EEC 'The Conservation of Natural Habitats and of Wild Fauna and Flora' as needing "strict protection". This is implemented in Britain under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. In summary, in the UK, it is an offence to:

- Deliberately capture, injure, or kill a bat;

- Deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young, hibernate or migrate or significantly affect the local distribution or abundance of the species;
 - Damage or destroy a roost (this is an absolute offence); and
 - Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.’
- 10.1.12 The species is also listed in Appendix II of the Bonn Convention (and its Agreement on the Conservation of Bats in Europe) and Appendix II of the Bern Convention (and Recommendation 36 on the Conservation of Underground Habitats). Although these are recommendations and not statutory instruments.
- 10.1.13 Natural England is the Government body responsible for nature conservation. Local planning authorities must consult them before granting planning permission for any work that would be likely to result in harm to the species or its habitat. Natural England issue “survey” licenses for survey work that requires the disturbance or capture of a species for scientific purposes. They also issue “conservation” licenses that are required for actions that are intended to improve the natural habitat of a European protected species or to halt the natural degradation of its habitat.
- 10.1.14 ‘Development’ licences are issued by Natural England for any actions that may compromise the protection of a European protected species, including bats, under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This includes all developments and engineering schemes, regardless of whether or not they require planning permission.
- 10.1.15 The UK Biodiversity Action Plan states that although the pipistrelle is one of the most abundant and widespread bat species in the UK, it is still thought to have undergone a significant decline in the latter part of this century. The main factors cited for causing loss and decline include:
- A reduction in insect prey abundance, due to high intensity farming practice and inappropriate riparian management.
 - Loss of insect-rich feeding habitats and flyways, due to loss of wetlands, hedgerows, and other suitable prey habitats.
 - Loss of winter roosting sites in buildings and old trees.
 - Disturbance and destruction of roosts, including the loss of maternity roosts due to the use of toxic timber treatment chemicals.

10.2 Significance of bat roosts, appraising the nature conservation value;

- 10.2.1 The significance of bat roosts should be appraised against the following table. Where the extent of the bat roost is unclear a precautionary approach should be taken in evaluating the significance of the roost and the highest potential category should be selected.

Table 10.2.1 Appraisal of significance of bat roosts.

Scale	Summary	Examples
International	Any significant roosting sites for European Annex 2 species	Barbastelle bat roosts are only known applicable feature in East Anglia.
National	Any roosts qualifying as SSSI under the EN criteria.	Details of criteria are given in

		9.1.2 Site Selection Guidelines for Biological SSSI's.
Regional	Any significant bat roosts and features, equivalent in interest to qualifying a site as a Country Wildlife Site.	Breeding and hibernation roosts of most species.
Local	All other sites supporting feeding bats as Wildlife and Countryside Act protected species.	Bats foraging within a structure, night roosts and minor transition roosts.

10.3 Summary of conservation significance of roost types (Bat Mitigation Guidelines, 2004).

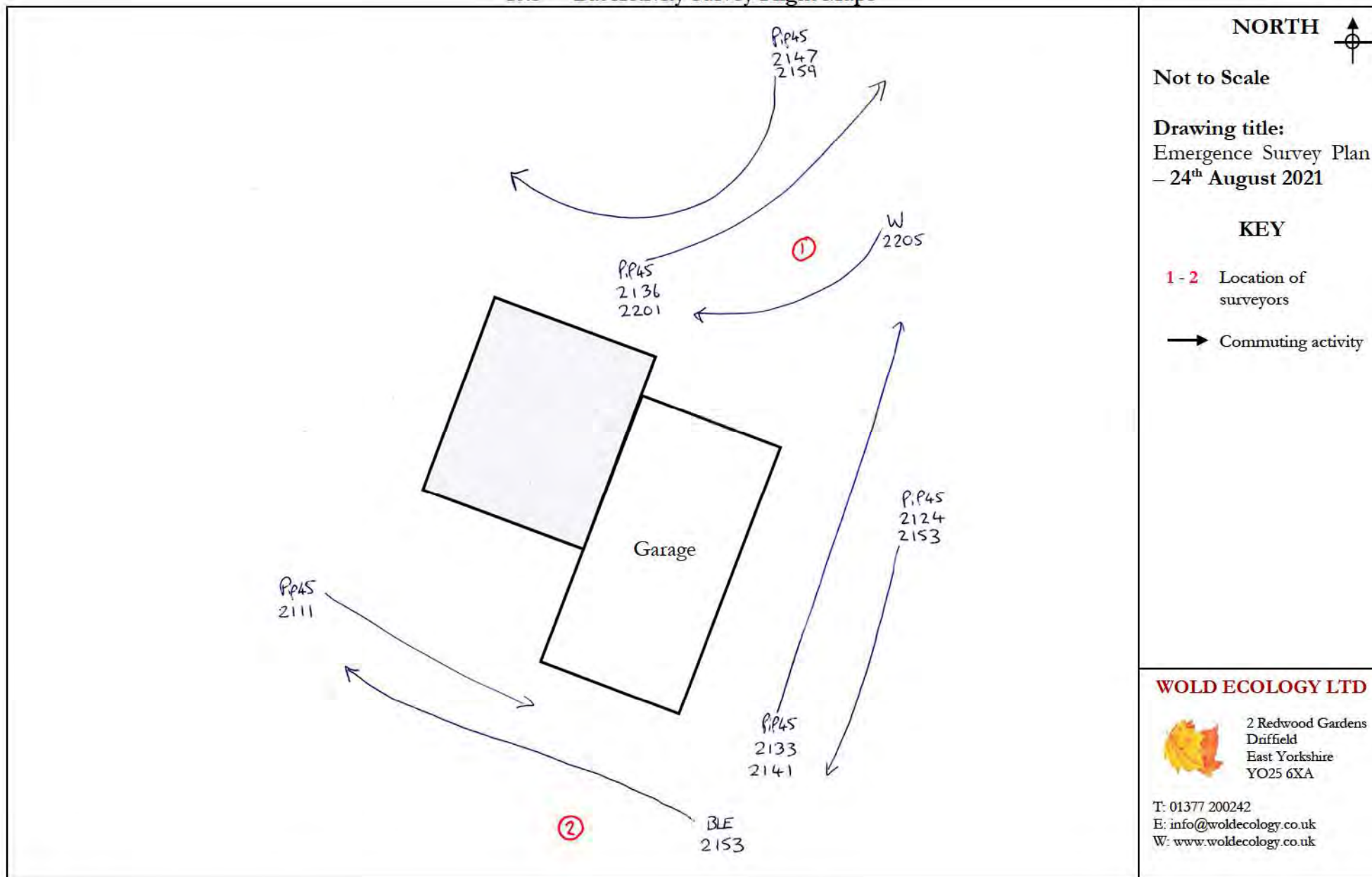
Roost type	Development effect	Scale of impact		
		Low	Medium	High
Maternity	Destruction			✓
	Isolation caused by fragmentation			✓
	Partial destruction; modification		✓	
	Temporary disturbance outside breeding season	✓		
	Post-development interference			✓
Major hibernation	Destruction			✓
	Isolation caused by fragmentation			✓
	Partial destruction; modification		✓	
	Temporary disturbance outside hibernation season	✓		
	Post-development interference			✓
Minor hibernation	Destruction			✓
	Isolation caused by fragmentation			✓
	Partial destruction, modification		✓	
	Modified management		✓	
	Temporary disturbance outside hibernation season	✓		
	Post-development interference		✓	
	Temporary destruction, then reinstatement	✓		
Mating	Destruction		✓	
	Isolation caused by fragmentation		✓	
	Partial destruction	✓		
	Modified management	✓		
	Temporary disturbance	✓		
	Post-development interference	✓		
	Temporary destruction, then reinstatement	✓		
Night roost	Destruction	✓		
	Isolation caused by fragmentation	✓		
	Partial destruction	✓		
	Modified management	✓		
	Temporary disturbance	✓		
	Post-development interference	✓		
	Temporary destruction, then reinstatement	✓		

NB This is a general guide only and does not take into account species differences. Medium impacts, in particular, depend on the care with which any mitigation is designed and implemented and could range between high and low.

10.4 Bat records for activity surveys conducted in 2021

Date – 24 th August 2021					
Loc.	Time	Species	kHz	Direction	Comment
2	2111	C. Pipistrelle	45	E	Commuting
2	2124	C. Pipistrelle	45	S	Commuting
2	2133	C. Pipistrelle	45	N	Commuting
1	2136	C. Pipistrelle	45	E	Commuting
2	2141	C. Pipistrelle	45	N	Commuting
1	2147	C. Pipistrelle	45	W	Commuting
2	2153	C. Pipistrelle	45	S	Commuting
2	2153	Brown long-eared	39	W	Commuting
1	2159	C. Pipistrelle	45	W	Commuting
1	2201	C. Pipistrelle	45	E	Commuting
1	2205	Whiskered	47	W	Commuting

10.5 Bat Activity Survey Flight Maps



NORTH



Not to Scale

Drawing title:
Emergence Survey Plan
– 24th August 2021

KEY

- 1 - 2 Location of surveyors
- Commuting activity

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Flood map for planning

Your reference
SPL-floodzone

Location (easting/northing)
501159/494803

Created
5 Oct 2021 8:39

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

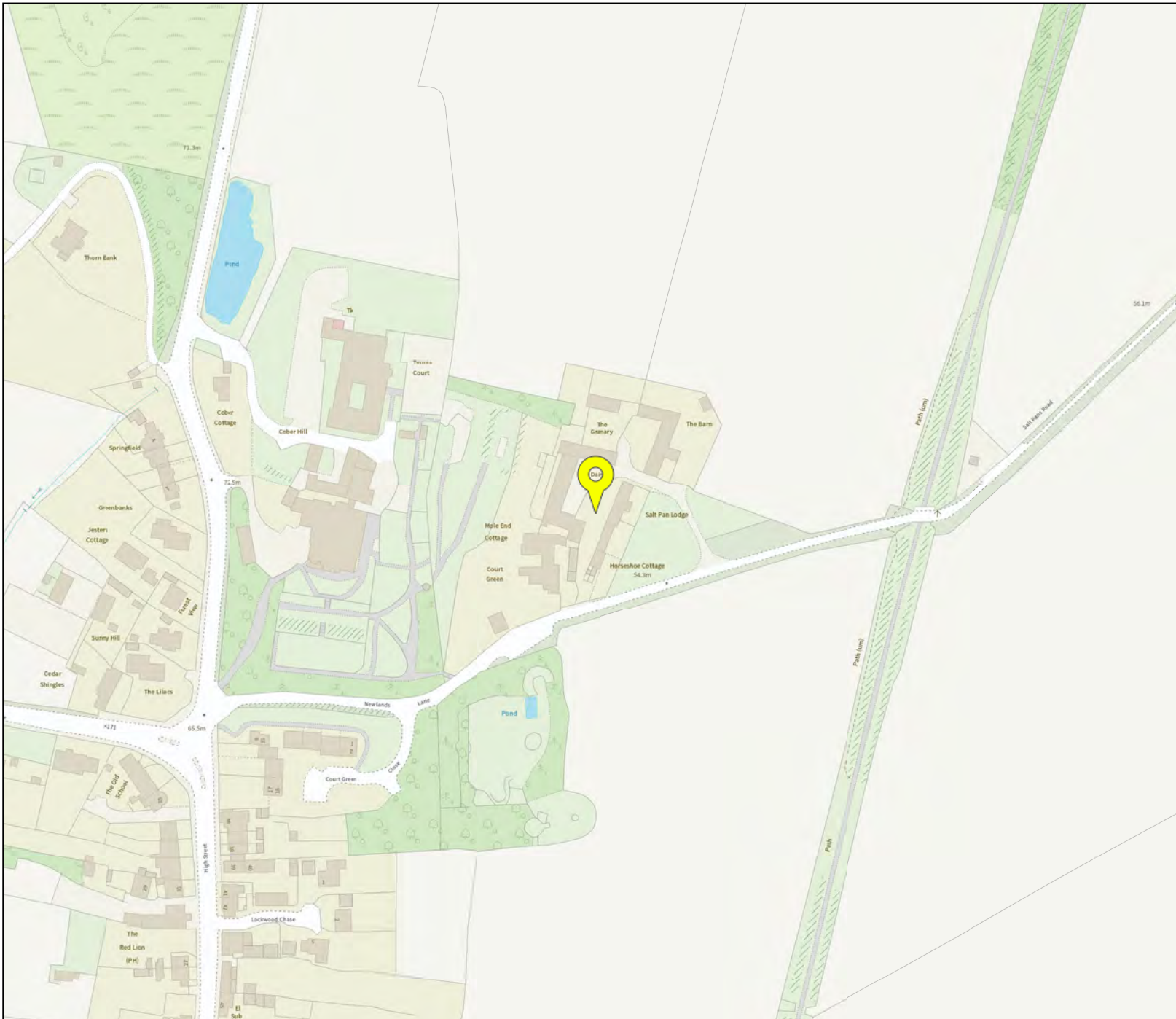
Flood map for planning










Your reference
SPL-floodzone

Location (easting/northing)
501159/494803

Scale
1:2500

Created
5 Oct 2021 8:39



-  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