

Building 4 south gable and west face.



Internal view of 5.



Bat droppings within 5.



Bat droppings within 5.



Building 6 north face.



Upper floor of 6.



Barn swallow nest within 6 typically found to most buildings.



North wall of 6 note gaps between stonework providing potential cool and over winter roost sites.



Building 7.



Barn owl pellet within 8.



Gable of 6 to right with 8 beyond.



South gable 8.



Internal view of 9.



Internal view 10.



Building 11.



Building 12.



Buildings 13 & 14.



Surrounding landscape and trees adjacent to stream to the south.



Faceby Lodge with pond to left.



Former farmhouse to west where a considerable amount of bat activity was identified. Not forming part of the development but potentially a roost site.



NYMNPA

20/12/2018

Ecological Appraisal & Bat Activity Surveys



Faceby Lodge Faceby, Stokesley

Report Reference: BG14.211

August 2014


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ecological consultants

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*This report has been prepared in accordance with the Institute of Ecology and Environmental Managements (IEEM) Professional Issue Series 13, **Guidance for Ecological Report Writing.***

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Revision Record			2014

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1 Summary

1.1

Brindle & Green were commissioned by MD2 Consulting to undertake an Ecological Appraisal including a Bat Building Assessment on farm buildings at Faceby Lodge, Stokesley. This report comprises two parts:

The Ecological Appraisal of the site was carried out on the **29th August 2014**.

The resulting Bat Activity Surveys were carried out in **August to September 2014**.

1.2

All ecological issues relating to the habitat type were considered during the survey.

The recommendations are as follows:

1.2.1 Breeding Birds

Blackbirds (*Turdus merula*), and Swallows (*Hirundo rustica*) are breeding in the buildings on site. Consequently building work on the barns should avoid the bird breeding season. Where this is not possible then building work should be carried out under the supervision of a suitably qualified ecologist.

Timing: Building work and vegetation clearance should avoid March to August inclusive.

1.2.2 Roosting Bats

This report comprises two parts:

The Bat Building Assessments of the site was carried out on the **29th August 2014**.

The resulting Bat Activity Surveys were carried out in **August to September 2014**.

1.2.2.1 Bat Building Assessment

For the purpose of the survey the buildings on site were numbered 1 to 14.

All the buildings on site were assessed for roosting bats.

Most of the buildings were gauged to have Negligible Potential. No further survey work is required on these buildings.

However, evidence of potential bat roosts were found in Buildings 3, 5, 9, and 10.

Building 5 was gauged to have a Low Potential for roosting bats.

Buildings 3, 9, and 10 were gauged to have a Moderate Potential for roosting bats.

Further activity surveys are required on Buildings 3, 5, 9 and 10 (see next chapter).

Timing: Surveys to be carried out at the appropriate time of year when bats are active from May to September.

1.2.2.2 Bat Activity Surveys

Brindle & Green reported the findings of the Bat Building Assessment to MD2 Consulting who directly commissioned Brindle & Green to carry out the necessary Bat Activity Surveys on Buildings 3, 5, 9 and 10.

These surveys were carried out in August and early September 2014.

(See Section 9 of this report for the full Bat Activity Survey Report)

The surveys revealed the following results:

Building 3. Two Soprano Pipistrelle (*Pipistrellus pygmaeus*) were found to be roosting in a wall within this building.

Building 5. Common Pipistrelle (*Pipistrellus pipistrellus*) were detected and seen feeding in this long stone barn but no evidence was found that they were roosting here.

Building 9. Up to five Common Pipistrelle were found to be roosting in the eastern interior wall. A remote bat detector also detected the presence of a Soprano Pipistrelle here just before dawn.

The eastern wall separates **Building 8** from **Building 9**. Therefore the wall in Building 8 becomes part of the bat roost.

Building 10. Up to three Common Pipistrelle were found to be roosting in an outer wall above the main doorway.

Buildings 3, 8, 9 and 10 will require a Natural England mitigation licence before any building work is carried out on the building. These licenses can only be acquired by suitably qualified ecologists.

1.2.3 Ecological Enhancement

As with all development sites; efforts should be made to support Local Biodiversity Action Plans where possible. These enhancements could involve the planting of native trees and bushes and the erection of bird nesting boxes etc.

Timing: Post construction.

2 Introduction

2.1

The purpose of this assessment was to provide a preliminary appraisal of the ecological value of the site and its likelihood for supporting protected species. The survey provides detail on the need for any additional, more detailed protected species surveys, likely mitigation and any opportunities for enhancement.

2.2

The site comprises fourteen farm buildings at Faceby Lodge, Stokesley, south of Middlesbrough. The surrounding environment consists of open countryside with grazing land and arable fields. The project area itself consists of various agricultural barns of different shapes and sizes. Surrounding the barns there are hard standing areas and semi-improved grassland used for grazing.

2.3

Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, the results of the desk study and our survey of the site. This report pertains to this information only.

3 Site Context

3.1

The zone of Influence is used to describe the geographic extent of potential impacts of a proposed development. This is determined by the type of development proposed in relation to individual species and their dependence on their habitat requirements, mobility and distances from the site. Maps and aerial photographs were examined to assess the relationship of the location and its connection to the surrounding environment and habitats beyond the site boundaries. This is an important consideration as this relates to the potential of the site to attract protected species from outlying areas.



3.2

Aerial view of the project area.

For the purpose of this survey the buildings have been numbered 1 to 14.

The yellow lines on the aerial view separate individual attached buildings.

The project site can be found along the A172 in Faceby at:

Grid Ref: NZ 49612 04047

Surrounding environment consists of open countryside with grazing land and large open arable fields.

Faceby Lodge
August 2014

4 Methodology

4.1 Data Search

Data regarding any known statutory or non statutory sites in addition to any records for protected species was requested from the following sources:

Consultee	Requested Data	Search Radius
Local Ecological Records Centre	Protected and notable species records	2km
MAGIC Maps	National and International Site Designations	2km

4.2 General Policy

Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to. The articles of legislation are:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2010
- Department for Communities and Local Government. National Planning Policy Framework. March 2012
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC
- National Parks and Access to the Countryside Act 1949
- The Protection of Badgers Act 1992
- Land Drainage Act 1991
- The Countryside and Rights of Way Act 2000
- The Natural Environment and Rural Communities Act 2006
- The United Kingdom Biodiversity Action Plan 2006
- Hedgerow Regulations 1997
- Town and Country Planning Act 1990
- Local Biodiversity Action Plan (LBAP).

4.3 List of Potential Ecological Constraints

In relation to environmental laws and regulations the desk top survey revealed the following list of Potential Ecological Constraints to be considered during the survey relative to the habitat types found at the site.

Breeding Birds	Botanical Value
Roosting Bats	Ecological Enhancement
Designated Protected Areas	Noxious Weeds

4.4 Relevant Policy & Guidance in Relation to Identified Constraints

The following is an outline of wildlife legislation and guidance in relation to the habitat type found at the site.

Legislation, Guidance and Methodology

Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs.

Depending on the species, the bird breeding season can start in February and continue through until August.

Areas of concern; vegetation clearance, building work, water table fluctuations. Most sites surveyed will have the potential to attract breeding birds. Even highly populated areas within inner cities could have the potential to support breeding birds such as House Sparrow (*Passer domesticus*). Consequently most Ecological Appraisal surveys will recommend guidance in relation to the risk of breeding birds.

Breeding Bird Surveys (BBS) are carried out in accordance with:
Gilbert G, Gibbons DW, Evans J. (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393). RSPB.

Roosting Bats

All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981. It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Areas of concern; can be encountered in many types of structure and care should therefore be taken when undertaking maintenance or demolition of suitable structures and trees.

Site assessments are undertaken in accordance with:
Bat Conservation Trust's 'Good Practice Survey Guidelines' (Rev 2012).

Aside from finding bats themselves, Ecological Appraisals look for signs of bats such as feeding remains, bat droppings and any staining around any access points. In addition, features are also assessed for their suitability to support roosting bats. These features include suitable enclosed spaces such as slipped or missing roof tiles, gaps and cracks in brickwork, enclosed roof voids, accessibility into wall spaces, gaps along ridge rafters, joints in roof beams and the presence of suitable soffits and fascias etc.

Notable trees are also assessed for their potential to support roosting bats. Tree features searched for include; natural holes, woodpecker holes, cracks/splits in major limbs, loose bark, hollows, dense cover of ivy over the tree. If these types of suitable features are found then bat activity surveys are recommended.

Timing. Usually from the beginning of May to end of September.

Hibernation surveys are carried out from October to April.

Bat Building Assessment Categories

Category	Description	Number of presence / absence surveys required
No Potential	The building is wholly unsuitable for a bat roost.	None
Negligible Potential	Suitable cavities may exist but these are open to wind, rain or disturbance.	None
Low Potential	This category describes a structure that has some potential to support roosting bats but is less than ideal in some way. For example, the feature may be subject to some kind of intermittent disturbance.	One
Moderate Potential	This category describes a structure considered to have suitable habitat or features for roosting bats but no evidence of occupation by bats has been found during the survey. Features considered to have adequate potential would include cavities of appropriate dimensions that are generally free from disturbance and free from fluctuations in the weather.	Three
Confirmed	This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the structure.	Three

Bat Roost Potential for Trees

Category	Description of Tree
Category 1*	Trees with multiple, highly suitable features capable of supporting larger roosts
Category 1	Trees with definite bat potential, supporting fewer suitable features than category 1* trees or with potential for use by single bats
Category 2	Trees with no obvious potential, although the tree is of a size and age that elevated surveys may result in cracks or crevices being found; or the tree supports some features which may have limited potential to support bats
Category 3	Trees with no potential to support bats

If bats are discovered emerging from any of the buildings during surveys, the survey schedule should be appropriately adjusted to increase the survey effort so that sufficient information can be collected.

Noxious Weeds

Japanese Knotweed (*Fallopia japonica*) and Giant Hogweed (*Heracleum mantegazzianum*) are classified as noxious weeds under Part II of Schedule 9 of the Wildlife and Countryside act 1981. Any person who causes these species to grow or spread in the wild by dumping or other means is guilty of an offence. The plant and the soil these species are found growing in are classified as waste material and should be treated as such. Ragwort (*Senecio jacobaea*) is another species which requires control along with other weeds such as Spear thistle (*Cirsium vulgare*), Creeping or field thistle (*Cirsium arvense*), Curled dock (*Rumex crispus*), Broad leaved dock (*Rumex obtusifolius*).

These species are usually found on disturbed sites such as river banks and derelict sites.

A simple walk over survey of the site to determine if these species are present is carried out during the Ecological Appraisal.

Ecological Enhancement

In March 2012 the Department for Communities and Local Government published the National Planning Policy Framework. This sets out planning policies on protection of biodiversity through the planning system. The document states - *opportunities to incorporate biodiversity in and around developments should be encouraged.*

Usually when reviewing how ecological enhancements can be implemented the Local Biodiversity Action Plan for the area is considered.

For new buildings guidance such as in the following will be used:

Williams, C. (2010) *Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build*. Riba Publishing.

Designated Protected Areas

Designated areas are Sites of Special Scientific Interest (SSSI) while others have been designated as having European protection status. Local authorities can also designate areas for nature conservation and in doing so may impose local authority byelaws to support local nature conservation objectives.

European designated status includes Special Protection Areas (SPAs) that preserve areas for birds and Special Areas of Conservation (SACs) which provides protection for habitats and the species which these habitats supports. Laws stipulate that SSSIs, SPAs and SACs have to be maintained in a 'favourable condition' which requires efforts to preventing any potential impacts to these sites.

Information of Designated Protected Areas is received through Ecological Data Searches and Magic Map searches.

5 Protected Species Assessment

5.1

The habitats on site were assessed for the suitability to support protected species in relation to the habitat type found at the site. It is important as in some cases the legal protection of a protected species extends to the habitat in which it lives. Any incidental sightings of field signs were noted at the time of survey.

5.2

Where evidence of, or the confirmed presence of a Protected Species is identified, further, species specific surveys may be recommended to ensure that the presence or otherwise of a legally protected species is fully considered prior to the determination of any planning approval.

5.3 Report Lifespan

Given the transient nature of the subject we would consider the survey results contained to be accurate for 2 years.

5.4 Surveyors

The surveys were led by Chris Needham MIEEM MSc BSc (Bat Licensed) who has been a professional ecologist for 20 years and is appropriately qualified and experienced to undertake this kind of work.



Assisted by David Gibbs, Ecologist.




5.3 Limitations

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The protected and notable species assessment provides a preliminary view of the likelihood of these species occurring on site, based upon the suitability of the habitats, know distribution of the species is the local area and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group.




6 Results

Building 1		
Bat Risk Category:	Negligible	Layout/Photographs:
A single storey open barn building with a flat corrugated roof which sits directly onto slender wooden beams.		
Building displayed no obvious potential for roosting bats.		
The building offers little in the way of opportunities for roosting bats, with a corrugated roof being very open and exposed. No evidence of bats were found.		

Building 2		
Bat Risk Category:	Negligible	Layout/Photographs:
<p>Single storey open barn building with arched corrugated roof. The building is in two sections, both of which are used as storage space.</p>		
<p>No obvious opportunity for bats in the roof. The building offered little in the way of opportunities for roosting bats.</p> <p>No evidence of bats were found.</p>		

Building 3		
Bat Risk Category:	Moderate	Layout/Photographs:
<p>A brick built single storey stable block with a pitched slate roof.</p> <p>Multiple crevices in both the roof and walls were found in this building.</p>		
<p>Single storey stable block. At the eastern end of the row of stables - there is a sealed door frame with openings into the cavity walls. Several bat droppings were found in this area.</p>		
<p>Bat droppings were found in the area around this doorway that has been boarded up. Consequently this section of the stable was assessed to have Moderate Potential for roosting bats and as a consequence a bat activity survey is recommended for this building.</p> <p>Note: The Bat Activity Surveys found up to two Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>) roosting in the gap above this doorway.</p>		

Building 4		
Bat Risk Category:	Negligible	Layout/Photographs:
<p>A brick built single storey stable block with wooden doors and a pitched tiled roof.</p>		
<p>Butterfly wings and droppings were found on the floor of this building suggesting a possible feeding perch.</p>		
<p>Interior roof. This building was assessed to be a feeding area for bats, offering little in the way of roosting opportunities with no obvious voids in the roof or cracks in the walls. The interior is heavily cobwebbed and dusty.</p>		

Building 5	
Bat Risk Category:	Low
Layout/Photographs:	
<p>A large stone built storage building with a pitched corrugated roof.</p> <p>This building adjoins building 6 on its eastern side.</p>	
<p>A large stone built storage building with a pitched corrugated roof. There are several openings into the building offering easy access for bats.</p>	
<p>Interior roof. Corrugated sheets over narrow wooden beams. The interior of this building contains many crevices within the walls, particularly along the southern side of the building.</p> <p>A few bat droppings were found on the floor of the building.</p>	

Building 5 Continued

Width of wall approximately 0.5m wide.






There are numerous cracks within this wall that could be suitable for bat roosts.





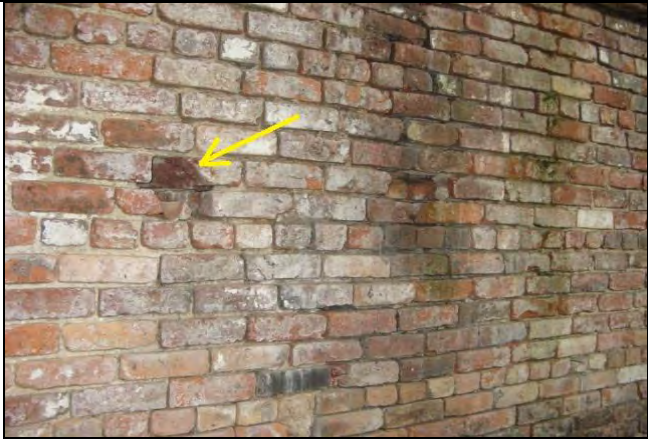
In the past a boiler was used to pump hot air through the walls in flues (pictured here). These flues extend through the whole length of the wall which could offer roosting opportunities for bats.









Building 6		
Bat Risk Category:	Negligible	Layout/Photographs:
A large stone built two storey building.		
<p>View of the building looking east.</p> <p>Large stone built granary building. Dusty conditions found on the first floor.</p> <p>Single room on first floor. The stairs and first floor suffer from extensive damp and were judged to be unsafe to carry out surveys.</p>		
<p>Interior roof.</p> <p>Corrugated sheet roof over narrow wooden beams and steel supports.</p> <p>This roof suffers from extensive damp and is heavily cobwebbed.</p> <p>No evidence of bats were found.</p>		




Building 7		
Bat Risk Category:	Negligible	Layout/Photographs:
<p>A disused pig pen of large stone structure with a pitched slate roof.</p>		
<p>View of the building looking south.</p>		
<p>Interior roof. The roof is in a very poor state of repair allowing wind and rain to easily access the building.</p> <p>The holes in the roof have resulted in extensive damp within the building.</p> <p>No evidence of bats were found.</p>		



Building 8		
Bat Risk Category:	Negligible	Layout/Photographs:
<p>A large stone built barn with a pitched corrugated sheet roof over a steel frame.</p> <p>There are many holes in the roof and the walls.</p>		
<p>View at the south facing doors.</p> <p>No obvious access points for bats to enter the walls were found.</p> <p>No evidence of bats were found.</p>		
<p>Interior roof.</p> <p>Corrugated sheets with skylights (both of which will deter bats from roosting in the building).</p>		

Building 9		
Bat Risk Category:	Moderate	Layout/Photographs:
<p>A large brick built barn adjoining building 8 to the east and building 10 to the west.</p> <p>The building has a pitched corrugated roof which is in a poor state of repair.</p>		
<p>A few bat droppings were found along the edge of this eastern wall beneath five crevices in the wall.</p> <p>Eastern wall separates Building 8 from Building 9.</p>		
<p>Bat droppings also found at entrance to these five crevices in the wall. Indicated here with yellow arrow.</p> <p>Note: The Bat Activity Surveys found up to five Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) and a probably a Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>) roosting in this wall.</p>		

Building 10		
Bat Risk Category:	Moderate	Layout/Photographs:
<p>Large rectangular building that had previously been used to accommodate pigs.</p> <p>Much of the building is rendered and is now in a very dilapidated dangerous condition.</p>		
<p>Interior.</p> <p>Very damp interior with dilapidated slate roof supported by slender wooden beams.</p>		
<p>View of south facing doorway.</p> <p>Bat droppings were found beneath crevices in the southern wall over this doorway.</p> <p>Note: The Bat Activity Surveys found up to three Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) leaving the crack in the stone work above the door (indicated by this yellow arrow).</p>		

Building 11		
Bat Risk Category:	Negligible	Layout/Photographs:
<p>Stone built single storey stable block with pitched slate roof.</p>		
<p>View of west side of the building.</p>		
<p>Interior roof along the ridge rafter provides opportunities for roosting bats.</p> <p>No evidence of bats found.</p>		

Building 12		
Bat Risk Category:	Negligible	Layout/Photographs:
<p>A brick built storage building with pitched slate roof.</p>		
<p>View of the north facing side of the building. Building used to store oil and fumes from this was evident. This will deter bats from using the building.</p>		
<p>Interior roof showing the ridge rafter. Multiple holes in the roof exposes the building to the weather.</p> <p>No evidence of bats were found.</p>		

Building 13	
Bat Risk Category:	None
Layout/Photographs:	
<p>This building has been demolished with only piles of rubble existing.</p>	
<p>View of the building looking west.</p>	

Building 14		
Bat Risk Category:	Negligible	Layout/Photographs:
<p>A dilapidated open barn in two sections. The west section of this building has largely collapsed whilst the east section is still standing.</p>		
<p>Entrance to the section of the building that has collapsed.</p>		
<p>Solid breeze block walls with no interior wall space. Corrugated sheet roof over wooden beams. Joints of these beams were examined for their suitability for roosting bats but these were found to be open and not suitable. No evidence of bats were found.</p>		

7 Evaluation

7.1

The area consists of hard standing areas and fourteen agricultural buildings. The ecological value of the site is largely concentrated within the opportunities for roosting bats and breeding birds within the buildings.

7.2

The data search returned by North and East Yorkshire Ecological Data Centre identified records of designated sites and protected species within 2km of the project area. There are no protected species or ecological issues of concern in the area that must be considered as part of the proposed development.

7.3

A 2km radius search (Magic Maps) of the area found: The project site lies approximately 2.5km away from the boundary of the North Yorkshire National Park (SSSI).

7.4

The following lists the Findings relating to the ecological issues relevant to the project area:

Biodiversity Constraints	Relative Issues	Findings
Breeding Birds	Yes	There are breeding birds using the buildings.
Roosting Bats	Yes	Evidence of potential bat roosts were found in Buildings 3, 5, 9 and 10.
Noxious Weeds	No	Noxious weeds were not found.
Botanical Value	No	The area consists of hard standing areas.
Ecological Enhancement	Yes	Where possible efforts should be made to incorporate ecological enhancements.
Designated Protected Areas	No	There are no designated protected areas in or adjacent to the surveyed area that will be impacted upon by the proposed development.

8 Recommendations

8.1 Breeding Birds

Blackbirds (*Turdus merula*), and Swallows (*Hirundo rustica*) are breeding in the buildings on the site. Consequently building work on the barns should avoid the bird breeding season. Where this is not possible then building work should be carried out under the supervision of a suitably qualified ecologist.

Timing: Building work and vegetation clearance should avoid March to August inclusive.

8.2 Roosting Bats

For the purpose of the survey the buildings on site were numbered 1 to 14.

All the buildings on site were assessed for roosting bats.

Most of the building were gauged to have Negligible Potential. No further survey work is required on these buildings.

However, evidence of potential bat roosts were found in Buildings 3, 5, 9, and 10.

Building 5 was gauged to have a Low Potential for roosting bats while Buildings 2, 9, and 10 were gauged to have a Moderate Potential for roosting bats.

Further activity surveys are required on Buildings 3, 5, 9 and 10.

Timing: Surveys to be carried out at the appropriate time of year when bats are active from May to September.

8.3 Ecological Enhancement

8.3.1

As with all development sites; efforts should be made to support Local Biodiversity Action Plans where possible. The surrounding environment comprises miles of open countryside. The whole of the project site lies within the boundary of the North Yorkshire National Park (SSSI).

8.3.2

Where possible opportunities should be explored to incorporate ecological enhancement schemes within the proposed development such as the planting of native trees and shrubs and erecting bird boxes for species such as Barn Owl (*Tyto alba*), House Sparrow (*Passer domesticus*), Swifts (*Apus apus*) and Swallow (*Hirundo rustica*).

Strategically placed bat tubes would also add to the ecological value of the site.

Timing of enhancement schemes: Post construction.

8.3.3

Such site enhancements should be viewed positively in light of the NPPF (2012) which seeks biodiversity enhancements through the planning process.

Protected Species and Further Surveys

9 Bat Activity Survey

9.1 Background

9.1.1

Brindle & Green have been commissioned by MD2 Consulting to undertake an Ecological Appraisal including a Bat Building Assessment on farm buildings at Faceby Lodge, Stokesley. For the purpose of the survey the buildings on the site were numbered from 1 to 14. The survey found evidence that suggests bats could be roosting in Buildings 3, 5, 9 and 10.

Building 5 was categorised as having Low Potential for roosting bats.

Buildings 3, 9 and 10 were categorised as having Moderate Potential for roosting bats.

(See Bat Building Assessment Report for description of buildings and findings)

9.1.2

Brindle & Green reported the findings of the Bat Building Assessment to MD2 Consulting who directly commissioned Brindle & Green to undertake the necessary bat activity survey.

These surveys were carried out in late August early September 2014.

9.2 Scope of this report

This report is based on a methodologies set out by the Bat Conservation Trust within their 'Bat Surveys - Good Practise Survey Guidelines' (Rev 2012).

9.3 Surveyor/s

The survey was carried out by Christopher Needham BSc (Hons.) MSc. MCIEEM.
Natural England bat licensed.

Assisted by Neil Crofts. Ecologist.

Assisted by Jack Roper BSc. Ecologist.

Assisted by Mark Woodcock BA. Ecologist.

9.4 Regulation & Policy

All bats in the United Kingdom are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 1994. It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat. Please refer to the original Acts for precise wording. It is stressed that bat roosts are protected against damage, destruction or obstruction, irrespective of whether or not bats are present at the time, and that current guidance issued by Natural England state that once bats have occupied a roost, it is, under normal circumstances, protected indefinitely.

9.5 Methodology

During daylight hours a further exterior inspection of the bungalow was carried out for evidence of bat roosts.

At dusk surveys were undertaken using bat detectors to determine if bats were using any part of the buildings for roosting, what flight paths were used and what feeding areas were used in the area immediately surrounding the buildings.

Equipment taken to the site consisted of:

- CB2 Clubman million candle power lamps
- Ladders
- Opticron Verano BGA 8X32 close focus binoculars
- Endoscope, Ridgid SeeSnake Micro CA-100
- Anabat detector
- EM3 bat detectors
- Batbox detectors

9.6 Results

See Appendix 1 for the location of surveyors in relation to the buildings on site.

29th August 2014

Evening Survey.

Sunset 20:03

Dry. 16°C. 6/8 cloud cover. Light westerly breeze.

Position 1. Surveyor at Position A inside of Building 3.

Position 2. Surveyor at Position E inside of Building 9.

Position 3. Surveyor at Position H outside of Building 10.

Position 4. Surveyor at Position G inside of Building 10.

Building 3

At 20:31: a Soprano Pipistrelle (*Pipistrellus pygmaeus*) was detected leaving interior wall near blocked off doorway of Building 3.

At 20:40: a Soprano Pipistrelle was detected leaving interior wall near blocked off doorway of Building 3.

Building 9

At 20:23: a Common Pipistrelle was detected leaving the east wall and immediately leaving the building.

At 20:28: a Common Pipistrelle was detected emerging from a crevice on the east wall then circling beneath the roof within the building before leaving.

At 20:29: a Common Pipistrelle was observed exiting from the crevice in the east wall before leaving the building.

At 20:47: a Common Pipistrelle was detected emerging from the crevice at the far south eastern end of the barn before briefly circling beneath the roof and exiting the building.

At 20:49: a Common Pipistrelle was detected emerging from the same crevice on the east wall.

Building 10

At 20:24: one Common Pipistrelle was soon followed by another 3 feeding around this building. There was no evidence of where these emerged from.

1st September 2014

Evening Survey.

Sunset 19:58

Dry. 17°C. 3/8 cloud cover. Light northerly.

Position 1. Surveyor at Position A inside of Building 3.

Position 2. Surveyor at Position E inside of Building 9.

Position 3. Surveyor at Position F outside of Building 9.

Building 3

At 20:31: a Soprano Pipistrelle (*Pipistrellus pygmaeus*) was detected leaving interior wall near blocked off doorway of Building 3.

Building 9

At 20:36: a Common Pipistrelle was detected leaving the east interior wall.

At 20:37: a Common Pipistrelle was detected leaving the east interior wall.

At 20:40: a Common Pipistrelle was observed exiting the building presumed to have come from east interior wall.

3rd September 2014

Evening Survey.

Sunset 19:54

Dry. 14°C. 6/8 cloud cover. Still.

Position 1. Surveyor at Position C inside of Building 5.

Position 2. Surveyor at Position D outside of Building 5.

Position 3. Surveyor at Position G inside of Building 10.

Position 4. Surveyor at Position H outside of Building 10.

Anabat left overnight at Position E inside of Building 9. (see page 41 for results).

Building 5

At 19:58: a Common Pipistrelles was recorded feeding around and inside of the building.

At 20:05: now at least two Common Pipistrelles feeding around and inside of the building.

These two continued to feed in and around the building for the remainder of the survey. They were not seen or detected leaving walls within the building.

Building 10

At 19:56 a Common Pipistrelle leaving crevice above the doorway.

At 20:07 a Common Pipistrelle leaving crevice above the doorway.

As these emerged from the roost site they began to feed in and around Building 10 and could have been the individuals being detected at Building 5.

At 20:41 a Whiskered / Brandt's (*Myotis mystacinus / brandtii*) was detected briefly in the area.

At 20:42 up to 5 Common Pipistrelles were now feeding south of Building 10 and Building 9.

8th September 2014

Evening Survey.

Sunset 19:49

Dry. 14°C. 4/8 cloud cover. Light north easterly.

Position 1. Surveyor at Position B in courtyard between Building 3 and Building 5.

Position 2. Surveyor at Position H south side of Building 10.

Position 3. Surveyor at Position E inside Building 9.

Position 4. Surveyor at Position F outside of Building 9.

Building 5.

At 20:01: a Common Pipistrelles passed.

At 20:08: two Common Pipistrelles flew west passed length of the building.

At 20:17: 2+ Common Pipistrelles feeding occasionally in courtyard between Buildings 5, 3 and 2.

These detected intermittently feeding in this area for the remainder of the survey. They were not seen or detected leaving walls within the building.

At 20:52 a Whiskered / Brandt's (*Myotis mystacinus / brandtii*) was detected feeding briefly in the same area.

Building 10.

At 20:06 a Common Pipistrelle leaving crevice above the doorway.

At 20:07 a Common Pipistrelle leaving crevice above the doorway.

At 20:28 at least 2 Common Pipistrelles were feeding in the farmyard south of Building 10 and Building 9 and the farmhouse.

Building 9.

At 20:10 a single Common Pipistrelle leaving crevice in the wall separating this building and Building 8.

At 20:13 two single Common Pipistrelle leaving crevice in the wall separating this building and Building 8.

Anabat data from Building 9.
 Evening of the 3rd September 2014 and morning of the 4th September 2014.

CP = Common Pipistrelle (*Pipistrellus pipistrellus*)

SP = Soprano Pipistrelle (*Pipistrellus pygmaeus*)

Time	Species
20:00:58	cp
20:01:14	cp
20:01:27	cp
20:01:43	cp
20:01:57	cp
20:01:14	cp
20:02:13	cp
20:02:36	cp
20:02:51	cp
20:02:59	cp
20:03:18	cp
20:03:33	cp
20:03:41	cp
20:03:56	cp
20:04:24	cp
20:04:46	cp
20:05:04	cp
20:08:01	cp
20:08:13	cp
20:08:29	cp
20:08:46	cp
20:10:09	cp
20:10:49	cp
20:11:12	cp
20:11:29	cp
20:11:40	cp
20:11:48	cp
20:12:03	cp
20:12:39	cp
20:12:54	cp
20:13:10	cp

20:13:25	sp
20:13:52	cp
20:14:03	cp
20:14:10	cp
20:14:45	cp
20:15:52	cp
20:21:05	cp
20:31:48	cp
21:35:54	cp
21:51:04	cp
21:57:07	cp
22:04:44	cp
22:04:56	cp
22:32:26	cp
22:33:54	cp
22:36:10	cp
22:37:27	cp
22:39:30	cp
22:42:04	cp
22:51:10	cp
22:52:44	cp
23:41:56	cp
00:41:19	cp
00:42:28	cp
00:45:15	cp
00:51:07	cp
01:02:43	cp
05:19:25	cp
05:25:23	sp

9.7 Evaluation

9.7.1

The surveys revealed the following results:

Building 3. Two Soprano Pipistrelle (*Pipistrellus pygmaeus*) were found to be roosting in a wall within this building.

Building 5. Common Pipistrelle (*Pipistrellus pipistrellus*) were detected and seen feeding in this long stone barn but no evidence was found that they were roosting here.

Building 9. Up to five Common Pipistrelle were found to be roosting in the eastern interior wall. The remote bat detector (Anabat) also detected the presence of a Soprano Pipistrelle just before dawn indicating a likely further roosting pipistrelle individual.

The eastern wall separates **Building 8** from **Building 9**. Therefore the wall in Building 8 becomes part of the bat roost.

Building 10. Up to three Common Pipistrelle were found to be roosting in an outer wall above the main doorway.

9.7.2

What these results reveal is that Buildings 3, 8, 9 and 10 contain bat roosts and will therefore require the necessary Natural England mitigation licence before any building work is carried out on the buildings. These licenses can only be acquired by suitably qualified ecologists.

9.7.3

There are currently no formal design proposals for this project and as such providing concise and definitive bat roost mitigation measures becomes problematic. However, there are a number of buildings at Faceby Lodge which subsequently provides great opportunities for incorporating alternative roosting sites within a mitigation scheme. Mitigation will need be provided in the form of self-contained bat lofts, bat tiles and bat bricks/tubes within buildings where roosts were encountered or another building close by. In addition, bat boxes on nearby trees offer ideal enhancement measures for crevice dwellers such as Common Pipistrelle bats.

Works undertaken on these building should be timed to avoid impacts on the bat species roosting at the site.

9.7.4

Whilst the specifics of this site would be considered in full as a condition of any planning approval, the general principle of this strategy would include the following;

- 1) The timing of any works to avoid the roosting period-in this case works to be undertaken between the months of October and February.
- 2) The provision of replacement or new bat roost must be in place before works on the remainder of the project can commence.
- 3) Works on the building in which the bat roost(s) are known to be should be undertaken under supervision of a licensed bat handler.

Upon completion of the scheme the site should be subject to a period of monitoring to evaluate the success of the mitigation where adjustments can be made if required.

9.7.5

Single bats are capable of turning up in the most improbable of places. It is always stressed that in the unlikely event that bats are found within the structure of the building while work is in progress, work should stop immediately in that area and advice sought from an ecological consultant or Natural England.

General References

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- Hundt L (2012) *Bat Surveys: Good Practice Guidelines*, 2nd edition, Bat Conservation Trust.
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- Sutherland, W.J. (1996) *Ecological Census Techniques*. Cambridge University Press.
- Treweek, J. (1999) *Ecological Impact Assessment*. Blackwell Science.
- Williams, C. (2010) *Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build*. Riba Publishing.

Appendices

Appendix 1. Position of Surveyors

First Survey

- Position 1. Surveyor at Position A inside of Building 3.
- Position 2. Surveyor at Position E inside of Building 9.
- Position 3. Surveyor at Position H outside of Building 10.
- Position 4. Surveyor at Position G inside of Building 10.

Second Survey

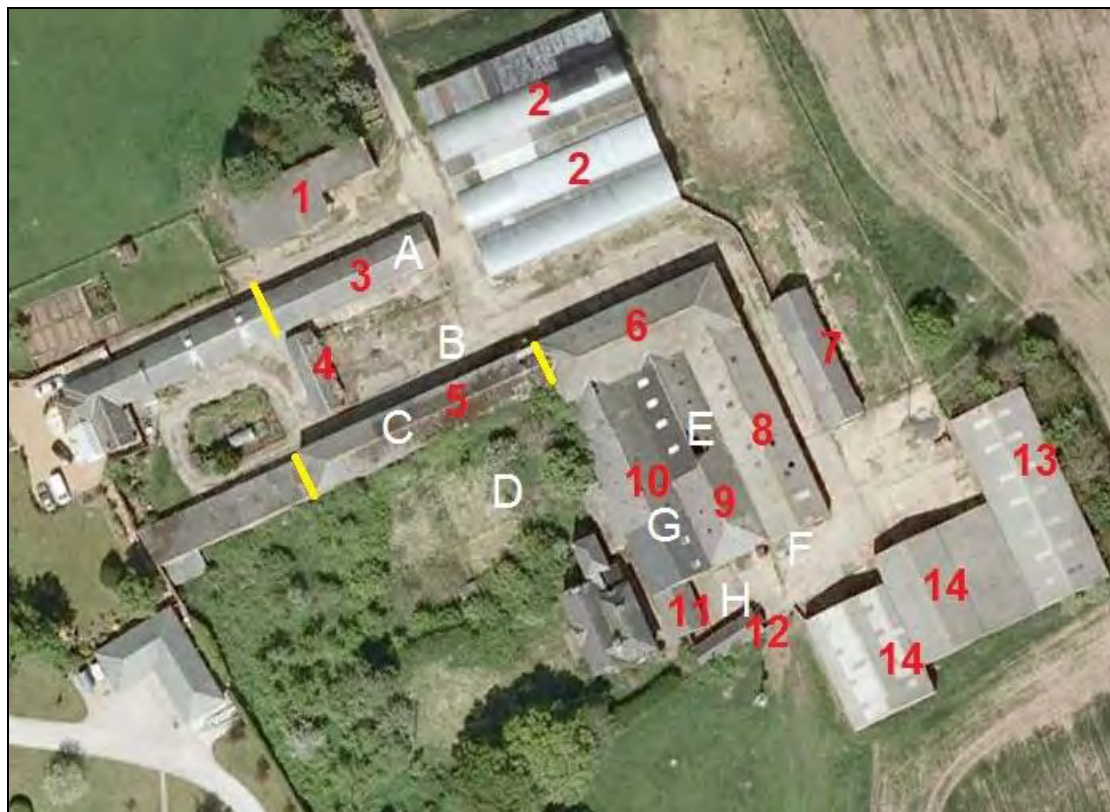
- Position 1. Surveyor at Position A inside of Building 3.
- Position 2. Surveyor at Position E inside of Building 9.
- Position 3. Surveyor at Position F outside of Building 9.

Third Survey

- Position 1. Surveyor at Position C inside of Building 5.
- Position 2. Surveyor at Position D outside of Building 5.
- Position 3. Surveyor at Position G inside of Building 10.
- Position 4. Surveyor at Position H outside of Building 10.
- Anabat left overnight at Position E inside of Building 9.

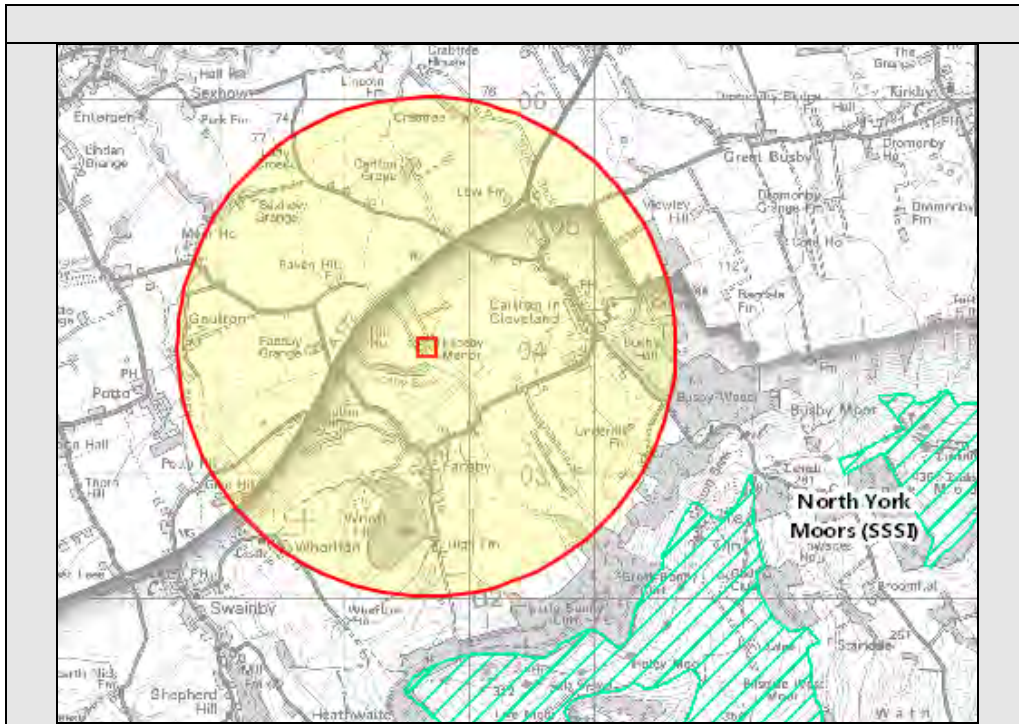
Forth Survey

- Position 1. Surveyor at Position B in courtyard between Building 3 and Building 5.
- Position 2. Surveyor at Position H south side of Building 10.
- Position 3. Surveyor at Position E inside Building 9.
- Position 4. Surveyor at Position F outside of Building 9.



Appendix 2. Magic Data

Two kilometre radius search of the project site.



Site Check Results
Site Check Report Report generated on Sat Sep 06 2014 You selected the location: Centroid Grid Ref: NZ496040 The following features have been found in your search area:
Local Nature Reserves (England) - points No Features found
Local Nature Reserves (England) No Features found
National Nature Reserves (England) - points No Features found
Sites of Special Scientific Interest (England) - points No Features found
Sites of Special Scientific Interest (England) No Features found
Special Areas of Conservation (England) - points No Features found
Special Areas of Conservation (England) No Features found

Appendix 3

Ecological Data Search Information

The project site can be found at: Grid Ref: NZ 49612 04047.

Data search for species records within 2km radius of NZ 496 040								NEYEDC, 20/08/2014	
Scientific Name	Common Name	Taxonomic group	Location	Grid Reference	Custodian	Survey	Recorder	Dated	Measurement
<i>Bufo bufo</i>	Common Toad	amphibian	North Yorkshire	NZ40	neyedc.org.uk	Herpetofauna records from The Naturalist	Unknown	1970 - 1977	
<i>Rana temporaria</i>	Common Frog	amphibian	North Yorkshire	NZ40	neyedc.org.uk	Herpetofauna records from The Naturalist	Unknown	1970 - 1977	
<i>Turdus torquatus</i>	Ring Ouzel	bird	Hambleton District	NZ40	neyedc.org.uk	Bird records from RSPB	Unknown	31/12/1984	
<i>Pinus sylvestris</i>	Scots Pine	conifer	North York Moors	NZ5002	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Pinus sylvestris</i>	Scots Pine	conifer	North York Moors	NZ4802	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Pinus sylvestris</i>	Scots Pine	conifer	North York Moors	NZ5004	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Galanthus nivalis</i>	Snowdrop	flowering plant	North York Moors	NZ4802	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Galanthus nivalis</i>	Snowdrop	flowering plant	North York Moors	NZ5004	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Galanthus nivalis</i>	Snowdrop	flowering plant	North York Moors	NZ5002	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North York Moors	NZ5004	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North York Moors	NZ5002	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Hyacinthoides non-scripta</i>	Bluebell	flowering plant	North York Moors	NZ4802	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Primula veris</i>	Cowslip	flowering plant	North York Moors	NZ5004	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Spergula arvensis</i>	Corn Spurrey	flowering plant	North York Moors	NZ5004	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
<i>Anguis fragilis</i>	Slow-worm	reptile	Swainby	NZ4702	neyedc.org.uk	NYMNP Ranger Service Reptile Records	Cook, Carol	13/08/2003	1 Abundance Individual (Count)
<i>Zootoca vivipara</i>	Common Lizard	reptile	Swainby	NZ478020	neyedc.org.uk	NYMNP Ranger Service Reptile Records	Cook, Carol	14/08/2003	1 Abundance Individual (Count)
<i>Lepus europaeus</i>	Brown Hare	terrestrial mammal	Carlton in Cleveland (North Yorks)	NZ503049	neyedc.org.uk	Yorkshire Mammal Group records	Megson, Graham	17/01/2003	1 Abundance None (Count)
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Dec-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Nov-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Oct-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Sep-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Jul-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Jun-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	May-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Mar-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Feb-04	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	Jan-04	

Data search for species records within 2km radius of NZ 496 040								NEYEDC, 20/08/2014	
Scientific Name	Common Name	Taxonomic group	Location	Grid Reference	Custodian	Survey	Recorder	Dated	Measurement
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	05/01/2002	
<i>Lutra lutra</i>	European Otter	terrestrial mammal	Swainby	NZ476023	neyedc.org.uk	Yorkshire Mammal Group records	Capes, Derek	05/01/2002	
<i>Pipistrellus</i>	Pipistrellus	terrestrial mammal	Yorkshire	NZ50	neyedc.org.uk	Bat records from The Naturalist	Unknown	1979 - 1989	

TABLE 1

Local Requirement for Protected Species: Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is Required

Column 1 Proposals for Development That Will Trigger a Protected Species Survey	Species Likely To Be Affected And For Which A Survey Will Be Required														
	Bats	Barn Owls	Breeding Birds	Gt. Crested Newts	Otters	Dormouse	Red Squirrel	Water Vole	Badger	Reptiles	Amphibians	Plants	Other species ?	Other species ?	Other species ?
Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following: <ul style="list-style-type: none"> all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick; all buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water; pre-1960 detached buildings and structures within 200m of woodland and/or water; pre-1914 buildings within 400m of woodland and/or water; pre-1914 buildings with gable ends or slate roofs, regardless of location; all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; all bridge structures, aqueducts and viaducts (especially over water and wet ground). 	•	•	•												
Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.	•	•	•												
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	•		•			•	•		•			•			
Proposed tree work (felling or lopping) and/or development affecting: <ul style="list-style-type: none"> old and veteran trees that are older than 100 years; trees with obvious holes, cracks or cavities, trees with a girth greater than 1m at chest height; 	• • •		• • •												

Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices, caves or swallets.	•		•							•					
Major proposals within 500*m of a pond or Minor proposals within 100*m of pond (Note: A major proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m ² floor area or more than 1 hectare)				•											
Proposals affecting or within 200*m of rivers, streams, canals, lakes, or other aquatic habitats.	•		•		•			•			•	•			
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.			•	•					•	•	•				
Proposed development affecting any buildings, structures, feature or locations where <u>protected species are known to be present</u> **.	•	•	•	•	•	•	•	•	•	•	•	•	•		
Other potential criteria (to be inserted by LPA on consultation with local biodiversity partners) or above criteria amended to suit local requirements															
* Distances may be amended to suit local circumstance on the advice of the local Natural England team and/or Local Biodiversity Partnership ** Confirmed as present by either a data search (for instance via the local environmental records centre) or as notified to the developer by the local planning authority, and/or by Natural England, the Environment Agency or other nature conservation organisation.	Bats	Barn Owls	Breeding Birds	Great Crested Newt	Otters	Dormouse	Red Squirrel	Water Vole	Badgers	Reptiles	Amphibians	Plants	Other species - to be inserted as appropriate	Other species - to be inserted as appropriate	Other species - to be inserted as appropriate

Exceptions for When a Full Species Survey and Assessment may not be Required

- Following consultation by the applicant at the pre-application stage, the LPA has stated in writing that no protected species surveys and assessments are required.
- If it is clear that no protected species are present, despite the guidance in the above table indicating that they are likely, the applicant should provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation).
- If it is clear that the development proposal will not affect any protected species present, then only limited information needs to be submitted. This information should, however, (i) demonstrate that there will be no significant affect on any protected species present and (ii) include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.

In some situations, it may be appropriate for an applicant to provide a protected species survey and report for only one or a few of the species shown in the Table above e.g. those that are likely to be affected by a particular activity. Applicants should make clear which species are included in the report and which are not because exceptions apply.