

Design and Access Statement



Replacement of existing dwelling with new two-storey house
And detached garage
At 45 Eskdaleside, Sleights, Whitby, YO22 5EP

BHD Design Ltd
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1.0 General

1.1 The Statement

The details within this statement have been produced to provide additional information for the use of all parties when considering the Planning Application to the North Yorks Moors National Park.

The application is for the demolition of an existing timber clad dormer bungalow and its replacement with a traditional stone and pantile 2-storey dwelling.

Drawings for the scheme also form part of the application:

D12606-01	Location Plan
D12606-02	Existing Block Plan
D12606-03	Proposed Block Plan

1.2 The Existing Situation

The site is situated on the South West edge of Sleights village on the South side of a country road which links Sleights with the village of Grosmont.

Eskdaleside Road is fully developed from its junction to the East with the A169 up to the village boundary to the West.

This road also forms the boundary of the National Park at this point. Land to the South of Eskdaleside is within the Park's boundary, land to the North is within the North Yorkshire Council Planning Authority.

The actual plot sits within a run of substantial stone properties which are prevalent along Eskdaleside.

To the rear or South of the site is an estate development of Artstone and pantile houses. Again, these are generally larger family dwellings.

1.3 Liaison

This application forms the start of our engagement with the Planning Authority.

We believe that in principle redevelopment is supported by the current Land Plan Policies and that negotiation in relation to detail can be carried out from this point.



Photo 1
Front (North) elevation



Photo 2
Rear (South) elevation



Photo 3
Garage front



Photo 4
Rear elevation overview



Photo 5
Side and drive of property



Photo 6
Front with context of adjacent houses

2.0 Proposals

2.1 Requirement

The current dwelling is of a poor general construction with limited life span and may have been constructed as a temporary dwelling.

It has very poor insulation properties and would score very low in any heat loss calculations.

It is also a bit of an anomaly in terms of its size and appearance. Houses in the area are generally larger family sized properties and more traditionally constructed as noted in section 1.0.

It currently presents very low levels of accommodation when compared to most houses and standards.

Our clients require a relatively modest house, incorporating three bedrooms and designed to be an asset to the area.

2.2 Design/Siting

It is intended to use traditional materials for the construction. Stone walling and pantile roof with traditionally proportional openings.

These openings will be sized to avoid excessive light spillage or heat loss and ensure a building that can be cooled naturally.

The Ground Floor will have:

- Living Room
- Study
- Kitchen/Diner
- Utility Room

The First Floor will accommodate 3 bedrooms and 2 bathrooms.

There will be a separate detached garage to the rear. This will have a Sedum roof and stone walls.

The two-storey element has been restricted to the size shown to allow the retention of the amenity levels provided by 1st floor side elevation windows to No 43 Eskdaleside.

The front elevation has been designed to add interest to the street scene without dominating adjacent properties.

2.3 Energy and Sustainability

To ensure a minimal reliance on fossil fuels the house will incorporate an Air Source Heat Pump for both water and space heating. This will be complimented by solar PV and solar Thermal panels on the South facing roof.

There will also be an electric car charging point.

3.0 Context/Policies

3.1 Policies

The application is likely to be assessed against the following Local Plan Policies:

Strategic Policy B	-	Spatial Strategy
Strategic Policy C	-	Quality and Design
Policy ENV 8	-	Renewable Energy
Strategic Policy M	-	Housing
Policy CO7	-	Housing in larger villages

3.2 Context Relating to Policies

Sleights is categorised as a 'larger village' within which development is supported to continue with sustainability of these locations including the support given to local businesses.

Developments add to and support the 'Service Function' provided by these larger villages.

It is recognised that the area deserves a high level of design to ensure the special quality of the National Park is preserved and enhanced.

We believe the current dwelling erodes these standards and that a well-designed house would complement the area and add to general amenity.

The list of guidelines within Strategic Policy C is followed during the design process.

Providing a new building makes the process of good energy efficiency a more achievable target.

This dwelling as has been stated will use renewable energy sources, namely solar panels and an Air Source Heat Pump. The provision of at least one Electric Vehicle charge point also encourages the use of more environmentally friendly travel.

New dwellings within the National Park are restricted by the Strategic Spatial Strategies which grade areas based upon current activity and service levels.

Specifically in this location housing is allowed on suitable sites provided it complies with Policy CO7 in terms of occupation.

This policy restricts occupation to 'Principal Residence' and/or 'Local Needs'.

Our clients qualify on both categories.

The site also subscribes to the description of Policy CO7 as it is within the main built-up area of the village.

4.0 Access

4.1 External

The site, because it already has a dwelling on it, has a good access to the highway for both vehicles and pedestrians.

4.2 Internal

Unlike the old existing house, the new dwelling will have good internal circulation options.

Its design will be carried out to exceed the requirements of Building Regulations approval document M.

NYMNP

22/01/2024



Bat, Breeding Bird and Barn Owl Scoping Survey
45 Eskdaleside, Sleights

January 2024

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Site:

45 Eskdaleside
Sleights
Whitby
YO22 5EP

Dates:

Scoping Survey: 11/01/2024

Clients:

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Client's agent:

BHD Design Ltd Architectural Services

Planning Authority:

North York Moors National Park

Our ref:

2023 - 1669

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1 Summary

A bat and breeding bird survey was conducted at 45 Eskdaleside, Sleights, to accompany a planning application for the demolition of a dwelling and detached garage and the redevelopment of the site.

The site is located within an area of residential housing and agricultural fields, with some areas of optimal foraging and commuting habitat in the area. There are no bat records for the site returned from a 2km record search.

The house was determined to have a low risk of supporting roosting bats, this is due to the low amount of potential bat roosting habitat (PBRH) identified, including a few lifted ridge tiles, crevices in the fascia and lifted flashing surrounding the dormer windows. The roof is lined with a bitumastic lining which has some tears in it. No evidence of bats was found, and the exposed wooden beams were cobwebbed suggesting no bats have been flying within the loft void.

The garage was determined to have a negligible risk of supporting roosting bats due to its damp conditions and limited potential roosting habitat. Some evidence of breeding birds was identified within a lean-to store on the garage.

There is some potential for low numbers of individual bats to be using the crevice habitat identified as a day roost, however due to the conditions of the building this would be very sporadic, only for single individuals and unlikely for extended periods of time. Further survey effort in the form of emergence surveying will be required during the optimal season (May-September) to determine if bats are using the house and if so, to what extent. Adequate mitigation has already been provided should this site require a licence and for the loss of bat habitat; two integral bat boxes will be included within the new development. If licensing is required, this mitigation is in line with Natural England requirements, so validation is appropriate.

Mitigation for the loss of breeding bird habitat will be in the form of a bird box being installed within the new development.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by BHD Design Ltd Architectural Services to undertake a bat and breeding bird survey on a residential property and detached garage at 45 Eskdaleside, Sleights to accompany a planning application for demolishing and re-development of the site for a single dwelling and detached garage.

The site is located in Sleights (Central grid reference: NZ86210661). 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.

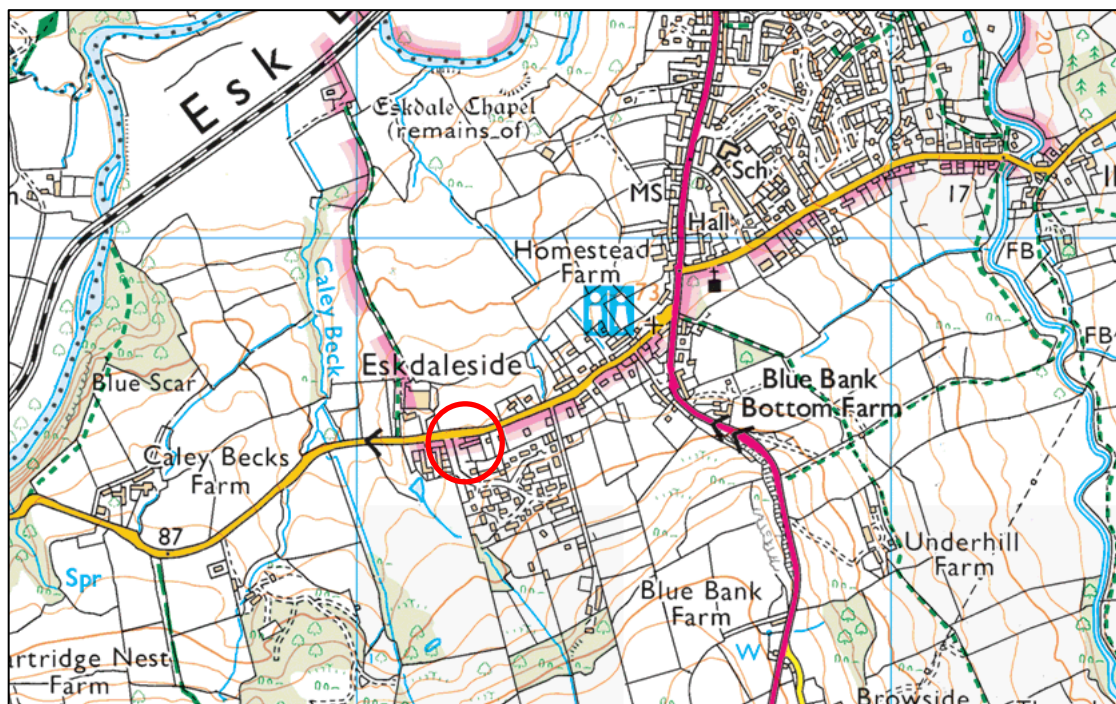


Figure 1: Site location. Streetmap. 1:25000

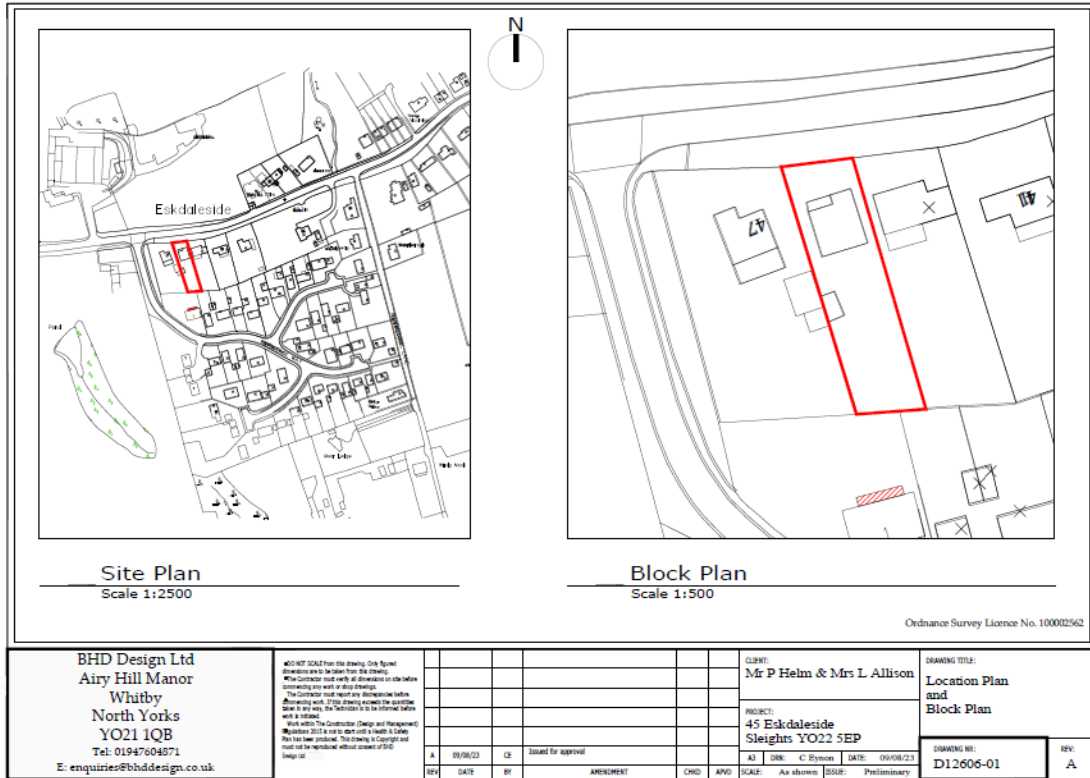


Figure 2: Red line application boundary.

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 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). The surveys were carried out in accordance with the Bat Conservation Trust, Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn).

3.2.2 The site was surveyed by Rachel Boulton who is an Assistant Ecologist for MAB. She is a Qualifying member of CIEEM and 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 were looked for. Signs looked for included white droppings, often vertical down walls or beams; active nests and nesting materials; (birds flying into and out of barns: generally, summer only); bird feathers, particularly swift (*Apus apus*), swallow (*Hirundo rustica*) and house martin (*Delichon urbica*), bird corpses, feeding waste (including pellets), and the sound/smell of birds.

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

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

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

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

4 Constraints

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

5 Site Description

Residential building with a detached garage to the rear.



Photo 1: Northern Aspect



Photo 2: Southern Aspect

6 Results

6.1 Desktop Study

The area surrounding the site comprises of mainly agricultural fields and residential dwellings. There are some areas of woodland within the surrounding land as well as some waterways. Strip woodland and hedgerow lined fields connect the site to the surrounding woodland areas. Caley Beck is situated 250m to the northwest of the site which is surrounded by woodland as well as the river Esk 750m from the site, which is within Scar Wood, providing optimal foraging and commuting habitat for bats.

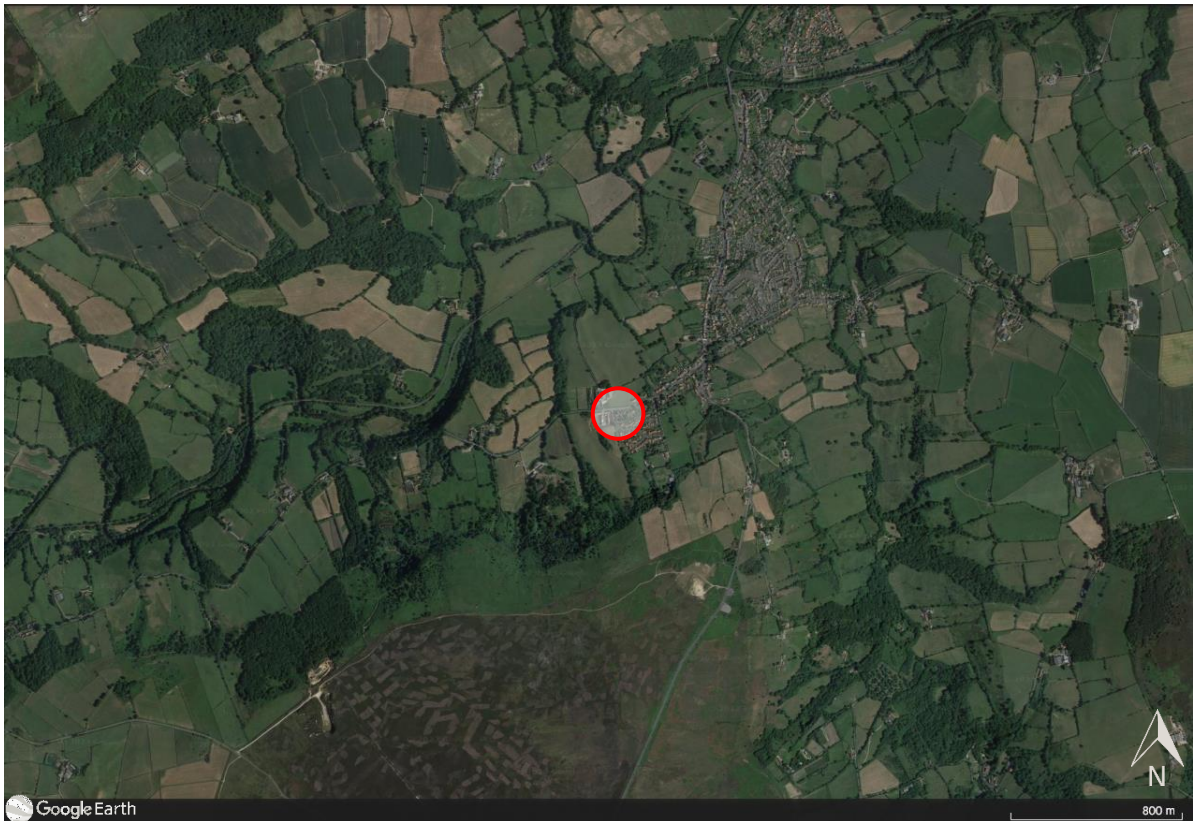


Figure 3. Aerial view of the surrounding landscape. Google Earth 2023.









6.1.2 Bat Group Records

A 2km bat record search was conducted using the North Yorkshire Bat Group archives. Several records were returned including a maternity roost identified in 2002 of 300 bats in Low Newbiggin House, Aislaby, 1km to the west of the site. Within sleights itself, a roost of 117 pipistrelle bats was found at Whin Green in 2014. Further summer roosts have been recorded within sleights including one of 12 bats was found on Iburndale Lane in 2001 0.5km from the site, as well as smaller roosts on Orchard Road in 1997 and Coach Road in 2001. Bats identified within the area include brown long-eared bats and pipistrelle species bats. No records were returned for the site itself. The full records can be seen in Appendix 3.

6.2 Visual Inspection



Figure 4. Visual Inspection Results. Google Earth, 2023.

Building ref	Description & photos				PBRH features
Building 1 House : Low risk of supporting roosting bats	Wooden clad, tiled roof building with a bitumastic lining which has occasional tears in it. The wooden cladding is closely fitting with only an a few crevices and lifted tiles revealing the asbestos beneath it. The flashing surrounding the dormer windows and chimney has lifted in some areas. The fascia is generally well sealed with only a few crevices identified. The roof tiles are well fitting, the ridge tiles are also, with only a few lifted ridge tiles identified. No evidence of roosting bats (droppings/feeding remains) identified. No evidence of nesting birds.				Crevices in cladding.
	 <p>Photo 2: Northern aspect.</p>	 <p>Photo 3: Southern aspect.</p>	 <p>Photo 4: Southwestern aspect.</p>	 <p>Photo 5: Cladding.</p>	Lifted flashing.
	 <p>Photo 6: Dormer window with lifted flashing.</p>	 <p>Photo 7: Gap in cladding.</p>	 <p>Photo 8: Well sealed fascia.</p>	 <p>Photo 9: Void structure.</p>	Lifted ridge tile.

**Building 2
garage :
Negligible
risk of
supporting
roosting
bats**

Detached garage constructed using asbestos and wood soffits with a tiles roof. The building is damp, with the majority of the roof covered in moss. There are some crevices within the building, including an occasional lifted area of flashing and some holes surrounding the fascia due to the wood rotting. No evidence of bats was identified. Some evidence of breeding birds was identified.



Photo 10: Northern aspect.



Photo 11: Eastern aspect.



Photo 12: Southern aspect.



Photo 13: Birds nest.

7 Discussion and Analysis

The house was determined to have a low risk of supporting roosting bats. There were some areas of low potential roosting habitat including: lifted ridge tiling, gaps around the flashing and crevices in the cladding. The loft void was inspected and found to be cobwebbed with no evidence of bats identified (dropping or feeding remains), this indicates that it is unlikely any void dwelling bats have been using this site. It is unlikely bats are utilising this site due to its cold conditions, however there is a residual risk of single bats utilising the crevice habitat as a day roost.

The detached garage was determined to have a negligible risk of supporting roosting bats due to its damp conditions and construction. The garage is fairly well sealed with only a few potential crevices within the eaves due to damage to the wood and a moss covered roof. These crevices were however very damp and therefore sub-optimal for roosting bats. There was some evidence of nesting birds within the adjoining store.

Further survey effort for the house, in the form of an emergence survey in the optimal survey season (May- September), is required to confirm the presence/absence of any low numbers of crevice dwelling bats. If evidence of bats is found on site, then a licence will need to be applied for. Appropriate mitigation (two bat boxes) for the licence is already in place should a licence need to be applied for. If licensing is required, this mitigation is in line with Natural England requirements, so validation is appropriate.

Evidence of bird nesting was found on site within building two, the detached garage. Therefore, bird boxes will be installed to account for the loss of habitat.

8 Impact Assessment

Bats

The full impact on bats cannot be fully assessed at this stage, however it is very unlikely that roosting bats will be impacted by works. There are a few areas of potential crevice habitat which may support single bats. See Table 3 below for further potential impacts if bats are present.

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

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

Breeding birds

Works will have an impact on breeding birds due to the loss of habitat and nest.

9 Mitigation & Compensation

9.1 Mitigation Summary

An emergence survey is needed to determine bat presence/ absence within the identified crevice habitat. Appropriate mitigation (bat boxes) will ensure that if a licence is required, it is already in place.

Bird nesting habitat will be lost due to works to building two, therefore a bird nest box will be installed on site.

9.2 Method Statement

Bats

9.2.1 Replacement crevice roosting habitat will be provided on site through the incorporation of integral bat bricks into the new build and/or the 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. Integral bat bricks can include ibstock bat roost entrance brick (leading into a cavity wall) or enclosed bat box 'B'; or Schwegler Type 1FR bat tube. External bat boxes should be 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.

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

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

Breeding birds

9.2.4 Works should avoid the bird breeding season where possible (1st March – 31st August). Where this is not possible, a pre-works check of the site should be undertaken before work commences to check for the presence of nesting birds. If any active nests are found, then work to those areas should be delayed until after any chicks have fledged.

9.2.5 One bird nest box should be installed on site. This should ideally be integral boxes within the new buildings. Examples include: Schwegler sparrow terrace 1SP or brick sparrow box; Vivara Pro Seville WoodStone Nest Boxes; Swift boxes, e.g. ibstock swift box, Schwegler No. 16 or 1MF (bat and swift), which can be installed under the shelter of overhanging eaves; and 2H Schwegler Robin Box.

10 Recommended Ecological Enhancement

To enhance this site, further bird nesting boxes could be included in the development.

11 Information concerning bat protection and the planning system

11.1 Relevant Legislation

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

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

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

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

11.2 Licences

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

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

11.3 Planning and Wildlife

National planning guidance for ecological issues is set out in the updated 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'.

12 References

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Andrews Henry (2018) *Bat Roosts in trees A guide to identification and Assessment for tree-care and ecology professionals*

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

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Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

National Planning Policy Framework 2023:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

<https://www.legislation.gov.uk/ukxi/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.

Appendix 3: NYBG bat roost records

Species	Site	Gridref	Present	Date	Status	Comment
Brown Long-eared Bat	117 Coach Road, Sleights	NZ866074	1	15-Aug-01	Summer Roost	
Unknown	10 The Cliffe, Iburndale, Whitby	NZ873071	Present	02-Aug-08	Not recorded	Bat(s) inside building
Common Pipistrelle	164 Coach Rd, Sleights	NZ865069	2	15-Jul-16	Not recorded	
Unknown	2 Carr Hill Lane, Briggsath, Whitby	NZ869083	1	02-Sep-02	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	
Common Pipistrelle	Hillside Farm	NZ8552506 490	5	2012	Summer Roost	
Brown Long-eared Bat	Hillside Farm	NZ8552506 490	1	2012	Summer Roost	
Unknown	Low Newbiggin House, Aislaby, Whitby	NZ852067	300	17-Jun-02	Maternity Roost	Above lintel
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	NZ8690078 0	Present	04-Oct-13	Not recorded	
Brown Long-eared Bat	Woodlands Nursing Home	NZ861080	Present	13-Jul-00	Not recorded	
Unknown	Woodlands Nursing Home, Woodlands Drive, Sleights	NZ861080	Present	18-Feb-88	Not recorded	