

DESIGN & ACCESS
STATEMENT

Low Laithes Farm,
Hawsker.

DATE: February 2023.

SCHEME: Proposed Conversion to Outbuildings.

APPLICANT: Mr. Darren Coates

PROPOSED USE: Mineworkers Accommodation.

EXISTING

The outbuildings comprise of 2 sets of buildings within a farm complex that is currently a private residence. The outbuildings are currently in use only as storage.

The outbuildings comprise a small unit that houses 2 separate areas and a larger unit that houses 4 separate units with one of the units being larger. To the end of the larger unit is a large opening which facilitated the storage of larger machinery.

The units are located on 2 sides of a courtyard. These units run along the boundary of the site with the rear walls running along the boundary.

Access to the site is of a small track which runs off Hawsker Lane.

PROPOSAL

The proposal is to utilise the outbuildings as accommodation for the workers at the mine which is located nearby. Accommodation is required as the workers will be coming in from all areas of the country to work at the mine.

The workers will be working long shifts at the mine and the accommodation will be used mainly for sleeping and most of the day. The workers will not be at the accommodation. Many of the workers will be traveling home to other parts of the country on the says off.

The proposal allows for 5no. single units and 1no. double unit with a shower, WC and basin, a bedroom/lounge area. A small basic cooking area will also be provided.

The scheme will utilise the existing openings with doors and windows being formed within

larger openings where necessary. Larger openings are infilled with vertical timber boarding where a door or window is not required.

The proposal will affect the front and side elevations of the 2 unit block and 2 elevations of the 4 storey block. Other elevations will not be affected.

The outbuildings are stone with clay pantiled roof to the 4 section unit and stone with a slate roof to the 2 section unit. These roof coverings are to stay the same materials. The structural condition of the outbuildings is good.

There is adequate parking for the proposal within the courtyard of the site however it is considered that vehicle usage will be at a minimum.

It is considered that proposals will conform to the current planning policies of the N. Yorkshire Moors National Parks.

NYMNP

03/03/2023



Bat, Breeding Bird and Barn Owl Scoping Survey
Low Laithes Farm, Hawsker

January 2023

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Site:

Low Laithes Farm
Hawsker
Whitby
YO22 4JZ

Dates:

Scoping Survey – 12/01/2022

Client:

Mr Darren Coates

Client's agent:

Close, Granger, Gray & Wilkin

Planning Authority:

Scarborough Borough Council

Our ref:

2023-1496

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1 Summary

A bat, breeding bird and barn owl survey was conducted at Low Laithes Farm, Hawsker to accompany a planning application to convert two buildings into accommodation.

Building 1 was assessed as negligible risk of potential bat roosting. No evidence of bats or areas of PBRH were identified and the building was well sealed apart from some large masonry crevices; these were inspected from ground level and found to be unsuitable for bats as they were exposed on both sides of the wall. No further survey effort for bats is recommended for this building; works should follow good working practices.

Building 2 was assessed as low risk of potential bat roosting. The roof is in very good condition with no access points under the roof tiles due to its age and recent work. The brickwork is in fair condition externally, but there are masonry crevices and wall top gaps inside the building which could be utilised by crevice dwelling bat species. Few scattered droppings were identified on the floor in the east section of the building beside the gable wall, however the small number does not suggest a large maternity roost is within the building. A bat emergence survey in the optimal bat survey season is recommended to assess whether bats are roosting within the building. If bats are found, a further emergence survey and a European Protected Species License may be required and no works to Building 2 may commence prior to the license being obtained; results will also inform mitigation, likely to be bat boxes.

Bird nests (including barn swallow nests) were identified within the buildings. Works should therefore avoid the bird breeding season or a pre-works nest check should be conducted. The loss of bird breeding habitat will be mitigated for by the installation of long-lasting bird boxes on site and the creation or retainment of an open-sided structure to provide alternative habitat for barn swallows. No evidence of barn owls was identified.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mr Darren Coates to undertake a bat, breeding bird and barn owl scoping survey on agricultural buildings at Low Laithes Farm to accompany a planning application for the conversion into residential dwellings.

The site is located in the village of Hawsker (Central grid reference: NZ92040957). The location of the site is shown on Figure 1 below.

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

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



Figure 1: Site location.

3 Methodology

3.1 Desktop Study

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

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

3.2 Field Survey

3.2.1 The site was surveyed by Alice Brown who is an Ecologist for MAB. She is a Qualifying member of CIEEM and has a BSc (Hons) in Ecology and Conservation.

3.2.2 The site was surveyed by Jordan Brandrick who is an Assistant Ecologist for MAB. She is a Qualifying member of CIEEM and holds a BSc (Hons) in Biosciences from the University of Durham.

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

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

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

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

Colour code	Bat roost potential.	Roosting habitats	Commuting and foraging habitats
	Confirmed	Signs of roosting bats present (e.g. entry / exit points, accumulated bat droppings, visible bats).	
Red	High risk	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	<p>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.</p> <p>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.</p> <p>Site is close to and connected to known roosts.</p>
Amber	Moderate risk	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only-the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	<p>Continuous habitat connected to the wider landscape that could be used by bats for commuting such as a line of trees and scrub or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</p>
Yellow	Low risk	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. Unlikely to be suitable for maternity or hibernation)	<p>Habitat that could be used by small numbers of commuting bats such as gappy hedgerow or unvegetated stream, but isolated, i.e. Not very well connected to the surrounding landscape by other habitat.</p> <p>Suitable but isolated habitat that could only be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Green	Very low risk	All potential bat roost habitat <i>comprehensively</i> inspected and found to be clear of past or present bat usage.	
Grey	Negligible risk	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

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

4 Constraints

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

Inspection of the western aspect of Building 1 and the western and northern aspects of Building 2 was not possible due to them being located on adjacent properties.

5 Site Description

The surveyed buildings consisted of a small outhouse and an agricultural barn. A full description of the building is given in Section 6.2 Visual Inspection.



Photo 1: View of surveyed buildings. East aspect.



Figure 2: Location of surveyed buildings at Low Laithes Farm. (Google Earth 2023.)

6 Results

6.1 Desktop Study

The area surrounding the site is suboptimal for bat species. The site is immediately surrounded by large agricultural fields, most of which are not tree-lined and offer little commuting opportunities for bats and there is little foraging opportunity within this landscape. See Figure 3 below for an aerial view of the surrounding topography.

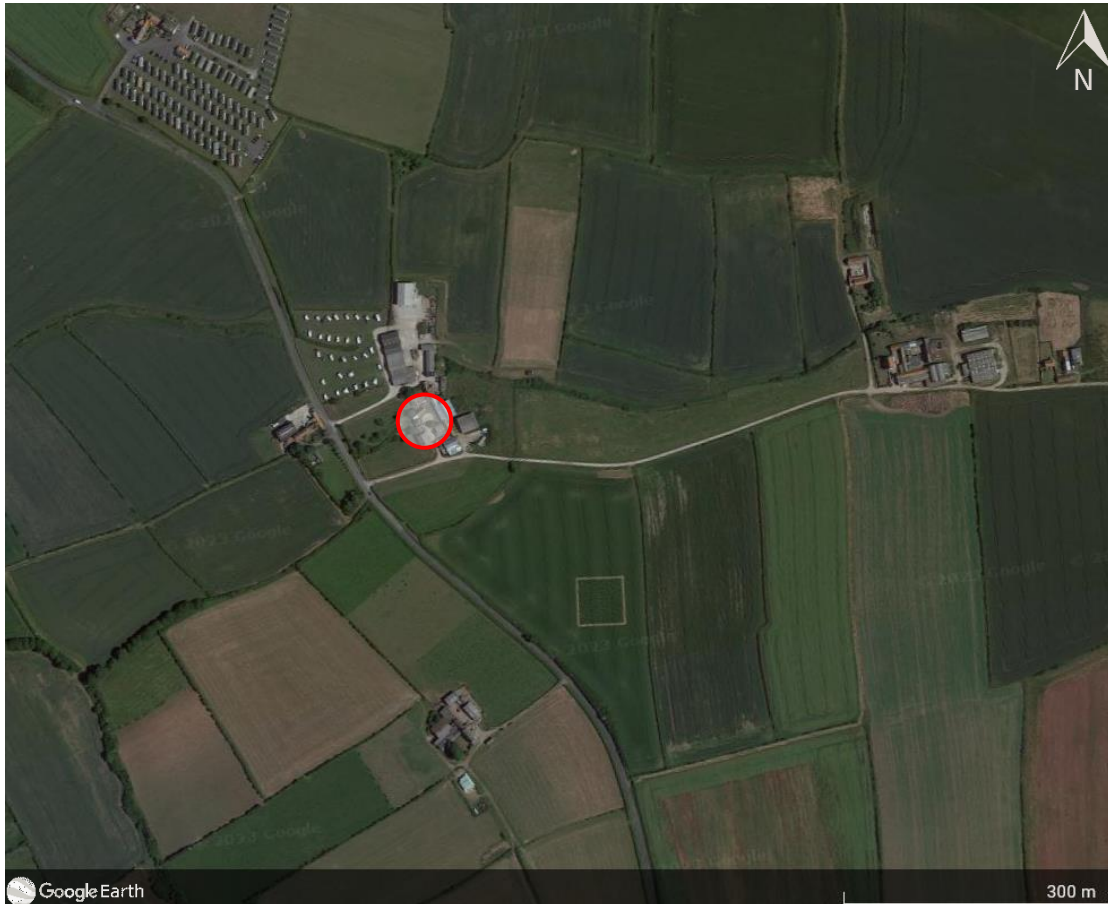


Figure 3. Aerial view of the surrounding landscape. (Google Earth 2023.)

6.1.2 Bat Group Records

Only a few records were returned within 2km of the surveyed site, none of which pertained to the site itself. The closest record was for a site approximately 600m north of the site and refers to a summer roost of a pipistrelle species of bat. Species found in the record search include pipistrelle species, myotis species, noctule and brown long-eared bats. See Table 2 below for the NYBG record search.

Table 2: NYGB 2km record search.

Species	Site	Gridref	Present	Date	Status
Unknown	15 Kingfisher Drive, Whitby	NZ902093	Present	17-Nov-06	Grounded
Unknown	20 Larpool Lane, Whitby	NZ901099	15	04-Aug-05	Summer Roost
Unknown	60 Eskdale Road, Whitby	NZ903095	Present	07-Jul-06	Summer Roost
Pipistrelle species	Dale View House, Stainsacre	NZ913084	Present	06-Jul-07	Summer Roost
Common Pipistrelle	Flatts Farm, Whitby	NZ90781037	Present	14-Jul-15	Not recorded
Noctule Bat	Flatts Farm, Whitby	NZ90781037	Present	14-Jul-15	Not recorded
Pipistrelle species	Laithe's Garage, Hawsker Lane, Whitby	NZ917100	Present	01-Oct-13	Summer Roost
Brown Long-eared Bat	Stainsacre Hall, Stainsacre	NZ913084	Present	30-Sep-99	Not recorded
Pipistrelle species	Whitby	NZ912085	Present	07-Nov-13	Not recorded
Whiskered / Brandt's Bat	Whitby Laithe's Farm	NZ927095	1	07-Jun-06	Not recorded
Common Pipistrelle	Whitby Laithe's Farm	NZ927095	5	07-Jun-06	Not recorded

6.2 Visual Inspection

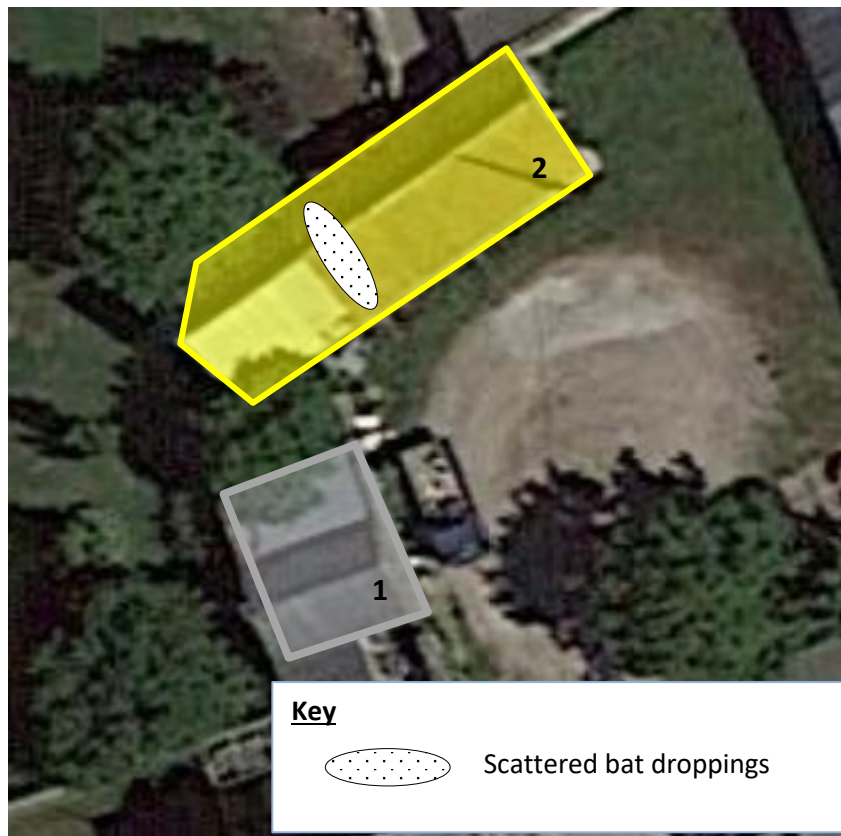


Figure 4: Locations of droppings found during the visual inspection.

Building ref	Description and notes	Photographs		Potential Bat Roost Habitat (PBRH)
<p>Building 1: Negligible potential risk of supporting bats</p>	<p>Small single storey agricultural building built from stone brick with an unlined sheet metal roof. The building is split into two sections; one section has a gabled roof and the other has a flat roof.</p> <p>Externally, the building is in fair condition. The roof is well sealed and in good condition. The wall on the northern side of the building has some large masonry crevices however these are exposed on both sides of the wall and therefore unlikely to have any bat roosts in them.</p> <p>The gabled section of the building was full of contents as it has been used for storage. No evidence of bats was identified and the structural timbers were cobwebbed suggesting a lack of bat usage. The flat roofed section of the building also lacked any evidence of bats, however</p>			

Photo 2: External view of Building 1. East aspect.

Photo 3: Internal view of the gabled section of the building.

there was evidence of damp.

There was one passerine nest identified inside the building (gabled section).

No evidence of barn owls.



Photo 4: Bird nest.



Photo 5: Internal view of the roof of the gabled section. Cobwebs evident at ridge.



Photo 6: Internal view of flat roofed section.



Photo 8: North wall of the building with large masonry crevices.

		 <p>Photo 7: External view of the building. South aspect.</p>		
<p>Building 2: Low potential risk of supporting bats</p>	<p>Large agricultural barn constructed from stone with wooden lined, clay pantile roof. The east gable wall of the building is open sided.</p> <p>The exterior of the building seems in good condition. The building has been reroofed recently and the external brickwork is in fair condition with masonry crevices limited to the</p>	 <p>Photo 9: External view of Building 2. South aspect.</p>	 <p>Photo 10: Internal view of west gable wall. Masonry crevices and wall top gaps evident.</p>	<p>-Masonry crevices. -Wall top gaps.</p>

southwest corner of the building.

Internally, there is PBRH in masonry crevices and wall top gaps. Particularly in an internal gabled wall and there were some (<10) scattered bat dropping identified on the floor of the east section of the building (see Photo 14).

Three passerine nests were identified internally, two of which were barn swallow nests.

No evidence of barn owls.



Photo 11: Bird nest (1).



Photo 12: Internal view of west section of the building.



		<p>Photo 13: Bird nest (2), barn swallow.</p>  <p>Photo 15: Internal gabled wall, masonry crevices evident.</p>	<p>Photo 14: Bat droppings identified on the floor of the building.</p>  <p>Photo 16: East view of Building 2.</p>	
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Photo 17: Bird nest (3), barn swallow.

7 Discussion and Analysis

The site is located in suboptimal habitat for bat species and the record search returned few records close to the site, and none for the site itself.

Building 1 has been assessed as negligible risk of potential bat roosting. The building is generally well sealed and no evidence of bats was identified internally or externally with the only access points into the building being through some large masonry crevices on the north wall of the building. Internally, the building was cobwebbed and damp in places and no areas of PBRH were identified.

Building 2 was assessed as low risk of potential bat roosting. The building has recently been reroofed and therefore the roof is in very good condition with no access points under the roof tiles. The brickwork is in fair condition externally, however internally there are several masonry crevices and wall top gaps which could be utilised by crevice dwelling species. Few scattered bat droppings were identified on the floor in the east section of the building beside the internal gable wall, however the small amount does not suggest a large maternity roost is within the building which would require the installation of a bat loft and compensation for the loss of PBRH is to install bat boxes on site.

Works to both buildings should avoid the bird breeding season however the conversion of Building 1 may commence without any further survey effort for bats due to the lack of PBRH. Building 2 requires a further bat emergence survey in optimal bat survey season to assess whether there are bats roosting within the building. The results of the survey will determine the appropriate mitigation for the loss of PBRH and if bats are found, a further emergence survey and a Natural England Protected Species License may be required.

The loss of bird nesting habitat will be mitigated for by the installation of long-lasting bird boxes on site and the creation or retainment of an open-sided structure to

provide alternative habitat for barn swallows. No evidence of barn owls was identified.

8 Impact Assessment

Bats

The impacts to potential bat roosts in Building 2 are summarised in Table 3 below.

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

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

Breeding Birds

There will be a loss of nesting habitat, particularly for barn swallows which are nesting in the structural timbers of Building 2.

Barn Owls

No identifiable impacts on barn owls.

9 Mitigation & Compensation

9.1 Mitigation Summary

Bats

No further survey is recommended for the works to Building 1 due to the negligible risk of bat roosting. Works should follow good working practices.

An emergence survey is required in optimal survey season to inform the mitigation for the loss of PBRH in Building 2. If bats are found, a further survey and a Natural England Protected Species License may be required. Mitigation is to involve the installation of bat boxes on site.

Birds

Works to the buildings should commence outside of the bird breeding season to avoid disturbance to nests. If this is not possible, a pre-works nest check should be conducted and works to nest areas should not start until chicks have fledged.

Two long lasting bird nest boxes are required for the loss of bird nesting habitat in Buildings 1 and 2 as well as an open-sided structure being created or retained on site for barn swallow nesting.

9.2 Method Statement

Bats

9.2.1 Works to Building 1 may commence without any further bat surveys, however works should follow good working practices (Appendix 2)

9.2.2 Prior to the commencement of any works to Building 2, bat emergence surveys, in line with current Bat Conservation Trust Good Practice Guidelines will be carried at the appropriate time of year (May-September) and in suitable weather conditions. Bat survey results will be forwarded to the LPA and will inform appropriate mitigation for the loss of PBRH.

9.2.3 If any roosting bats or evidence of roosting is found to be present, further advice will be sought regarding the need for further a second emergence survey and the need

to apply for a Natural England Protected Species Licence (NEPSL). If an NEPSL is needed, no work to Building 2 shall take place until this has been obtained.

9.2.4 Due to the lack of evidence of a large maternity roost of void dwelling bats, mitigation is likely to involve the installation of two long-lasting woodcrete bat boxes on site.

Breeding birds

9.2.5 Works should avoid the bird nesting season of 1st March – 31st August, or a pre-works check of the site should be undertaken before work commences to check for the presence of nesting birds. If any active nests are found, then work to those areas should be delayed until after any chicks have fledged.

9.2.6 A total of 2 bird nest boxes should be installed on site. Examples include ibstock swift box, Schwegler No. 16 or 1MF (bat and swift) which can be installed under the shelter of overhanging eaves.

9.2.7 An open sided structure should be created or retained on site to provide alternative provision for barn swallow nesting.

10 Recommended Ecological Enhancement

Additional bird boxes may be installed on site.

11 Information concerning bat protection and the planning system

11.1 Relevant Legislation

All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

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

Under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, it is an offence to (a) deliberately capture, injure or kills any wild animal of a European protected species (EPS), (b) deliberately disturb wild animals of any such species, (c) deliberately take or destroy the eggs of such an animal, or (d) damages or destroys a breeding site or resting place of such an animal. Deliberate disturbance of animals of a European protected species (EPS) includes in particular any disturbance which is likely to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

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

11.2 Licences

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

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

11.3 Planning and Wildlife

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 1: Glossary of bat roost terms

Bat Roost Definitions:

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

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

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

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

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

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

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

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

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

Appendix 2: Standard good working practices in relation to bats

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

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

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

CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND CIVIL ENGINEERING CONSULTANTS,
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NYMNPA

03/03/2023

STRUCTURAL **APPRAISAL REPORT**

Outbuildings
at
Low Laithes Farm,
Hawsker.

Ref: 22/151/gh.

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Registered in England No. 2754571 V.A.T. Reg. No. 602 1705 91

THE REPORT

1.0 INTRODUCTION

- 1.1 A structural survey was carried out to Outbuildings at Low Laithes Farm, Hawsker on Tuesday 21st February 2023 for Mr. Darren Coates of the same address at the request of Darren Coates.
- 1.2 The outbuildings consist of 2 separate units that sit within the yard to the farmhouse. Both are single storey units constructed in a traditional manner. i.e. timber roof structure bearing on to masonry walls.
- 1.3 The purpose of the survey is to check the property for evidence of structural distress and determine whether they are suitable for conversion for a planning application to convert into single dwelling units.
- 1.4 For the purpose of this report, the front elevation of the building (that which faces the road) is deemed to face north. This position is for reference within the report only and may not bear any resemblance to the actual position of the building on the site.
- 1.5 This survey is based on the elements of the property that can affect the condition only. We have not inspected steelwork, woodwork, or other areas that were covered, unexposed or inaccessible, nor have we inspected for asbestos. Inspections for damp are on a visual basis only. Carpets have not been lifted, furniture moved, or stored items moved. CGGW does not accept any liability for any areas that could not be sufficiently inspected due to those areas being inaccessible, unexposed or covered.
- 1.6 The survey will inspect all areas that are visible at the time of the inspection. CGGW does not accept any liability for any distress or problems that occur after the survey that could not be determined at the time of the survey.

2.0 INTERNAL OBSERVATIONS

- 2.1 Internally the 2 unit building was divided up into 2 separate units with separate access and stone dividing wall. Structure was in a good condition with only slight mortar cracking in places which did not represent structural movement to the building.
- 2.2 The 4 unit building was a large single unit with an opening to the end and a separate unit to the opposite end. This structure was in a good condition with only slight mortar cracking in places which did not represent structural movement to the building.
- 2.3 Timber structures to each unit appeared to be in a good condition and appeared relatively watertight.

3.0 EXTERNAL OBSERVATIONS

- 3.1 The buildings are located to the north of the main house with the smaller 2 unit section being in line with the house and the larger 4 unit section being at 90 degrees to the house. Buildings are located on 2 sides of a large courtyard to the property and are accessed via a small track off Hawsker Lan
- 3.2 Externally the buildings were a mixture of brickwork and stone walls with slate covering to the 2 unit section and clay pantile roof covering to the 4 unit section. The roof coverings appeared to be in a good condition and weathertight.
- 3.3 All masonry was in a good condition with only slight evidence of deterioration noted to mortar joints in places. Any cracking to the buildings was due to slight deterioration over the years and not to any structural

4.0 CONCLUSIONS

4.1 From the inspection of the buildings, it is clear that they are in a good condition structurally with only minor areas of deterioration and movement noted. Both buildings have been kept relatively watertight over the years and this has ensured the condition of the structures.

4.2 As a conclusion it is considered that the outbuildings are suitable for conversion and that these works will not require the demolition of any part of the original stone section of the outbuildings. As such, the works are in line with current planning policy for conversion.

Signed

Date 22nd February 2023.

NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site LOW LAITHES FARM, HAWSKER, WHITBY
YO22 4JZ

1. Please indicate distance to nearest mains drainage APPROX 1/2 MILE

2. Number of Occupiers of proposed development:

Full Time 6
 Part Time _____

3. Number of previous occupiers (if applicable) 0 (3 TO EXISTING FARMHOUSE)

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

EXISTING
 Septic Tank Package Treatment Plant Cess Pool

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

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

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

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.
NB: *A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.*

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

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