



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

June 2023

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Site:

High Farm
Ugglebarnby
Sleights
Whitby
YO22 5HX

Dates:

Scoping Survey – 11/01/2023
Emergence Survey – 05/06/2023

Client:

Mrs Anne Harland

Client's agent:

Close, Granger, Gray and Wilkin

Planning Authority:

North Yorkshire County Council

Our ref:

2023-1495

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1 Summary

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.

An emergence survey conducted in June of 2023 found no bat roosts within the building. The proposed works are likely to result in a loss of potential crevice habitat only. Works should follow standard good practices in relation to bats and two bat boxes should be installed onsite to compensate for the loss of crevice habitat.

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 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.

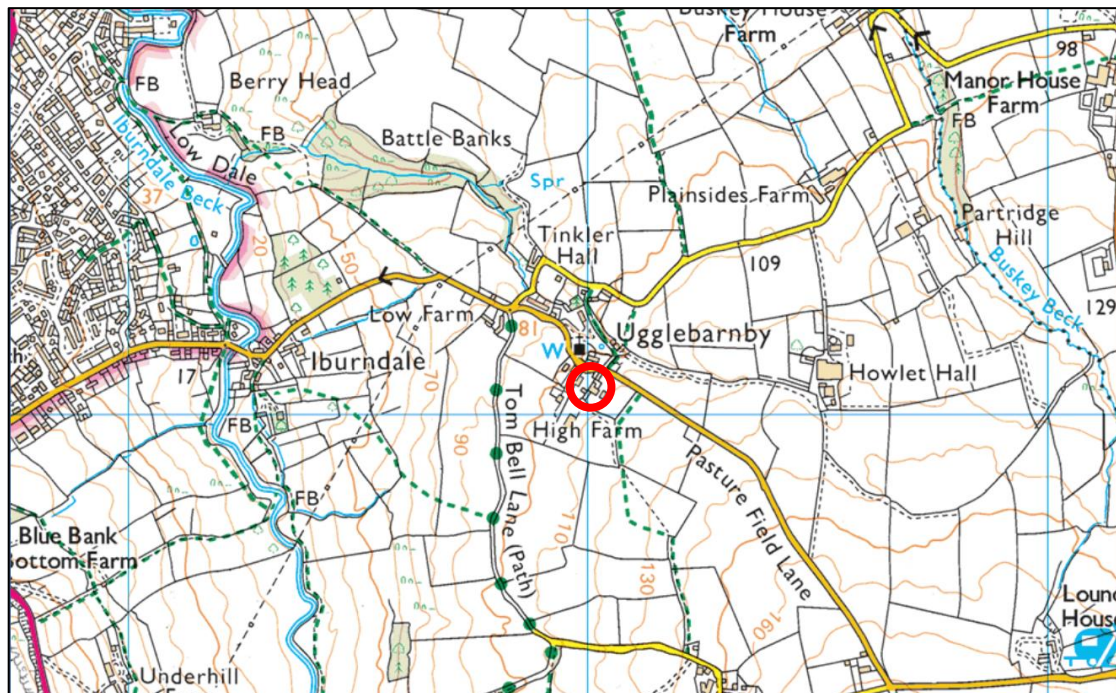


Figure 1: Site location.

3 Methodology

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 also 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.

3.2.7 Emergence surveys were carried out using four surveyors with ultra-sound detectors (Pettersson D240x, Pettersson D230, Elekon Batlogger and BatBox Duet). The D240x detector was set to 10x expansion with manual triggering with an Edirol R09 WAV solid state recording device for the time expansion channel, with heterodyne output through the other channel. The D230 and Duet used heterodyne detection were set to 50 kHz. Time expansion recordings were analysed with BatSound software.

3.2.8 Surveyors used were:

- Matt Cooke (MC) ACIEEM is a fully trained bat surveyor who has undertaken emergence surveys for MAB since 2010. He holds a Natural England bat survey licence (Licence number: 2015-10981-SCI-SCI).
- Sam Newton (SN) a biology graduate and bat surveyor, who has carried out bat surveys for MAB since 2017.
- Martha Graham (MG) is a seasonal ecologist for MAB, she is an undergraduate studying animal science and welfare at Teesside University.
- Louis White (LW) is a seasonal bat surveyor for MAB, and has been undertaking surveys since 2021.

4 Constraints

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

5 Site Description

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

6.1 Desktop Study

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

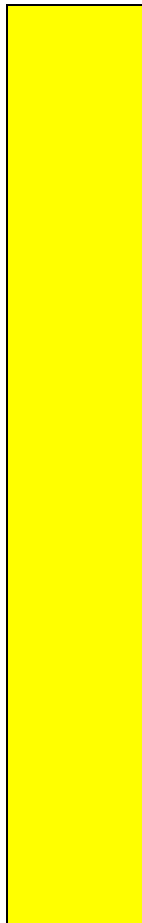


6.2 Visual Inspection



Figure 4: Aerial view of the surveyed building.

Building ref	Description and notes	Photographs	Potential Bat Roost Habitat (PBRH)
<p>Section A: Low potential risk of supporting bats</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"> -Under roof tiles. -Masonry crevices.

<p>Section B: Low potential risk of supporting bats</p>		 <p>Figure 9: Internal view of the building.</p>	 <p>Figure 10: Bird droppings.</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>Figure 11: Smaller section of the building.</p>	 <p>Figure 12: Tall section of the building.</p>	<ul style="list-style-type: none"> -Wall top gaps. -Between tiles and liner. -Masonry crevices. -Door lintels.

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

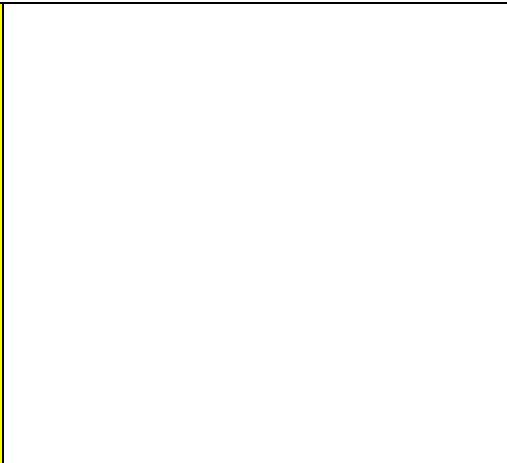
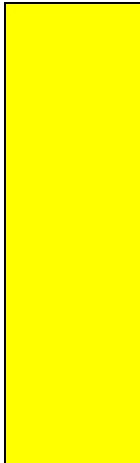


Figure 17: Gap in door lintel.



Figure 18: Masonry crevices on rear wall.






6.3 Emergence Surveying

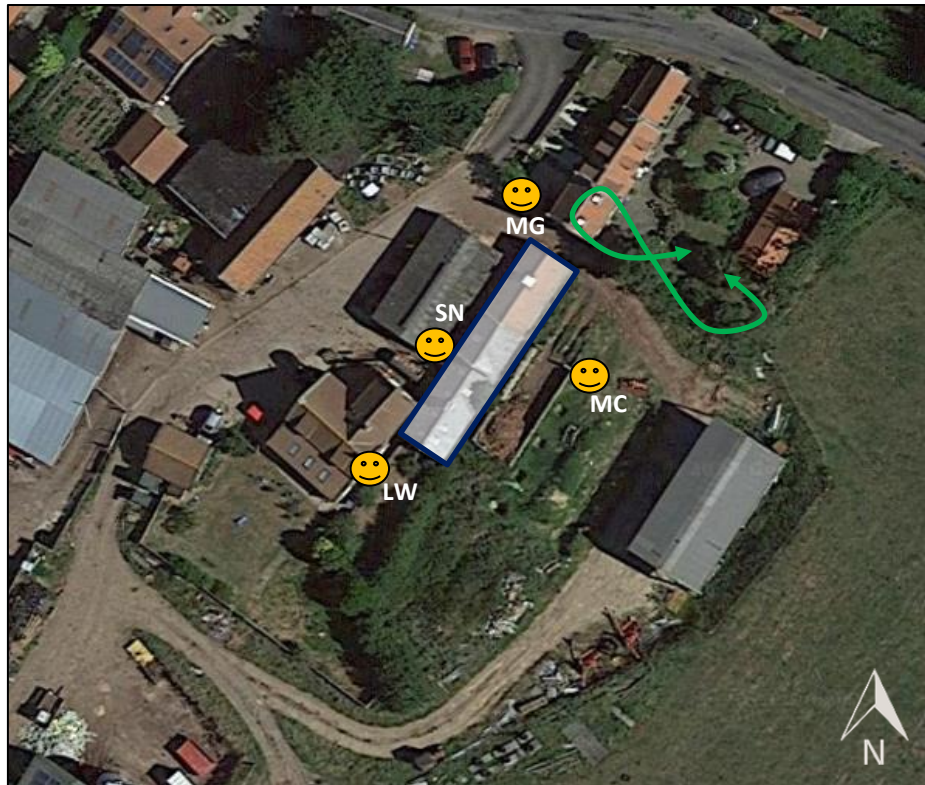
Date	Timings	Structure reference	Equipment used	Weather	
05/06/2023	Start: 21:15	Sections A and B	<ul style="list-style-type: none"> Pettersson D240x time expansion ultrasound detector with Edirol R09 recorder x 2 BatBox Duet Heterodyne detector set to 50KHz x1 Batbox IID x1 	Start	End
	Sunset: 21:30			Temp (°C): 10 Wind (BF): 0 Rain: 0 Cloud cover (%): 100	Temp (°C): 10 Wind (BF): 0 Rain: 0 Cloud cover (%): 100
Number of surveyors used: 4					
Surveyors used: Matt Cooke (MC) licence number 2015-10981-SCI-SCI; Martha Graham (MG); Louis White (LW) and Sam Newton (SN)					

Summary/comments:

No roosts were identified in the building. No emergences were seen from the target building. There was a low level of foraging from a common pipistrelle and a noctule was seen flying over the site.

Observations:

Surveyor	Building ref	Time	Species	Count	Activity	Annotation
MC	N/A	21:25	Common pipistrelle	1	Commuting	
MG	N/A	21:42-22:00	Common pipistrelle	1	Foraging	
MG	N/A	22:30	Noctule	1	Commuting	



Key:





	Target buildings		Surveyor location
	Bat activity (emergence)		Bat activity (foraging/commuting)

Figure 19: Surveyor location and bat activity recorded during the survey.

7 Discussion and Analysis

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.

Emergence surveying conducted in June of 2023 in optimal surveying conditions found no bat roosts within the building. No further survey effort is recommended for bats.

During the visual 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

Bats

No bat roosts were identified within the building, therefore there is no evidence to suggest impact to bat roosts. There will be a loss in potential crevice roosting habitat due to the proposed conversion works.

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

9.1 Mitigation Summary

Bats

- Works should follow standard good working practices in relation to bats.
- Replacement crevice roosting habitat will be provided on site through installation of professional long-lasting crevice bat boxes on site, in suitable locations to be agreed by the ecologist. It is recommended that a total of two habitat features are provided. Example external bat boxes include Schwegler Type 1FF wall bat roosts which can be affixed to external walls and/or Type 2F general purpose bat boxes affixed to retained trees on site.

Breeding Birds

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

10 Information concerning bat protection and the planning system

10.1 Relevant Legislation

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

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

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

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

10.2 Licences

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

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

10.3 Planning and Wildlife

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

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

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

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

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

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

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

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

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

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

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

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

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

11 References

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

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

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

Appendix 1: Glossary of bat roost terms

Bat Roost Definitions:

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

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

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

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

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

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

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

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

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

Appendix 2: Standard good working practices in relation to bats

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

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

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