

## Design and Access Statement

### High Farm Ugglebarnby

NYMNP A

10/03/2023

High Farm is a traditional family farm run by Mr and Mrs Harland, providing full time employment for their son-in-law. The farm is a dairy farm growing mainly grass to feed the livestock.

#### The proposal

- 1) The proposal is to provide on-site accommodation for their daughter, son-in-law and young family, to enable their son-in-law to assist with providing out of hours care for livestock quickly when required. A full breakdown of the agricultural need is included within this document.
- 2) The proposal is to convert an existing stone-built agricultural building and rebuild an existing concrete-block agricultural building to provide a single new dwelling
- 3) The proposed dwelling is within the farmyard and is adjacent to housing within the village. It is not easily seen from the road or public footpaths, as it is partially screened by adjacent existing houses and farm buildings. The proposed dwelling would be able to utilise renewable electricity from the farm's solar panels
- 4) Mr and Mrs Harland have other children and their families who often stay overnight in the main farmhouse when they are visiting or for childcare.
- 5) The proposed dwelling would not increase the number of vehicles entering and leaving the farm as their daughter and son-in-law are currently driving to the farm almost every day.
- 6) There have been Harlands and their son-in-law's families farming on the North York Moors for many generations.
- 7) The proposal involves taking down the block built single storey section at the end and building up a 2-storey section in stonework to match in with the existing outbuildings. The footprint to this will be pulled 1 metre in at the side to allow an increased width access to the rear as this is currently tight for modern tractors. To prevent the loss of floorspace, the building will be taken out to the rear 1 metre.
- 8) The current use of the outbuildings will be transferred to other outbuildings within the farm area and will not affect the efficient running of the farm.
- 9) The existing openings within the structure have all been utilised for windows and doors with these being timber framed. Door openings that have been used as windows have been infilled with a vertical timber panel below with the window located to the top section of the opening.
- 10) The type of roof coverings will be kept the same as existing. The current timber ventilation shafts will be removed as they are not original to the buildings and are an add on when the use of the buildings changed. (A photograph of the buildings without these shafts is attached).

- 11) Roof lights are included within the roofspace. These are in the same position as existing rooflights and are conservation type. The rooflights that are in new positions are also conservation type to suit. It is considered that the addition of these rooflights will not detract from the agricultural nature of the buildings.
- 12) The building will include a new farm office that will be able to deal with the day to day running of the farm and be somewhere that paperwork and admin can be dealt with.
- 13) All in all it is considered that the proposal will enhance the running of the farm and ensure its future for the next generation of the family. As such the proposal will conform the current planning requirements of the N. Yorkshire Moors National Parks planning policy.



## Statement of Agricultural Need

High Farm Ugglebarnby

NYMNPA

10/03/2023

High Farm is a traditional family farm owned and run by Mr and Mrs R Harland. Mr and Mrs Harland are in their mid 60's and Mr Harland is working very long hours (often 15 or 16 hour days). During the evenings and night this is currently often as a lone worker.

The farm provides full time work for Mr and Mrs Harland and their son-in-law. Their daughter and son-in-law are requiring onsite accommodation to enable their son-in-law to assist further with providing round the clock care for livestock, as Mr Harland approaches his late 60s.

Additional on farm accommodation will

- Provide assistance for Mr Harland if there is a difficult calving during the night.
- Reduce health and safety concerns when Mr Harland is a lone worker, especially when it is dark.
- Reduce the risk of their son-in-law being unable to reach the farm during bad weather
- Greatly increase the farm's future sustainability.
- Reduce the high workload for Mr and Mrs Harland.
- Reduce concerns around rural crime and the big impact this could have on the business.
- Mitigate the lack of affordable housing in the nearby area.

The Farm is 140 hectares, (some of which is rented under grazing agreements) with approximately 172 milking cows and followers. The cows are milked twice a day and calve all year round. Cows and followers require feeding twice a day.

Other tasks throughout the year include:- silage and haymaking, reseeding, routine maintenance such as fencing, machinery repairs and building upkeep and over 40 hours per week of office work and administration, with which their daughter also assists.

In addition to the full time workers, the farm also provides part time work for 3 other local people and work for many other local businesses and suppliers. Some of the fields are on grazing agreements, providing an income for several retired farmers in the area.

NYMNP

10/03/2023



**Bat, Breeding Bird and Barn Owl Scoping Survey**  
**High Farm, Ugglebarnby**

January 2023

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<b>Status</b>	<b>Date</b>	<b>Checked by:</b>
Final	18/01/2022	Ione Bateau MCIEEM

**Site:**

High Farm  
Ugglebarnby  
Sleights  
Whitby  
YO22 5HX

**Dates:**

Scoping Survey – 11/01/2023

**Client:**

Mrs Anne Harland

**Client's agent:**

Close, Granger, Gray and Wilkin

**Planning Authority:**

Scarborough Borough Council

**Our ref:**

2023-1495

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## 1 Summary

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A bat, breeding bird and barn owl survey was conducted on a building at High farm, Ugglebarnby to accompany for a planning application to convert the building into a residential dwelling.

The survey found that the building was low risk for potential bat roosting. No evidence of bats was identified externally however full inspection of the internal of the building was not possible as it was housing livestock. Potential bat roost habitat (PBRH) was identified in masonry crevices, wall top gaps, and under lifted roof tiles and ridge tiles. Therefore, an emergence survey is recommended to assess whether bats are roosting within the building, the results of which will inform for the need of a Natural England Protected Species License, and suitable mitigation for the loss of PBRH. If a license is needed, a further emergence survey will be required and no works shall commence until the license is obtained. Compensation for the loss of PBRH is likely to involve the installation of bat boxes on site.

During the survey, a house sparrow was identified within the building as well as a swallow nest. Works to the building should avoid the bird breeding season or a pre-works nest check should be conducted to avoid disturbance to nesting birds. To provide alternative nesting habitat, a sparrow terrace will be installed and an open-sided structure should be created/retained on site for barn swallows.

## 2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mrs Anne Harland to undertake a bat, breeding bird and barn owl scoping survey on an agricultural property at High Farm, Ugglebarnby to accompany a planning application for the conversion of barns into accommodation.

The site is located east of Sleights (Central grid reference: NZ87990704). 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.

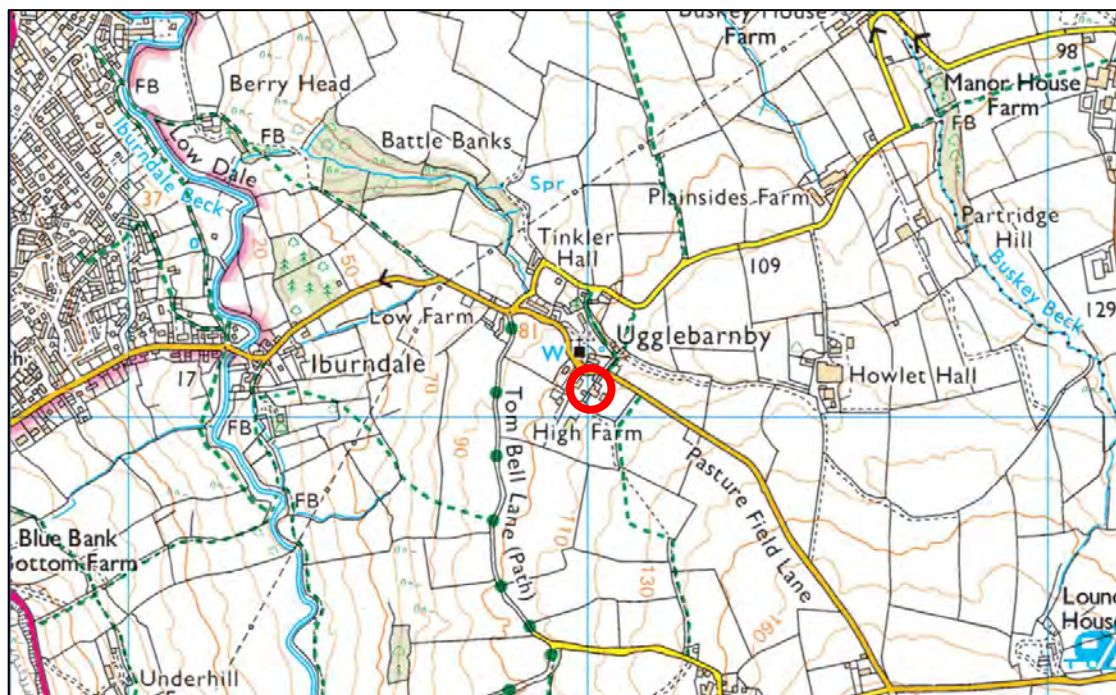


Figure 1: Site location.

### 3 Methodology

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#### 3.1 Desktop Study

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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

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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. The interior of the building could not be fully inspected as there were livestock in the building.

## 5 Site Description

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The surveyed building was a single storey agricultural building with stone brick and rendered wall sections. A full description is provided in section 6.2 Visual Inspection.



Photo 1: View of the building. South aspect.



Figure 2: Aerial view of surveyed building at High Farm. (Google Earth 2023.)

## 6 Results

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### 6.1 Desktop Study

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The surrounding landscape consists mainly of agricultural fields with a few strips of woodland to the west and east which line small water bodies, Little Beck and Buskey Beck respectively, which may provide bat foraging habitat. Additionally, there is a network of trees from the site to the west which offers suitable commuting habitat. See Figure 3 below for an aerial view of the site and surrounding area.



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

### 6.1.2 Bat Group Records

Several bat records were returned from within 2km of the site, none were returned for the site itself. Most of these records were incomplete and refer to individuals or pairs of bats however there is a record of a large roost of 117 bats from the pipistrelle species which is likely to be a maternity roost located approximately 1.2km west of the site. See Table 2 below for the NYGB record search.

**Table 2: NYGB record search.**

Species	Site	Gridref	Present	Date	Status
Brown Long-eared Bat	117 Coach Road, Sleights	NZ866074	1	15-Aug-01	Summer Roost
Unknown	13 Carr Hill Lane, Briggswath, Whitby	NZ869086	1	16-Aug-02	Not recorded
Unknown	10 The Cliffe, Iburndale, Whitby	NZ873071	Present	02-Aug-08	Not recorded
Common Pipistrelle	164 Coach Rd, Sleights	NZ865069	2	15-Jul-16	Not recorded
Unknown	2 Carr Hill Lane, Briggswath, Whitby	NZ869083	1	02-Sep-02	Not recorded
Unknown	45 Iburndale Lane, Sleights, Whitby	NZ870072	12	02-Aug-01	Summer Roost
Pipistrelle species	5 Orchard Road, Sleights, Whitby	NZ868077	Present	13-Jul-97	Summer Roost
Unknown	65/67 Birch Avenue, Sleights	NZ870073	Present	23-Sep-86	Summer Roost
Common Pipistrelle	8 The Cliff, Iburndale	NZ874071	Present	14-May-13	Not recorded
Pipistrelle species	Buskey House Farm, Sneaton	NZ886076	1	02-Jun-13	Summer Roost
Unknown	Cherry Tree House, 5 Ridge Lane, Briggswath	NZ873088	1	15-Sep-08	Not recorded
Unknown	Sleights	NZ8606	2	04-Sep-04	Not recorded
Common Pipistrelle	Sleights New bridge	NZ867081	Present	17-Sep-05	Feeding
Unknown	Sunniside, The Carrs, Ruswarp	NZ870082	Present	26-Aug-86	Summer Roost
Pipistrelle species	Whin Green, Sleights	NZ869077	117	18-Jul-14	Not recorded
Pipistrelle species	Whitby	NZ869084	Present	17-Jul-13	Not recorded
Pipistrelle species	Whitby	NZ86900780	Present	04-Oct-13	Not recorded
Common Pipistrelle	Whitby	NZ86980851	Present	06-Aug-13	Not recorded



## 6.2 Visual Inspection




Figure 4: Aerial view of the surveyed building.



Building ref	Description and notes	Photographs	Potential Bat Roost Habitat (PBRH)
<p><b>Section A: Low potential risk of supporting bats</b></p>	<p>Rendered breeze block building with a wooden lined clay pantile roof and clay ridge tiles.</p> <p>Externally, the building is in fair condition. There are some masonry crevices, particularly to the southeast corner of the building however most of these were exposed on both sides. The roof has many lifted roof tiles and there are some sections of missing mortar under the ridge tiles.</p> <p>Internally, the roof lining was in fair condition however there was evidence of damp where the roof has leaked. The structural timbers of the building were cobwebbed suggesting a lack of bat usage.</p> <p>A barn swallow nest was identified within the roof timbers of this building.</p> <p>No evidence of barn owls found.</p>	 <p>Figure 5: External view of the building. Southern aspect. Masonry crevices outlined in red.</p>  <p>Figure 6: Rear view of the building.</p>  <p>Figure 7: Cobwebs on roof timbers.</p>  <p>Figure 8: Missing mortar under ridge tile (2).</p>	<ul style="list-style-type: none"> <li>-Under roof tiles.</li> <li>-Masonry crevices.</li> </ul>

<p><b>Section B: Low potential risk of supporting bats</b></p>		 <p><b>Figure 9: Internal view of the building.</b></p>	 <p><b>Figure 10: Bird droppings.</b></p>	
	<p>Stone built building with a slate tile roof lined with bitumastic lining and concrete ridge tiles.</p> <p>The brickwork is in fair condition however there are masonry crevices on the external walls on both the front and rear of the building. The roof is in fair condition with a few lifted roof tiles which may allow access between the tiles and liner.</p> <p>Internally, there is PBRH in wall top gaps in the taller sections wall and in the door lintels. The smaller section has rendered walls on the inside however there is evidence of damp in this section on the walls which reduces suitability for bat roosting.</p> <p>There was a house sparrow observed in this building during the survey.</p> <p>No evidence of barn owls.</p>	 <p><b>Figure 11: Smaller section of the building.</b></p>	 <p><b>Figure 12: Tall section of the building.</b></p>	<ul style="list-style-type: none"> <li>-Wall top gaps.</li> <li>-Between tiles and liner.</li> <li>-Masonry crevices.</li> <li>-Door lintels.</li> </ul>

			
	<p><b>Figure 13: Front view.</b></p>	<p><b>Figure 14: Masonry crevices.</b></p>	
			
	<p><b>Figure 15: Internal view of tall section. Wall top gaps evident.</b></p>	<p><b>Figure 16: Internal view of smaller section. Damp evident.</b></p>	



## 7 Discussion and Analysis

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The surveyed building is located in a generally suboptimal location for bat species but the tree-lined water bodies near the site may offer good foraging opportunities for bat species. The NYBG record search returned several records for the area however none for the site itself.

The visual inspection of the building found that it is low risk of potential bat roosting. No evidence of bats was identified however potential bat roost habitat (PBRH) was found both externally and internally in masonry crevices, under lifted roof tiles and ridge tiles, in gaps of door lintels, and wall top gaps. Inspection of the interior of the buildings was not possible due to it containing livestock and hay.

Due to the level of PBRH identified, further survey efforts in the form of an emergence survey are required in the optimal bat survey season to assess whether bats are using the building and, if so, in what capacity. The results of this survey will inform the mitigation required for the loss of PBRH and may support the need for a Natural England Protected Species License. If so, a second emergence survey, in the most recent survey season, would be required. Due to the lack of evidence of a maternity roost of void dwelling bat species, compensation for the loss of PBRH is likely to involve the installation of bat boxes on site rather than requiring a set aside bat loft.

During the inspection, a bird nest was identified in the roof timbers of the building, and a house sparrow was seen in one of the sections of the building. The conversion of the building should avoid bird breeding season or a pre-works nest check carried out to avoid disturbance to nesting birds.

No evidence of barn owl was identified.

## 8 Impact Assessment

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### **Bats**

Impacts on potential bat roosts due to the proposed works on site are summarised in Table 3.

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

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

### **Breeding Birds**

There will be a loss of barn swallow nesting habitat due to the conversion of the building. There will also likely be a loss of house sparrow nesting habitat.

### **Barn Owls**

No identifiable impacts on barn owls.

## 9 Mitigation & Compensation

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### 9.1 Mitigation Summary

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#### **Bats**

An emergence survey is required to assess the building for bat roosts. The results of which will inform the need for a Natural England Protected Species License and mitigation required for the loss of PBRH.

#### **Breeding Birds**

A sparrow terrace will be installed and an open sided structure suitable for barn swallows is to be created/retained on site to provide nesting opportunities for barn swallows.

### 9.2 Method Statement

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#### *Bats*

9.2.1 Prior to the commencement of any works to areas where potential bat roost habitat has been identified, bat emergence surveys, in line with current Bat Conservation Trust Good Practice Guidelines will be carried at the appropriate time of year (May-August) and in suitable weather conditions. Bat survey results will inform required mitigation and will be forwarded to the LPA.

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

9.2.3 Mitigation is likely to involve the installation of two long-lasting woodcrete bat boxes on site.

#### *Breeding birds and barn owls*

9.2.4 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.

9.2.5 A sparrow terrace will be installed on-site.

9.2.6 An open sided structure should be created/retained on site to provide alternative nesting habitat for barn swallows.

## **10 Recommended Ecological Enhancement**

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Additional bird boxes could be installed on site to provide additional nesting opportunities for birds.



## 11 Information concerning bat protection and the planning system

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### 11.1 Relevant Legislation

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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

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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

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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'.

## 12 References

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## Appendix 1: Glossary of bat roost terms

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### *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**

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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,  
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS

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NYMNPA

10/03/2023

## **STRUCTURAL** **APPRAISAL REPORT**

**Outbuildings**

**at**

**High Farm,**

**Ugglebarnby.**

**Ref: 22/107/gh.**

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# **THE REPORT**

## **1.0 INTRODUCTION**

- 1.1 A structural survey was carried out to Outbuildings at High Farm, Ugglebarnby on Tuesday 21<sup>st</sup> February 2023 for Mr. & Mrs. Harland of the same address at the request of Mrs. Harland.
- 1.2 The outbuildings consist of a central 2 storey section with a single storey unit to one end and a newer single storey unit to the opposite end. The newer unit is constructed in a blockwork while the rest of the units are stonework.
- 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 a an agricultural dwelling.
- 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 buildings appeared to be watertight and the roof structure was timber truss and rafters. Generally, the timbers appeared to be in a reasonable condition.

2.2 Stonework to the outbuildings were in a good condition with slight cracking noted in places. None of the cracking appeared to be caused by any structural instability to the building.

2.3 Blockwork unit was in a reasonable condition however some slight cracking was noted in places to the mortar to the blockwork. Due to its construction, this was the worst section of the outbuildings and suffered from damp ingress.

### **3.0 EXTERNAL OBSERVATIONS**

- 3.1 Externally the buildings were stonework with the end unit being blockwork with a render. Roof covering appeared to be in a good condition and appeared to be weathertight. Gutters were in a poor condition and were not taking the water away from the building.
- 3.2 The ground levels around the outbuildings differ and to the section closest to the farmhouse, the ground level is at its lowest point. There appears to have been some works to stabilise the building to this point. This is in the form of concrete formed to the to base of the wall to stabilise the base of the stonework. This work appears to have been successful and there is no evidence that this section of the building is unstable.
- 3.3 Render to the blockwork section was cracked in places to the front elevation and sections had come away in places.
- 3.4 Timber windows and doors were in a reasonable condition with some glazing still intact. One window to the blockwork section was boarded up.

## 4.0 CONCLUSIONS

- 4.1 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

A handwritten signature in black ink is located in the lower-left corner of the signature area. To its right, a single horizontal black line is drawn across the page.

Date 22<sup>nd</sup> February 2023.