

2016/0368/E

AT

Mrs A Teasdale  
Senior Planning Officer  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
3<sup>rd</sup> July 2017

Dear Ailsa

**Conversion of outbuildings to holiday accommodation Spring Farm Littlebeck**

Please find enclosed a copy of the Final Bat Survey report as required to enable our application proceed.

It has only just been completed fitting in with the time of year and the weather but DWS finally managed it.

I trust this is as required and look forward to hearing from you shortly.

Regards

Hazel Percival (Mrs)  
Spring Farm  
Littlebeck  
Whitby  
North Yorkshire  
YO22 5EY

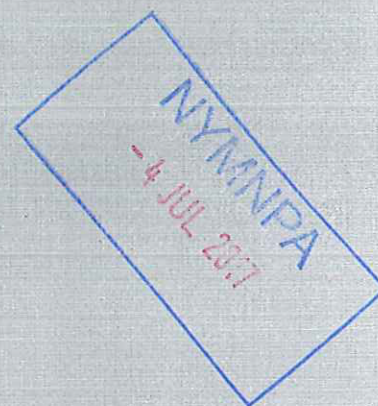


# Bat Survey Report

*Spring Farm, Littlebeck, Whitby*

*Mr & Mrs Percival*

**June 2017**



Durham Wildlife Services  
Rainton Meadows  
Chilton Moor  
Houghton-le-Spring  
Tyne & Wear  
DH4 6PU

# Quality Control

Report Status: FINAL

	Name	Signature	Date	Version
Prepared by	Sacha Elliott		26/06/2017	1
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**BAT SURVEY REPORT**  
**Spring Farm, Littlebeck, Whitby YO22 5EY**

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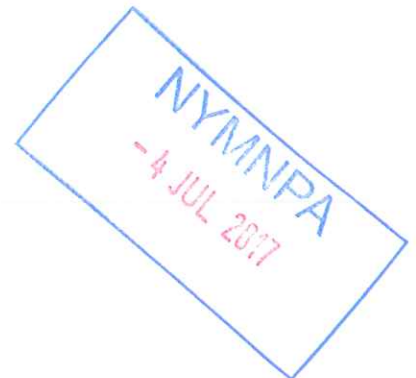
Figure 1: Site Location

Figure 2: Aerial showing surrounding habitat

Figure 3: Building reference Plan

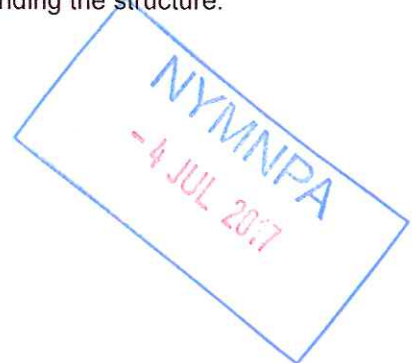
Figure 4-5: Nocturnal Survey Plans

### Appendix B Report Conditions



## 1.0 EXECUTIVE SUMMARY

- 1.1.1 Durham Wildlife Services was commissioned by Hazel Percival in March 2017 to undertake nocturnal surveys on buildings at Spring Farm, Littlebeck, Whitby YO22 5EY. The approximate National Grid Reference for the centre of the site is **NZ 87298 05073**. The survey is required to accompany a planning permission application for a barn conversion.
- 1.1.2 The building risk assessment survey was conducted by Durham Wildlife Services on 21<sup>st</sup> April 2016 and the results presented in the Extended phase 1 and Bat risk assessment survey report (Durham Wildlife Services, 2016) which should be read in conjunction with this one. Following this, two nocturnal surveys were recommended and undertaken on the 27<sup>th</sup> May 2017 and 18<sup>th</sup> June 2017.
- 1.1.3 In summary, no bats were recorded roosting within the building. A total of fifty-five bat records were noted across both nocturnal surveys with the majority being associated with commuting common pipistrelle *Pipistrellus pipistrellus* bats. A single Daubenton's bat *Myotis daubentonii* was noted during the re-entry survey undertaken on the 18th June 2017 and further unidentified *myotis* species were recorded commuting over the site during both nocturnal surveys.
- 1.1.4 As no roosting bats were found to be utilising the buildings, it is deemed that the development will not result in the disturbance, modification or loss of any bat roosts and therefore will not impact upon bat populations.
- 1.1.5 Taking the requirements of the NPPF into account, the addition of bat roosting features on the site would enhance the ecological value of the site. It is recommended that bat boxes such as the Schwegler 2F bat box to be installed on the south or south west elevation of mature trees surrounding the structure.



## 2.0 INTRODUCTION

### 2.2 Background

2.1.1 Durham Wildlife Services was commissioned by Hazel Percival in March 2017 to undertake nocturnal surveys on buildings at Spring Farm, Littlebeck, Whitby YO22 5EY. The approximate National Grid Reference for the centre of the site is **NZ 87298 05073**. The survey is required to accompany a planning permission application for a barn conversion.

2.1.2 The building risk assessment survey was conducted by Durham Wildlife Services on 21<sup>st</sup> April 2016 and the results presented in the Extended phase 1 and Bat risk assessment survey report (Durham Wildlife Services, 2016) which should be read in conjunction with this one. Following this, two nocturnal surveys were recommended and undertaken on the 27<sup>th</sup> May 2017 and 18<sup>th</sup> June 2017.

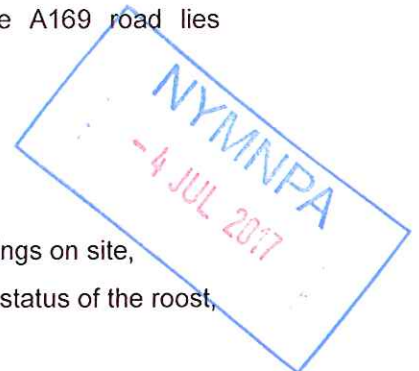
### 2.2 Site Description

2.2.1 The site lies within the North Yorkshire Moors National Park, 620m east to the hamlet of Littlebeck and approximately 5.8km south-west of Whitby (Figures 1 & 2, Appendix A). The site consists of several converted farm buildings, strips of woodland to the west, Littlebeck Nature reserve lies 1km south-east to the site and is primarily made up of broadleaf woodland with smaller pasture areas to the south. The wider area is surrounded by broadleaf and mixed woodlands, moorlands, several villages, areas of arable and pasture land and the North Sea lies approximately 7km to the north-east of the site. The A169 road lies approximately 900m west to the site.

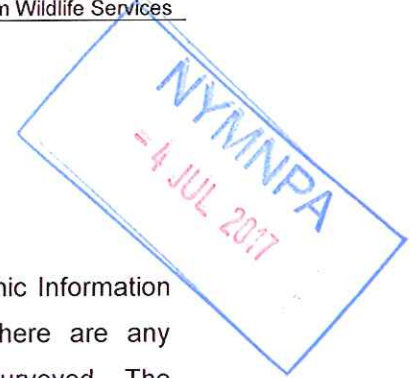
### 2.3 Survey Objectives

2.3.1 Survey was undertaken to:

- establish the presence / absence of bat roosts in the buildings on site,
- assess the level of usage of confirmed roost sites and the status of the roost,
- identify access points utilised by bats,
- determine an appropriate mitigation strategy to minimise impacts on roosting bats arising from the proposed works.







### 3.0 METHODOLOGY

#### 3.1 Desk Study

An area search was conducted using the Multi Agency Geographic Information for the Countryside (MAGIC) website to ascertain whether there are any designated sites of interest, on or near the site being surveyed. The Environmental Records Centre North East (ERIC NE) and North Yorkshire Bat Group contacted for records of protected species and sites within 2km of the site.

#### 3.2 Survey Approach

3.2.1 The internal and external examination of the buildings was conducted by Durham Wildlife Services on the 21<sup>st</sup> April 2016 (Durham Wildlife Services, 2016).

3.2.2 The nocturnal assessments were undertaken on the 27<sup>th</sup> May 2017 and 18<sup>th</sup> June 2017 which is within the active period for bats (BCT 2016) and therefore within the appropriate survey period to confirm the presence or likely absence of a bat roost.

#### 3.3 Buildings

3.3.1 The building exteriors were visually assessed for potential access points and evidence of bat activity by Durham Wildlife Services in April 2016. The results of the inspection can be found in the Durham Wildlife Services Report *Bat Risk Assessment Survey* (2016).

#### 3.4 Nocturnal Surveys

3.4.1 The nocturnal surveys were conducted by surveyors equipped with Batbox duet, EM3 or EM Touch bat detectors, positioned to give a clear view of all sides of the buildings being surveyed. The dusk emergence survey commenced 15 minutes before sunset and continued until all bats were considered to have emerged in accordance with the Bat Conservation Trust Guidelines (BCT, 2012). The dawn survey commenced 90 minutes before sunrise and continued until 15 minutes after sunrise (BCT, 2016).

3.4.2 **Table 1** Survey dates and personnel

Date	Surveyor 1	Licence No	Additional Surveyors
27/05/17	Jonathan Pounder	CLS 2015-11439-CLS-CLS)	Dave Pounder
18/06/17	Jonathan Pounder	CLS 2015-11439-CLS-CLS)	Andy Pounder

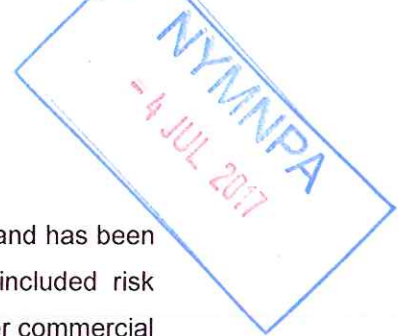
3.4.3 During surveys the main objective is to record any bats entering or leaving the surveyed property and the location of any entry/exit points. In addition, surveyors record any other bat activity detectable from their survey position. Where possible the time of recording, species, number of bats, type of activity, and flight path of observed bats is recorded. Bats entering or leaving a building are considered evidence of roost presence within the property.

3.5 **Surveyor Experience**3.5.1 **Jonathan Pounder (Licence number CLS 2015-11439-CLS-CLS)**

Jonathan is a licensed member of Durham Bat Group (since 2007) and has been working on commercial bat surveys since 2003. Surveys have included risk assessments, small scale domestic surveys, barn conversions, larger commercial property's, traditional and heritage buildings, large scale developments and wind farm (development and monitoring); including emergence, dawn, feeding, transects, roost inspections, overseeing demolition work and contractors during work relating to licensed operations across the North of England.

3.5.2 **Andy Pounder**

Andrew is a member of Durham Bat Group and is working towards his bat licence. Andrew has worked on commercial bat surveys since 2004. Surveys have included risk assessments, small scale domestic surveys, barn conversions, larger commercial property's, traditional and heritage buildings, large scale developments and wind farm (development and monitoring); including emergence, dawn, feeding, transects, inspections, overseeing demolition work and contractors during work relating to licensed operations across the North East of England.

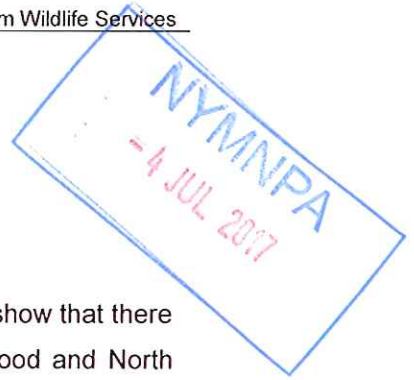


**3.5.3 Dave Pounder**

David has worked on commercial bat surveys since 2005 including emergence, dawn and feeding surveys; firstly, as a supported, but now an experienced surveyor. David has worked on risk assessments, small scale domestic surveys, barn conversions, larger commercial property's, traditional and heritage buildings, large scale developments and wind farm (development and monitoring); including emergence, dawn, feeding, transects across the North East of England.







## 4.0 SURVEY RESULTS

### 4.1 Desk Study and Consultation Response

4.1.1 The results obtained from the MAGIC search of designated areas show that there are two Sites of Specific Scientific Interest (SSSIs); Littlebeck wood and North Yorkshire Moors, no National Nature Reserves (NNRs) or Local Nature Reserves (LNRs) within 2km of the site. North Yorkshire Moors National Park is located within 2km of the site.

4.1.2 A request was sent to North Yorkshire Bat Group seeking any information regarding bat species on, or within 2km of the site. Consultation data revealed three records of bats species found within 2km radius. The most recent being on the 21<sup>st</sup> October 2004, approximately 510m from the site.

### 4.2 Habitat Description

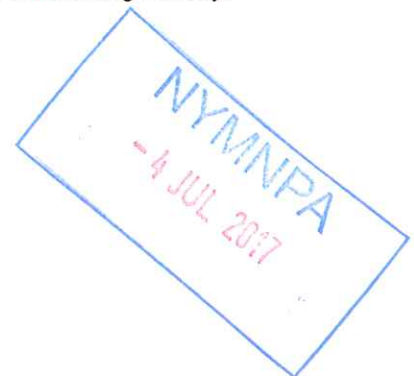
4.2.1 The site lies within the North Yorkshire Moors National Park, 620m east to the hamlet of Littlebeck and approximately 5.8km south-west of Whitby (Figures 1 & 2, Appendix A). The area is immediately surrounded by strips of woodland to the west and a broadleaf woodland nature reserve approximately 1km to the south-east of the site. The nearest water body is Littlebeck (a tributary of the River Esk); approximately 470m to the east of the site and a pond is located approximately 1.2km south. Further water bodies surround the site include the River Esk approximately 2.3km south to the site and the North Sea lies approximately 7km to the east. Hedgerows are present in the field boundaries in the immediate surrounding area. The site is surrounded on all sides by pasture land, hedgerows and arable land. These features provide potential foraging opportunities for bat species as well as ecological connectivity to areas of higher quality foraging habitat such as the River Esk river corridor to the south.

### 4.3 Internal/ External Surveys

4.3.1 Full details of the findings of the building assessment can be found in the '*Bat Risk Assessment Survey*' report by Durham Wildlife Services (2016), conducted on the 21<sup>st</sup> April 2016, and this report should be read in conjunction with this one.

#### 4.4 Nocturnal Surveys

- 4.4.1 One dusk emergence and one dawn re-entry survey were undertaken on the 27<sup>th</sup> May 2017 and 18<sup>th</sup> June 2017. The dates and surveyor details relating to the nocturnal surveys undertaken are given in Table 1. Weather conditions during the surveys were optimal with no rain, with ambient air temperatures and timings.
- 4.4.2 In summary, no bats were recorded roosting within the building. A total of fifty-five bat records were noted across both nocturnal surveys with the majority being associated with commuting common pipistrelle *Pipistrellus pipistrellus* bats. A single Daubenton's bat *Myotis daubentonii* was noted during the re-entry survey undertaken on the 18<sup>th</sup> June 2017 and further unidentified myotis species were recorded commuting over the site during both nocturnal surveys.
- 4.4.3 *27<sup>th</sup> May 2017, Emergence Survey:* A total of thirty-seven bats were recorded during the survey with the vast majority being common pipistrelle species. An unidentified myotis species was also noted during the survey. The first bat of the survey, a common pipistrelle, was recorded at 21:28 and further occasional commuting activity was recorded throughout the survey. No bats were recorded utilising the building.
- 4.4.4 *18<sup>th</sup> June 2017, Re-entry Survey:* A total of eighteen bats, predominantly common pipistrelle, were recorded during the survey. Two species of bat – common pipistrelle and Daubenton's bat – were identified and further records of unidentified myotis species were noted. The first bat of the survey, a common pipistrelle, was recorded commuting across the site at 02:58 and sporadic, low level foraging and commuting activity lasted until 03:42. No bats were recorded utilising the building and all bat records were of foraging and commuting activity.





## 5.0 ASSESSMENT

### 5.1 Constraints to Survey

5.1.1 There were no known constraints that significantly impacted the nocturnal surveys.

### 5.2 Potential Impacts of Development

5.2.1 As no roosting bats were found to be utilising the buildings, it is deemed that the development will not result in the disturbance, modification or loss of any bat roosts and therefore will not impact upon bat populations.

### 5.3 Legislation

5.3.1 All bat species and their roosts in Britain are protected under the Wildlife and Countryside Act 1981 (as amended) (WCA) through their inclusion on Schedule 5. The implementation of the Countryside and Rights of Way Act 2000 (CROW 2000) has amended the WCA 1981 to include 'reckless' damage to, or destruction of a roost, and disturbance of bats whilst in a roost.

5.3.2 Bats are also included on Annex IV of Council Directive 92/43/EEC of 21<sup>st</sup> May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (known as the Habitats Directive). As a result of the United Kingdom ratifying this directive, all British bats are protected under The Conservation of Habitats and Species Regulations 2010. Combined, these make it an offence to kill, injure, capture or disturb bats or obstruct access to, damage or destroy roosts.

5.3.3 Paragraph 41(1) (b) of the Regulations states: A person who deliberately disturbs wild animals of any such (European Protected) species, is guilty of an offence. For the purposes of this paragraph, the disturbance of animals includes in particular any disturbance which is likely: -

- a. 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
- b. to affect significantly the local distribution or abundance of the species to which they belong.



- 5.3.4 Under the law, a bat roost is any structure or place used for shelter or protection e.g. a building, bridge or tree. Bats use many roost sites and feeding areas throughout the year and they tend to re-use the same roosts for generations.

#### **5.4 National Planning Policy Framework**

- 5.4.1 The NPPF outlines government planning policies and how they should be applied within local authorities. The framework places an emphasis on sustainable development, encouraging the re-use of land that has previously been developed over using land that has a higher environmental value and by minimising impacts on biodiversity. The NPPF states that developments should aim to conserve or enhance biodiversity and encourages opportunities to incorporate biodiversity in and around developments.

#### **5.5 Natural Environment and Rural Communities (NERC) Act and Local Biodiversity Action Plans (LBAP)**

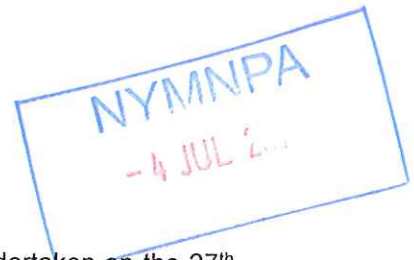
- 5.5.1 The Natural Environment and Rural Communities (NERC) Act (2006) identifies a list of habitats and species which are of principal importance for the conservation of biodiversity in England. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions. The UKBAP species list was used to create the S41 list of priority species.

- 5.5.2 The Common Pipistrelle *Pipistrellus pipistrellus* was listed as priority species on the UK Biodiversity Action Plan in 1998 owing to the fact that there has been a 70% decline in their population between 1978 and 1993 (UKBAP, 1998). However, they are not listed under Section 41 of the NERC Act (2006).

#### **5.6 Legal Implications of Proposed Development**

- 5.6.1 As no bat roosts have been found within the surveyed building, the proposed development works should not contravene legislation relating to bats and their roosts.

## 6.0 RECOMMENDATIONS AND ENHANCEMENT MEASURES



### 6.1 Survey Conclusions

6.1.1 One dusk emergence and one dawn re-entry survey was undertaken on the 27<sup>th</sup> May 2017 and 18<sup>th</sup> June 2017. The dates and surveyor details relating to the nocturnal surveys undertaken are given in Table 1. Weather conditions during the surveys were optimal with no rain, with ambient air temperatures and timings.

6.1.2 In summary, no bats were recorded roosting within the building. A total of fifty-five bat records were noted across both nocturnal surveys with the majority being associated with commuting common pipistrelle *Pipistrellus pipistrellus* bats. A single Daubenton's bat *Myotis daubentonii* was noted during the re-entry survey undertaken on the 18<sup>th</sup> June 2017 and further unidentified myotis species were recorded commuting over the site during both nocturnal surveys.

6.1.3 As no roosting bats were found to be utilising the buildings, it is deemed that the development will not result in the disturbance, modification or loss of any bat roosts and therefore will not impact upon bat populations.

### 6.2 Enhancement Measures

6.2.1 The National Planning Policy Framework (NPPF) outlines government planning policies and how they should be applied within local authorities. The framework places an emphasis on sustainable development, encouraging the re-use of land that has previously been developed over using land that has a higher environmental value and by minimising impacts on biodiversity. The NPPF states that developments should aim to conserve or enhance biodiversity and encourages opportunities to incorporate biodiversity in and around developments.

6.2.2 Taking the requirements of the NPPF into account, the addition of bat roosting features on the site would enhance the ecological value of the site. It is recommended that bat boxes such as the Schwegler 2F bat box to be installed on the south or south west elevation of trees surrounding the structure.

### 6.3 Birds

6.3.1 All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy the nest (whilst being built or in use) or its eggs. It is essential that care should be taken not to carry out works likely to disturb breeding, therefore any work to the site should be carried out outside the bird breeding season March to August. If this is not possible then the site should be checked for active nests by a suitably qualified ecologist prior to work commencing.





## 6 REFERENCES

**Bat Conservation Trust (2016)** *Bat Surveys Good Practice Guidelines*.

**Conservation of Habitats and Species Regulations (2010)**  
<http://jncc.defra.gov.uk/page-1379>

**Mitchell-Jones, J. (2004)** *Bat Mitigation Guidelines*. English Nature.

**Mitchell- Jones, A. J & Mcleish, A. P. (2004)** *3<sup>rd</sup> Edition Bat Workers' Manual*.  
Joint Nature Conservation Committee, Peterborough.

<http://magic.defra.gov.uk/> (viewed on 25/04/2016)

**Natural Environment and Rural Communities Act (2006)** - Section 41 Species  
and Habitats.

<http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

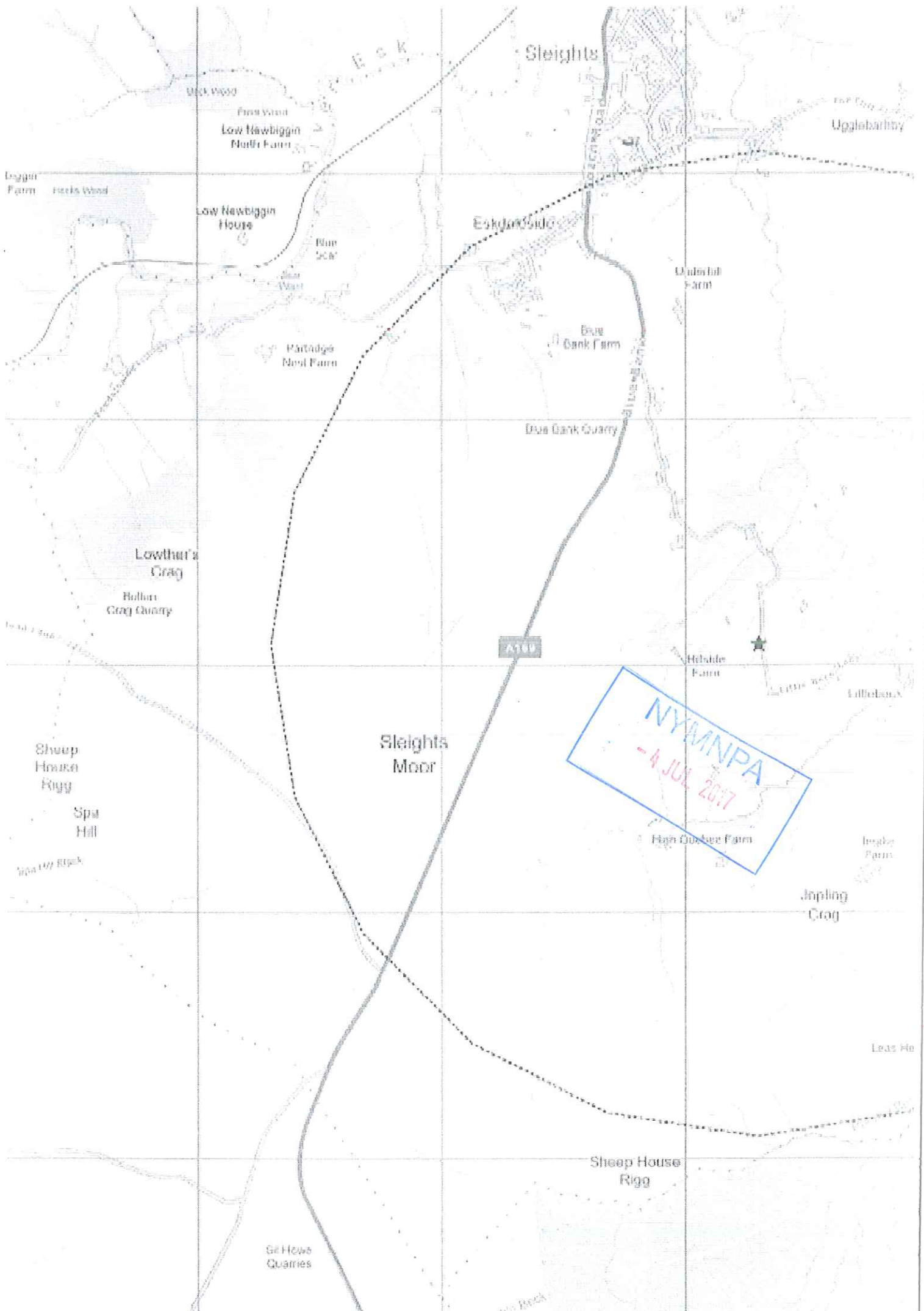
**UK BAP Priority Species (2007)** <http://jncc.defra.gov.uk/page-5170>



## APPENDIX A

### Figures







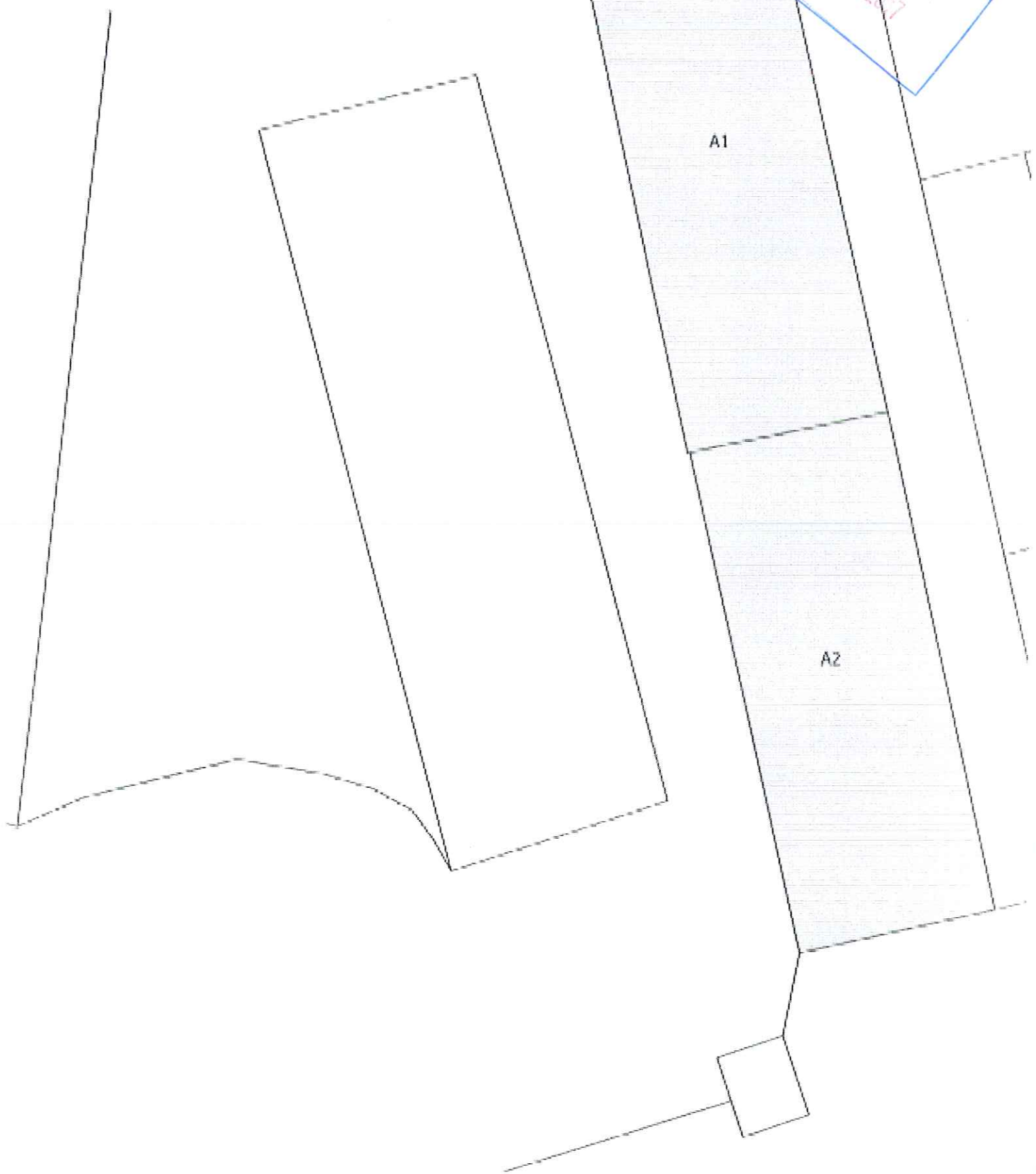




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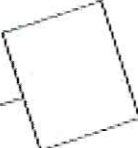
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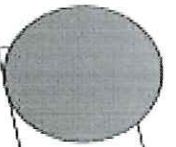
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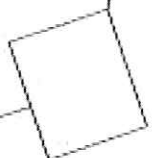




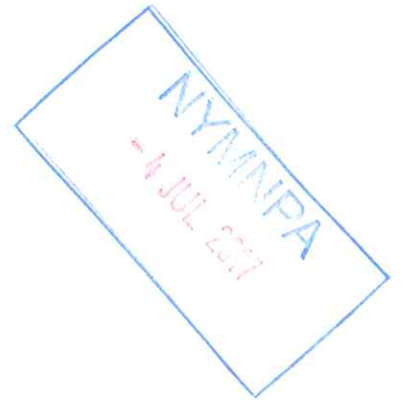


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**APPENDIX B**  
**Report Conditions**



# DURHAM WILDLIFE SERVICES

## REPORT CONDITIONS Little Beck, Whitby

*This report is produced solely for the benefit of Hazel Percival and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.*

*This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Durham Wildlife Services. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of Durham Wildlife Services using due skill and care in the preparation of the report.*

*This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.*

*This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.*

*Reliance has been placed on the documents and information supplied to Durham Wildlife Services by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.*

*Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.*

*Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.*

*The potential influence of our assessment and report on other aspects of any*



*development or future planning requires evaluation by other involved parties.*

*The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Durham Wildlife Services accept no liability for issues with performance arising from such factors*

February 2008

