ADDITIONAL AMENDMENTS

- [ ] Amended layout of buildings/outside areas
- [x] Additional background information
- [ ] Amended design
- [ ] Revised access arrangements
- [ ] Change of description of proposed development - as indicated on the previous page
- [ ] Change in site boundaries
- [ ] Other (as specified below)

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07/840

BAT SCOPING SURVEY
WESTLANDS FARM
EAST BARNBY
NORTH YORKSHIRE

~~Grid Ref NZ781934 12830~~

FOR
BHD

Naturally Wild Consultants Limited
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STATUS:	R1
TYPE SURVEY	05/11/07

Contents

Report Produced by: Stuart M Johnson BSc MSc
On: 02/11/2007

Report approved by: Frankie Howe
On: 06/11/07

BAT SCOPING SURVEY

1 INTRODUCTION

Background to development

The proposed development is for the revitalisation of the existing stone farm buildings with concrete roofing tiles. The work involves the removal of the roofs of the existing Farm House, Stable Block and attached Byre, replacement of the roofs, repair to walls and demolition of a section of the former Byre. The property is located in the village of West Barnby, North Yorkshire.

Naturally Wild has been commissioned by BHD to conduct a bat scoping survey of the property in relation to the development proposals. The survey aims are as follows. The objective of the survey was to ascertain if bats are using the building as a roost site.

Status of protected species in the local/regional area

Bats are protected by the Wildlife and Countryside Act 1981 (as amended), Schedule 5 and the Conservation (Natural Habitats &c.) Regulations 1994, Schedule 2. These laws give protection to all species of British bats; it is an offence to:

- Intentionally or deliberately kill, injure or take (capture) bats
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose
- Deliberately disturb bats (whether in a roost or not)
- Keep, transport, sell or exchange, or offer for sale or exchange a live or dead bat or any part of a bat

As a result of this legal protection it is illegal to damage, destroy or obstruct access to any bat roost, whether occupied or not (or to harm or disturb a bat). Prosecution could result in imprisonment, fines of £5,000 (per offence and/or per animal affected) and confiscation of vehicles and equipment used in committing the offence. In order to minimise the risk of breaking the law it is essential to work with care to avoid disturbing or harming bats or disturbing or damaging bat roosts, 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 or bat roosts.

Planning Issues

Natural England currently advises local planning authorities that:

Where developments requiring planning permission are likely to impact upon protected species it is essential that protected species surveys are undertaken and submitted to meet the requirements of paragraph 98 of ODPM Circular *06/2005,* accompanying Planning Policy Statement 9 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, 16 August 2005) which states that:

> *'The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'*

In addition, paragraph 99 of ODPM Circular *06/2005* states:

> *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted'*

It should also be noted that paragraphs 41 and 45 of the ODPM Circular 08/2005 (Guidance on Changes to the Development Control System) state that:

> *'potential developers (at pre-application stage) and local planning authorities (at application stage) must provide sufficient information to the statutory consultee (Natural England) to enable it to give a substantive reply'*, and
> *'the period prescribed for the purpose of the duty to respond is 2 days starting with the date the statutory consultee receives the information necessary to allow it to provide a substantive response, or any other period agreed in writing between both parties.'*

Where development would result in damage to, or obstruct access to, any bat roost, whether occupied or not, or to harm or disturb a bat a licence is required from DEFRA to allow the development to proceed. Obtaining a DEFRA licence can take up to 60 working days.

Bats

Recent findings from the Bat Conservation Trust's ongoing National Bat Monitoring Programme (NBMP) suggest that populations of greater and lesser horseshoe bats, Daubenton's bat, Natterer's bat and the common pipistrelle have risen since regular monitoring began in 1997. Nationally, Daubenton's bat populations are estimated to have been increasing at an annual rate of 4.1% since 1997. However, this is the first evidence that some bat populations could be recovering from historic population declines. The general consensus, both in Britain and continental Europe is that most other bat species are still declining and vulnerable.

Factors thought to have contributed to this decline include:

- Reduction in insect prey abundance, due to high intensity farming practice and inappropriate riparian management
- Loss of insect-rich feeding habitats and flyways, due to loss of wetlands, hedgerows and other suitable prey habitats
- Loss of winter roosting sites in buildings and old trees
- Disturbance and destruction of roosts, including the loss of maternity roosts, due to development and the use of toxic timber treatment chemicals

Because of past declines, some species including pipistrelles have been designated as priority species by the government and have individual Species Action Plans;

these contain objectives relating to the maintenance and restoration of populations to former levels.

Habitat description

The site comprises of stone Farm House and associated buildings which are approximately 200 years old, these buildings have been modified and added to over the years as the farm has developed. The proposed project relates to the replacement of the Farm House roof, the stable roof and the demolition of part of the series of byres and repair of the remaining section adjacent to the Farm House. The Farm House is south facing with an attached stable block to the west gable. There is also a series of storage sheds and a mainly disused byre situated to the north east corner of the Farm House. In order to describe the various structures we have divided and described as shown on the architect's plans.

Farm House / Stable

This is a stone building, the external walls are of cut sandstone blocks to the rear, and to the front and east gable the walls have been rendered and painted. The west gable has also been painted. The roof of the Farm House is covered with concrete tiles fitted approximately 40 years ago; these are laid over bituminous roofing felt. The roof support trusses and timberwork appear to be original. The ridge is capped by a similar material to the roof tiles and appears to be in good condition with no visible gaps. The walls appear to be in excellent condition and are well pointed. The internal walls appear to be of a mixture of random stone with some brickwork in places, the two between external and internal walls are infilled with rubble. The building appears to be in an excellent state of repair externally for its age. To the western end of the building is a later extension to the Farm House, the former stable. This area is divided into two unequal sections by a stone wall, the eastern section forms part of the living area, entrance hallway and kitchen to the rear. The western section is used as a general storage area for firewood, etc. There is a hay loft situated above the stable which provides access above the living area of the portioned section. This extension is constructed of sandstone blocks to the outside with random stone inner walls with a rubble infill. The roof is covered with pan tiles over laths and support timbers. The roof of this building is in an extremely poor state of repair and shows evidence of rainwater entering the building from damaged or missing sections of tile.

Byre Buildings

These are a series of buildings of various ages, as is evident from the differing qualities of stone used. The section adjacent to the Farm House appears to have been constructed at the same time. These sections have been numbered arbitrarily in order to place them in context with the Farm House. All of the Byre Buildings are located upon a north south axis

1) This appears to be the original building previously mentioned. It is constructed of cut sandstone block with random stone to the inner walls and again with a rubble infill. The roof is covered with pan tiles over wooden support timbers. At some time a concrete block wall has been constructed within the building to the north. The building has been further divided longitudinally with a wall of approximately 2 meters in height, with a ceiling to the western section providing a room currently used for the storage of coal and garden implements. The eastern section is empty apart from a few sections of guttering; access to the roof above the coal store is gained from this eastern section. The roof of the building is predominantly intact but has sections of pan tiles missing especially to the north east lower corner. The stonework appears to be in good condition with few crevices or gaps

2) This is an obvious later addition with sandstone block walls built on the same principle as (1). The roof from this section of building is missing
3) As with (2) the walls appear to have been built at the same time; the roof is present to the west side, only the eastern face is missing
4) The western wall of this section has fallen - there is no roof. A considerable growth of scrub trees (especially elder) is found growing within. Rooms 2, 3 and 4 all still have the separate stalls for animals in situe
5) This appears to be the last addition to these buildings and is in a good state of repair by comparison to 2, 3 and 4. Again, the walls are of a similar construction and the roof is pan tiled. There are several gaps where tiles are missing. Access to the building is either via a doorway from 4 or via double garage style doors to the northern end.

Limitations to this scoping exercise

UK bats are insectivorous; therefore during the winter when few insects are available bats hibernate. During September and October prior to hibernation the bats gain weight, then as mean temperatures fall they locate roosts appropriate for over wintering. Bats are capable of reducing body temperature and slowing their metabolism in order to conserve their food reserves until the following March/April. Bats can also enter a state of torpor as a result of inclement weather conditions preventing foraging. Disturbance of bats during the hibernation period increases the amount of energy used with a subsequent reduction in food availability for over wintering. The figure below shows the typical bat year.

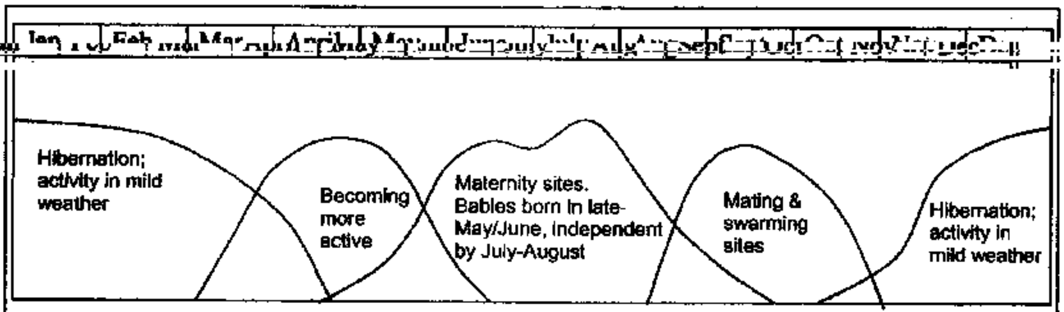


Figure 2 The bat year. Although there are species-specific differences, the bat year can be divided into the two major phases of breeding and hibernation, with other activities interspersed.

(Bat Mitigation Guidelines, A. J. Mitchell-Jones, 2004)

Although the site was visited in November, this initial survey was undertaken during daylight when bats tend to be inactive. The author of this report had seen two species of bat still foraging within the previous week so it is evident that bats were still preparing for hibernation. Therefore readers of this report should take this into consideration. During the visit observations were made for evidence of bats having been present either externally or internally to the building. Other factors were also taken into account when compiling this report, e.g. the building condition, dampness of walls, missing roof tiles, presence or absence of cobwebs, concentrations or occasional bat droppings together with locations found, moth and butterfly wing concentrations, especially on gable walls, etc.

As bats are small nocturnal species it can be very hard to demonstrate that they are absent from a site, particularly given a single visit especially during daylight hours. As a result the assessment and development approaches are based on an informed risk assessment, and where appropriate the worse-case scenario to help ensure that bats are not recklessly harmed by the proposals.

In their guidelines for bat surveys Natural England indicate the types of building and trees that are more or less likely to support bat roosts. Sections relevant to this site are highlighted in bold:

Presence of **built structures** which appear to have a high probability of use by bats:-

- Properties older than 1939, with multiple roofs within 200m of woodland or water.
- Properties older than 1914 within 200m of woodland or water
- Listed buildings or monuments
- Traditional ranges of farm buildings

The risk of bat roosts being present will be higher where structures have:

- Pre-20th Century construction
  - **A lowland rural setting**
  - **Woodland, mature trees, species-rich grassland and/or water nearby**
  - **Large dimension roof timbers with cracks, joints and holes**
  - **Numerous crevices in stonework and structures**
  - **Uneven roof covering with gaps, though not too draughty**
- Hanging tiles or weatherboarding, especially on south-facing walls
  - **Roof warmed by the sun**
- Disused or little used; largely undisturbed

The risk of bat roosts being present will be lower where structures have:

- **Urban setting with little green space**
- **Heavy disturbance**
- **Small, cluttered roof void (particularly for brown long-eared)**
- **Modern construction with few gaps or crevices that bats can fly or crawl through (though pipistrelles may still be present)**
- **Prefabricated of steel or sheet materials**
- **Active industrial premises**

Please note that the above 'triggers' list provides generic screening criteria only (BMG Section 5.2) and there are exceptions to consider. For example, pipistrelle breeding roost sites are often found in modern housing estates and therefore the absence of bats from such locations should not always be assumed.

- Presence of **trees** with a high probability of use by bats. These include ancient woodland or parkland, large trees with complex growth form and trees with cavities, visible damage and loose bark (coniferous plantation and young trees of simple form are less likely to support roosts). Except in the simplest of cases, it can be extremely difficult to be certain of the presence or absence of bat roosts in trees meeting the above criteria
- Recent or historical **records of bats** on the site, or bat roosts in the general area
- Presence of **underground structures** such as abandoned mines, tunnels, kilns, cellars or fortifications which provide appropriate hibernation conditions
- Where a development has a **significant habitat impact** on woods, hedgerows with field trees, parkland, diverse grassland and wetland habitats, potential impacts on tree roosts, foraging habitats and flight-lines should be considered

2 METHODOLOGY

Initial survey of the site involved following the external perimeter of the buildings dealing with individual features as they occurred. An examination of the walls, crevices, holes, surfaces and ground externally and internally of the buildings was made, looking for debris or signs consistent with occupation or use by bats. All holes and crevices considered by the surveyor likely to be used as a bat roost were examined with the aid of an endoscope to ascertain presence or absence of bats. This was then followed up by an internal survey of the upper floor.

This initial detailed scoping exercise was undertaken using Visual Encounter Survey (VES) techniques. All work was undertaken by a fully experienced and licensed bat worker.

3 RESULTS

Farm House
This building is currently the residence of Miss S. Woodwark. The roof void is a cluttered environment and as such is unlikely to be utilised as a roost by bats. A close examination of all surfaces within the roof void resulted in several butterfly wings being found. This is sometimes an indication of bat feeding activity. From droppings found within the void it was ascertained that these were from the presence of both mice and at least one rat. Both these rodents are known to feed on butterflies and moths. No evidence of bats was found within this void.

Stable
As previously stated, this building was a former stable with a hay loft above. Due to the state of the woodwork (joists and flooring) it was considered by the surveyor that it was too unsafe to proceed beyond the hatch to the loft. No evidence of use by bats was found around this location.

Byre Buildings
No evidence of use of this series of buildings was found during the survey. Gaps in walls were examined using a ProVision endoscope, with a negative result. Externally all walls and horizontal surfaces were checked for any evidence of bats using these buildings, without such evidence being found.

4 CONCLUSIONS AND RECOMMENDATIONS

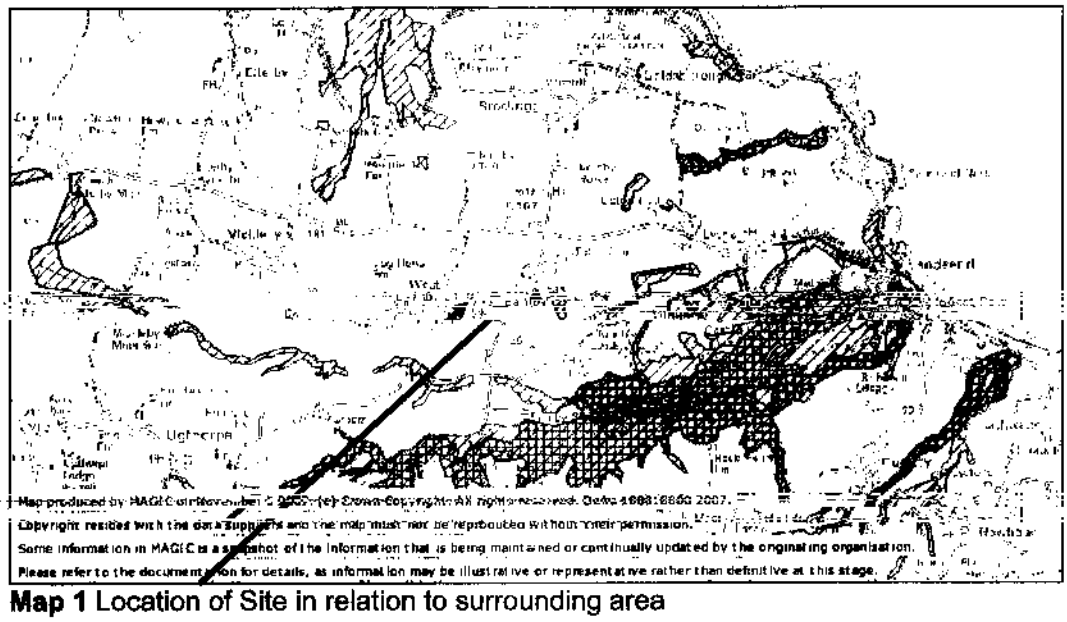
From information received we understand that the existing buildings are to be revitalised in order to improve the current living accommodation. We do not believe that the proposed plans for the work on the buildings will have an adverse impact upon the bats within the surrounding area. As it has been previously stated there is no evidence to show bats use these buildings, it is also reasonable to state that as bats are capable of entering the smallest of gaps it is impossible to prove that a bat will not be present somewhere in or upon the buildings surveyed at sometime during the year.

We therefore recommend that when the development proceeds and the roofs of the buildings are removed that this is done under the supervision of a qualified ecologist. This is to ensure that no bats are harmed during the removal process.

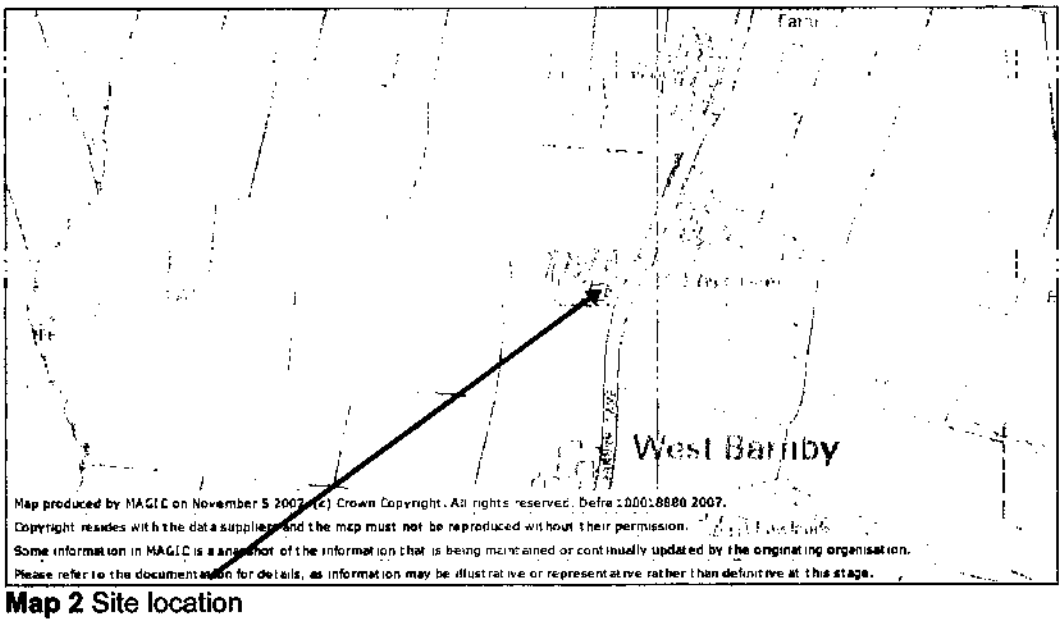
Prior to pointing of gaps in the brickwork it is also recommended that an endoscopic survey of these gaps is carried out to ensure bats that may be present are not entombed.

It has been discussed with Miss Woodwark that in order to create habitat for bats within the immediate vicinity of the development two Schwegler woodcrete bat boxes will be placed on the Ash trees situated to the North of the farmhouse. This should mitigate any effect of the repair of the current building roofs may have on bats that could use the gaps below pan tiles etc during the year.

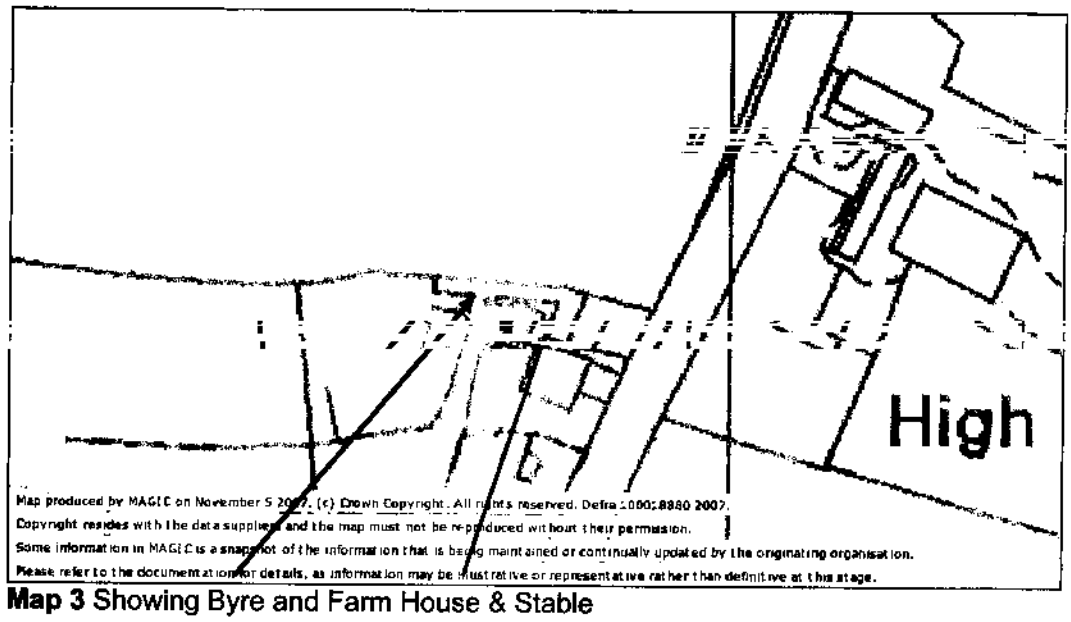
5 MAPS AND IMAGES



Map 1 Location of Site in relation to surrounding area



Map 2 Site location



Map 3 Showing Byre and Farm House & Stable

bhd partnership

CLIENT: MISS S. WOODWARK

DRAWING TITLE: SITE PLAN

PROJECT: WESTLANDS, EAST BARNBY

SCALE: 1:1250@A4 ISSUE: PLANNING

REV	DATE	BY	AMENDMENT	CHKD	APVD
A	OCT07	CE	ISSUED FOR APPROVAL	TRH	

DRAWING NR: D8941-08

REV: A

Image 1 Site plan

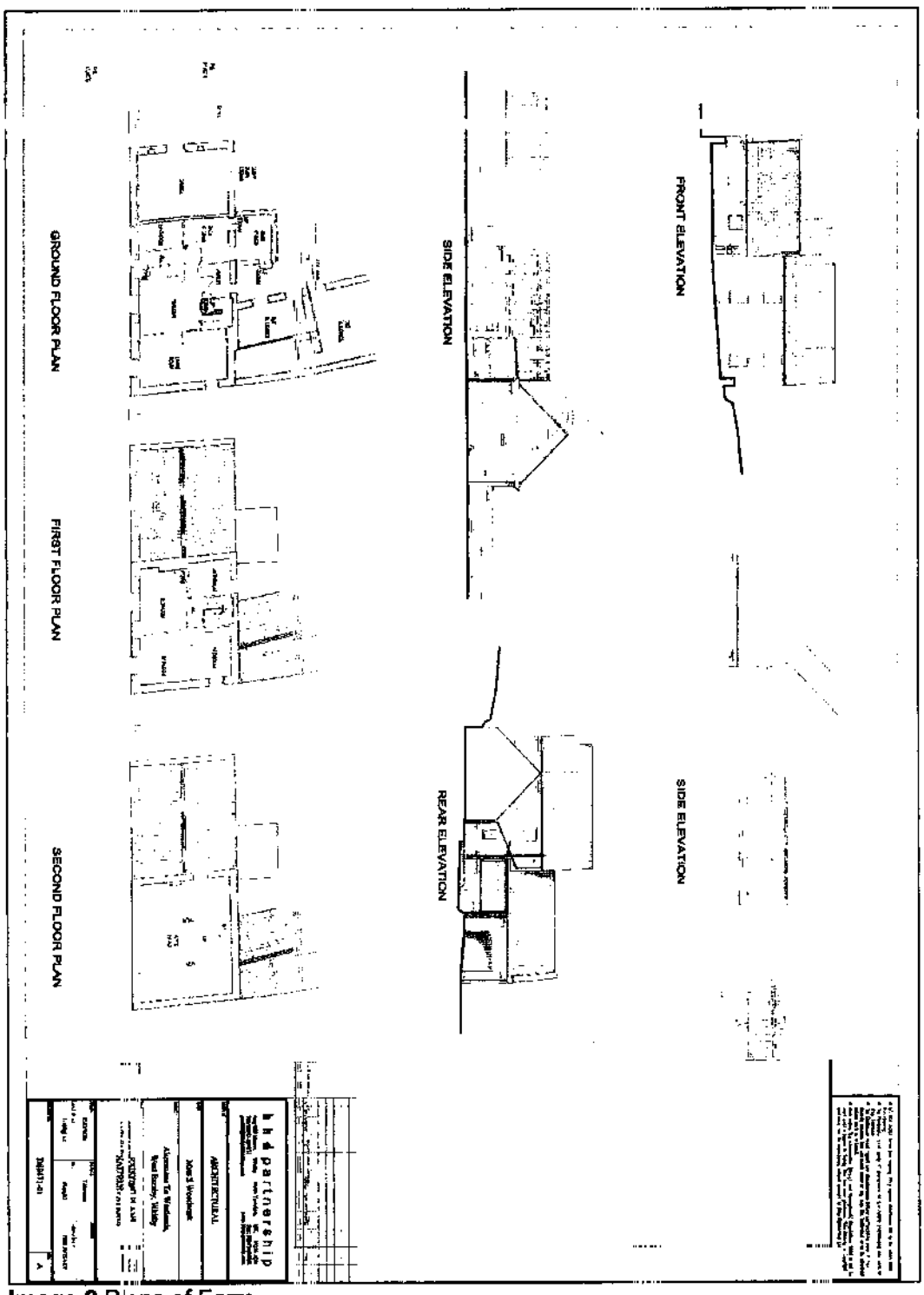


Image 2 Plans of Farm