



Bat, Breeding Bird and Barn Owl Survey

Beacon Farm, Scalby

September 2023

MAB Environment & Ecology Ltd

11a

www.mab-ecology.co.uk

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Scoping report	07-10-2022	Giles Manners CEnv MCIEEM
Final report	01/09/2023	N/A

Site:

Beacon Farm
Limestone Road
Scalby
YO13 0RB

Dates:

Update visual assessment: 29th September 2022

1st Emergence survey: 06/07/2023

2nd Emergence survey: 08/08/2023

Client:

Mr Paul Cass,
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Limestone Road
Scalby
YO13 0RB

Client's agent:

Neil Duffield
BHD Partnership

Planning Authority:

Scarborough Borough Council

Our refs: 1457-2022, 1567-2023

Table of Contents

1 Summary	5
2 Introduction	6
3 Methodology.....	7
4 Constraints	8
5 Results	8
5.1 Visual Inspection	8
5.2 Results Summary.....	11
5.3 Emergence survey results	12
6 Discussion and Analysis.....	16
7 Impact Assessment	16
8 Mitigation & Compensation.....	17
8.1 Mitigation Summary	17
8.2 Method Statement.....	17
9 Information concerning bat protection and the planning system	19
9.1 Relevant Legislation	19
9.2 Licences	20
9.3 Planning and Wildlife	20
10 References	23
Appendix 1: Glossary of bat roost terms	24
Appendix 2: Standard good working practices in relation to bats	25
Appendix 3 – Wold Ecology report.	Error! Bookmark not defined.

1 Summary

Three bat day roosts have been found to be present in the summer of 2023 within the application area at Beacon Farm. The species are common pipistrelle (5 individuals, 2 roosts) and brown long-eared bat (3 individuals, 1 roost).

Works affecting these roosts will need to be carried out under a low impact bat mitigation licence (BMCL). No further emergence surveys will be needed to inform the licence providing the application is submitted prior to summer 2024.

Retention of the crevice roosts will be implemented where possible; mitigation for the loss of internal day roosts and crevice roosts that cannot be retained will be 3 Schwegler 1FF or equivalent bat boxes.

Nesting birds are present. Timing of works will need to avoid bird breeding season. Swallow habitat will be retained on site. A sparrow terrace will be erected to replace lost passerine nesting habitat.

There was no evidence of barn owl.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Paul Cass and BHD Partnership to update a bat, breeding bird and barn owl survey on a barn at Scalby to accompany a planning application for conversion of a barn to holiday letting.

This report should be read in conjunction with ‘Beacon Farm, Scalby Bat Activity Survey Report 2020 (Wold Ecology)’.

3 Methodology

3.1.1 The site was assessed by Ione Bateau MCIEEM, a director of MAB Environment & Ecology Ltd since 2006. Ione holds a Class Survey Licence WML CL15 (volunteer bat roost visitor Level 1) and WML CL18 (Bat Survey Level 2) – registration number 2020-50371-CLS-CLS. Ione is licensed by Natural England to survey for GCNs (CL08 Great Crested Newt Class 1, Registration number 2015-19109-CLS-CLS).

3.1.2 The interior and exterior of the buildings were inspected during the day using halogen torches (500,000 candle power), binoculars, ladders, and a flexible endoscope (a Sea Snake LCD inspection scope). 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.

3.1.3 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.

3.1.4 Emergence surveys were carried out using 3 surveyors with ultra-sound detectors (Pettersson D240x & Elekon Batlogger). 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. Time expansion recordings were analysed with BatSound software.

3.1.5 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) is a seasonal bat surveyor, who has carried out bat surveys for MAB since 2017.
- Martha Graham (MG) is a seasonal bat surveyor for MAB.

3.1.6

4 Constraints

No constraints.

5 Results

5.1 Visual Inspection

Conditions in the building were assessed in 2022 and remained the same as in the Wold Ecology report. No evidence of bats was identified within the building.

Site Photographs 2022



P1070160.JPG



P1070161.JPG



P1070163.JPG



P1070165.JPG



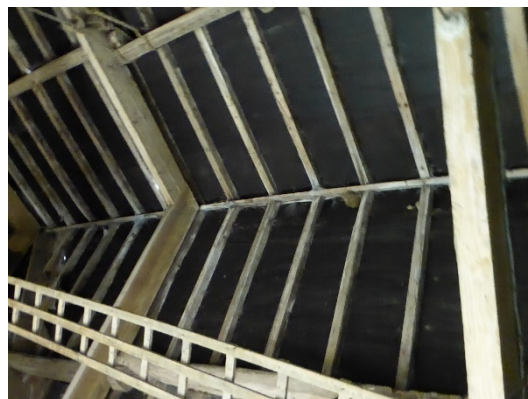
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5.2 Results Summary

Survey	Date	Roost	species	Notes
Desktop	n/a	n/a	n/a	No roost records held.
Visual	29/09/2022	n/a	n/a	
Survey 1 - Emergence	06-07-2023	Day roost	Brown long-eared bat	Three bats emerged from internal crevice area 1A.
		Day roost	Common pipistrelle	Four bats emerged from internal crevice area 1A
		Day roost	Common pipistrelle	One bat emerged from internal crevice area 1A
Survey 2 - Emergence	08-08-2023	Day roost	Brown long-eared bat	One bat emerged from area 1A.
Wold Ecology Results				
Survey 3 - Emergence	4/06/2019	Day	Common pipistrelle (13)	Masonry Crevice
Survey 4 - Emergence	24-08-2020	Day	Whiskered (1)	internal
Survey 5 - Emergence	22-09-2020	Day	Brown long eared (1) Soprano pipistrelle (9)	BLE internal. Sop pip masonry crevice
Survey 6 – endoscope	17-11-2020	Transient	Common pip (1)	Masonry crevice

5.3 Emergence survey results

Site name: Beacon Farm

Survey number: 1

Table 1 – Survey details and environmental conditions

Date	Timings	Structure reference	Equipment used	Weather	
11/07/2023	Start: 09:10 Sunset: 21:39 End: 23:10	1A and 1B	<ul style="list-style-type: none"> Pettersson D240x time expansion ultrasound detector with Ediol R09 recorder x 2 	Start Temp (°C): 20 Wind (BF): 0 Humidity (%): 71 Rain: 0 Cloud cover (%): 20	End Temp (°C): 16 Wind (BF): 0 Humidity (%): 61 Rain: 0 Cloud cover (%): 80
Number of surveyors used: 2					
Surveyors used: Matt Cooke (MC) licence number 2015-10981-SCI-SCI and Martha Graham (MG);					

Identified roosts

Table 2 - Roost identified and details.

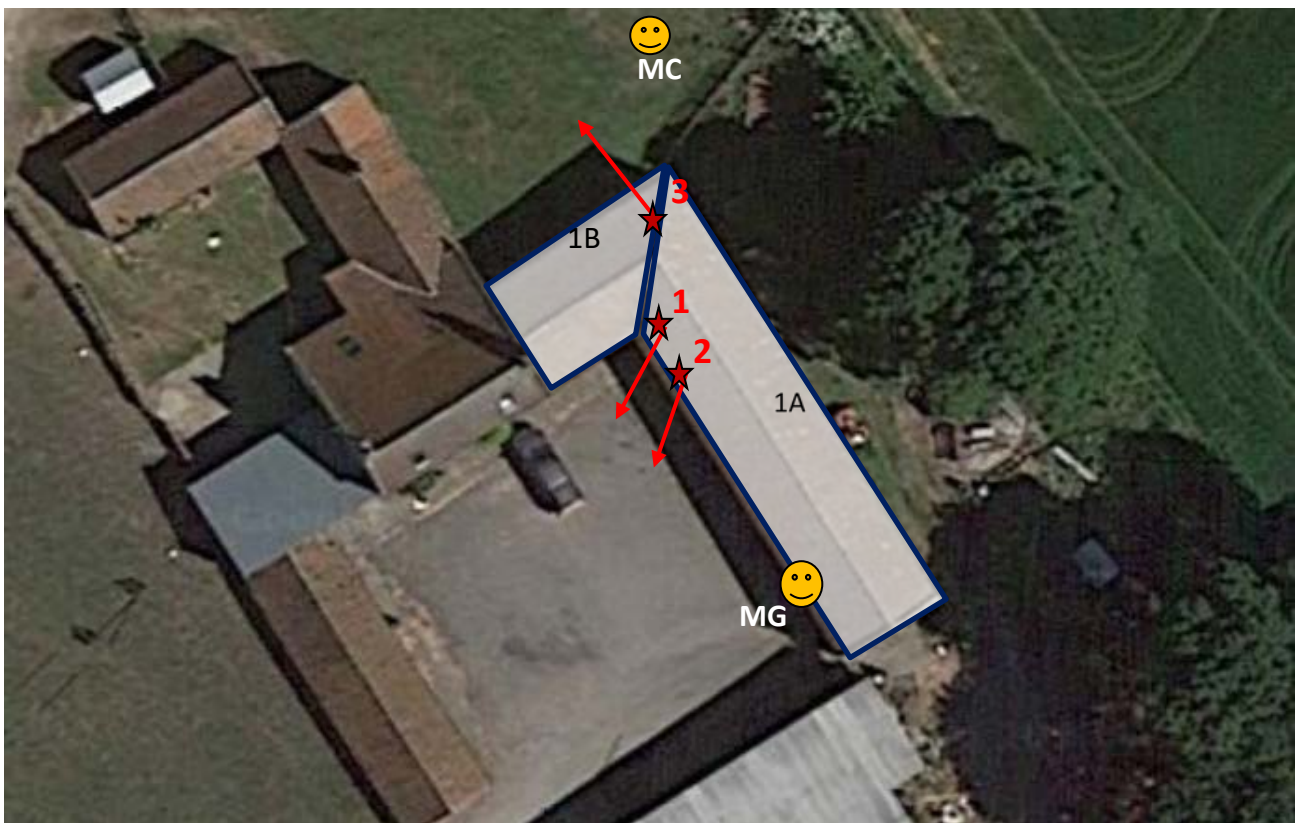
Date	Start and end times	Species and numbers	Roost type	Structure reference	Roost location	Access points	Explanation of where roost is
11/07/2023	Start: 09:10 Sunset: 21:39 End: 23:10	4 x common pipistrelles	Day	1A	Internal crevice	External Doorway	Internal crevice within building. Emergence location is a doorway on the west facing side of the building.
11/07/2023	Start: 09:10 Sunset: 21:39 End: 23:10	1 x common pipistrelle	Day	1A	Internal Crevice	External Window/Wall gap	Internal crevice within building. Emergence location is a window on the west facing side of the building.
11/07/2023	Start: 09:10 Sunset: 21:39 End: 23:10	3 x Brown long-eared	Day	1A	Internal Crevice	Under roof tile	Internal crevice. Emergence location was a loose roof tile.

Summary/comments:

3 roosts were identified, all from within the building 1A. The emergence points were an open door, a window, and a loose roof tile and have been utilised by common pipistrelles and Brown long-eared bats. Whiskered/Brandts and Noctules were seen foraging around the site.

Observations:

Surveyor	Building ref	Time	Species	Count	Activity	Annotation
MC	N/A	21:45-22:20	Common pipistrelle	2	Foraging	
MG	1A	21:59	Common pipistrelle	3	Emergence from doorway	
MC	N/A	22:10	Whiskered/Brandt's	1	Foraging	
MG	1A	22:10	Common pipistrelle	1	Emergence from Wall gap/Window	
MG	1A	22:12	Common pipistrelle	1	Emergence from doorway	
MC	N/A	22:30	Noctule	1	Foraging	
MC	1A	22:38	Brown long-eared	3	Emergence	



Emergence locations:



Figure 2 shows the location of emergence (ref 1)



Figure 3 Figure above shows the location of emergence (ref 2)

6 Discussion and Analysis

The survey in 2022 showed that conditions remain the same as in 2020. Results of 2023 surveys show a significant decrease in number of bats to those found in 2020, however both sets of surveys classed the roosts as day roosts. Species are common and widespread, and numbers of bats are low.

2020 results must be regarded as historic due to optimal surveys in 2023 being those that will be accepted by Natural England as current and suitable to inform a licence application. Due to the variation in numbers, a precautionary approach should be taken towards licensing, with a higher number applied for if possible.

7 Impact Assessment

Roosts will be retained where possible within crevices. The internal roosts will be licensed for destruction.

Building Ref.	Species	Count	Roost type	Impact/activity
1a	Common pipistrelle	5	Day	Destruction
1a	Common pipistrelle	1	Day	Destruction
1a	Brown long eared	1	Day	Destruction

Table 1 - Summary of impacts:

Impact on bats	Impact on roosting habitats	Impact on commuting and foraging 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.	Modification of commuting or foraging habitats either physically or through disturbance, e.g. light spill/noise. Severance of commuting routes (fragmentation) Loss of foraging habitats.

Table 2: Impacts on bats that can arise from proposed activities (from BCT survey guidelines 2016)

8 Mitigation & Compensation

8.1 Mitigation Summary

Mitigation for the roosts will be 3 Schwegler 1FF woodcrete bat boxes or equivalent long-lasting flat backed boxes.

Timing of works should avoid the bird breeding season. Replacement swallow habitat will be retained on site in the adjacent barn. A sparrow terrace will be erected as mitigation.

External crevices will be retained where possible.

8.2 Method Statement

Bats

8.2.1 Any work affecting a bat roost will require a mitigation licence. NEPSL. No work to roost areas will take place until a licence has been obtained.

8.2.2 Work affecting bat roosts will be carried out between the periods of Mid-March — end of October. These time frames are subjective and could be subject to change, depending on weather suitability and levels of bat activity.

8.2.3 Prior to any works commencing on site, workers and contractors will be informed of the protection afforded to bats and understand the method statement and procedure to be followed.

9.2.6. Work to all roost & access locations, including roofing works and re-pointing will be carried out under the supervision of a suitably qualified ecologist (SQE)

8.2.4 Prior to works, two professional quality bat boxes will be installed temporarily on site in a location agreed with the ecologist for the release of any bats uncovered during works.

8.2.5 To mitigate the loss roosts three professional, long-lasting bat roosting habitat features should be incorporated into the development. These will be Schwegler 1FF or equivalent.

Breeding birds and barn owls

8.2.6 Works will not take place within the bird breeding season or a pre works check will be undertaken.

8.2.7 A total of 1 bird nest box should be installed on site. Examples include Schwegler sparrow terrace 1SP.

8.2.8 Swallow nesting habitat will be retained on site in an adjacent building.

9 Information concerning bat protection and the planning system

9.1 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.

9.2 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.

9.3 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’.

10 References

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.

<http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity>

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London.

Bat Mitigation Guidelines 2021 (Beta version). CIEEM 2021.

National Planning Policy Framework 2019:

<https://www.gov.uk/government/collections/revise-national-planning-policy-framework#revised-national-planning-policy-framework>

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.