

Ref. 1114/MJT

Date

14th December 2023

North Yorkshire Moors
National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



FAO Wendy Strangeway
Planning Administration

Dear Wendy

RAW(Nr WHITBY) : Beacon Hill Farm

Following receipt of your letter dated 13th December 2023, I would reply as follows;

1. My Clients should have paid the fee by now.
2. Bat Scoping Survey – we have approached a specialist firm to undertake this and we are assuming this will be available in the new year.
3. Structural Survey – as Item 2
4. Non Mains Drainage Form – please find enclosed a copy of form plus a copy of an Observation Report by Lanes Group plc which should be of help.

I will forward the relevant reports once I receive them.

Yours sincerely

Mark Tabert
Encl.



OBSERVATION REPORT
SEPTIC TANK / TREATMENT PLANT

NYMNP

18/12/2023

SUMMARY INFORMATION

Customer contact	Jo Helliwell
Customer address	Beacon Hill Farm Raw, Whitby YO22 4PP
Customer phone	07784262528
Customer email	Johelliwell69@gmail.com
Date on site	12 th June 2023
Lanes reference	004
Report completed by	Richard White 07341 793 599
Access notes	
Other notes	

OBSERVATION CHECKLIST

1 System	<i>What type of system is in use currently?</i> Twin chamber tank
2 Installation date	<i>Approximate date of original system installation (some exceptions on drainage fields)</i> 17 th Century
3 Properties	<i>How many properties does the system serve and what is the potential associated occupancy?</i> One detached property plus annex 10-person occupancy
4 Operation	<i>Is the system operating correctly and is it operating at the correct running level i.e. not surcharged?</i> The system is running correctly

5 Condition	<p><i>What is the structural condition of the system?</i></p> <p>Brick and Concrete construction in good condition</p>
6 Discharge restrictions	<p><i>Are there any restrictions or permits in place for discharge? For example: SPZ zones; areas of significant / special interest; conservation areas (e.g. newts)</i></p> <p>None known</p>
7 Foul only / surface water	<p><i>Identify whether the system is foul only or combined with surface water (this may be detrimental to the operating system or any improvements)</i></p> <p>Combined foul and top water system</p>
8 Dye testing	<p><i>The outlet of the system should be dye tested to observe any potential outlets to watercourses (rivers, streams, ditches, ponds, lakes, culverts or land drains)</i></p> <p>No dye in any water courses nearby</p>
9 Emptying	<p><i>Was the tank emptied at the same time as the report was completed? What is the emptying / desludging history?</i></p> <p>Emptied at the same time as the report, no other information on previous emptying</p>
10 Repairs	<p><i>Have any repairs, improvements or modifications been made to the system?</i></p> <p>None known</p>
11 Compliance	<p><i>Will the system meet the prevailing legislation that was introduced on 1-Jan-2020?</i></p> <p>It is compliant as of 1st January 2020 as presumed outlets into soakaway within the boundary of the property</p>
12 Recommendations	<p><i>Improvements, remedial work, and/or replacement as applicable</i></p>
Other notes	
Disclaimer	<p>The contents of this report reflect the observations of the individual submitting it and are for guidance purposes only. Lanes Group accepts no liability for the accuracy, reliability or sufficiency of this report or the observations referred to herein.</p>

Rawcliffe Associates^{Ltd}

CHARTERED STRUCTURAL & CIVIL ENGINEERS

Incorporating Ian H Paxton & Associates

Est. 1961



Our Ref:MarkTabert.BeaconHillFarm.Raw.Whitby.DFR

Structural Report

on

Barn

at

Beacon Hill Farm

Raw

Whitby

YO22 4PP

NYMNP A

18/01/2024

Client:

Mr & Mrs J Helliwell

Beacon Hill Farm

Raw

Whitby

YO22 4PP

Report Prepared by:

D F Rawcliffe

BSc CEng MStructE

17th January 2024

DIRECTORS: MATTHEW P INGRAM BEng (hons) SOIFUL I ALI BEng (hons) DANNY CORK BEng

CONSULTANT: DOMINIC F. RAWCLIFFE BSc CEng MStructE

Registered Office: Shepherd Partnership Ltd, Carleton Business Park, Skipton, BD23 2DE

Registered in England - Registration No. 5124940

STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

CONTENTS

	Page
Introduction	3
Site Inspection	3
Conclusions and Recommendations	8
APPENDIX A:	9
APPENDIX B:	10

STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

INTRODUCTION

At the request of Mr & Mrs J Helliwell we were asked to carry out a structural inspection of the existing barn at the above farm as part of a planning application for conversion of the barn to residential usage.

The inspection was carried out on 16th January 2024 and the weather on the day of the inspection was overcast with light snow.

The reader is assumed to be standing on the driveway facing the front elevation of the barn and all locations are described from that position.

Existing Barn is a single storey with a duo pitch pantile roof supported on load bearing external stone wall. The barn is broken up into 4 No. sections with stone cross walls.

SITE INSPECTION

Inspection was commenced internally on the left hand side of the barn which is currently being used to house sheep. The pitch roof appears to have been re-roofed in the last 25-30 years with the introduction of new loose rafters with bitumen felt over supporting the battens and pantiles above. There is a timber purlin on each side of the slope which shows signs of lateral deflection down the slope of the roof. This new roof has been tied with 25mm x 100mm timber ties at eaves level fixed at approximately 1.2m centres.

Inspection of the stone wall revealed cracking in the gable end wall at the rear and the cross wall at the rear indicating some slight outward movement of the rear wall. Galvanised straps have been fixed at eaves level on both the gable end and the internal cross wall. However we would recommend that the walls are locally repaired with stitch bars where possible in accordance with the detail attached to **Appendix A** and galvanised corner straps at 450 x vertical centres. The cracks should be raked out, slate packed and fully repointed.

STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

It was noted that on top of the rear wall there is some loose brickwork which we would recommend is carefully taken down and rebuilt. The timber wall plate supporting the loose rafters is positioned on the outer face of the wall and we would recommend that these are strapped down with new wall plate straps fixed down inside face of the wall.

There is a personnel door at the rear of this room which has no formal lintel over the outer stone wall and we would recommend that new lintel is installed to properly support the timber wall plate. The timber lintel on the inner leaf should be replaced with a proprietary steel or concrete lintel as the existing timber shows signs of rot and woodworm infestation.

The gable end is only partially restrained where the timber purlins are built into the wall and we would recommend that the roof is fully tied to the gable end. There are a number of holes in the roof allowing water ingress and we would recommend that the roof is completely stripped and re-roofed. We would also recommend that the existing purlins are strengthened or replaced with new timbers and a new timber ridge purlin is introduced to reduce the possibility of roof spread. The holes in the gable end at approximately eaves level should be carefully infilled with stone or brick and the gaps in the stone mortar joints at ground level should be locally repaired and repointed.

The floor of this part of the barn is a concrete slab which will need to be carefully broken out and replaced with a insulated reinforced concrete slab. Obviously the internal face of the external walls will need to be insulated and lined and we would recommend the use of a block liner built off the edge of the new thickened ground floor reinforced slab.

Inspection of the middle left room revealed similar conditions in the roof structure together with cracking in the cross walls at the rear end. We again recommend introduction of the new timber ridge purlin, strengthening or replacement of the existing purlins on each roof slope. We also recommend that the roof should be stripped and re-laid.

The cracks in the walls should be stitched repaired, slate packed and fully repointed. Where timbers are built into the walls we recommend that these should be carefully chopped out and replaced with new stonework.

STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

The existing timber lintel over the personnel door should be replaced with a proprietary steel or concrete lintel and where the stonework is damaged or cracked these should be locally repaired and fully repointed.

Again the existing floor is concrete and should be carefully broken out and replaced with a insulated reinforced concrete slab and the external walls insulated and block lined.

The inspection of middle right room revealed similar conditions to the other two rooms and again we recommend the same repair scheme.

Inspection of the right hand side of the barn which is used as an open sided double bay garage with a central brick pier revealed the roof structure to be suffering a similar condition. There is a central truss which is supported on the central pier at the front. The purlins appear to be older as they have been pegged into the side of the existing roof truss. The front right hand purlin has been replaced as this is not pegged into the truss and when the roof has been repaired with the new loose rafters these existing purlins will be releveled with additional tapering timbers nailed or fixed to the top of these existing purlins. The purlins still show signs of lateral deflection and we again recommend that these should be strengthened or replaced.

Again there are numerous holes in the roofing felt which have allowed water ingress and again we recommend that the roof is carefully stripped and relaid.

The left hand cross wall has been repointed where cracking has occurred at both the rear and front ends and this repointing appears to be intact. However we still recommend the use of corner straps at the rear and stitch bars at the front. The right hand gable end appears to show significant damp penetration and this is probably due to the raised ground level externally on this gable end. We recommend that ground level externally is reduced and suitable land drain introduced externally below the internal floor level.

This gable end shows signs of an outward lean and again we recommend that the gable end is fully tied to the roof structure with lateral restraint straps fixed at 600 centres of the roof slope and fixed to the existing purlins on each side and the new ridge purlin.

STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

The existing timbers built into the wall should be carefully removed in sections and replaced with stonework.

There is a steel tie bar across the inside face of the right hand gable which is approximately 1.2m from ground level and we recommend the rod is wire brushed and repainted together with the outer plates.

We recommend that the timber lintels over the two bay garage door are replaced with a galvanised steel lintel which is bolted to the stone pier at the side of the right hand gable. Then bolted together over the top of the central brick pier and bolted into the internal stone cross walls to give additional lateral restraint to this right hand gable wall.

There is a steel lock-up covered in the rear right hand corner of this double garage and therefore we cannot see the intersection of the rear wall to the right hand gable wall, but we suspect there maybe cracks around this area and again we recommend that lateral restraint corner straps are installed at 450 vertical centres together with stitch repairing of the cracks with slate packing and full repointing.

The stonework will need to be repaired and rebuilt at eaves level on this rear wall to allow the introduction of lateral restraint straps from the wall plate down the inside face of the wall.

The existing floor is a concrete slab which appears to be in a reasonable condition. If this area is to be retained as garaging then the existing slab appears to be satisfactory. If the area is to be converted then the slab will need to be carefully broken out and replaced with the new insulated reinforced concrete slab.

External inspection of the front elevation revealed the ridge line to be in a poor condition and requires re-bedding.

The pantiles which are covered in snow appear to be in a reasonable condition and could be reused when the roof is re-laid.

STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

Concrete lintels have been cast over the top of the window and door openings and these will need to be replaced with stone headers supported on proprietary steel lintels. The door and window frames all appear to be in a poor condition and require replacement.

The stone walls appear to be in a reasonable condition however there is some localised repairs and full repointing across this elevation is required.

The right hand gable appears to be in a reasonable condition where there is an outward lean on this wall as noted internally. There is a framework supporting a vine which has been growing up the gable end. This has now been cutback but we recommend that this is completely dug out and the ground level reduced to below the internal ground level with the introduction of a land drain below to ensure that water is kept away from the stonework.

We understand that recently there has been flooding from the stream which has ponded in front of the double garage door and we would recommend that a series of French drains and a land drain are introduced along with an Aco drain running across the front face of the barn to ensure that water is kept away from the barn.

Inspection of the left hand gable end is relatively plumb. Some frost damage to the mortar was noted. There is a significant crack in the stonework towards the rear end of this gable indicating old movement of the rear wall and again we recommend localised repairs to the stonework with stitch repairs as required and full repointing of this gable end.

Inspection of the rear elevation revealed the roof to be covered with solar panels which are supported on a steel frame which is fixed through the roof. The pantiles on this elevation in a poor condition and again we recommend that these are fully stripped and re-laid along with the solar panels.

The plastic gutters and down pipes are in a poor condition and should be replaced. The stone walls across this elevation show signs of frost damage and localised repairs and full repointing are required. Some cracking in the walls has occurred at various locations and we recommend that these cracks should be stitch repaired and fully repointed.

STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

Various photographs have been taken both internally and externally and these are attached to ***Appendix B***.

CONCLUSIONS AND RECOMMENDATIONS

We have concluded that the single storey barn is in a reasonable structural condition with only minor defects as noted above. Once these defects have been repaired we see no reason why the barn cannot be converted to residential usage.

This report is confined to the points adverted to above. We have not examined any other parts of the structure which were uncovered, unexposed or inaccessible and, therefore, we cannot confirm that any such part of the property is free from defect.

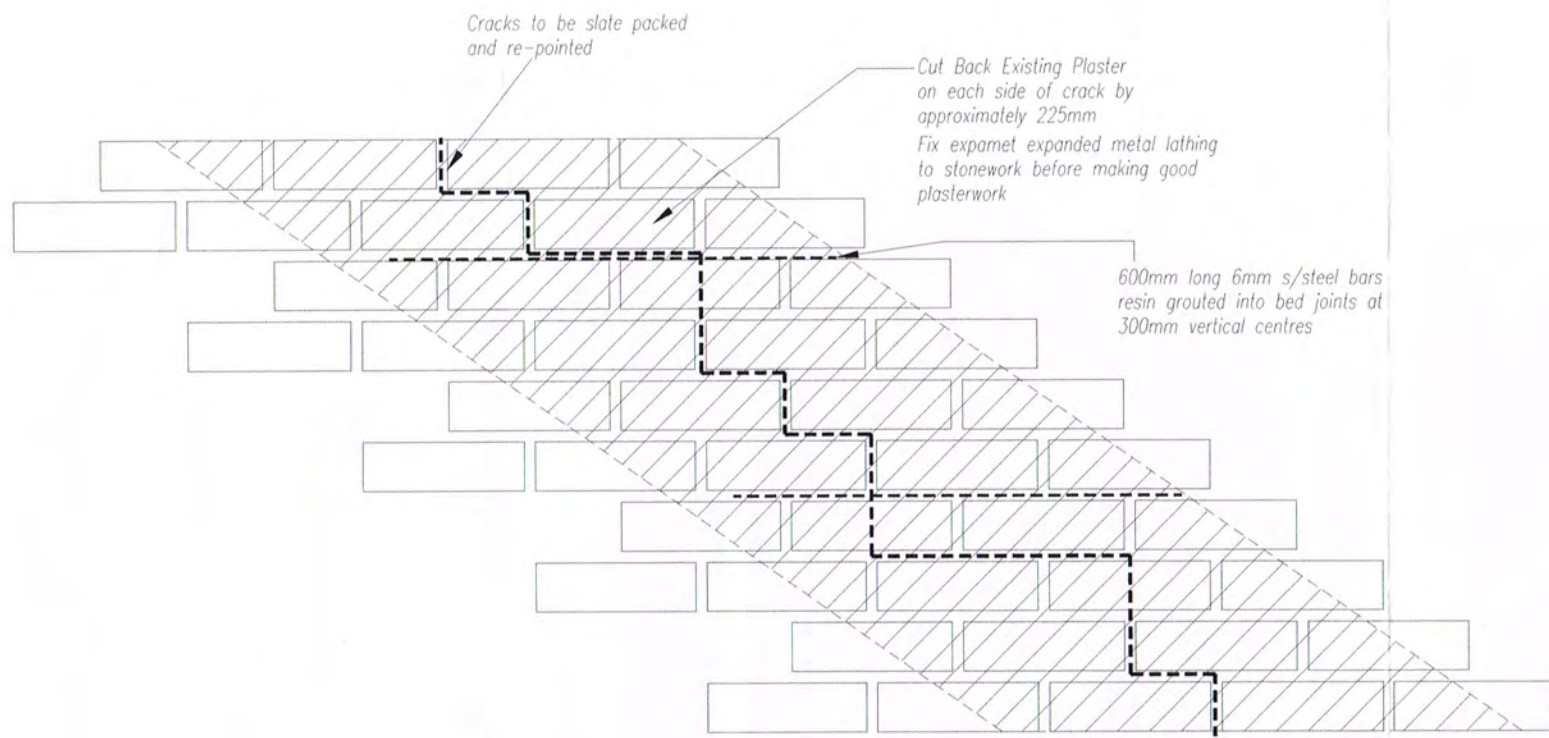
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STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

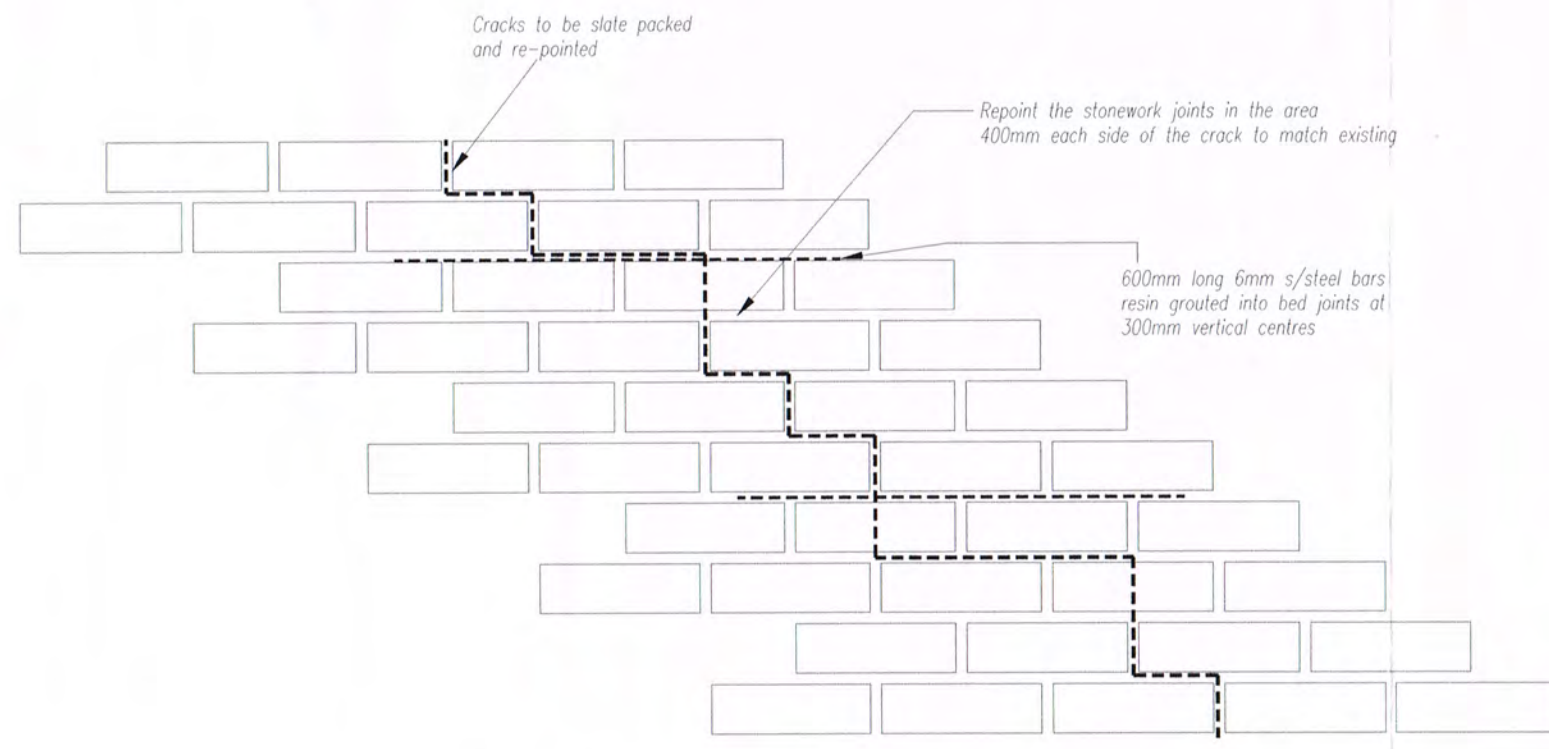
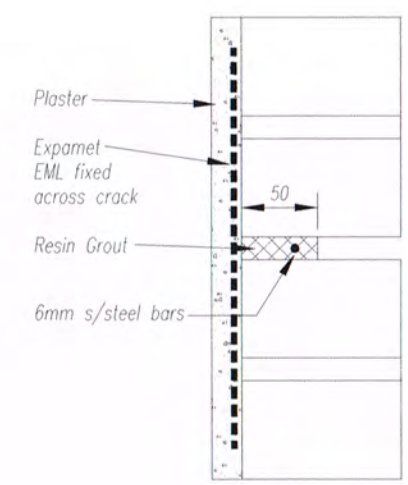
APPENDIX A

STRUCTURAL REPORT ON BARN AT BEACON HILL FARM, RAW WHITBY YO22 4PP

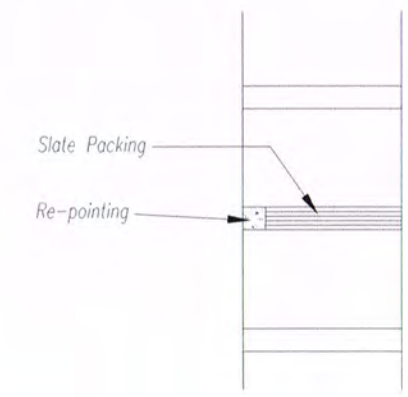
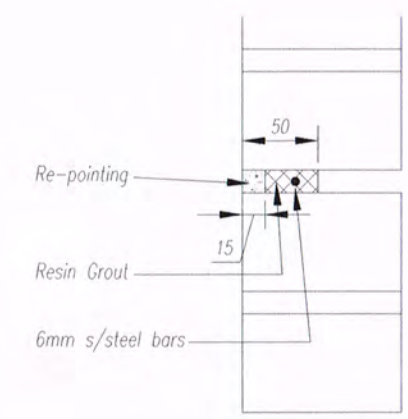
APPENDIX B



Typical Internal Crack Repair (Detail 2)



Typical External Crack Repair (Detail 1)



- NOTES:
1. This drawing to be read in conjunction with other relevant drawings and specifications.
 2. Do not scale this drawing. Use figured dimensions only. If in doubt ask.
 3. In the event of discrepancies between drawings or other data contact the Engineer.
 4. The contractor is to check and verify all building and site dimensions before work starts.
 5. These documents are copyright and shall not be disclosed to a third party without prior consent in writing.
 6. All materials and workmanship are to comply with current British Standard Specifications & Codes of Practice, The Building Regulations and Building Standards (Scotland) Regulations.
 7. CDM Regulations (1994) to be observed and in particular adequate temporary bracing is to be used to ensure overall stability during erection.
 8. The Party Wall Act 1996 is to be observed and in particular the issuing of written notices to adjoining owners

Rawcliffe Associates
 Chartered Structural & Civil Engineers
 THE PADDOCKS FOLLIFOOT

DRAWN	MPI	SCALE	1:10
CHECKED		DATE	17.10.11

CONTRACT	STRUCTURAL REPAIRS		
DRAWING TITLE	TYPICAL MASONRY JOINT REPAIR DETAILS (STONWORK)		
DRAWING No.	Misc10	REV.	





















































NYMNPA

23/01/2024



Bat, Breeding Bird and Barn Owl Scoping Survey
Beacon Hill Farm

January 2024

MAB Environment & Ecology Ltd
11a Kirkgate, Thirsk, North Yorkshire, YO7 1PQ
Tel. 01845 574125
Email: info@mab-ecology.co.uk
www.mab-ecology.co.uk

Registered in the UK, No.6504129

Registered office: 11a Kirkgate, Thirsk YO7 1PQ

Author	Rachel Boulton BSc (Hons)	
Status	Date	Checked by:
Final	22-01-2024	Ione Bateau MCIEEM

Site:

Beacon Hill Farm
Raw Lane
Raw
Whitby
YO22 4PP

Dates:

Scoping Survey: 11/01/2024

Client:

John and Jo Helliwell

Client's agent:

Mark Tabert

Planning Authority:

North York Moors National Park

Our ref:

2023 - 1672

Table of Contents

1 Summary	5
2 Introduction	6
3 Methodology.....	7
3.1 Desktop Study	7
3.2 Field Survey	7
4 Constraints	9
5 Site Description	10
6 Results	10
6.1 Desktop Study	10
6.2 Visual Inspection	12
7 Discussion and Analysis.....	14
8 Impact Assessment	15
9 Mitigation & Compensation.....	15
9.1 Mitigation Summary	15
9.2 Method Statement.....	15
10 Recommended Ecological Enhancement.....	16
11 Information concerning bat protection and the planning system	17
11.1 Relevant Legislation	17
11.2 Licences	18
11.3 Planning and Wildlife	18
12 References	21
Appendix 1: Glossary of bat roost terms	22
Appendix 2: Standard good working practices in relation to bats	23
Appendix 3: NYBG bat roost records	24

1 Summary

A bat, breeding bird and barn owl survey was conducted at Beacon Hill Farm, Raw, to accompany a planning application for the conversion of an outbuilding to a residential dwelling.

The site is located within an area of agricultural land, 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, however, some maternity roosts were previously identified within the area.

The outbuilding was determined to have a low risk of supporting roosting bats, this is due to the potential bat roosting habitat (PBRH) identified across the building, including lifted clay pantiles, crevices in the fascia and lifted flashing at the gable ends. Internally, the exposed wooden beams and lintels were cobwebbed with no evidence of bats found. The roof is lined with a bitumastic lining which has some tears in it. Evidence of breeding birds was identified in the form of several old swallow nests within the building. Due to the lack of bat evidence found and the internal conditions, no void flying bats are likely to be utilising this space, the only potential habitat is for low numbers of day roosting by crevice dwelling bats.

Further survey effort in the form of emergence surveying will be required during the optimal season (May-September) to determine if crevice dwelling bats are using this building. Mitigation has been provided for the potential that crevice dwelling bats are present and for the loss of habitat; two 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 retaining access to the western end of the outbuilding allowing swallow nesting in a storage area. A further two bird boxes will be installed also.

No evidence of barn owl was identified.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mark Tabert, on behalf of John and Jo Helliwell, to undertake a bat, breeding bird and barn owl scoping survey on an outbuilding at Beacon Hill Farm to accompany a planning application for conversion to residential dwelling.

The site is located in Raw, Whitby (Central grid reference: NZ93480560). The location of the site is shown on Figure 1 below.

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.

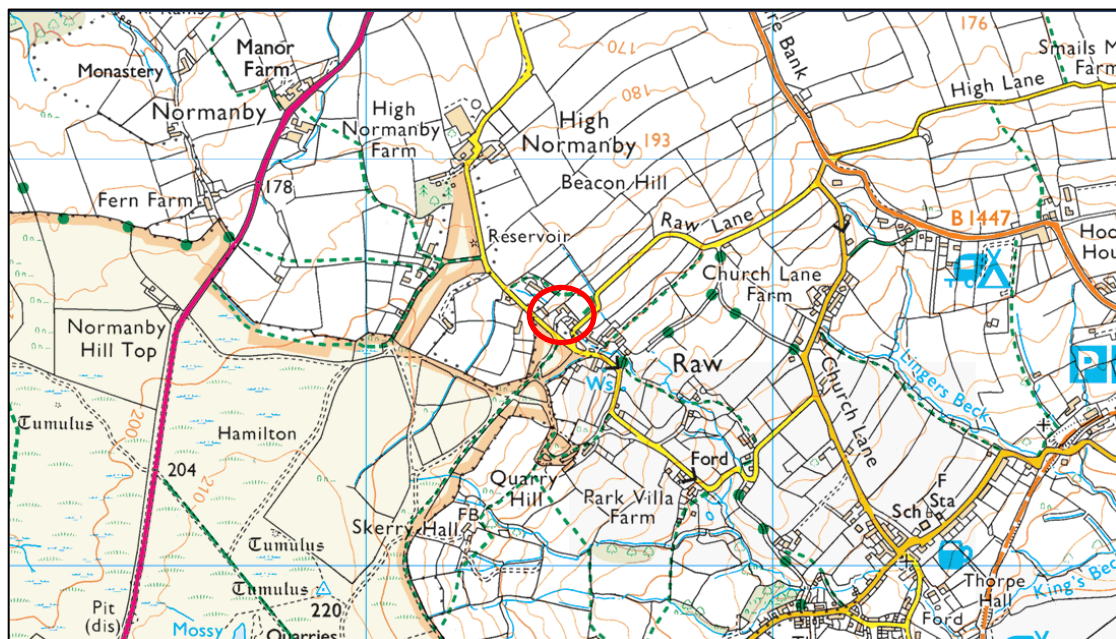


Figure 1: Site location.

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 and barn owl (*Tyto alba*) activity were looked for. Signs looked for included white droppings, often vertical down walls or beams; active nests and nesting materials; (birds flying into and out of barns: generally, summer only); bird feathers, particularly swift (*Apus apus*), swallow (*Hirundo rustica*)

and house martin (*Delichon urbica*), bird corpses, feeding waste (including pellets), and the sound/smell of birds.

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

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

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

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

4 Constraints

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

5 Site Description

Stone built; clay pantile outbuilding used for storage. The western end is open to the environment allowing swallow nesting. A bank of solar panels sits on the southeastern roof.



Photo 1: Northern aspect.



Photo 2: Southern aspect.

6 Results

6.1 Desktop Study

The area surrounding the site comprises mainly of agricultural fields, with strip woodland and hedgerow lining fields in the immediate surroundings. Some further areas of woodland are located to the south of the site, specifically surrounding Thorpe Beck and Raw Beck, as well as to the northeast surrounding Mitten Hill Beck. Further afield, to the north are agricultural fields with little hedgerow or woodland and to the east is an area of moorland. Overall, this site provides some areas of optimal foraging and commuting habitat through the areas of woodland and waterways, though this is not as well reflected in the wider area.

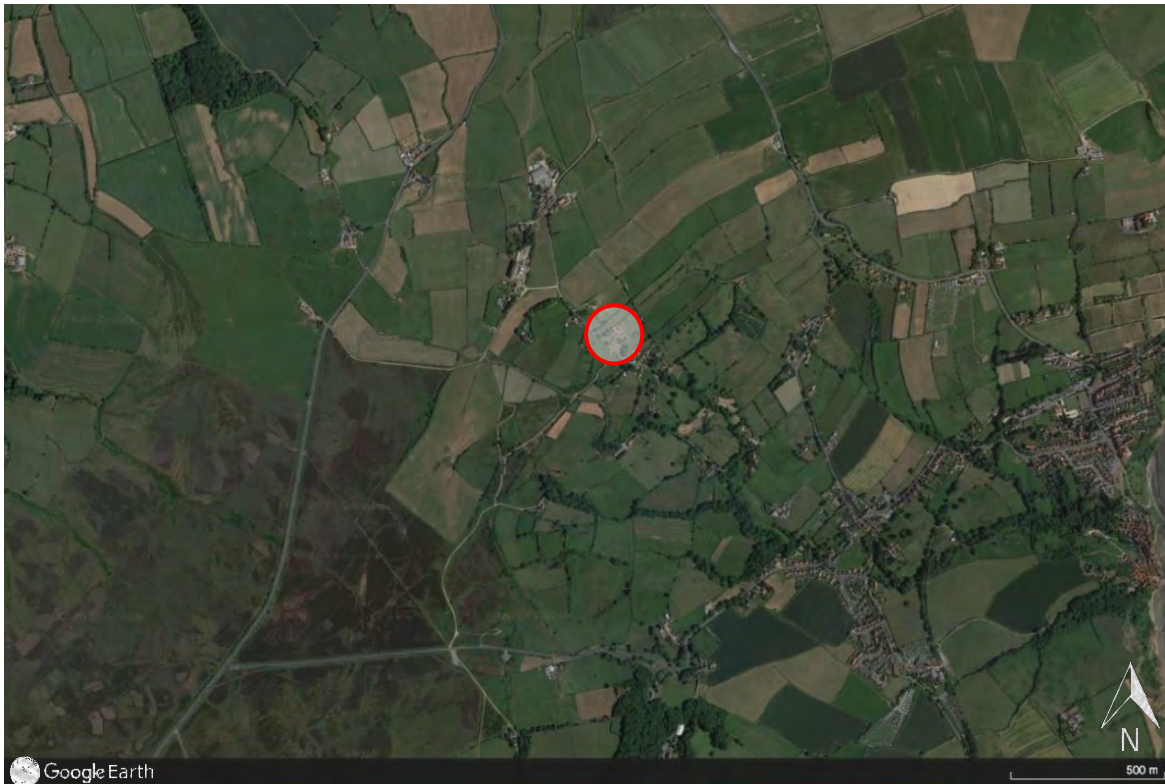


Figure 2. Aerial view of the surrounding landscape. Google Earth 2023.

6.1.2 Bat Group Records

A bat record search was conducted using the North Yorkshire Bat Group archives. Several bat records were returned, these include two maternity roosts within the local area. 1.3km to the south is Fylinghall school which recorded a maternity roost in 2010 of 214 soprano pipistrelle bats. A further large summer roost was identified in Fylinghall School in 2003. A maternity roost of common pipistrelle bats was also identified in Ramsdale. Within Raw itself, several day roosts have been identified in the last three years, including common pipistrelle and whiskered bats at Meadowcroft. The full records can be seen in Appendix 3.

6.2 Visual Inspection



Figure 3. Visual Inspection Results.

Building ref	Description & photos	PBRH features
<p>Building 1: Low risk of supporting roosting bats</p>	<p>Traditionally built stone outbuilding with a clay pantile roof. The building is split into two closed areas and a section at the southwestern end which is open to the environment. There are many lifted tiles along the southeastern aspect, as well as crevices in the fascia and lifted flashing at the gable ends. Internally there are exposed timber trusses which are cobwebbed, there are some tears in the bitumastic lining and some gaps in the lintels however these are also cobwebbed. No evidence of roosting bats (droppings/feeding remains) identified. There was evidence of nesting birds in the form of swallow nests.</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; text-align: center;">  <p>Photo 3: Northwestern aspect.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 4: Southeastern aspect.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 5: West.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 6: Internal structure.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 7: Crevices in fascia.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 8: Crevices in fascia.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 7: Lifted tiles.</p> </div> <div style="width: 50%; text-align: center;">  <p>Photo 8: Lifted flashing.</p> </div> </div>	<p>Lifted pantiles. Crevices in the fascia.</p>

7 Discussion and Analysis

The site is located within an area of agricultural land with some areas of woodland and waterways within the locality providing some optimal foraging and commuting opportunities for bats. No bat records were identified for the site itself, however there were several maternity roosts identified within the 2km search area.

This building was determined to have a low risk of supporting roosting bats. This was due to the identification of areas of potential bat roosting habitat including: lifted clay pantiles on the southeastern roof, crevices in the fascia and lifted flashing on the gable ends. Internally, there was a limited number of masonry crevices and some gaps in the lintels, these were however cobwebbed. The roof is lined with bitumastic lining internally, this had some tears in places. There was no evidence of roosting bats found inside the building. It is highly unlikely void flying bats are utilising this space, but there is some potential habitat for low numbers of day roosting crevice dwelling bats.

Further survey effort will be needed in the form of emergence surveying to determine the presence or absence of day roosting crevice dwelling bats on this site. This will be within the optimum survey season (May-September). Mitigation has been provided to account for the loss of habitat already, should the further survey find they are present.

Some evidence of breeding birds was identified in the form of old swallow nests on the wooden beams; therefore, mitigation has been provided to account for potential loss of habitat. The client is going to leave an area open for swallow use.

No evidence of barn owls was found on site.

8 Impact Assessment

The full impact works may have upon bats cannot be fully assessed at this stage, works to this site will result in the loss of potential roosting habitat. See table 3 below for potential impacts on any bats which may be 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)

There is evidence to suggest works will impact breeding birds, specifically swallows, through loss of habitat and potential disturbance of a current nest.

9 Mitigation & Compensation

9.1 Mitigation Summary

The full impact on bats cannot be determined until emergence surveying has been conducted. The surveying should be conducted in the optimal season (May-September) and is required before works can begin. The installation of bat boxes has been included to account for any future mitigation which may be required.

Habitat for breeding birds like swallows will be retained by ensuring the southeastern end of the building remains open to provide habitat opportunities. Bird boxes are also being included within the scheme to account for any loss of habitat.

9.2 Method Statement

Bats

9.2.1 Replacement crevice roosting habitat will be provided on site through the installation of professional long-lasting crevice bat boxes on site, on the western gable

end. It is recommended that a total of two habitat features are provided. 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, bat emergence surveys, 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.

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 and barn owls

9.2.4 Works will not take place between 1st March and 31st August, or 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 Habitat opportunities for the existing evidence of swallows on site will be provided by leaving an entrance opportunity within the southwestern end of the building. This will remain as an open storage space allowing swallows to utilise the space.

9.2.6 A total of two external bird nest boxes should be installed on site eg Schwegler sparrow terrace 1SP or Vivara Pro Seville WoodStone Nest Boxes.

10 Recommended Ecological Enhancement

To further enhance this site, a barn owl box will be installed within the site boundary.

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’.

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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
Common Pipistrelle	Art Building, Fylinghall School, Robin Hoods Bay	NZ936043	1	09-Jun-13	Not recorded	
Common Pipistrelle	Art Building, Fylinghall School, Robin Hoods Bay	NZ936043	1	12-Sep-13	Not recorded	
Pipistrelle species	Brook Cottage, Raw, Robin Hood's Bay	NZ940061	1	13-Sep-06	Not recorded	Bat(s) inside building
Unknown	Farfield, Mount Pleasant South, Robin Hood's Bay	NZ951054	1	25-Apr-08	Not recorded	Bat(s) inside building
Unknown	Fylinghall School	NZ937043	80	04-Jul-03	Summer Roost	
Unknown	Fylingthorpe Church	NZ943049	Present	1992	Summer Roost	
Whiskered Bat	Fylingthorpe Hall, Robin Hood's Bay	NZ944049	Present	29-Apr-04	Not recorded	Bat(s) inside building
Soprano Pipistrelle	Fylingthorpe School	NZ936043	224	2010	Maternity Roost	Flat roof extension of dormitory
Pipistrelle species	Fylingthorpe School	NZ944052	Present	30-Jul-04	Summer Roost	Sash windows
Soprano Pipistrelle	Hillside Bungalow, Fylingthorpe	NZ936045	1	24-Jun-09	Not recorded	
Unknown	Hillside Bungalow, Fylingthorpe	NZ936045	Present	02-Mar-09	Not recorded	Droppings on rear windowledge
Common Pipistrelle	Hillside Bungalow, Fylingthorpe	NZ936045	Present	24-Jun-09	Feeding	
Pipistrelle species	Meadowcroft, Raw	NZ939310 5183	Present	15-Dec-20	Day Roost	
Unknown	NZ935055	NZ935055	4	16-Sep-14	Not recorded	Probably Brown Long-eared
Pipistrelle species	NZ935055	NZ935055	3	03-Sep-14	Summer Roost	
Common Pipistrelle	Ramsdale	NZ927037	Present	2011	Maternity Roost	
Brown Long-eared Bat	Raw	NZ935055	1	03-Sep-14	Summer Roost	
Common Pipistrelle	Raw, Whitby	NZ935055	Present	15-May-15	Not recorded	
Unknown	Station House, Fylinghall, Fylingdales	NZ948053	Present	08-Sep-99	Not recorded	

Unknown	Thorpe Hall, Fylingthorpe	NZ944049	1	28-Aug-02	Not recorded	Bat(s) inside building
Common Pipistrelle	Meadowcroft, Raw	NZ939330 5184	3	13-May-21	Not recorded	Day roost - 3 bats
Whiskered Bat	Meadowcroft, Raw	NZ939330 5184	2	01-Jun-21	Not recorded	Day roosts - 2 roosts - total 6 bats. Species ID confirmed by DNA analysis