

## DESIGN AND ACCESS STATEMENT

**PROJECT:** Outbuildings at Partridge Hill,  
Ugglebarnby Lane,  
WHITBY,  
YO22 5HT

**APPLICANTS:** Mr and Mrs Hodges

**DATE:** 19th October 2023

**OUR REF:** 9204



## **1.0 INTRODUCTION**

- 1.1 This Report has been commissioned by Mr & Mrs Hodges of Partridge Hill, Ugglebarnby Lane, Sneaton, Whitby.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 This application falls within the North York Moors National Park for planning jurisdiction. The barn is not a listed buildings nor within a designated Conservation Area. As such planning permission is sought under the Town & Country Planning Act 1990.

## **2.0 THE PROPOSED DEVELOPMENT**

- 2.1 The proposal is for the conversion of a traditional agricultural outbuilding subject to a local occupancy restriction. It is proposed to be occupied by members of the Applicants family.
- 2.2 The drawings have been prepared by the Applicant and clearly set out the existing and proposed plans.
- 2.3 No extensions or significant changes to the scale/mass of the barn are required to facilitate the conversion.
- 2.4 Structural appraisal letter completed after recent works of re-roofing plus making good of the structure. This shows the building can be converted without the necessity for any substantial reconstruction works.

## **3.0 PURPOSE OF STATEMENT**

- 3.1 This statement has been prepared to assist the North York Moors National Park in understanding the proposals put forward. The statement clearly sets out each element of the proposal in a constructive manner enabling those assessing the application to understand the reasons behind design decisions and how the proposals are supported by planning policy.

#### **4.0 PLANNING HISTORY**

4.1 A check with the North York Moors National Park online planning explorer has revealed the following applications in relation to Partridge Hill:

- NYM/2021/0144/FL. Proposal for this application included the erection of extension to existing agricultural building for workshop and storage purposes together with re-roofing of a building (part retrospective). This application was approved with conditions on 21/10/2021. This application relates to the re-roofing of the subject building following a collapse due to adverse weather conditions.
- NYM/2007/0886/FL. Proposal for construction of a rear extension and lean-to to the side of an existing livestock and general-purpose farm building. Application for full permission approved with conditions on 23/10/2008.

#### **5.0 RELEVANT CASES WITHIN THE NORTH YORK MOORS NATIONAL PARK**

- (i) NYM/2020/0116/FL  
High Farm, Scar Lane, West Barnby. Conversion of redundant agricultural buildings to form 3No. holiday letting cottages and 6No. en-suite units of ramblers accommodation with communal facilities together with associated parking. Approved with conditions on 19/06/2020.
- (ii) NYM/2020/0024/FL  
Westbanks Farm, Bank Lane, Glaisdale. Conversion of outbuildings to form 2No. holiday letting cottages and change of use of agricultural shed to amenity/games room area. Approved with conditions on 25/03/2020.
- (iii) NYM/2019/0846/FL  
Lease Rigg Farm, Lease Rigg, Grosmont. Conversion of adjoining buildings to form 2No. holiday cottages. This was approved with conditions on 01/05/2020.
- (iv) NYM/2019/0713/FL  
Lane Farm, The Lane, Glaisdale. Conversion of and extension to a barn to form 1No. local occupancy dwelling tied to the business. This was approved with conditions on 26/02/2020. This included a rear extension to the barn.
- (v) NYM/2020/0443/FL  
Conversion of existing redundant agricultural buildings to 2No. cottages (dual use (holiday letting/local occupancy letting) with associated access, parking and landscaping works. Approved at planning committee on 15.10.2020.

- (vi) NYM/2021/0045/FL  
Catwick Farm, Sneatonthorpe. Proposal was the conversion of a barn to form holiday let/local needs letting accommodation with associated parking and amenity space. This was approved subject to conditions on 30/03/2021.

The above examples demonstrate the breadth of different types of conversions and the approved uses. The local needs housing proposed for the subject application is supported by these past approvals.

## **6.0 SITE CONSTRAINTS**

- 6.1 As this proposal does not involve any re-modelling or changes to the fabric of the landscape, there is no necessity to include any design proposals or appraisal of impact in this respect. The conversion of the barn will involve no landscape changes.
- 6.2 There are no onsite constraints of any concern that impact the potential for conversion.

## **7.0 FLOOD AND RADON RISK**

- 7.1 According to the Environment Agency Flood Risk map, the barn not in an area that is at risk of flooding.
- 7.2 In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. The barn is in a low risk Radon area. No special measures required.

## **8.0 THE SITE**

- 8.1 The application site is within the North York Moors National Park but not within a designated Conservation Area. The building is part of a farm yard setting and within a group of buildings that has a close physical and visual relationship to each other.
- 8.2 The location of Partridge Hill is between Sneaton and Ugglebarnby on the roadway known as Ugglebarnby Lane. The farmstead sits to the south of Ugglebarnby Lane on a flat section of land which then slopes down to the east against Busky Beck. Surrounding uses are generally farmsteads of a similar type and one or two residential dwellings. Land primarily used for grazing and growing crops.
- 8.3 The surrounding topography undulates. The subject building runs parallel to a valley that leads down to Busky Beck that is made up of grassland together with a strip of woodland.

## **9.0 THE PROPOSAL**

9.1 Conversion of an agricultural outbuilding for residential use. It is accepted that this will be subject to a local occupancy restriction.

9.2 The conversion design is very much based on the North York Moors National Park Design Guide Part 4 – The Reuse of Traditional Rural Buildings.

9.3 The general design principles from Design Guide Part 4 have been adopted to ensure sensitive schemes of conversion. These are set out below: -

- The basic shape and traditional design of the original building has been respected with no changes.
- No alterations to external walls. The building is appropriately sized for its proposed use without the need for significant alterations, extensions or other new buildings.
- The character of the roof has been maintained in terms of scale with recent use of traditional coverings in clay pantiles. No changes in the roof line but inclusion of modest sized conservation grade roof lights as per proposed plans.
- Proposed high quality purpose made timber joinery incorporated into openings (windows and doors).
- Internal layout simple and respects existing features.

## **10.0 ACCESS**

10.1 Access to the barn is through the farm yard as shown on the site plan. No work or changes proposed in this respect. The yard and road entrance are generally made up of concrete and compact stone.

10.2 The principle access door into the proposed unit is from the farm courtyard. Access at this point is level.

## **11.0 LANDSCAPING**

11.1 The landscape around the barn is made up of agricultural grass fields laid to grass with native species hedges. The barn has a principle elevation that faces the farmyard with to the east the rear elevation down the valley towards Busky Beck. To the south only the top edge of the gable can be seen and the majority at ground floor level is covered by an adjacent agricultural lean-to building.

11.2 No landscaping works proposed. There is little to no impact on the wider landscape from the proposals.

**12.0 FOUL AND SURFACE WATER DRAINAGE**

- 12.1 This application includes an Off Mains Drainage Form. The Applicants are proposing a private sewage treatment works set just to the east. It is noted that this is a treatment system and not a septic tank and the Applicants fully appreciate this will need to be certified with Building Control.
- 12.2 There are already surface water drains around the perimeter of the barn and adjacent yard. No changes proposed in this respect.

**13.0 PLANNING POLICY**

- 13.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. This document is a continuation of the provisions of the Town & Country Planning Act 1990. This therefore gives statutory force to a plan led system of development control.
- 13.2 Planning applications must therefore be determined in accordance with the approved Development Plan unless there are clear and demonstrable material considerations that indicate otherwise.

**NORTH YORK MOORS NATIONAL PARK LOCAL PLAN**

- 13.3 The main Policy is as follows:-

**Policy CO12 - Conversion of Existing Buildings in Open Countryside**

*Conversion of existing buildings in Open Countryside will only be permitted where:*

- 1. The building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park;*
- 2. The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a qualified structural engineer's report;*
- 3. The building is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings;*
- 4. The building has reasonable access to necessary infrastructure, services and facilities;*
- 5. The proposal is of a high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials;*

6. *The proposed use does not lead to changes, for example, in the building's curtilage or in relation to any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape;*
7. *The building is located within an existing group of buildings that have a close physical and visual relationship to each other; and*
8. *The proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.*

*The proposed use should be the optimum viable use consistent with the building's conservation and the requirements of Policy ENV11 Historic Settlements and Built Heritage must also be met.*

*New uses for rural buildings that may be permitted under this policy are:*

- a. Employment, education or training; or*
- b. Holiday accommodation or **permanent residential use**, where there is an existing residential unit within the group of buildings. In the case of permanent residential accommodation, a local connection condition will be applied; or*
- c. Tourism facilities; or*
- d. Community facilities, in exceptional circumstances and where the proposal meets the requirements of Strategic Policy L; or*
- e. Purposes incidental to the residential use of the dwelling, including residential annexes, where the building is located within the immediate curtilage of an existing dwelling. The requirements of Policy CO18 should also be met.*

13.4 The proposals satisfy this policy both in terms of the design and the use.

#### **14.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF-2023)**

14.1 Over the past 11 years there has been a key change in terms of planning legislation and policies. The NPPF was originally published by the UK's department of Communities and Local Government in March 2012 consolidating over two dozen previously issued documents called Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) for use in England.

14.2 The NPPF has been revised with the latest revision published in 2023. The aim of this document is to provide a framework to which policy is set.

14.3 Paragraph 7 of the NPPF states that 'At a very high level, the objective of a sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

14.4 Under paragraph 8 it is highlighted that the planning system has three overarching objectives, which are inter dependant and need to be pursued in mutually supportive ways

(so that opportunities can be taken to secure net gains across each of the different objectives).

- A) an Economic objective
- B) a Social objective
- C) an Environmental objective

- 14.5 The application in question satisfies these objectives in a number of different ways. From an economic perspective the application supports the local economy as the proposed residents already live and work in the area and the conversion will allow them to continue to keep doing this. In respect of a social objective, the multi-generational living on the farm has the potential to help the local community bringing social and cultural wellbeing. From an environmental perspective there is no demonstratable adverse impact from the conversion and the works safeguard a currently unprotected traditional farm building.
- 14.6 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no development plan policies or the policies which are most important to determine applications are out of date, granting permission unless-
- Item 1. The application or policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - Item 2. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.
- 14.7 Paragraph 38 advises that 'Local Planning Authorities should approach decisions on proposed development in a positive and creative way... to secure developments that will improve the economic, social and environmental conditions of the area'.

## **15.0 Conclusion**

- 15.1 The proposals put forward satisfy the North York Moors National Park planning policies and are supported in principle by the NPPF. The building is capable of conversion without substantial reconstruction as demonstrated by the structural survey report.
- 15.2 The proposals are of an appropriate scale, including the use of good quality materials and of a high quality of design. The proposals are compatible with and can be accommodated on the farm without harm to the character of the locality and without detracting from the landscape.
- 15.3 The conversion of the building will enable members of the existing farming family to remain on site and have their own home. The modest scale of the building to be converted results in an achievable conversion budget meaning the overall scheme is affordable.



- 15.4 Taking account of the above, the development is considered to accord with the policies of the development plan due to be adopted in July and it is requested that planning permission should be granted.

A handwritten signature in black ink, appearing to read 'L. Stainthorpe', written in a cursive style.

**Louis Stainthorpe**

BSc (Hons), MRICS, RICS Registered Valuer, MCABE

Bell-Snoxell Building Consultants Ltd

20<sup>th</sup> October 2023  
Our Ref: LS/9204

Mr & Mrs Hodges  
Partridge Hill  
Ugglebarnby Lane  
Sneaton  
Whitby  
YO22 5HT

NYMNP

23/10/2023

Dear Mr & Mrs Hodges,

**RE: Outbuildings at Partridge Hill, Ugglebarnby Lane, Sneaton, YO22 5HT**  
**Regarding review of outbuilding structure in terms of its suitability for conversion.**

**Description:**

The subject property is part of a range of agricultural buildings which sit to the east of the principle farmhouse where the land then slopes down into the adjacent valley made up of grass fields.

The northern end of the subject unit is effectively a continuation of a traditional stone barn but has been extended likely in the Victorian period to the south as the construction changes from stone to brickwork. To the east facing elevation are a series of single storey lean-to additions that have been constructed in various stages but all of these appear to be at least 100 years of age but elements have been re-built over time.

Attached to the south gable elevation is a modern but simple agricultural shed of a lean-to format currently utilised for stabling/storage.

The building has been utilised as part of the farm activities in terms of housing animals, storing feed etc. Of relevance in this instance is planning application Reference NYM/2021/0144/FL. The proposal is described on the Noth York Moors National Park website as:

Erection of extension to existing agricultural building for workshop and storage purposes together with re-roofing of a building (part retrospective).

The relevant section of this application relates to re-roofing. Re-roofing of the subject property and the element linked to the north. The application followed collapse of the roof which weakened a few elements of the perimeter walling.

The property owners have taken it on themselves to undertake a scheme of general repair and maintenance works to the exterior shell including strengthening works internally and improved detailing. Set out below are a series of photographs of how the subject building currently sits in its surroundings.



View of the east elevation.



View of the west elevation facing the farm yard with the south brick gable visible over the attached farm shed.

**Location Factors:**

National Park rural location. Partridge Hill is set between Sneaton and Ugglebarnby on what is effectively a back lane. The farm is accessed via a relatively lengthy track from the highway to the yard. Surrounding uses are primarily agricultural made up of isolated farm steads and houses.

According to the gov.uk/long term planning flood risk map the property is in an area that is at low risk of flooding.

**Condition of the Main Structural Elements:**

Inspection undertaken both internally and externally. It is positive to see that the walls have been subject to general remedial works particularly where a few of the upper courses have had to be reconstructed alongside the roof reconstruction after collapse. Both the natural sandstone elements and the brickwork have been fully re-pointed in lime mortar and their overall condition is good.

Internally strengthening works to the walls has included elements of blockwork linings together with reinstating the intermediate timber floor between ground and first floor section. Intermediate floor comprises a series of softwood joists with chipboard over. This has helped to restrain and tie the outer walls together. It was positive to see no signs of any movement, cracking or distortion from subsidence or settlement.

The line and level of the roof slopes are good with no signs of any dips or distortions and when the structures were viewed internally these are both in timber and steel and show no issues.

The ground floor construction is currently in compacted stone and was free from any standing water or signs of movement.

Without a series of trial holes, the exact type of foundations to the base of the walls could not be clarified. Given the age of the structures these are anticipated to be both stepped brickwork together with slightly wider stones set at a shallow depth into the ground. There are no nearby factors such as trees or similar that could have an impact in terms of subsidence. Although the land falls away to the east towards the beck, the land itself shows no faults or steps in the surface that would highlight any instability.

The strengthening and improvement works internally have included elements of blockwork lining effectively creating a cavity against the exterior solid sandstone plus replacement of weak/defective timber lintels in concrete.



General view of the east elevation



General view of the west and south elevations



Internal view of the ground floor main room.



General view of the roof structure with steel ridge beam and timber rafters.

**Conclusion:**

It is concluded that the property is structurally sound and can be converted without any significant alterations or any works of reconstruction. The majority of works needed to convert are simply part and parcel of conversion of this type of agricultural building to residential use.

Yours sincerely,

**Louis Stainthorpe**

BSc (Hons), MRICS, RICS Registered Valuer, RMaPS, MBEEng  
Bell Snoxell Building Consultants Ltd

NYMNP

23/10/2023



**Bat, Breeding Bird and Barn Owl Scoping Survey**  
**Partridge Hill Farm**

October 2023

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<b>Status</b>	<b>Date</b>	<b>Checked by:</b>
Draft	11-10-2023	Giles Manners CEnv MCIEEM

**Site:**

Partridge Hill Farm  
Ugglebarnby Lane  
Sneaton  
Whitby  
YO22 5HT

**Dates:**

Bat Scoping Survey – 10/10/2023

**Client:**

Mr Tebbutt

**Planning Authority:**

North York Moors National Park Authority

**Our ref:**

2023 - 1626

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## 1 Summary

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A bat, breeding bird and barn owl scoping survey was conducted at Partridge Hill Farm, Sneaton, Whitby to accompany a planning application for barn conversion.

The site offers some foraging and commuting opportunities through areas of woodland, strip woodland and the nearby waterway. However, the immediate surroundings to the north, west and south of the site are dominated by arable farmland which is sub-optimal habitat for bat foraging. A 2km bat record search was conducted, which found no records for this site and some for the surrounding area, this was mainly within Sneaton, Sleights and Ruswarp.

Visual inspection of this site found negligible potential bat roosting habitat due to the construction of the building. The property is well sealed and has no potential access through the roof or masonry. No evidence of bats was identified onsite. No further survey effort is recommended for this site as a result, though it is encouraged that the standard good working practices are followed, as outlined in Appendix 2, due to its proximity to other buildings within the farm complex which may provide habitat for bats.

There is no evidence to suggest works will impact breeding birds or barn owls, no evidence of their presence was identified and there is little nesting opportunity within the property.

## 2 Introduction

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MAB Environment and Ecology Ltd was commissioned by Mr Tebbutt to undertake a bat, breeding bird and barn owl scoping survey at Partridge Hill Farm, an agricultural property, to accompany an application for a planning application for a change of use.

The site is located on UGGLEBARNBY Lane, Sneaton, Whitby (Central grid reference: NZ88730742). The location of the site is shown on Figure 1 below, and the application site boundary is shown in Figure 2.

The report was written by Rachel Boulton 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.

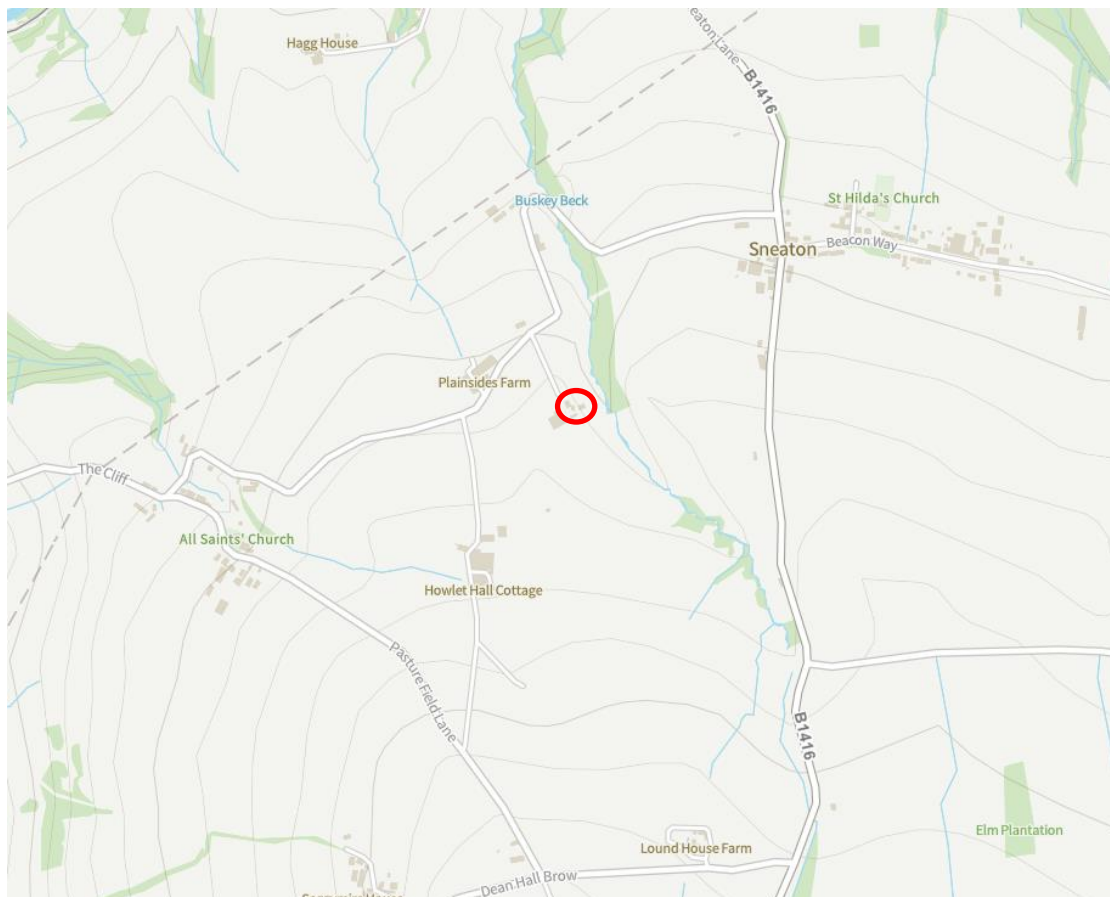


Figure 1: Site location. MAGIC.

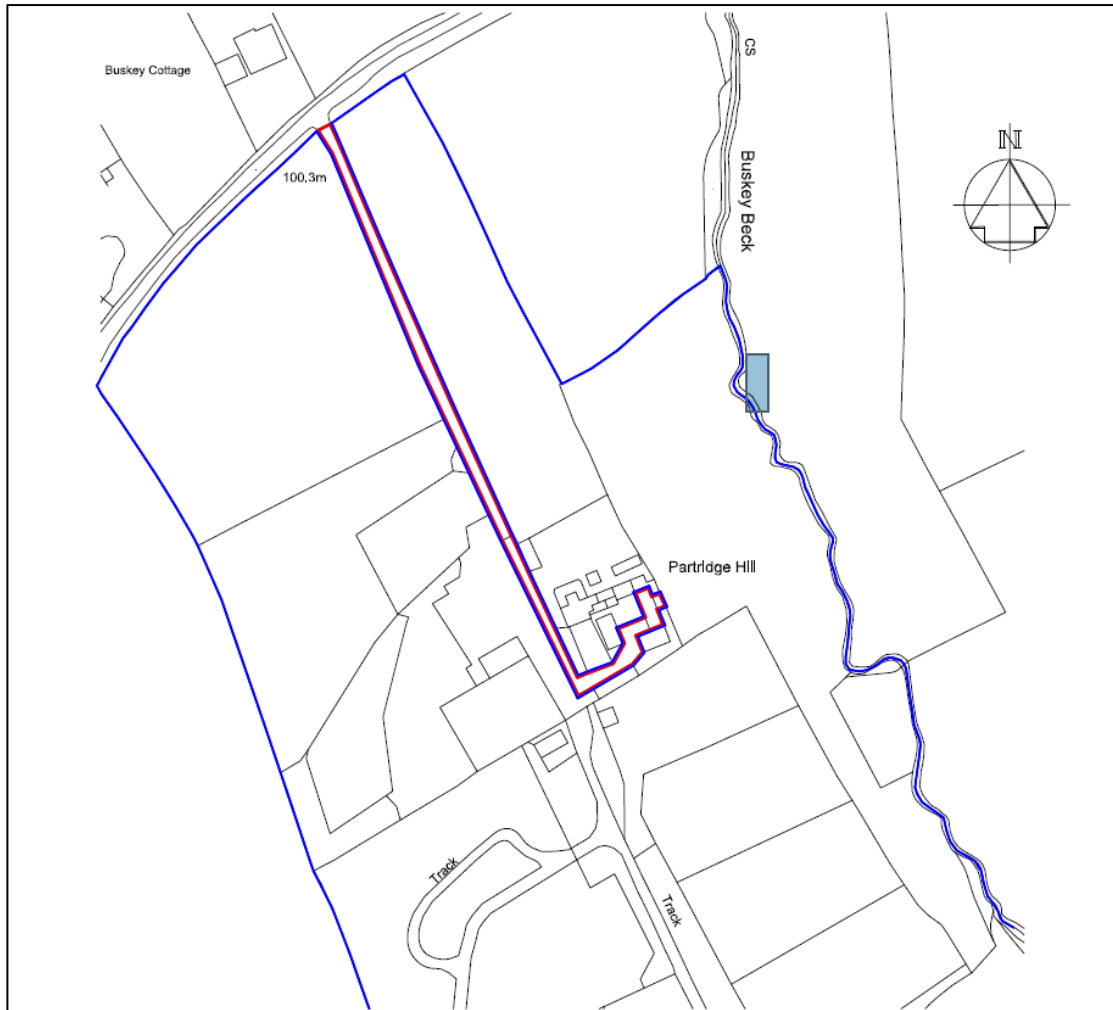


Figure 2: Red line application boundary.

### 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 Jordan Brandrick who is an Ecologist for MAB. She is a Qualifying member of CIEEM and holds a BSc (Hons) in Biosciences from the University of Durham.

3.2.2 The site was also surveyed by Rachel Boulton who is an Assistant Ecologist for MAB. She holds a BSc (Hons) in Biology from the University of Stirling.

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

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The survey was not constrained.



## 5 Site Description

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Partridge Hill Farm is located near Sneaton, Whitby (Central grid reference: NZ88740742). The surveyed building is an agricultural building located within the larger farm complex. The building is fully described in Section 6.2 Visual Inspection.

## 6 Results

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### 6.1 Desktop Study

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The surrounding landscape consists mainly of arable land, which is sub-optimal habitat for bats. However, this land is lined by hedgerow and woodland strips providing opportunity for foraging bats. There are also several pockets of woodland within the area, including a large section of woodland 100m to the east of the site following the Buskey Beck, which would provide foraging opportunity and a commuting path for bats. This strip connects to further areas of woodland within 2km of the suite, reaching the larger water source of the River Esk. Windmill Hill Plantation is also within 1.5km to the south of the site, as well as further woodland to the west of the site within 1km. See Figure 3 below for an aerial view of the surrounding landscapes.

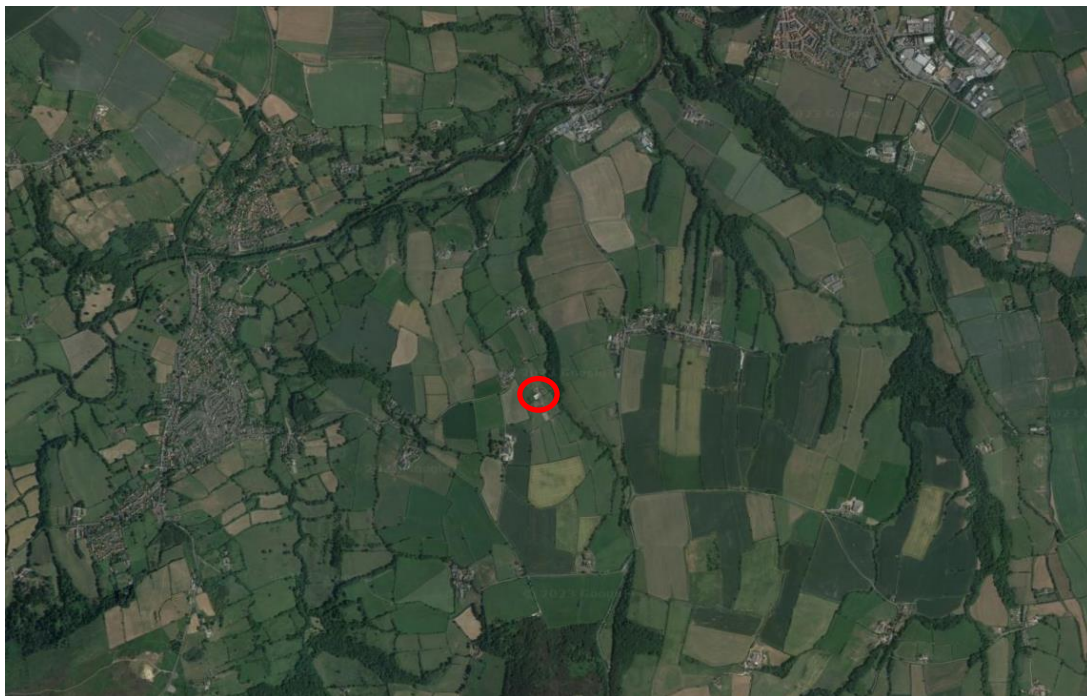


Figure 3. Aerial view of the surrounding landscape. Google Earth.

### 6.1.2 Bat Group Records

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A 2km bat record search was conducted utilising the North Yorkshire Bat Group. Several bat records were returned; however, none refer to the site itself. Several summer roosts have been recorded in the area historically, including two of unknown species and a Pipistrelle species roost in Sleights to the west. More recently, in 2013 a summer roost of Pipistrelle species was recorded in Sneaton, within 1km to the northeast of the site. There are also several records of sightings of foraging bats within the area. See Appendix 3 for the whole NYBG record search.

### 6.2 Visual Inspection

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Figure 4. Visual Inspection Results

Building ref	Description & photos	PBRH features
<p><b>Building 1:</b> Negligible risk</p>	<p>Traditional barn, with stone, breeze block and traditional brick walls and a bitumen lined, insulated clay pantile roof (Photo 1). On the second floor, timbers and a central steel girder can be seen, all of which are cobwebbed and show no evidence of staining (Photo 2). An original interior wall has several crevices which may provide potential bat roosting habitat, though this was cobwebbed also upon inspection (Photo 3). The roof and masonry are very well sealed, with no clear access points through loose tiles or crevices (Photo 5 and 6). No evidence of roosting bats (droppings/feeding remains) identified. No evidence of nesting birds.</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; text-align: center;">  <p>Photo 1: Building - southwest aspect, main doorway is sealed overnight.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 2: Building - northeast aspect.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 3: First Floor.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 4: Retained internal wall.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 5: Ground Floor.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 6: Sealed cavity.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 7: Insulated and lined internal roof.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 8: View of well sealed rooftiles.</p> </div> </div>	<p>-NA.</p>

## 7 Discussion and Analysis

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The surrounding area offers some potential foraging habitat in the form of pocket woodlands, and the nearby Buskey beck. This would provide opportunities for bats including commuting routes. However, the immediate surrounding area is used as arable farmland which is sub-optimal for foraging bats. Several bat records were returned from a 2km bat record search, conducted through the North Yorkshire Bat Group, these records were mainly in Sneaton and Sleights. None of the identified records were for this site.

Following visual inspection, the site has been identified as having negligible potential bat roosting habitat due to its construction. No evidence of bat activity or bird nesting was found. Roosting within this structure is unlikely due to the sealed state of the building, as well as the continued use of the property as a building site, including flood lighting. A retained original interior wall has several crevices, though this was cobwebbed and inspected thoroughly showing no use by bats. Due to the sealed nature of the building, it is unlikely that any bats would be able to enter the building and roost here. No further survey efforts are deemed necessary for roosting bats at this stage.

No evidence of any nesting birds, including barn owl, were identified within the building. The structure offers insufficient nesting opportunities and conditions as it is well sealed.

## 8 Impact Assessment

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### *Bats*

There is no evidence to suggest works to this site will impact roosting bats.

### *Breeding Birds*

There is no evidence to suggest works to this site will impact breeding birds or barn owl.

## 9 Mitigation & Compensation

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### *Bats*

9.1.1 No further survey effort is recommended for bats.

9.1.2 Works should follow the standard good working practices which are detailed in Appendix 2 due to other buildings in the area which may be suitable for roosting bats.

### *Breeding birds and barn owls*

9.1.3 No further efforts are required for breeding birds or barn owl.

## 10 Recommended Ecological Enhancement

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Bat boxes should be installed on-site such as (or equivalent) Schwegler 1FF, 1FQ Schwegler Bat Roost. Where possible, integral bat bricks are recommended, these can include ibstock bat roost entrance brick (leading into a cavity wall) or enclosed bat box 'B'; or Schwegler Type 1FR bat tube. These should be preferably placed facing towards the beck to encourage roosting.

## 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 September 2023 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 179 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 180 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.gov.uk/government/publications/national-planning-policy-framework--2>

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

## 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.

**Appendix 3: NYBG bat roost records**

Species	Site	Gridref	Present	Date	Status	Comment
Unknown	10 The Cliffe, Iburndale, Whitby	NZ873071	Present	02-Aug-08	Not recorded	Bat(s) inside building
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	House on steep hillside. Roost under floor or in porch.
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	Bat(s) inside building
Whiskered / Brandt's Bat	Glen Esk Bridge	NZ894092	Present	14-Jun-12	Not recorded	
Daubenton's Bat	Glen Esk Bridge	NZ894092	Present	14-Jun-12	Not recorded	
Common Pipistrelle	Knaggy House Farm, Sneaton	NZ898059	2	15-Jun-11	Feeding	
Pipistrelle species	Ruswarp bridge	NZ890090	Present	2008	Not recorded	
Daubenton's Bat	Ruswarp bridge	NZ890090	Present	2008	Not recorded	
Unknown	Ruswarp The Batts / River Esk	NZ890090	4	10-Aug-12	Not recorded	Waterway transect survey
Unknown	Ruswarp The Batts / River Esk	NZ890090	3	26-Aug-12	Not recorded	Waterway transect survey
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ890090	7	10-Aug-12	Not recorded	Number of confirmed bat passes in 1km
Daubenton's Bat	Ruswarp The Batts / River Esk	NZ890090	3	26-Aug-12	Not recorded	Number of confirmed bat passes in 1km
Common Pipistrelle	St. Bart's Church. Ruswarp	NZ8890609198	6	17-Aug-20	Day Roost	
Brown Long-eared Bat	St. Bart's Church. Ruswarp	NZ8890609198	5	17-Aug-20	Day Roost	
Brown Long-eared Bat	St. Bart's Church. Ruswarp	NZ8890609198	6	31-Aug-20	Day Roost	
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	NZ86900780	Present	04-Oct-13	Not recorded	
Common Pipistrelle	Buskey House Bridge	NZ8868807861	Present	11-Aug-23	In Flight	Large number commuting south along

						road prob. from nearby roost
Noctule Bat	Buskey House Bridge	NZ8868807861	Present	11-Aug-23	Feeding	At least five feeding for over an hour above fields
Myotis bat sp.	Buskey House Bridge	NZ8868807861	5	11-Aug-23	In Flight	Commuting

NORTH YORK MOORS NATIONAL PARK

NYMNPA

23/10/2023

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 Partridge Hill, Ugglebarnby Lane

1. Please indicate distance to nearest mains drainage No mains drains nearby

2. Number of Occupiers of proposed development:

Full Time Proposed conversion to be occupied by a couple
Part Time

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

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

Septic Tank [ ] Package Treatment Plant [X] 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.

REWATEC ASP SEWAGE TREATMENT PLANT - 6 PERSON

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 N/A

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



NYMNPA

23/10/2023

**Conder<sup>®</sup>ASP**  
ACTIVATED SLUDGE PROCESS

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# Sewage treatment plant for residential and commercial projects

**Premier Tech Aqua's Conder ASP** now available in High Density Polyethylene (HDPE) is the perfect solution for residential and commercial projects where mains drainage is unavailable. The industry's system of choice for reliability, the plant serves a population range from 6 to 25 PE. It is easy to install and benefits from low installation costs.

Available in gravity and integrated pumped versions, the Conder ASP is designed to treat waste water with minimal impact on the environment. Typical applications include: single dwellings, small communities or developments, refurbishments and rural barn conversions.

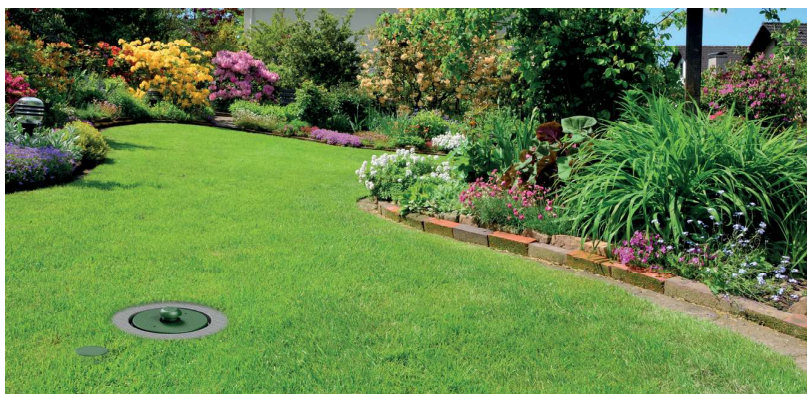
## Superior Technical Performance

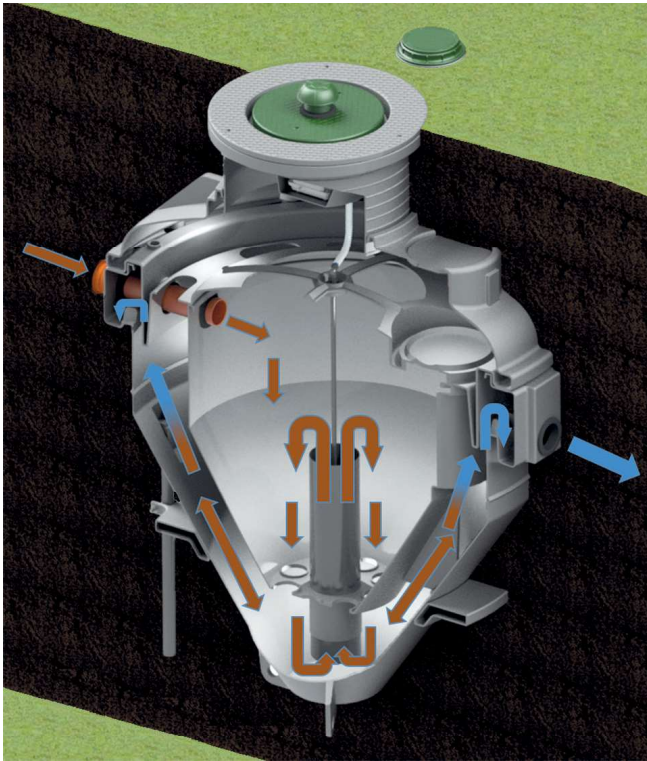
The highly successful Conder ASP is designed and tested in accordance with BS EN12566-3:2005 and the British Water Code of Practice for Flows and Loads as well as being CE marked. The standard range plants produce an effluent quality of better than 20mg/L BOD; 30mg/L SS; 20mg/L NH<sub>3</sub>

## Installation

An economical option, the Conder ASP is easy to install, typically using only a 200mm deep concrete base followed by a pea shingle or self-compacting backfill. Deeper inverts can be accommodated by means of either: a telescopic extension, offering 50-350mm adjustment, or a larger 800mm extension, that can be cut to suit on site.

We work with a nationwide network of installation partners and service engineers. Detailed installation guidelines are provided with each product. All electrical work should be carried out in accordance with current regulations (for example NIC EIC/Building Regulations).





### Complete Below Ground Installation

Premier Tech Aqua has designed the Conder ASP to have a minimal visual impact on site location. This includes a complete below ground installation and a quiet and odourless operation assisted by a compact and innovative design.

### Low Costs

The Conder ASP offers superior technical performance at a competitive price, offering real value for your money without compromising on quality. The on-going maintenance and running costs for the Conder ASP are extremely low as well as having a better than average emptying frequency. This provides an overall competitively priced product for the duration of its lifetime.

### Quality, Adaptable Design

Premier Tech Aqua has completed thousands of Conder ASP installations across the globe and has pioneered the development of packaged sewage treatment plants. The Conder ASP consists of a HPDE structure.

The adaptable design offers the availability of an integral pumped system, deeper inverts (with supply of a standard extension kit), choice of pumped influent or effluent and is suitable for discharge to ground or watercourse (subject to relevant exemption, consent and licence).

### How the ASP Works

The Conder ASP treatment plant comprises of a single tank and within this tank there is an inner central biozone chamber and an outer settlement zone.

## Added Benefits



Below Ground Installation



Quality Adaptable Design



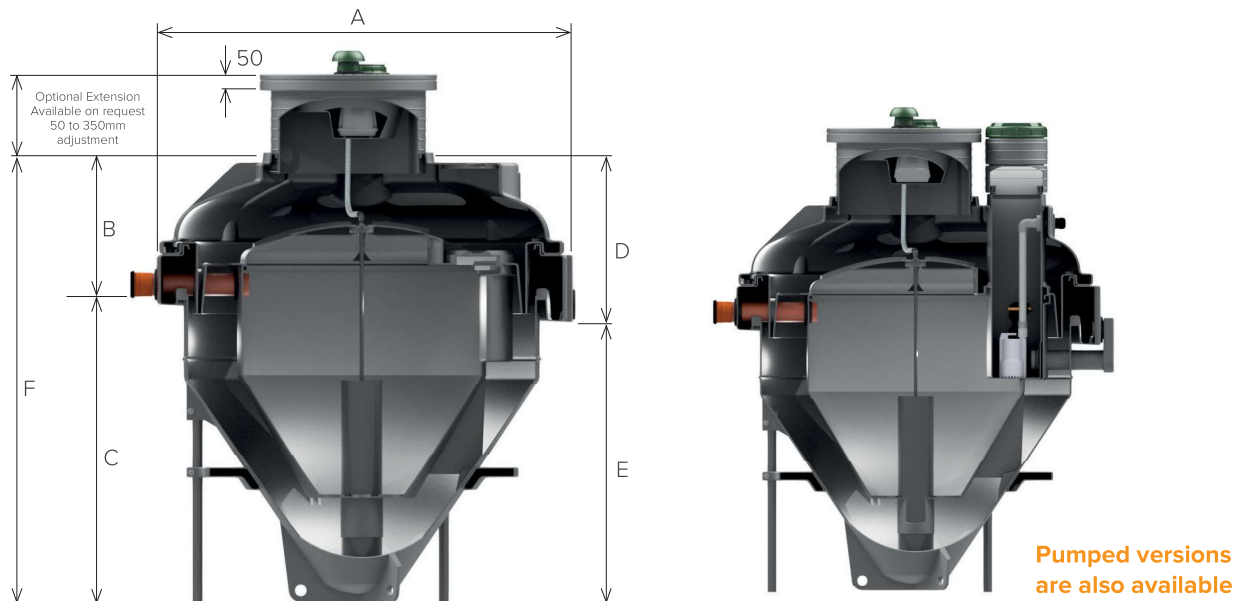
Low Cost Solution

**Specification** The table below can be used as a guide to help you choose the best Conder ASP for your project.

Premier Tech Aqua - Conder ASP Unit		ASP 06	ASP 08	ASP 12	ASP 16	ASP 20	ASP 25
Population Equivalent		6	8	12	16	20	25
Hydraulic Load (l/day)		1200	1600	2400	3200	4000	5000
Organic Load (g BOD5/day)		360	480	720	960	1200	1500
Ammonia (g NH3/day)		48	64	96	128	160	200
O/A Diameter	A	2000	2000	2000	2000	2000	2000
Standard Inlet Invert (mm)	B	700	700	700	700	700	700
Inlet Invert to Base (mm)	C	1500	1500	1900	1900	2000	2300
Standard Outlet Invert (mm)*	D	800	800	800	800	800	800
Outlet Invert to Base - Gravity Discharge (mm)	E	1400	1400	1800	1800	1900	2200
O/A Depth inc. lid (mm)	F	2250	2250	2650	2650	2750	3050
Pipework fitting (mm)		110	110	110	110	110	110
Blower Related Power (watts)		80	90	90	160	160	230
Estimated Blower Consumed Power @ Working Pressure (watts)		75	80	90	130	130	190
Blower Cover Size (green) (mm) Plant Cover (grey)		Ø450 Ø750	Ø450 Ø750	Ø450 Ø750	Ø450 Ø750	Ø450 Ø750	Ø450 Ø750
Plant Weight (kg)		250	250	280	280	300	350

\*Values shown are for HDPE Gravity System. Pumped Systems may vary.

### Gravity ASP



### Extended Warranty

All Premier Tech Aqua Conder ASPs come with a 12-month parts warranty. Our market leading 5-year warranty can be obtained for free by visiting our website and completing a short warranty activation form, or the form supplied with the plant.