Design and access statement for demolition of existing dwelling and proposed replacement dwelling

Two Gates, Prospect Field
Robin Hoods Bay, YO22 5RH

Mr Andrew Deans and Mrs Wendy Deans
February 2024

1 Site Constraints

Conservation Area
No

Listed Buildings
No

No Flood Zone
Flood Zone 1

Dark Sky Core Area
Yes

Parish
Fylingdales

Developement Limits
None

Conservation Area Appraisal
Robin Hoods Bay

Planning Background

A search of the North York Moors National Park's online planning records confirms the site has no planning history associated with the land and buildings.

2 Site Context & Background

Two Gates lies in the upper part of Robin Hoods Bay off the main B1447 in the larger settlement of Robin Hoods Bay. The site is outside of the Conservation Area and area further controlled by an Article 4 Direction.

The property enjoys a large plot at the end of Prospect Field (an unadopted road) and two sides of the rectangular plot face towards the cliffs. The garden of the property is generously proportioned, being approximately half an acre.

The property is surrounded by residential properties to the north and west. Importantly, within the half acre plot it is noted that the property is in line with the building line to the west and to the north. It is a detached, chalet-style, bungalow with rooms at ground floor and first floor levels.

The property dates from the 1940s and has an element of brick detailing but is predominantly of rendered masonry construction under a clay tiled roof, with uPVC double glazing. The property has been extended to the west and south with single story flat roof extensions. The front façade of the house facing east out to sea has a twisting brick pillared portico, which seems at odds with the area.

In the north west corner there is a large garage/workshop which prevents any form of vehicle access into the property or its curtilage. This building is roughly equivalent in size to 4 single garages, and is accessed via a non-traditional up and over garage door at one end (west), and with windows along the southern elevation and a pedestrian door and windows to the east. On the north side of the garage is a paved driveway which is shared with the neighbouring property, offering parking for a few vehicles as well as a further parking area to the side of the garage/workshop door (west).

The garden is mainly laid to lawn with shrubs, plus paths. The boundary facing the sea has some hedging to offer shelter. There are no public rights of way running along this part of the cliff, however there are rights of way to the north across Old Lance Cliff which are unaffected by any development proposal at Two Gates.

In a wider context, the site is approximately 4 miles southeast of Whitby and 11 miles north west of Scarborough. Fylingdales Moor occupies the land in between (west). The site, however is well connected to the areas road network which leads to the main A171, A169 Pickering to Whitby (Fylingdales) and A170 Pickering to Scarborough roads which join with other main arterial routes throughout the National Park (A172 and A64).

Two Gates is a residential site and does not lend itself to any other use other than this. Accessing the site for the purposes of the development proposal does not pose a constraint to the site, site users, the local highway network or other road or highway users including those on foot or bicycle.

The existing dwelling contributes little to the area and its repair/improvement is not financially viable, as its lifespan is limited due to its location to the cliff edge on the east. It is confirmed that residential use has not been abandoned, but it is a dwelling that lacks basic amenities, has many problems not compliant with current building standards, and is not of architectural or interest. The house and the garage block would therefore be demolished and replaced.

Repositioning the replacement dwelling a few metres back into the site away from the cliff edge is unlikely to cause undue harm to neighbouring amenity, and views through the site will be maintained one way or another.

It is the main objective to ensure that any building (including replacement buildings) is removed from any form of coastal erosion and/or land stability issues. In its current location, the existing building has no protection from erosion, which has the potential to lead to the loss of the dwelling in the future from cliff de-stabilisation. The alternative location to site a dwelling has the potential to offer something that will make a positive contribution to the character of the settlement.

In turn a well-designed building will bring added benefit to the area within the main built-up part of the upper village.

3 Site Location

Fig 1.

Proposal Site - Google Maps↗
Two Gates, Prospect Field, Robin Hoods Bay

Fig 2.

Development Site - Rightmove↗
Two Gates, Prospect Field, Robin Hoods Bay

Fig 3.

Track frontage from the front, showing the old garage very close to track and a lack of parking space

3 Site Location

Fig 4.
Existing dwelling

Fig 5.
Views from the south where new dwelling will be sited

Fig 6.
Views from the new dwelling

4 House Design

The properties on Prospect Field and the upper area of Robin Hoods Bay vary hugely in size, style and materials with brick render and pantile / rosemary tiles the predominant materials.

To echo the size and style of the original building it will be a modest 3 bedroom home, with a separate single story living area sited to take in the incredible views around the site.

Sustainability is important and we will build an energy efficient property with smart home technologies.

To keep the amazing views yet reduce light spill, the larger windows will be shielded by an overhanging verandah or hood to minimise any light spill. The bedroom Velux windows will have factory fitted black out blinds as part of their design – as will any sleeping area downstairs windows.

The new dwelling will be similar in size and scale to the original and be clad in white render, whereas the living area will be clad in natural wood – with both having red rosemary tiled roofs.

The wood cladding will silver to blend in with its coastal location and echo the long block of garages situated directly opposite the site entrance.

The property will be created to **rigorous energy efficient design standards** - an air source heat pump and solar panels to the south will be incorporated into the design, as well as an airtight construction, high quality insulation, heat recovery ventilation and robust windows.

5 Materials

Most of the properties on Prospect Field are rende/brick constructions with pantile/rosemary or slate roofs.

A predominate feature on the north side of the Prospect Field track is a long row of vertical wood clad garages. The wood has silvered over many years.

The materials used would be **render** on the larger block to echo the demolished building in shape and colour. The additional living area would be in **wood,** allowing it to silver to echo the wood garages opposite the entrance.

A new **replacement garage** would allow for off street parking, and soft landscaping would make the frontage practical, give privacy and improve it asthetically.

Using a **larch product** for the cladding would silver in a couple of years, allowing it to settle into the existing landscape.

The **solar panels** in the roof would be on the south side of the property, so would not be visible from the principle elevation.

The **rosemary tiles** would be of an ‘aged’ version so they would settle more easily into the landscape.

Anthracite colour windows ral 7016 are not as harsh as black, so will blend in with the building and low profile edges will disappear into the landscape.

5 Materials


Benjamin Moore
WHOLE HOUSE PALETTE
Warm Greige | 5- Color Flow
WALLS - FLOW COLOR
Fog Mist OC-31
TRIM
DOVE WING OC-18
CABINETS
Revere Pewter HC-172
ISLAND | DINIG ROOM |
POWDER ROOM
KNOXVILLE GRAY HC-160
CEILINGS
Cloud White OC-130

6 Achieving Sustainable Development

The site is in an area where development is actively permitted i.e. on suitable sites within the main built-up area of the village. This proposal respects the form and character of Prospect Field.

The existing dwelling is not deemed to be fit for purpose and there is scope to optimise the potential of the site, and accommodate a new dwelling further away from risk of cliff erosion.

As a new dwelling, it can reach higher standards of energy conservation. It will be built using a timber frame to maximise thermal performance with minimum air leakage, incorporate high quality window specification, and have bespoke solar roof panels, a battery storage unit and an air source heat pump. The property will be energy efficient and packed with modern technology.

7 Planning Policy

An overall summary of national and local planning policies considered relevant to the case are summarised below:

Document	Policies & Denotation
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in Force	
NYM Local Plan (2020)	**Strategic Policy A** – Achieving National Park Purposes and Sustainable Development. **Strategic Policy B** – The Spatial Strategy. **Strategic Policy C** – Quality and Design of Development. **Strategic Policy E** – The Natural Environment. **Policy ENV6** – Land Stability. **Strategic Policy M** – Housing. **Policy CO7** – Housing in Larger Villages (Robin Hoods Bay incl. Bank Top).
NYM Supplementary Planning Documents	**Part 1:** General Principles (2008).

8 Conclusion

Para. 9 of the NPPF confirms that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The existing dwelling contributes little to the area and its repair/ improvement is not financially viable, as its lifespan is limited due to its location with risk of cliff erosion.

It is confirmed that residential use has not been abandoned and it is a dwelling that lacks basic amenities, has many problems, is not compliant with current building standards and is not of architectural or interest. The quadruple garage blocks any parking amenity, so reducing this in size and moving its location would improve the frontage of the property. A replacement dwelling would make a significantly improved contribution to the local coastal landscape Moving the building a few metres to the west away from the cliff edge, of which it is becoming dangerously close, will be hugely beneficial as no one is able to predict the future of our coastline with any certainly.

We are a couple in our 60's and do not intend for the property to become 'another' holiday home; we will use it regularly and contribute to the local community.

Bat and Breeding Bird Survey

Two Gates, Robin Hood's Bay

November 2023

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

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Status	**Date**	**Checked by:**
Final	05/12/2023	Giles Manners CENV MCIEEM

Site:

Two Gates
Prospect Field
Robin Hood's Bay
YO224RH

Dates:

Scoping Survey: 24/11/2023

Client:

Andrew and Wendy Deans

Planning Authority:

North York Moors National Park Authority

Our ref:

2023 - 1661

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1 Summary

Two Gates is a bungalow sited on the cliffs above Robin Hoods Bay. The position is exceptionally windy and is sub-optimal habitat for bat foraging.

The development will involve demolition or refurbishment. The bungalow has close fitting roof tiles and no roof lining. Eaves of the roof are well sealed and the soffits around the flat roofs are also close fitting.

There was no evidence of bats within the two eaves attics and if bats were accessing the property at the eaves there would be visual evidence in these areas.

The garage also had no potential bat roost habitat or evidence of bats. We can, therefore, rule out usage of both buildings by bats.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Andrew and Wendy Deans to undertake a bat and breeding bird survey on a residential property at Two Gates, Robin Hood's Bay, to accompany a planning application for redevelopment.

The site is located on Prospect Field, Robin Hood's Bay (Central grid reference: NZ95270539). 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 Ione Bareau MCIEEM 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.

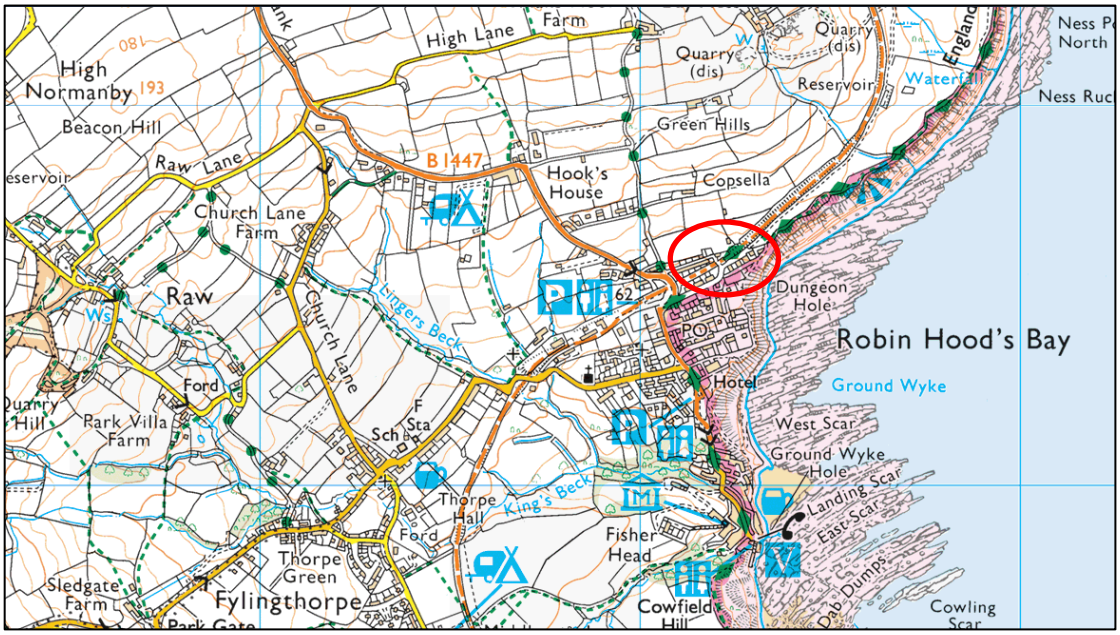


Figure 1: Site location. Streetmap, 1:50,000.

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 Bareau 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 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.

3.2.3 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.

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

3.2.5 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.	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. 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. Site is close to and connected to known roosts.
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).	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. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
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)	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. 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.
Green	Very low risk	All potential bat roost habitat *comprehensively* 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

Two gates is a bungalow built of rendered brick.

6 Results

6.1 Desktop Study

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

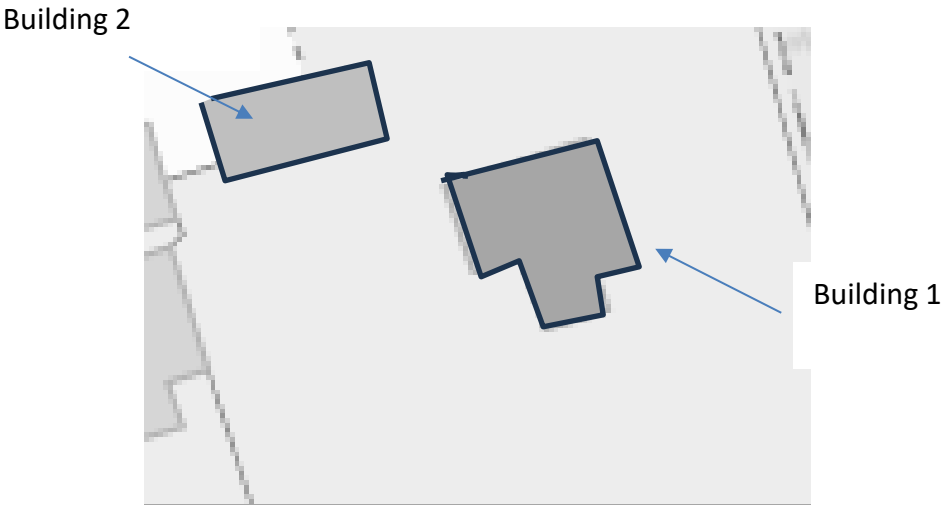
The surrounding area consists of cliffs and some residential areas . The bungalow is very exposed making the habitat sub optimal for bats. There is agricultural land away from the cliff with a large vineyard. The site sits on the edge of the town of Robin Hood's Bay, with residential areas to the west and the coastline to the east. There are areas of woodland to the south and west.

6.1.2 Bat Group Records

A 2km record search was conducted using the North Yorkshire Bat Group archives. No records were found from the site itself. Several records were identified for the surrounding area. The most relevant records include a record of a large (240 individuals) maternity roost of soprano pipistrelle found in 2010 in Fylingthorpe School, 950m to the southwest. A record of an unknown species summer roost numbering 80 individuals was also identified in the search, this was from 2003 in Flying Hall school, 1.9km to the southwest. More recent records for Flying Hall school

indicate presence of common pipistrelle bats also. A summer roost of 19 individuals was also identified at Mill Beck Farm, Robin Hood's Bay, in 2014 1.6km to the south. Further records of individual pipistrelle species bats, whiskered bats and brown long-eared bats were found within the surrounding area. Full records are found in Appendix 3.

6.2 Visual Inspection



<table>
<tr><th>Building ref</th><th>Description & photos</th><th>PBRH features</th></tr>
<tr><td>Building 1: Negligible risk of supporting roosting bats</td><td>
Bungalow built of brick with concrete close fitting roof tiles. Ridge tiles are well sealed. No masonry crevices and the majority of the building is rendered. Two flat roof extensions with well sealed soffits. The roof is unlined and in the upstairs bedrooms the attic eaves showed no sign of bat usage
<table>
<tr>
<td> 
Photo 1: Building with flat roof extension</td>
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Photo 2: Building 1.</td>
<td> 
Photo 3: View of sea</td>
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Photo 4: Internal attic spaces</td>
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Photo 5: Flat roofs – no gaps</td>
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Photo 6: Close fitting roof tiles</td>
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Photo 7: Soffits well sealed</td>
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</table>
</td><td>N/a.</td></tr>
</table>

Building 2: Low risk of supporting roosting bats	Garage rendered breeze block with corrugated asbestos roof.  **Photo 8: Garage**  **Photo 9: Corrugated roof**	N/a

7 Discussion and Analysis

No potential bat roost habitat or evidence of bats was found at Two Gates in the bungalow or garage. The area is suboptimal habitat for bats as it is on the cliff edge. Roof tiles, ridge tiles, soffits and masonry were all in good condition and well-sealed. The development can proceed without any further recourse for bats.

8 Impact Assessment

The development will pose no impact to bats or breeding birds.

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 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'.

10 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.

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.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). *Bat Workers Manual*. JNCC

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

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.

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	
Unknown	Boggle Hole Youth Hostel	NZ953040	Present	28-Jun-14	Not recorded	Probably Pipistrelle sp.
Pipistrelle species	Brook Cottage, Raw, Robin Hood's Bay	NZ940061	1	13-Sep-06	Not recorded	Bat(s) inside building
Unknown	Bungalow at Mill Beck Farm, Robin Hood's Bay	NZ9519403776	19	Jul-14	Summer Roost	S. soffit
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 window ledge
Common Pipistrelle	Hillside Bungalow, Fylingthorpe	NZ936045	Present	24-Jun-09	Feeding	
Pipistrelle species	Meadowcroft, Raw	NZ9393105183	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	
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	NZ9393305184	3	13-May-21	Not recorded	Day roost - 3 bats
Whiskered Bat	Meadowcroft, Raw	NZ9393305184	2	01-Jun-21	Not recorded	Day roosts - 2 roosts - total 6 bats. Species ID confirmed by DNA analysis