

SCALE = 1:100

**SURVEY
SITE
SERVICES**

CHARTERED SURVEYORS
CHARTERED CIVIL ENGINEERS

Survey and Site Services
Francis Jordan House
Wellington Street
Barnsley
South Yorkshire, S70 1SW
Tel and Fax (01226) 289177

Client
MR J SWIRES

Drawing Title
FLOOR PLAN

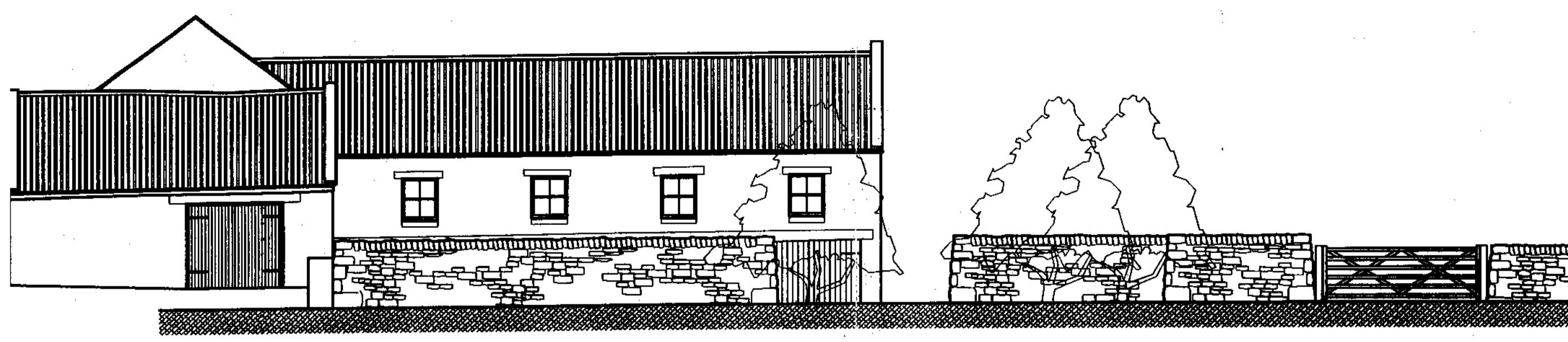
Site Address
BROXA FARM
BROXA
YO12 0BP

NYMNPA
-2 DEC 2008

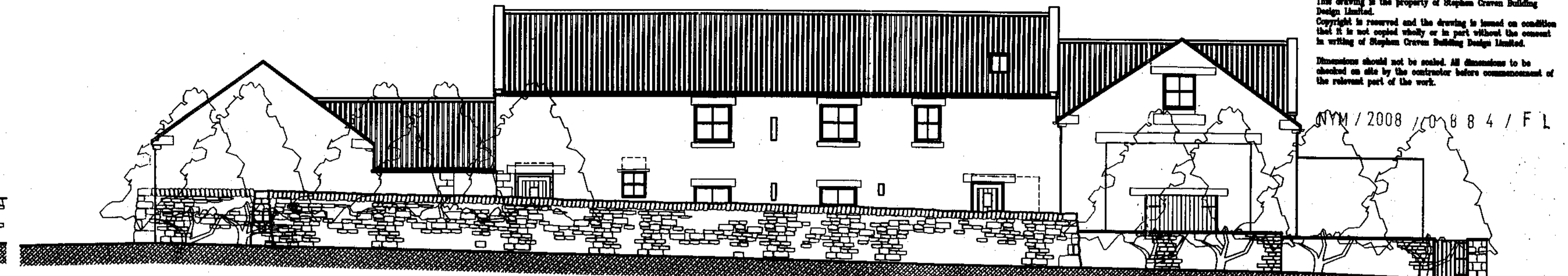
Surveyed JW	Processed BSM	Drawn JW	Checked WHM
Drg.No. SB21/FP/1		Date 31/10/08	

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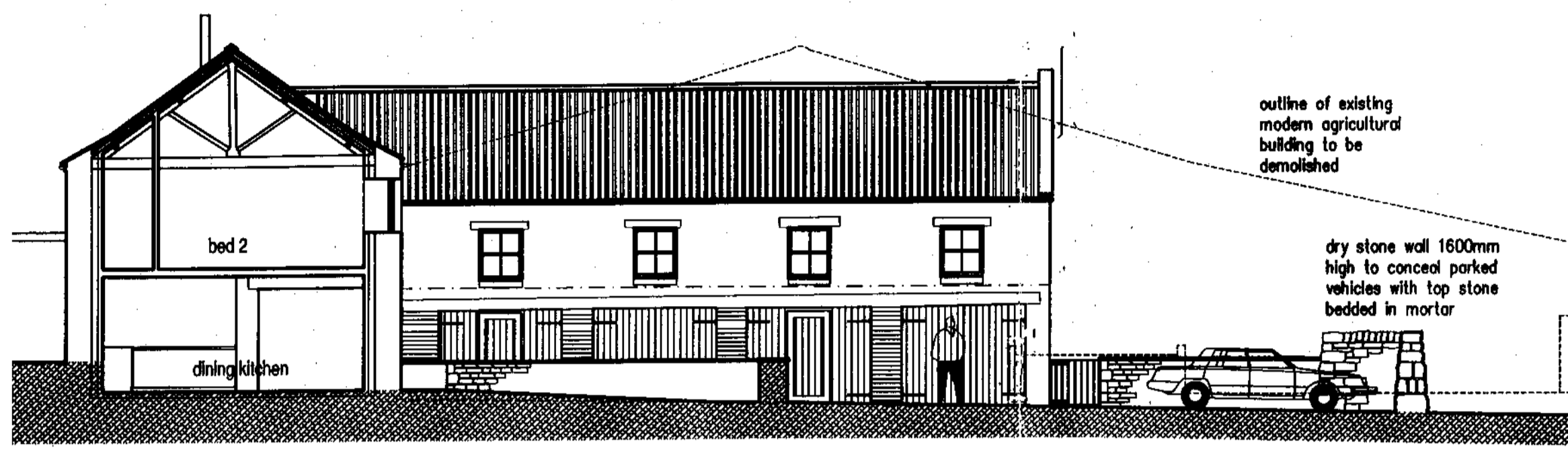
NYM / 2008 / 0884 / F1



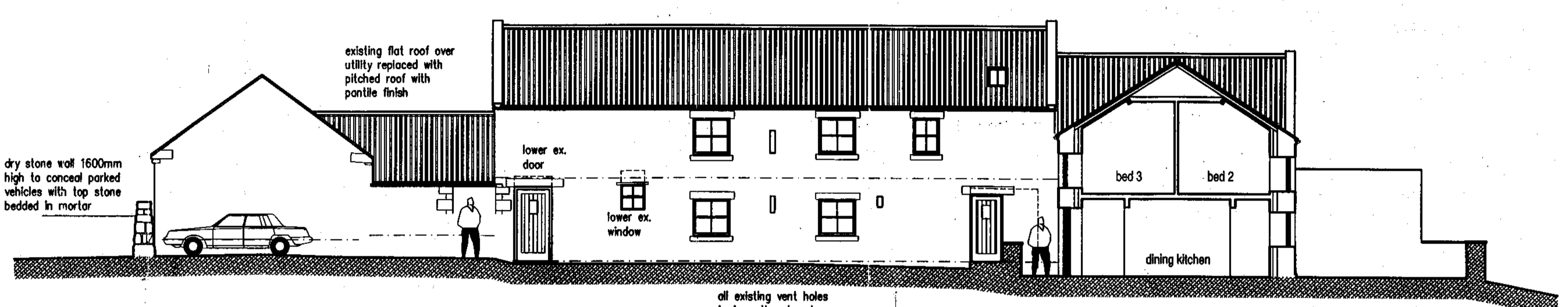
South East Elevation



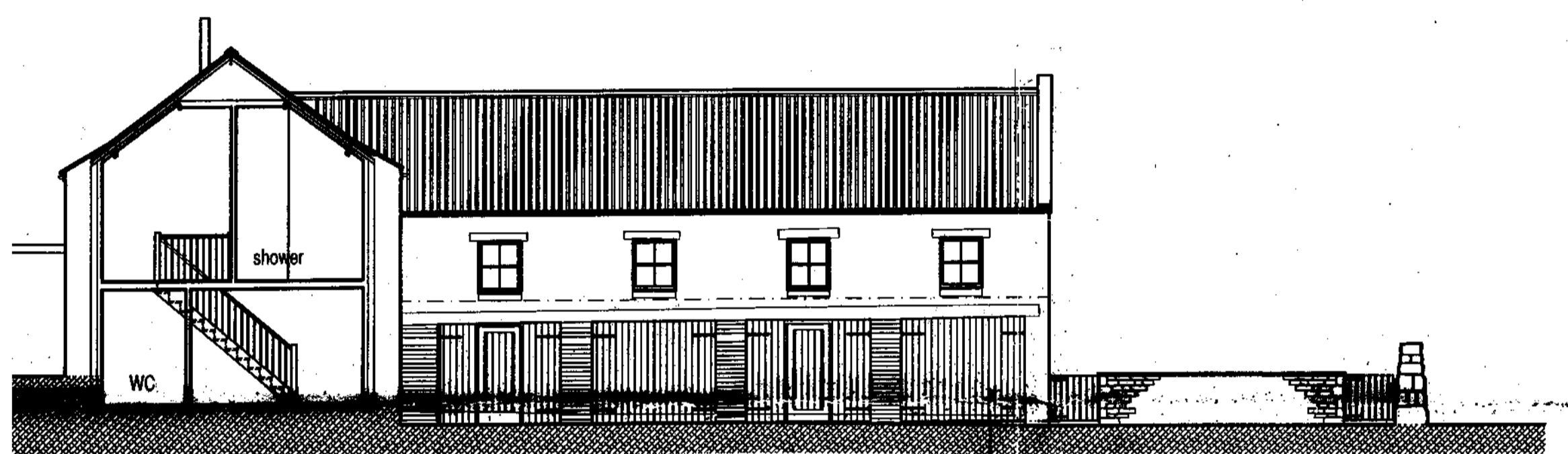
North East Elevation



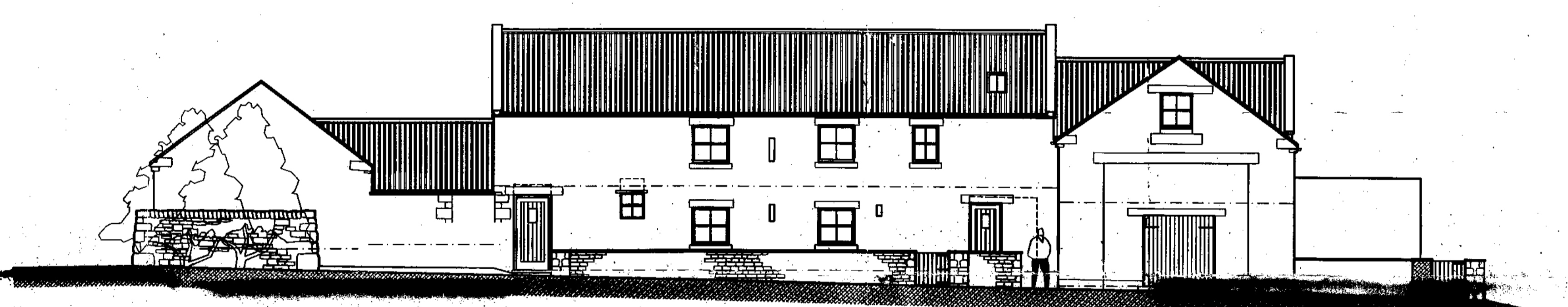
Section A - A (South East Elevation)



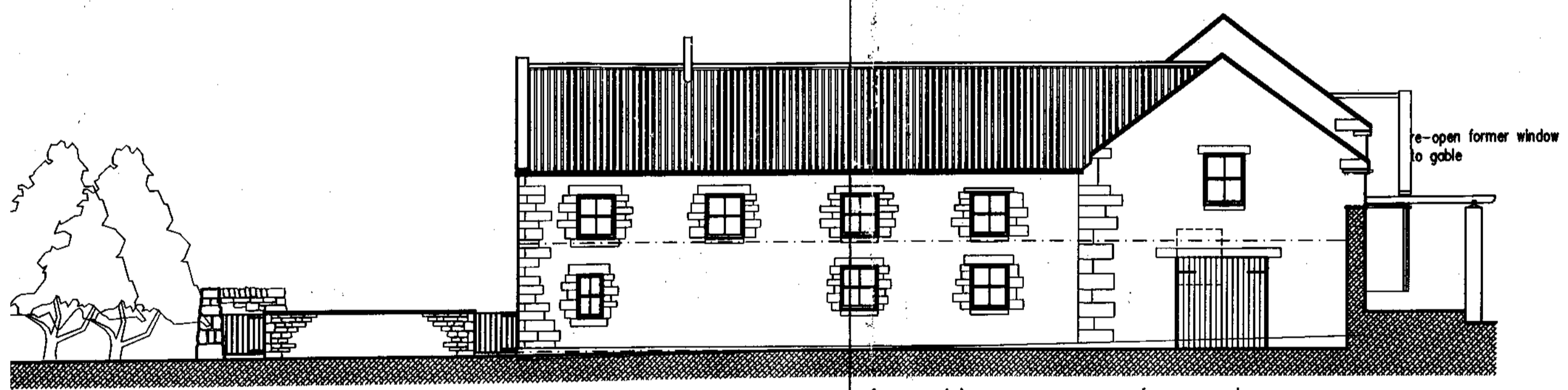
Section B - B (North East Elevation)



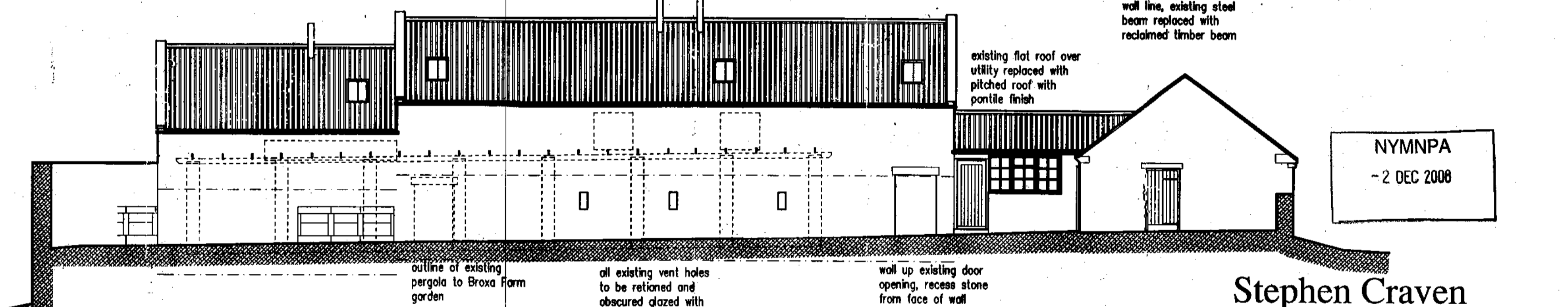
Section C - C (South East Elevation)



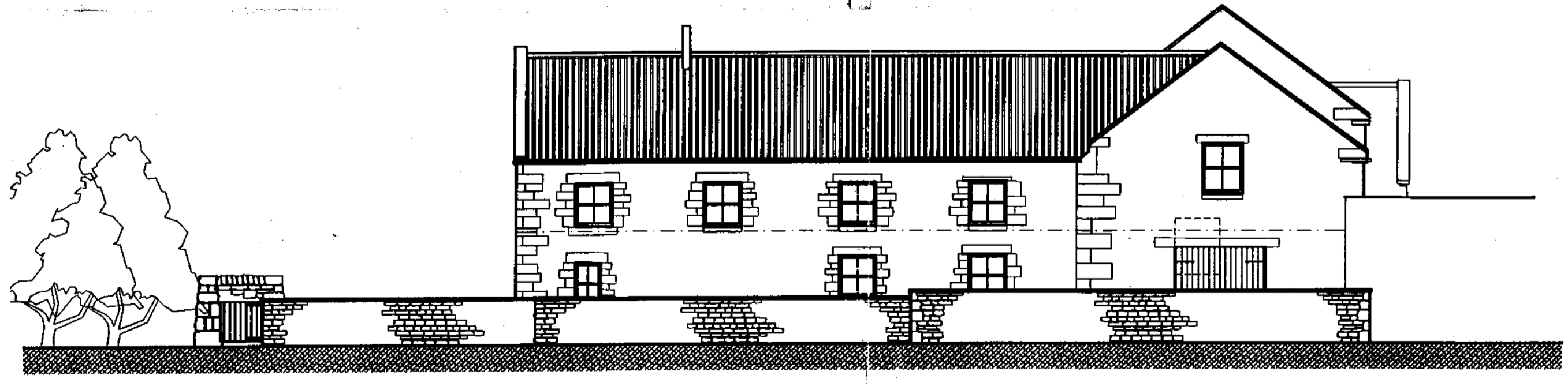
Section D - D (North East Elevation)



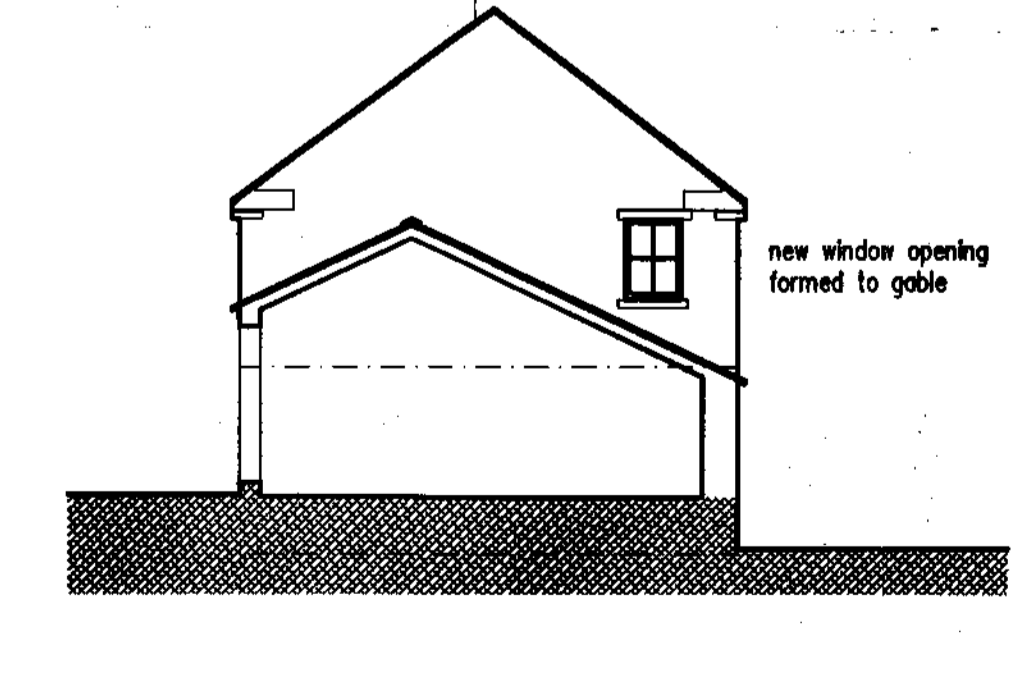
Section E - E (North West Elevation)



Section F - F (South West Elevation)



North West Elevation



Section F - B (South East Elevation)

MATERIALS

- Walls:** all new walls formed in reclaimed stonework to match existing in colour, texture, size and coursing. All existing and new walls pointed flush with cement/lime mortar
- Roof:** all roof re-roofed using red pantiles to match existing existing red pantile roofs; re-use existing pantiles where possible.
- Rooflights:** conservation rooflights fitted flush with pantiles.
- Flues:** stainless steel flues painted/finished matt black.
- Rainwater Goods:** aluminium circular section with pre-finished colour to local authority approval. All gutters secured direct to masonry using rise and fall brackets - no fasci boards to be used.
- Opening Surrounds:** reclaimed stone cills, lintels and quoins to match existing colour, texture, size and profile.
- Windows:** timber framed with paint finish, colour to local authority approval; reveals minimum 100mm deep.
- Doors:** timber boarded with paint finish in traditional agricultural colour to local authority approval; reveals minimum 100mm deep.
- Bat Boxes:** to be located in accordance with Thomson Ecology requirements - no removal of any building or part of any building to be carried out until all necessary approvals from Natural England are obtained.
- Structural Remedial Work:** this drawing to be read in conjunction with FR Varley Associates structural report dated 10th november 2008

NYMNP
 ~ 2 DEC 2008

Stephen Craven Building Design

Chartered Architectural Technologist and Building Design Consultant

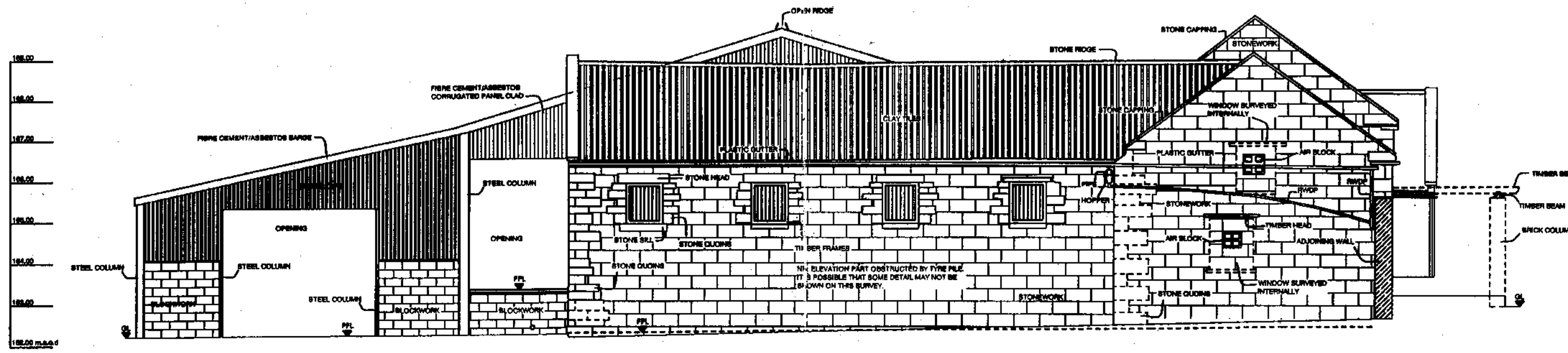
Tipperthwaite Barn Paley Green Lane
 Giggleswick Settle BD24 0DZ
 Tel 01729 824754 Mobile 07763 766702
 E-Mail stephen.craven@tiscali.co.uk

job:
Proposed Conversion Broxa Farm Scarborough client: Broxa Farms

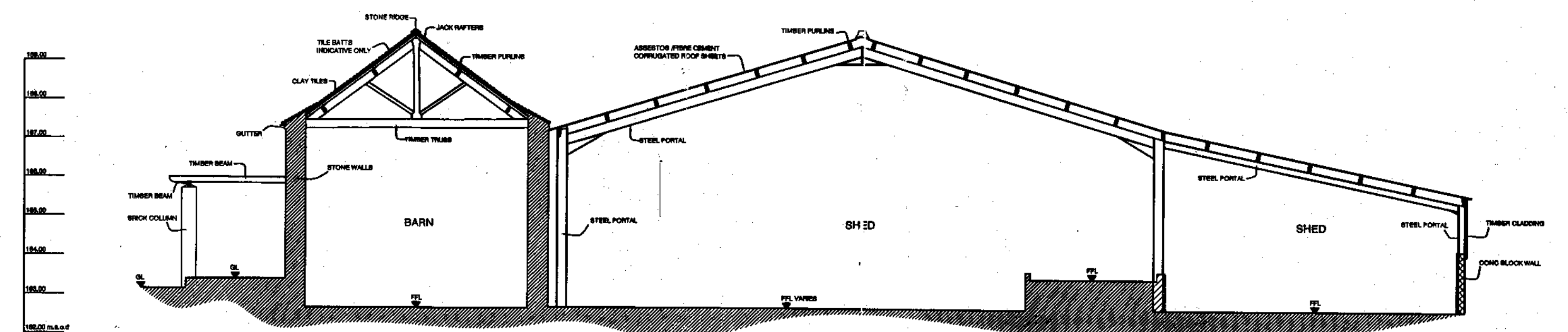
drawing:
Proposed Elevations

scale: 1:100	date: 11/08	drawn: smc
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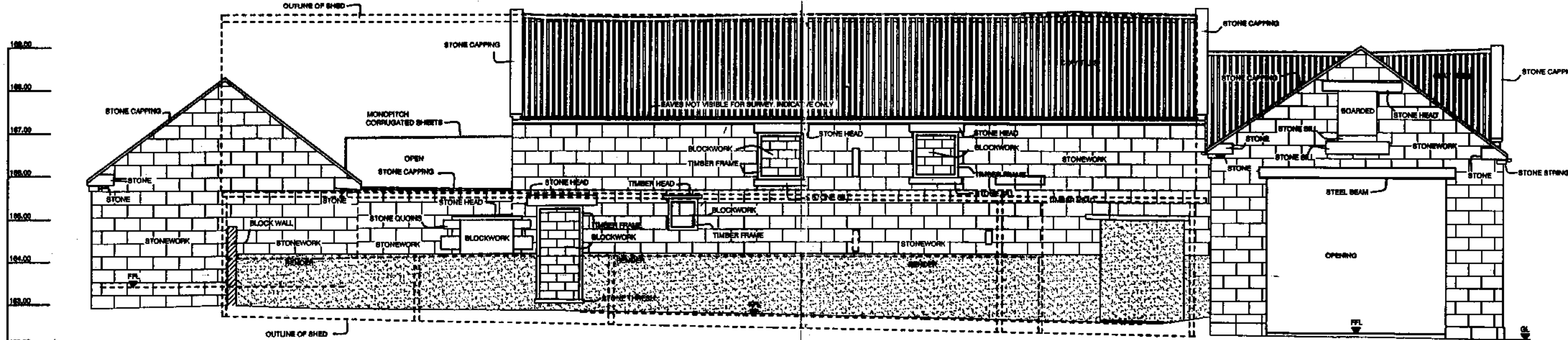
job no: 35/2007	drawing no: 02	rev:
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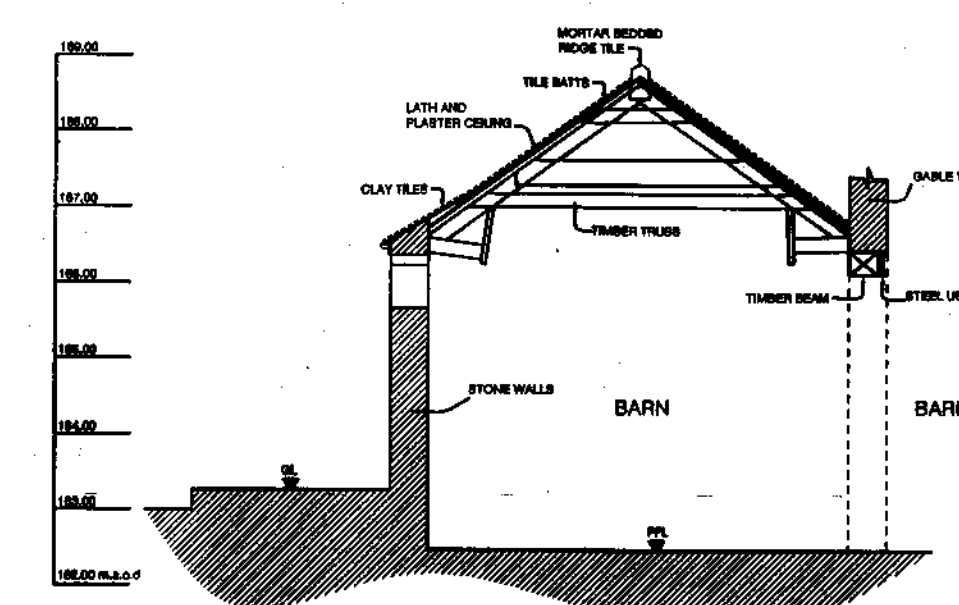
NW ELEVATION



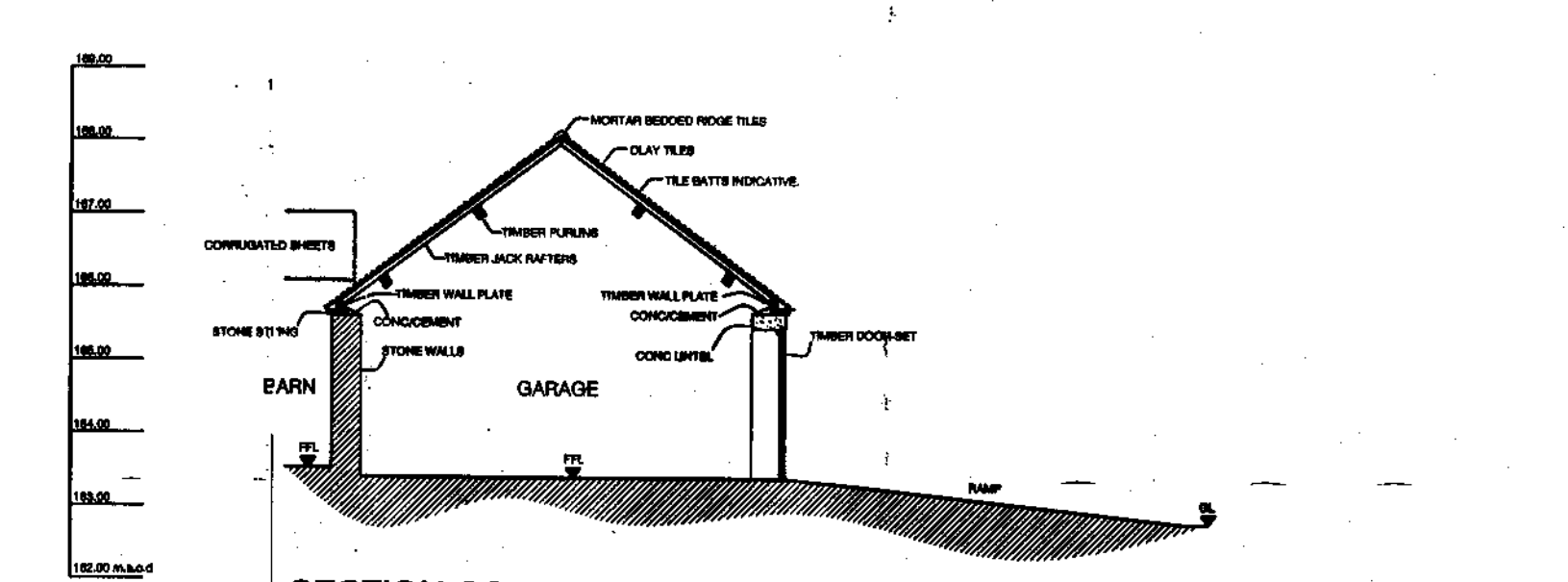
SECTION AA



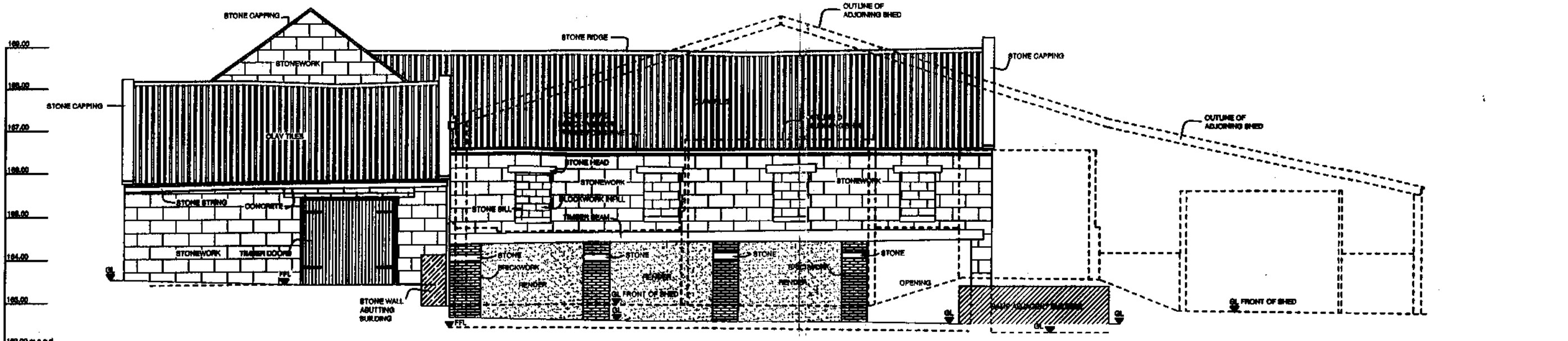
NE ELEVATION (PART ENCLOSED WITHIN SHED)



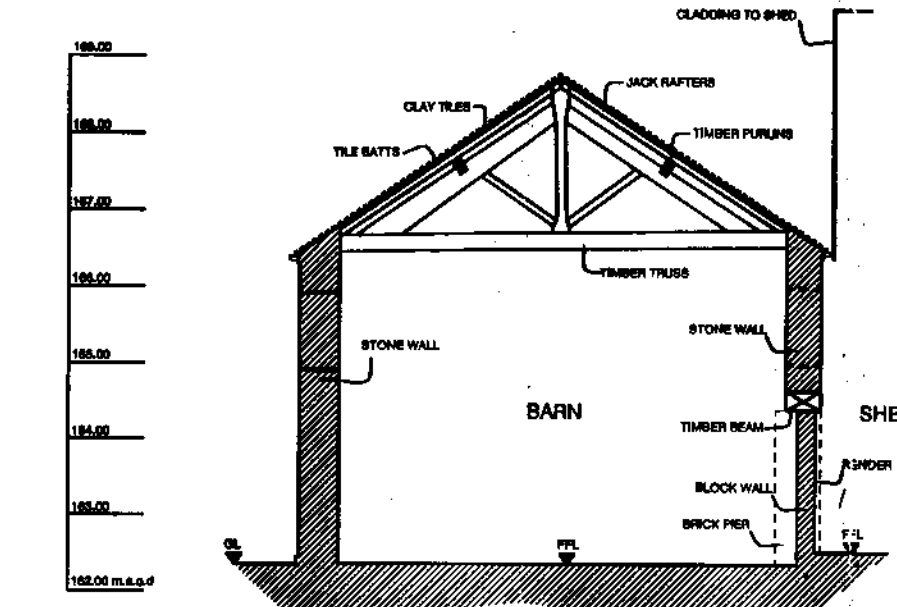
SECTION BB



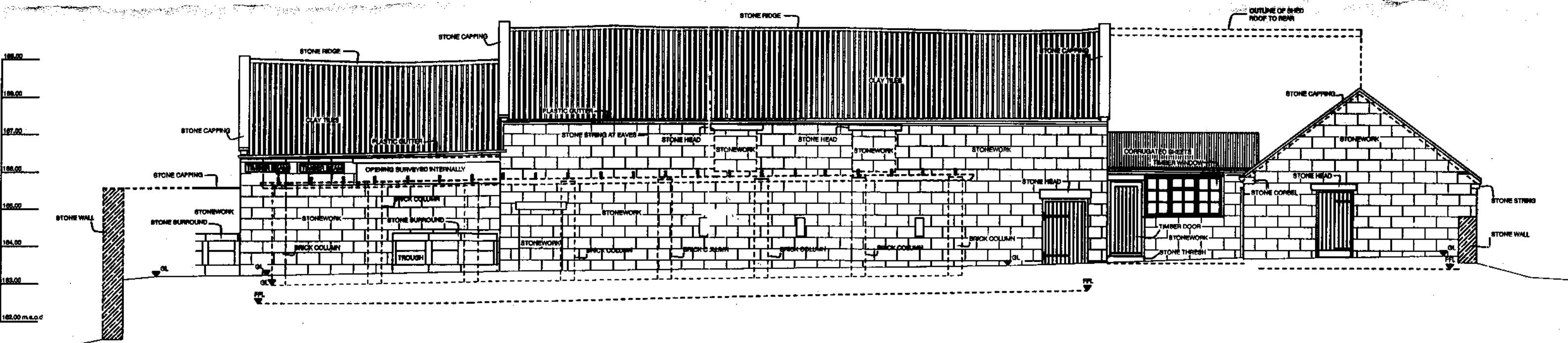
SECTION CC



SE ELEVATION (PART ENCLOSED WITHIN SHED)



SECTION DD



SW ELEVATION

NYMNP
- 2 DEC 2008

SCALE = 1:100

SURVEY SITE SERVICES

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CHARTERED CIVIL ENGINEERS

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Tel and Fax (01226) 289177

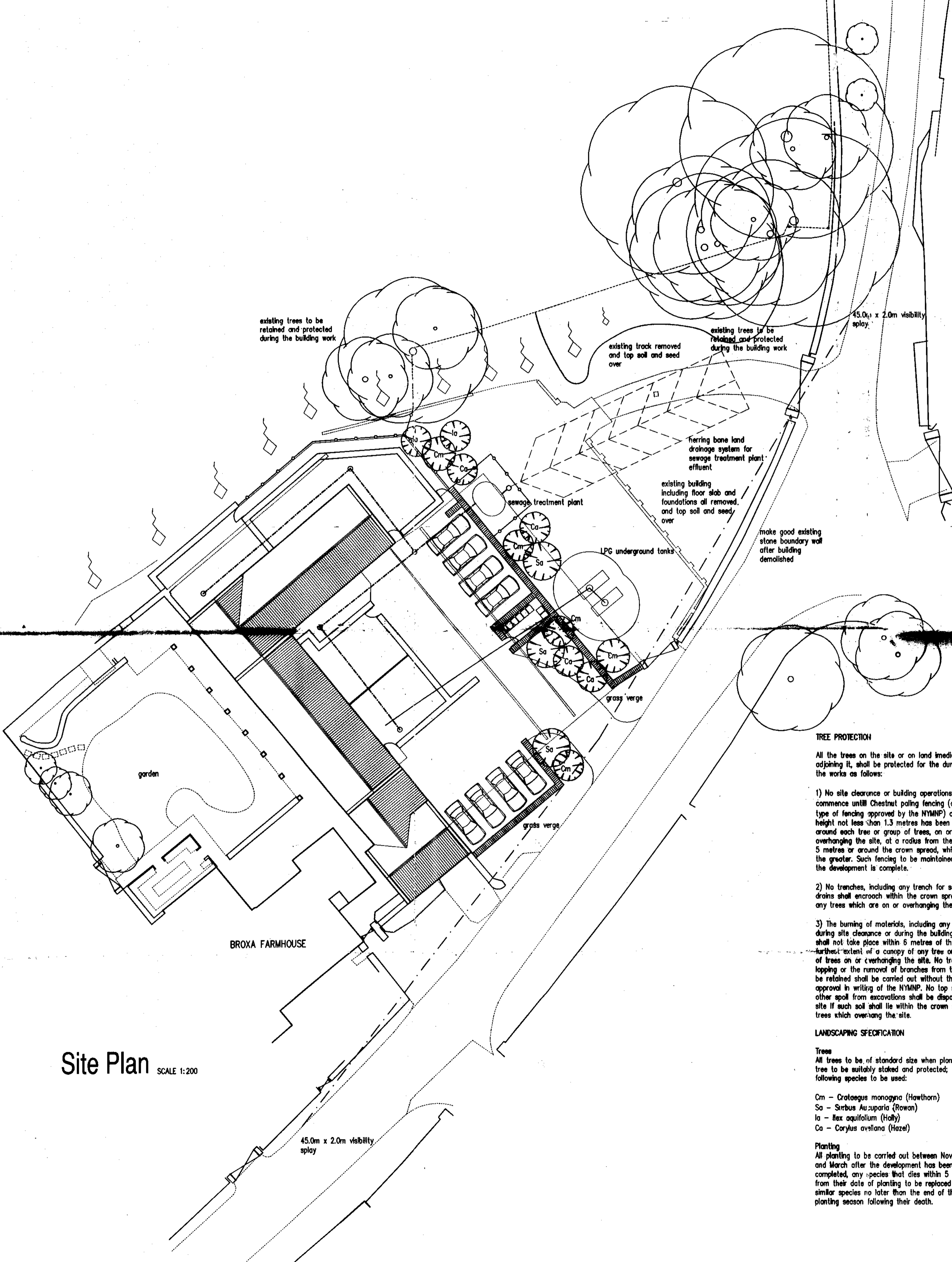
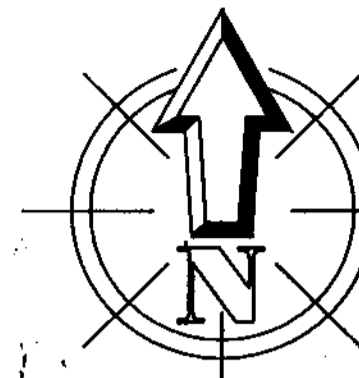
Client
MR J SWIRES

Drawing Title
**MEASURED SURVEY
ELEVATIONS & SECTIONS**

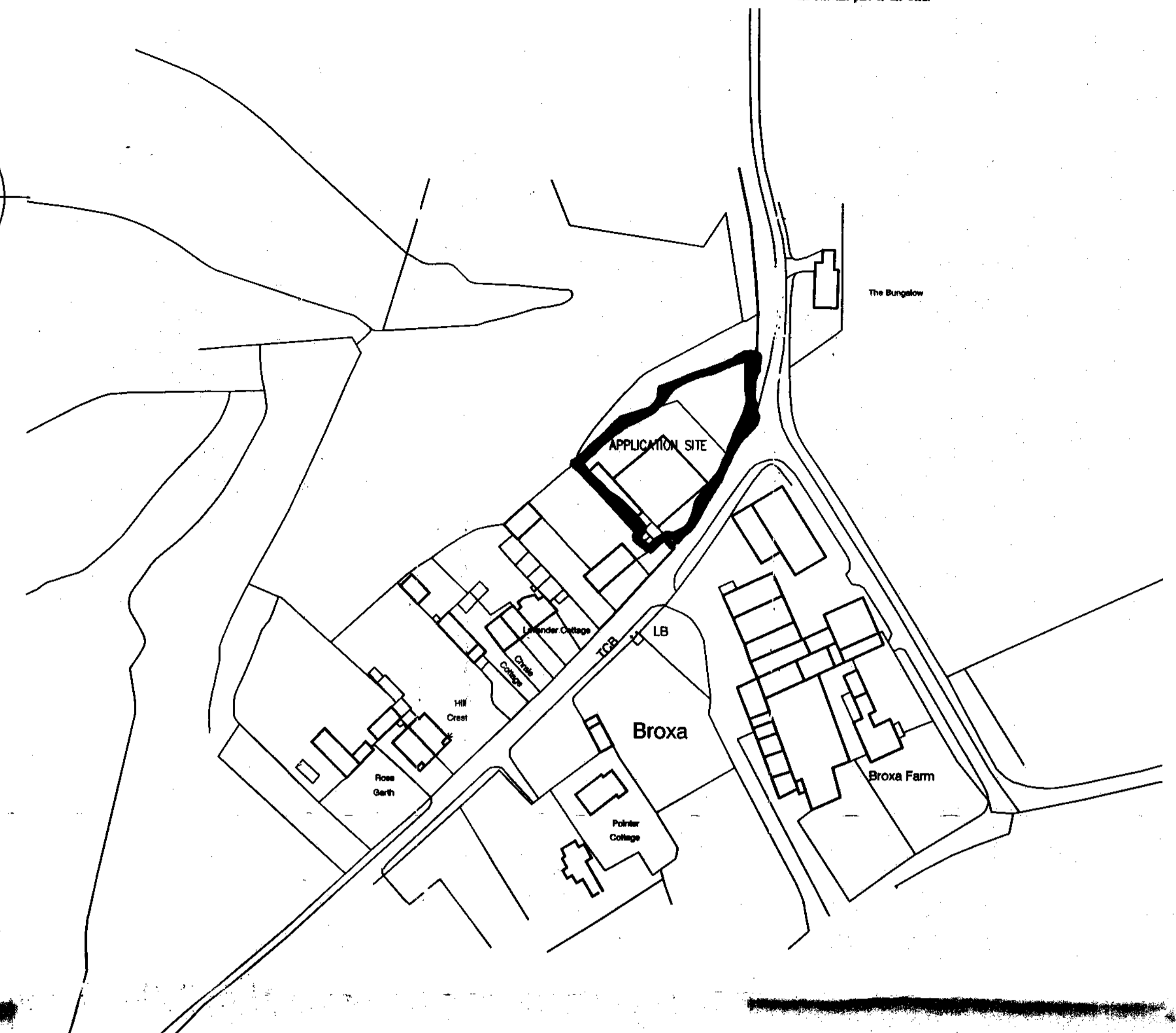
Site Address
**BROXA FARM
BROXA
YO13 0BP**

Surveyed BSM	Processed BSM	Drawn BSM	Checked
Drg.No. SB21/EL/SEC/1		Date 04/11/08	

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Site Plan SCALE 1:200



Location Plan SCALE 1:1250

TREE PROTECTION

All the trees on the site or on land immediately adjoining it, shall be protected for the duration of the works as follows:

1) No site clearance or building operations shall commence until Chestnut paling fencing (or other type of fencing approved by the NYMNP) of a height not less than 1.3 metres has been erected around each tree or group of trees, on or overhanging the site, at a radius from the trunk of 5 metres or around the crown spread, whichever is the greater. Such fencing to be maintained until the development is complete.

2) No trenches, including any trench for services or drains shall encroach within the crown spread of any trees which are on or overhanging the site.

3) The burning of materials, including any obtained during site clearance or during the building works shall not take place within 5 metres of the furthest extent of a canopy of any tree or group of trees on or overhanging the site. No tree felling, lopping or the removal of branches from trees to be retained shall be carried out without the approval in writing of the NYMNP. No top soil or other spoil from excavations shall be disposed on site if such soil shall lie within the crown spread of trees which overhang the site.

LANDSCAPING SPECIFICATION

Trees
 All trees to be of standard size when planted, each tree to be suitably staked and protected; the following species to be used:

- Cm - Crataegus monogyna (Hawthorn)
- Sa - Serbus Auzuparia (Rowan)
- Ia - Ilex aquifolium (Holly)
- Ca - Corylus avellana (Hazel)

Planting
 All planting to be carried out between November and March after the development has been completed, any species that dies within 5 years from their date of planting to be replaced by a similar species no later than the end of the planting season following their death.

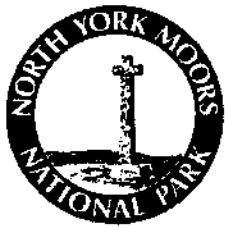
NYMNP
 - 2 DEC 2008

**Stephen Craven
 Building Design**

Chartered Architectural Technologist and
 Building Design Consultant

Tipperthwaite Barn Paley Green Lane
 Giggleswick Settle BD24 0DZ
 Tel 01729 824754 Mobile 07763 766702
 E-Mail stephen.craven@tiscali.co.uk

job: Proposed Conversion Broxa Farm Broxa Scarborough client: Broxa Farms		
drawing: Proposed Site Plan		
scale: 1:200	date: 11/08	drawn: smc
job no: 35/2007	drawing no: 03	rev:



08/0884

At. 1

NZ: 94548 91573

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code: National Number: Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code: National Number: Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No

NYMNPA
- 2 DEC 2008

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name: Broxa Farms

Street address:

Broxa

Town/City: SCARBOROUGH

County:

Postcode: YO13 0BP

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 494620

Northing: 491484

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Hillary Surname: Saunders

Reference: Senior Area Planning Officer

Date (DD/MM/YYYY): 10/11/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Variations to window opening sizes and reduction of glazing bars in window, general design advice.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

35/2007/03 - Proposed Site Plan

NYMNPA
-- 2 DEC 2008

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Concealed domestic bin stores - see drawing 35/2008/01

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

Mrs H Swiers, partner in Broxa Farms, North Yorkshire County Councillor, member of North York Moors National Park Authority

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. Materials (continued)

Walls - description:

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Retaining all existing stone walls, any new walling in reclaimed stonework to match existing.

Roof - description:

Description of *existing* materials and finishes:

Red pantiles

Description of *proposed* materials and finishes:

Reclaimed red pantiles to match existing

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber with paint finish

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

timber with paint finish

Boundary treatments - description:

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Stone walls to match existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Stone with fine gravel rolled into surface

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

35/2008/01 - Proposed Plans
35/2008/02 - Proposed Elevations

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (Including spaces retained)	Difference in spaces
Cars	0	8	8

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant
Septic tank Cess pit

Other

Unknown
NYMNPA
2 DEC 2008

Are you proposing to connect to the existing drainage system? Yes No Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

15. Existing Use

Please describe the current use of the site:

Redundant agricultural buildings

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		2	2		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

4

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	0

NYMNP

- 2 DEC 2008

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? Yes No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area?

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

26. Certificates (Agricultural Holdings Certificate)

I certify
owner
which t

Title:

Person.

Article 7

applicant was the
of the land or building to

made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Notice recipient		Date notice served
Title: <input type="text" value="Mr"/>	First Name: <input type="text" value="Stephen"/>	Surname: <input type="text" value="Craven"/>
Person role: <input type="text" value="Agent"/>	Declaration date: <input type="text" value="01/12/2008"/>	<input checked="" type="checkbox"/> Declaration Made

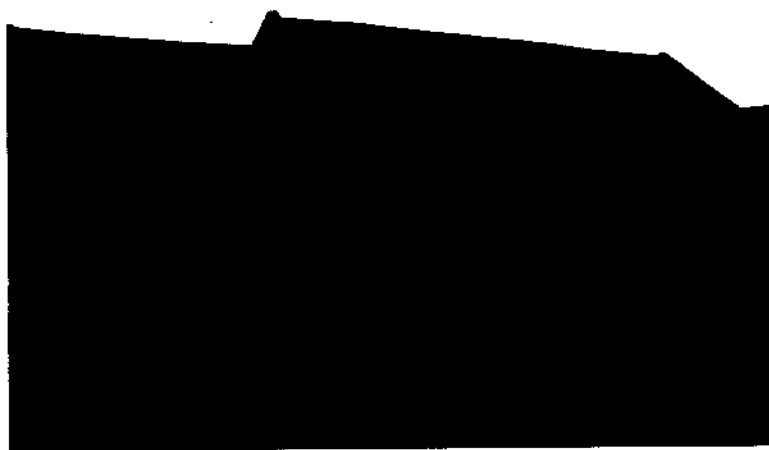
27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

DEC 2008

Stephen Craven Building Design Ltd
Design and Access Statement



Proposed Conversion of Redundant Traditional
Agricultural Buildings to 4no Dwellings

Broxa Farm
Broxa

North York Moors National Park

November 2008

NYMNP
- 2 DEC 2008

Design and Access Statement

Broxa Farms have been in the Swiers family for nearly 40 years. The buildings subject to this application are located adjacent to the main farmhouse which fronts on to the only road passing through Broxa.

The traditional buildings are formed in an 'L' shape and abut the rear garden of Broxa Farmhouse to the south west. A modern agricultural building has been built within the internal 'L' shape of the buildings which conceals the north east and south east elevations of the traditional buildings.

To the north west of the buildings are open fields and to the north east are modern agricultural structures and 'waste' land which provides access to the buildings from the highway.

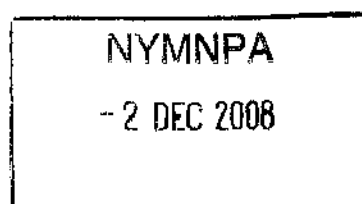
The traditional buildings are formed with stone walls with red pantile slates to the roofs. Alterations have been made to the original buildings during their history to coincide with changes to agricultural methods. It is known that the barns were once the granary for the farm and there is evidence of former first floors and part of the high level walls are still rendered above the former first floor levels. The barns have been more recently used to house animal stock and storage in conjunction with the attached modern farm structure. An opening has been enlarged to the north east gable to enable tractor access into the building.



Modern road side building to be demolished



Concealed elevations of the traditional building

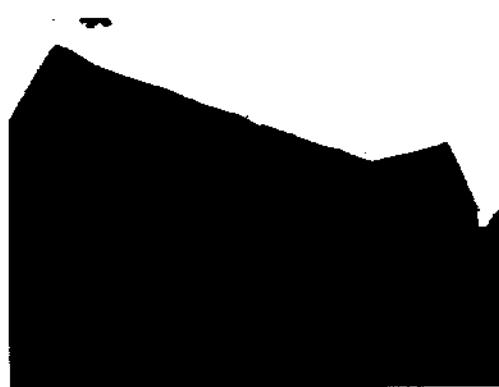


There are two single storey sections of the buildings to the south east side which are at present used as a utility and garage/store for Broxa Farmhouse. Planning approval has previously been granted to convert these buildings into ancillary accommodation for Broxa Farmhouse. This approval is still current and the buildings do not form part of the proposed conversion although alterations are shown to the existing roofs.

The applicants have a current planning approval for a large agricultural building in the main farm complex on the opposite side of the public highway. This building will make the buildings subject to this application redundant to the farm needs. All of the farming activities will be located in one location to make the running of the farm more efficient.

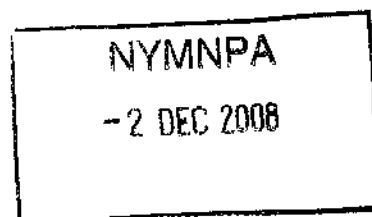


Broxa Farmhouse



North West Elevation to open fields

The applicants first approached the North York Moors National Park Authority to convert these buildings to residential in 2006. To meet the criteria outlined in BE14 *Conversion of traditional rural buildings to permanent residential use - outside settlements listed under policies H1 and H3* the applicants marketed the buildings for business use for 18 months without success. A letter to the applicants dated 22nd September 2008 from Mrs Hillary Saunders, Senior Area Planning Officer for the North York Moors National Park Authority confirmed that the marketing had been satisfactorily undertaken and it was found that there is no demand for these buildings for business purposes. A copy of the letter is included with the application.



An application has now been prepared in accordance with policy BE14. Because of the long process required to comply with the preliminary requirements of BE14 and with this policy being current in 2006 when the marketing process started, the applicants feel that it would be unfair for this application to be determined by any superseding policy.

The proposal is to demolish the existing modern agricultural building and associated yard and walls to expose the concealed elevations of the traditional buildings which the applicants propose to convert.

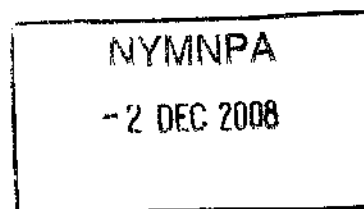
It is proposed to convert the building into 4 small dwellings, 2 having 3 bedrooms and 2 having 2 bedrooms. The 3 bedroom dwellings will have floor areas of 107m² and 95m² and the 2 bedroom dwellings will have floor areas of 78m² and 72m².

The applicants feel that providing this mix and size of dwellings the properties will benefit the local community rather than converting the buildings into one large or even two larger properties. The smaller house sizes will be affordable to attract young families to Broxa who will then subsequently support local shops and businesses and the local primary school in nearby Hackness.

The principle of the development is to retain the architectural and historic character of the buildings with minimal alterations to the external fabric to convert the buildings into dwellings. The buildings will become a prominent feature in Broxa and consideration has been made to minimise the external curtilage of the development to ensure that there is not an unacceptable effect on the character and appearance of the surrounding landscape.



Proposed North West Elevation to open fields



The conversion shows the reuse of all existing openings with minimal new openings formed. Red pantiles are proposed for the roofs which will incorporate conservation roof lights and metal chimneys finished black to provide flues for solid fuel fires. All new walls will use reclaimed stone laid to match existing and all walls will be pointed using a cement/lime mix.

Windows will be of timber vertical sliding sash design incorporating thin profile glazing bars for paint finish. Where new window openings are formed the lintels, cills and quoins are to be reclaimed to match the existing window openings.

Doors and shutters to large openings to be formed in vertical boarded timber and painted a traditional agricultural colour as may be approved by the local authority.



Proposed North East Elevation

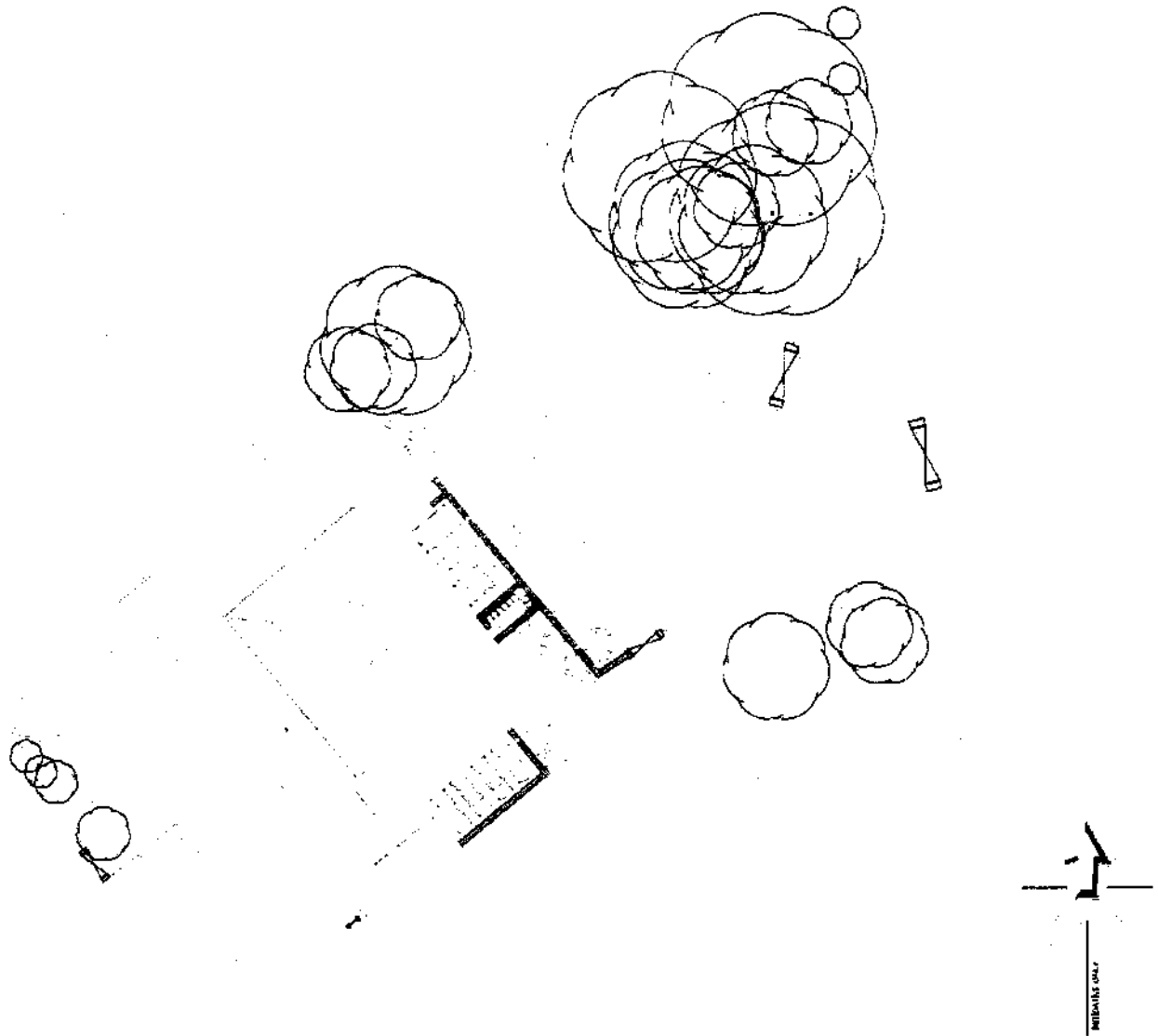
Access and parking has been carefully considered; vehicles will enter the site off the public highway to park in two separate parking areas which are screened by high dry stone walls. Turning is available within the site which together with the parking areas and access road is surfaced with fine gravel rolled and compacted into the surface. A bin store for all the dwellings is located off the parking areas which are fully screened by high stone walls.



Proposed South East Elevation from Public Highway

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The detailed layout and boundary treatment repeat the historic field pattern locally; all the boundaries will be formed in matching dry stone walls and fully mortared walls to match the boundaries around Broxa Farmhouse. Clumps of indigenous tree planting are proposed around the boundaries to link the development into the existing landscape.



The existing 'waste' land to the north east side of the development will have all concrete bases and walls removed, soiled over and seeded. This area of the proposals will incorporate underground LPG tanks and sewage treatment plant to serve all the dwellings.

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The underground servicing facilities and the use of reclaimed traditional materials proposed throughout the scheme will ensure that the proposed development will have minimal visual impact.

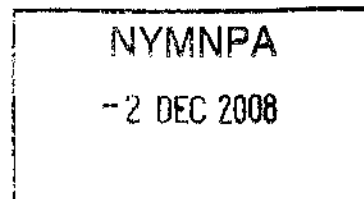
The applicants feel that they have followed pre-application guidance given by North York Moors National Park Authority with due respect to the marketing of the buildings and the design of the proposals.

FR Varley Associates, Structural Engineers have inspected the barns and prepared a report which will be submitted with the planning application. Minor remedial work is required to the barns which can be undertaken without out any re-building during the conversion works.

Thomson Ecology have carried out a Bat Survey of the buildings, a full copy of the survey is included with the application. Part of the buildings have been identified has a bat roost and therefore if this application is approved an EPSL application is required to be submitted to Natural England as outlined in Section 7 of the Thomson Ecology report. Thomson Ecology will be retained to undertake the further investigation required and make the necessary application to Natural England. Bat boxes will be provided as part of the development together with additional tree planting as recommended by Thomson Ecology.

Conclusion

We feel that these proposals would not be harmful to the character of the area and would in fact remove unsightly buildings to expose traditional buildings with architectural and historic merit which in their own right are worthy of retention.



**SEWAGE TREATMENT PLANT DETAILS,
PROPOSED CONVERSION OF BARN TO 4 No DWELLINGS
ROXA FARMS
ROXA**

Sewage Treatment Plant – it is proposed to use a Klargester Biodisc Unit BD – see details below.

Percolation Test – carried out in accordance with Code of Practice 302; 250mm of water within the hole seeped away after 4 minutes therefore a minimum of 50 metres of irrigation pipe will be required.

TDS0002 Issue 9 February 2003

**BIODISC®
SEWAGE TREATMENT PLANTS
UNITS BA - BG**



INTRODUCTION

Biodisc systems offer a cost effective and flexible solution to a wide range of domestic sewage treatment applications. The range employs Klargester's patented Managed Flow Technology to enhance the effectiveness and consistency of the treatment system. At the core of the Biodiscs lies the Rotating Biological Contractor (RBC) Technology, which Klargester has developed and refined over a period of 28 years.

Biodisc units are designed and engineered to offer the highest level of reliability combined with the lowest possible running costs.

APPLICATIONS

Single Dwellings	Public Houses
Housing Estates	Offices
Colleges	Industrial Sites
Schools	Business Developments
Halls	Nursing Homes
Caravan Parks	

DESIGN

Biodisc is designed to conform to the British Standard Code of Practice BS6593 relating to the design of small sewage treatment works.

Treated effluent from Biodisc units may be discharged directly to a watercourse where a consent has been obtained from the relevant authority; EA (England & Wales), SEPA (Scotland) Local Authority Public Health Department (NI towns & Bins).

The units are configured to produce a final effluent quality of 20 mg/l BOD₅ (AT5), Biochemical Oxygen Demand, 30 mg/l Suspended Solids, if a more stringent quality effluent is required, or if an Ammoniacal Nitrogen load is specified, the Biodisc may be reconfigured to meet the required specification. Details on application.

CONSTRUCTION

The Biodisc unit utilises a series of connected reactors and chambers.

Biodisc units BA-BG are self contained, single piece units. Biodisc units BA-BE are available with varying internal depths to suit site layout (see the table opposite).

The main structure of the Biodisc unit is constructed from Glass Reinforced Plastic (GRP).

Biological treatment occurs on the Rotating Biological Contractor, or Rotor, in the Biodisc. The Rotor comprises banks of polypropylene discs (media) attached to a horizontal, zinc coated, steel shaft and is slowly rotated by an electric motor and gearbox.

The Biodisc has a low profile GRP cover, arranged in sections to facilitate access. A steel landing, weatherproof, local Control Panel is supplied with the Biodisc.

PROCESS

1. Primary Settlement Tank - Incoming sewage is received in the PST where settleable solids are separated and retained for periodic removal. The liquid level in the PST is allowed to fluctuate, to absorb incoming loadings.

2. First Stage Bioreactor - The settled liquor passes from the PST into the first stage Bioreactor where it comes into close contact with retained micro-organisms (biomass), which colonise the surface of the media.

This first stage of the biological treatment acts as a roughing stage, absorbing fluctuations in the Biochemical Oxygen Demand (BOD₅) and detergent levels which would otherwise inhibit biological action in the second stage.

The patented managed flow system transfers the liquor to the second stage Bioreactor at a steady rate.

3. Second Stage Bioreactor - Treatment conditions in this stage are optimised, as the liquid level is constant. The media is partially submerged and, as it rotates, the biomass is alternately immersed in the liquor for absorption and digestion of waste matter and exposed to the atmosphere for oxygenation.

4. Final Settlement Tank (FST) - Liquor containing excess biomass as the settleable solids (sludge) enters the FST through a submerged transfer pipe. Sludge is settled out and retained for periodic removal at the same time as the sludge in the PST. The final discharge from the FST is by dip-pipe (excepting units with integral discharge pump - see below).

DISCHARGE PUMPS

Effluent pumping stations are available (single or twin pump) for applications where the discharge has to be lifted to a higher level or pumped to remote discharge point. Details on request.

BA and BE Biodisc units can be supplied with an optional integral discharge pump.

ALARMS

Alarms are available to signal loss of rotation and failure of the discharge pump (where applicable). Details on request.

EQUIPMENT SELECTION

Maximum daily hydraulic and organic loads shown opposite are for general guidance only. Please consult Klargester for site specific selection.

All applications are initially assessed, considering a number of factors, including the expected hydraulic flow, organic load, ammonia levels and toxicity.

DELIVERY & INSTALLATION

Units are normally delivered by tailboard vehicle and the installer should provide lifting facilities for offloading. Biodisc units are installed on a concrete base and surrounded with concrete. BA & BE units can be surrounded in pre-cast concrete if ground conditions allow. Installation Guidelines are supplied with each unit.

MAINTENANCE

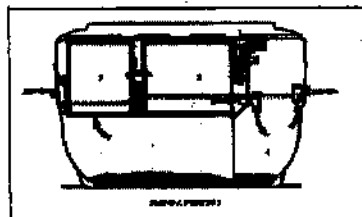
Biodisc units should be desludged as required (see table). Mechanical maintenance is minimal, but should not be neglected. Klargester offers a range of maintenance packages to support a long and trouble free service life.

EXCESS BIOMASS

Klargester offers a range of grease traps and separators. These are required on sites with commercial catering facilities, to prevent excessive concentrations of fat, oil and grease interfering with the biological processes within the Biodisc.

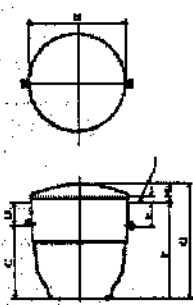
EXAMPLE CHAMBERS

Pre-fabricated simple chambers are available to meet Subsoil Agency requirements.

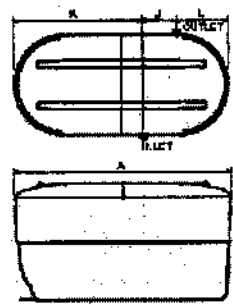


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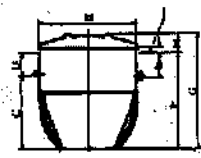
BA - BC BIODISCS



BD - BE BIODISCS



NOTE: Refer to detailed customer drawings for all dimensional data.



SINGLE-PIECE BIODISC SPECIFICATION BA-BG (Carbonaceous)

The range of Sewage Treatment Plant requires specialist knowledge and experience. Please contact Klargester for an assessment of your application.

UNIT SIZE	BA 1 Horse	BB 2 Horses	BC 3-4 Horses	BD -	BE -	BF -	BG -
Max. BOD (g) per day	0.36	0.72	1.08	1.5	2.1	3.0	4.2
Max. NH ₄ -N (g) per day	0.048	0.096	0.144	0.2	0.28	0.4	0.56
Design Flow Rate - DMF (m ³ /day)	1.2	2.4	3.6	5	7	10	14
Peak Flow Rate (m ³ /h) (x1.42 design)	0.15	0.30	0.45	0.63	0.88	1.25	1.75
A Length mm	-	-	-	330	330	436	525
B Width mm	195	195	240	240	240	240	240
C Below Inlet Depth mm	140	140	180	180	180	180	180
D Inlet Inlet Depth -							
Shallow Inlet	45	45	-	-	-	-	-
Standard Inlet	75	75	60	60	60	60	60
Deep Inlet	125	125	110	110	110	-	-
E Outlet Inlet Depth -							
Shallow Inlet	55	55	-	-	-	-	-
Standard Inlet	85	85	65	65	65	70	70
Deep Inlet	135	135	115	115	115	-	-
F Depth Below G.L. -							
Shallow Inlet	185	185	-	-	-	-	-
Standard Inlet	215	215	240	240	240	240	240
Deep Inlet	265	265	240	240	240	-	-
G Overall Height -							
Shallow Inlet	210	210	-	-	-	-	-
Standard Inlet	240	240	285	285	285	285	285
Deep Inlet	290	290	325	330	330	-	-
H Height Above Ground Level	310	310	405	405	405	405	405
I Ground Clearance	95	95	65	65	65	65	65
J Drain Outlet	-	-	-	855	855	1070	850
K Inlet Position	-	-	-	1225	1225	2170	3120
L Outlet Position	-	-	-	1250	1370	1105	1225
Design Period (approx.)	12 months	6 months	7 months	6 months	6 months	6 months	6 months
Motor Rating (phase 1) phase (Watts)	50	50	75.60	75.60	120	180	180
Full load current 1 phase (amps)	0.51	0.51	1.00	1.00	1.30	1.57	1.57
Full load current 3 phase (amps)	0.21	0.21	0.34	1.00	0.43	0.46	0.57
Weight (kg) -							
Shallow Inlet	310	335	650	650	1200	1315	1650
Standard Inlet	325	360	750	1100	1300	-	-
Deep Inlet	380	405	750	1200	1300	-	-



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Ref: LSCD101/002/001

November 2008



Broxa Barns, Broxa,
North Yorkshire

Bat Survey

For

Stephen Craven
Building Design
Ltd

NYMNP

- 2 DEC 2008



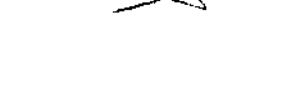
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Stephen Craven Building Design Ltd
Broxa Barns, Broxa, North Yorkshire
Bat Survey

Project Number	Report No.	Revision No.	Date of Issue
LSCD101	001	002	12 th November 2008

	Name	Signature	Position
Author	Vikki Thompson		Ecologist
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Approved By	Gordon Haycock		Principal Ecologist

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 Broxa Barns, Broxa, North Yorkshire
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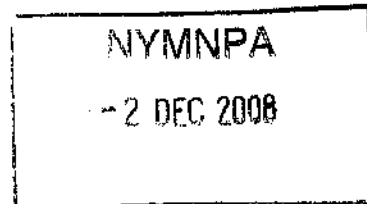
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FIGURE 1 SITE LOCATION

FIGURE 2 BAT ROOSTING POTENTIAL AND RECORDED BAT SIGNS



1 SUMMARY AND MAIN RECOMMENDATIONS

1.1 SUMMARY

1.1.1 Stephen Craven Building Designs Ltd are seeking planning permission for the demolition of one barn and the conversion of two barns into residential living. The site is situated in Broxa, a rural hamlet within the North Yorkshire Moors National Park.

1.1.2 The brief was to undertake a daytime external bat survey and report the legal and planning policy issues associated with the proposed development and bats. The methods used in the survey are consistent with those described in 'Bat Surveys: Best Practice Guidelines' BCT (2007). As access was possible, and it was safe to do so, an internal inspection of the barns from the ground was also undertaken looking for bat droppings on the walls, floors and objects within the structures.

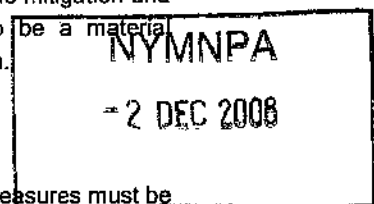
1.1.3 Building B3 was found to have a confirmed roost due to presence of *Myotis* sp. droppings found within the building. Building B2 was found to have a medium potential to support roosting bats due to a number of potential access points and potential roosting locations. Building B1 was found to have negligible potential to support roosting bats due to a lack of bat access points, fluctuating climatic conditions and lack of potential roosting locations.

1.1.4 Bats are a highly protected species making their disturbance, injury or roost destruction an illegal activity. Works that affect bat roosts must be undertaken under licence from Natural England, full planning permission is required before such an application can be made and Natural England must be satisfied that there has been adequate survey and suitable mitigation and compensation planned. The presence of bats will also be a material consideration in the determination of the planning application.

1.2 MAIN RECOMMENDATIONS

1.2.1 The main recommendations are set out below:

- A detailed method statement outlining mitigation measures must be prepared and an application be made for a European Protected Species licence (EPSL) from Natural England before works can commence on building B3 or the small link building to the south. Further surveys on this building will be needed in order to provide adequate evidence for the licence application process;
- At least two further sets of dusk and dawn surveys should be undertaken on building B2 and B3 (including the link building) between May and August 2009 in order to confirm the species and numbers of bats present.



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Broxa Barns, Broxa, North Yorkshire
Bat Survey

- As building B1 lies within close proximity to a confirmed roost, any works to the building should occur during the months of November to March inclusive. Any work on B1 likely to affect the structure of B2 and B3 must be avoided, if this is not possible it is recommended to await results of the further surveys to buildings B2 and B3 .

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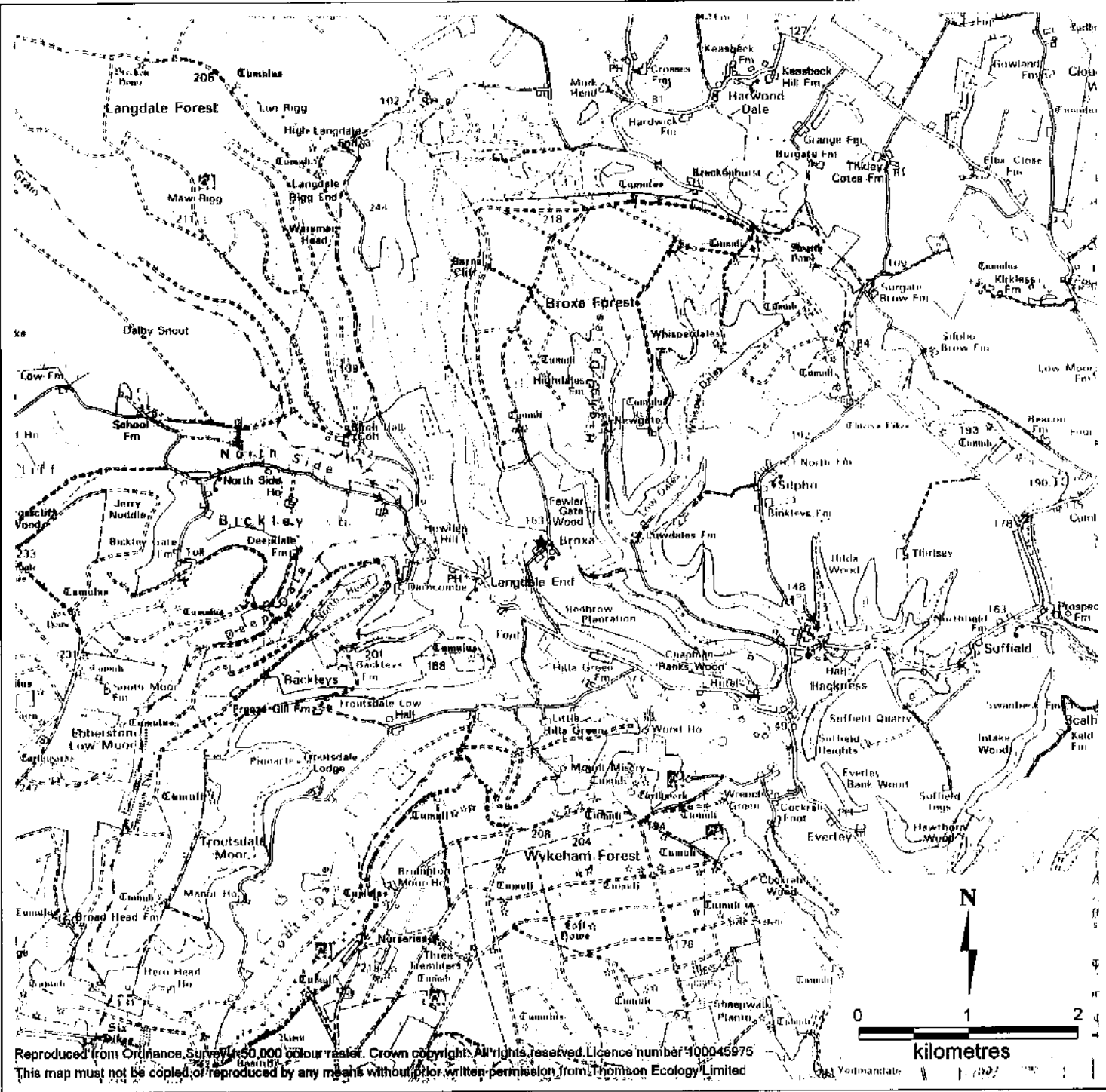
Legend
★ Site Location

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**Figure 1:
Site Location**

Surveyed For Stephen Craven
Building Design
November 2008

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Legend

△ Myotis Droppings

Bat Potential

■ High Potential / Confirmed Roost

■ Medium Potential

■ Negligible Potential

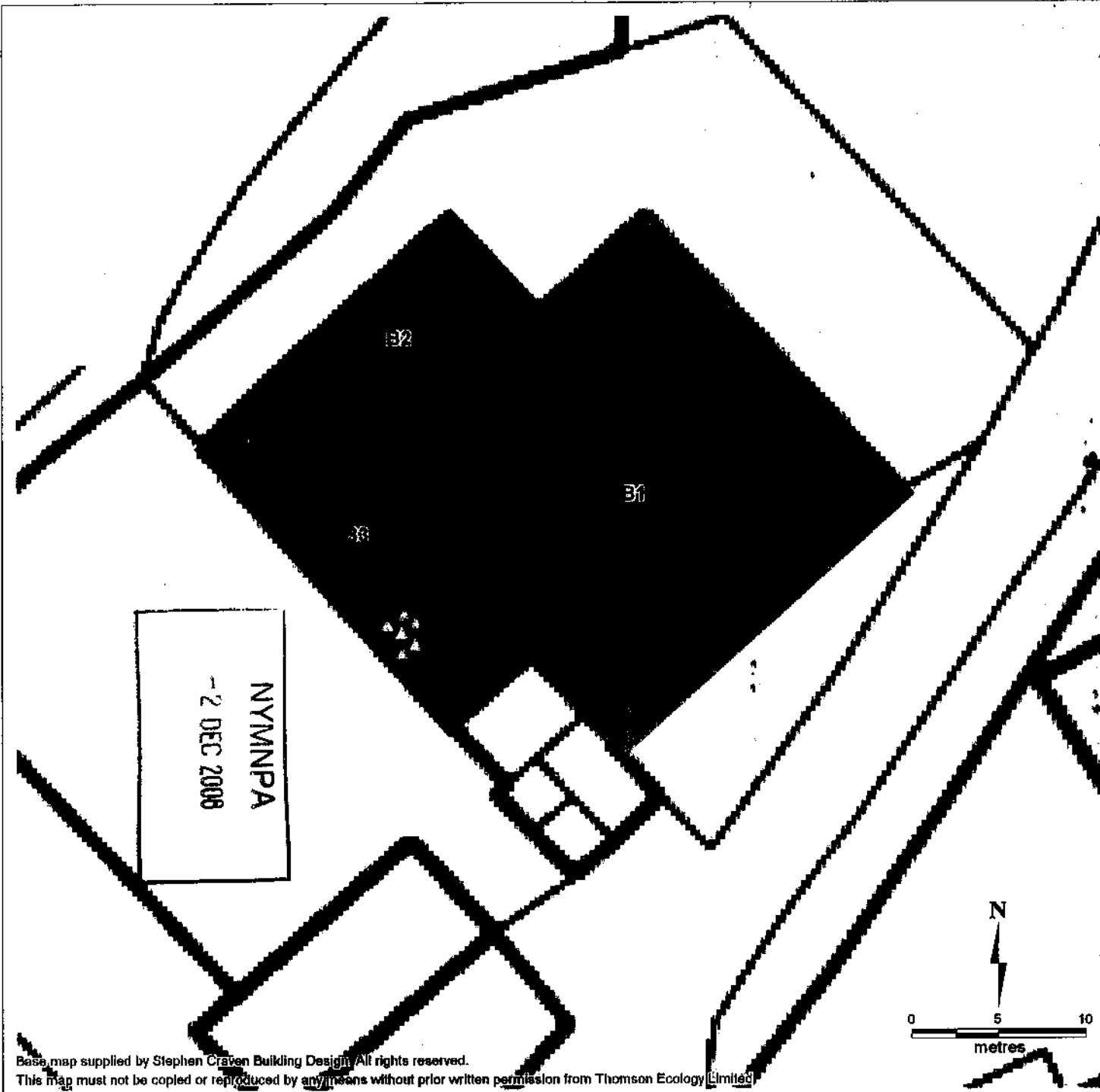


Figure 2:
Bat Roosting Potential and Recorded Bat Signs
Broxa Barns, Broxa
 Surveyed For Stephen Craven Building Design
 November 2008

thomson
 ecology

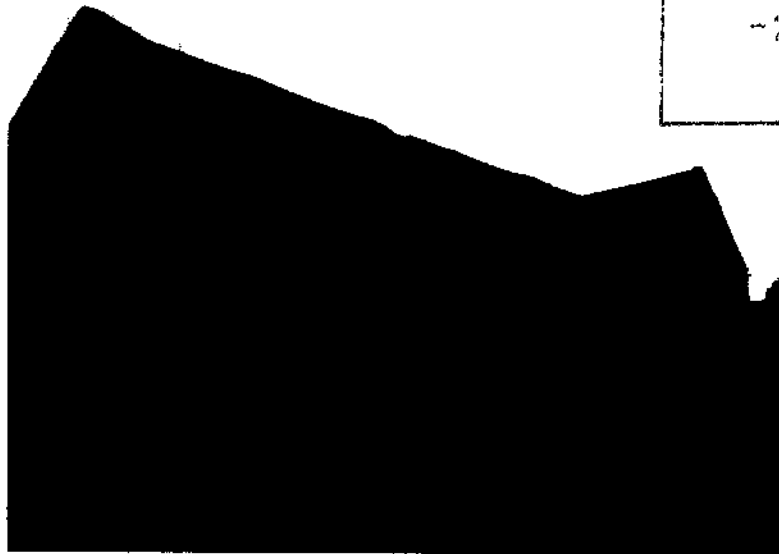
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2 SITE PHOTOS



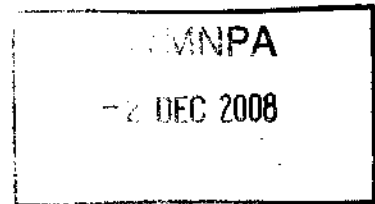
Building B2 and B3 - Gaps are visible in the ridge and pan tiles.

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Building B2 - Missing ridge tiles are visible.

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Broxa Barns, Broxa, North Yorkshire
Bat Survey



Building B2 - The open roof space structure is visible with gaps between beams.



Building B1 - The open ridge can be seen together with the metal roof structure.

3 INTRODUCTION

3.1 DEVELOPMENT BACKGROUND

3.1.1 Stephen Craven Building Design Ltd propose to convert two existing barns into residential houses and demolish one temporary agricultural building.

3.1.2 The proposals described above are hereafter referred to collectively as the development.

3.1.3 The development will be located at Broxa Farm, Broxa, North Yorkshire (Grid Reference SE945915), which is located in a rural setting within the North Yorkshire Moors National Park, see Figure 1. The area affected by the development is hereafter referred to as the site.

3.1.4 Planning permission for the development is due to be submitted by the 10th November 2008 by Stephen Craven Building Design Ltd. The site falls outside of settlements listed in Policy H1 and H3 of the North York Moors Local Plan and lies within the 'wider Countryside' to which Policy H4 applies. Policy H4 states that *"new housing development will only be permitted where: 1) it is proven to be essential to meet the needs of persons working in agriculture or forestry and complies with Policy F1 or, activities which are essential to the countryside where the activity does not conflict with National Park purposes or where; (2) the proposal relates to development falling within the provisions of Policies BE14 or H5".* Policy BE14 states that *"Proposals for the re-use or adaptation of traditional rural buildings to permanent residential use outside the settlements listed under Policies H1 and H3 will be permitted where: (1) it can be demonstrated that the building is unsuitable for business use or that there is no demand for suitable economic uses in the locality; or (2) the proposed dwelling is needed to support an existing agricultural or forestry activity where the proposal would satisfy the provisions of Policy F1; or (3) the residential conversion has been proven to be necessary for the business re-use of a building under the terms of policy E2 and the applicant can demonstrate that there is a functional need for the residential use and the residential use is ancillary to the economic reuse."*

3.2 ECOLOGY BACKGROUND

3.2.1 A summary of the biology, conservation status and legal protection of bats is given in Appendix 1.

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Broxa Barns, Broxa, North Yorkshire
Bat Survey

3.3 THE BRIEF AND OBJECTIVES

3.3.1 Stephen Craven Building Design Ltd, on behalf of Mr John Swiers, commissioned Thomson Ecology on 31st October to undertake a daytime external bat scoping survey of the buildings within the development site. The brief was to:

- Visually inspect all external parts of the barn looking for signs of roosting bats and to assess the potential to support roosting bats;
- Provide a report highlighting the survey methods, results and recommendations, and to issue the report in a format acceptable for submission to the planning authority; and
- Provide a digitised map of the survey results.

3.3.2 In addition to the agreed brief an internal assessment was undertaken. This was completed as access was made between barns. The assessment undertaken included searching for signs of roosting bats such as bat droppings on internal walls and objects.

3.4 LIMITATIONS

3.4.1 External inspections of buildings for bats can be carried out at any time of the year; however, it is possible that evidence such as droppings could have been removed by wind or rain.

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Bat Survey

4 METHODOLOGY

4.1 GENERAL APPROACH

4.1.1 A survey area was defined which encompassed the barns to be converted (B2 and B3) into residential properties and the barn scheduled for demolition (B1), see Figure 2.

4.1.2 A daytime survey was undertaken to locate features of potential value to roosting bats. As access into the building was possible, an internal inspection of the barns from the ground was also made.

4.2 DAYTIME SURVEY OF POTENTIAL ROOSTS

4.2.1 A preliminary inspection of potential bat roosts was made from the ground with the aid of binoculars and a powerful torch. All potential roost sites that could be investigated in this way were searched for bats themselves and evidence of current or past bat use. The barns were inspected for features which could be used by roosting bats.

4.2.2 Particular attention was paid to:

- Wall cavities, holes and darker areas;
- Gaps between stones or bricks where mortar has fallen out and crevices around window and door openings;
- Gaps in mortice joints and lintels and behind weather boarding;
- Other gaps and cracks between various elements of the barn structure;
- Suitable entry and exit points around eaves, soffits, fascia, flashing, and hanging tiles.
- Missing or slipped roof tiles; and
- Weather boarding and hanging tiles.

4.2.3 The information recorded for each potential roost included the site type and a description of the potential roost and its location.

4.2.4 The buildings were then graded and placed into a category for their level of potential for roosting bats. This was dependent on the degree of exposure, cavity dimensions and the presence or absence of crevices considered suitable for bats to use as roosts. In addition the following factors were also considered:

- Setting & locality;
- Level of disturbance;

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Bat Survey

- Age of building or structure;
- Proximity of nearest woodland and / or water;
- Presence or absence of substantial linear features linking to woodland or other commuting and foraging habitat; and
- Size, particularly when considering potential for winter hibernation sites.

4.2.5 Table 1 shows the relevant categories.

4.2.6 Table 1: Outline of categories of bat potential.

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Type of roost Level of potential	Summer or transitional roost used by non breeding bats	Maternity roost	Hibernation roost
Confirmed	Presence of bats or evidence of bats. Confirmation of roost status may require further survey.		
High Bat Potential	Feature with multiple roosting opportunities for one or more species of bat. With good connectivity to high quality foraging habitat.	Feature with multiple roosting opportunities for breeding bats (size, temperature). With proximity and connectivity to high quality foraging habitat.	Large site that offers cool stable conditions with multiple roosting opportunities. With proximity and connectivity to high quality foraging habitat.
Medium Bat Potential	Feature with some roosting opportunities. With connectivity to moderate - high quality foraging habitat.	Feature providing some roosting opportunities. With some connectivity and proximity to moderate or high quality foraging habitat.	Medium sized feature with a number of roosting opportunities. With some connectivity and proximity to moderate or high quality foraging habitat
Low Bat Potential	Feature with a limited number of roosting opportunities. With poor connectivity to foraging habitat	Feature with a limited number of roosting opportunities for breeding bats. With low proximity and connectivity to low - moderate quality foraging habitat.	Small sized feature or feature which may be subject to disturbance or environmental variations, with a limited number of roosting opportunities. With limited connectivity to foraging habitat.
Negligible (Neg) Bat Potential	Feature with no or very limited roosting opportunities for bats or where the feature is isolated from foraging habitat.	Feature with no suitable roosting opportunities for breeding bats.	Feature with no suitable roosting opportunities for hibernating bats.

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Broxa Barns, Broxa, North Yorkshire
 Bat Survey

4.3 DETAILED INSPECTION OF POTENTIAL ROOSTS

4.3.1 Where permission for access had been obtained and it was safe to do so, the barns were searched internally, from ground level, for bats themselves and evidence of current or past bat use. Evidence searched for and techniques used included:

- Droppings were searched for, concentrating on the area beneath the ridge beam and hips, in darker areas, over internal lintels, tops of walls and wall cavities;
- Evidence of dark staining or marks or evidence of scratch marks around or below potential access points which may be caused by bat faeces, natural oils in bat fur or made by bat claws was looked for;
- Feeding remains, bat droppings (including characteristic smell), and remains of bats were searched for;
- Evidence of bat remains in any uncovered water tanks; and
- Cool areas within the barn which may be suitable for roosting bats.

4.4 DATES OF SURVEY

4.4.1 The survey was undertaken on 3rd November 2008.

5 RESULTS

5.1 BACKGROUND

5.1.1 The contents of the results section are the factual results of the bat survey.

5.2 DAYTIME SURVEY OF POTENTIAL ROOSTS

5.2.1 The results of the daytime survey of potential roosts are shown in Table 2 on the following page and illustrated in Figure 2.

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 Bat Survey

Table 2: Results of daytime bat survey

Building	Description	Potential Access Points	Potential Roost Points	Evidence of Bats	Environmental Factors	Overall Bat Potential
B1	This building is a metal and asbestos roof farm storage and cattle shed. The roof is supported on a series of iron girders with metal sheeted sides. Much of the building is open and exposed. The building is not interlocked with buildings B2 and B3 and is a simple single storey construction built next to the structure. The internal sides of the building are full of debris with all gaps full of cobwebs, the roof is also very draughty due to the open nature of the building.	None	None	There was no evidence of bats found.	The barns are situated in a rural situation located within the North Yorkshire Moors National Park. Surrounding habitat includes an abundance of broadleaved and coniferous woodland with the Derwent Valley adjacent. Other habitat includes sheep-grazed pasture and heather moorland. The building is very draughty and open.	
B2	This building is a gabled ended storage barn comprised of sandstone walls with a clay pan tiled roof. The building is currently being used as agricultural storage. It is single storey with no roof void, there are numerous king post beams holding up collared trusses. Many gaps are present between the king post and trusses. The tiles are supported on tile battens with internal plasterboard in parts with render.	Between the battens and render and also under the tiles themselves. Externally some tiles are cracked and missing and the ridge tiles are occasionally open.	In the ridge tile and batten voids	There was no evidence of bats found.	The barns are situated in a rural situation located within the North Yorkshire Moors National Park. Surrounding habitat includes an abundance of broadleaved and coniferous woodland with the Derwent Valley adjacent. Other habitat includes sheep-grazed pasture and heather moorland.	

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Building	Description	Potential Access Points	Potential Roof Points	Evidence of Bats	Environmental Factors	Overall Bat Potential
B3	This building is a gabled ended storage barn comprised of sandstone walls with a clay pan tiled roof. The building is currently being used as agricultural storage. It is single storey with no roof void, there are numerous king post beams holding up collared trusses. Many gaps are present between the king post and trusses. The tiles are supported on tile battens with internal plasterboard in parts with render. A small link building exists to the south of B3.	Between the battens and render and also under the tiles themselves. Externally some tiles are cracked and missing and the ridge tiles are occasionally open.	In the ridge tiles and batten/render voids	<i>Myotis</i> sp. droppings found within the building on some fertilizer bags. Some were fairly fresh.	The barns are situated in a rural situation located within the North Yorkshire Moors National Park. Surrounding habitat includes an abundance of broadleaved and coniferous woodland with the Derwent Valley adjacent. Other habitat includes sheep-grazed pasture and heather moorland.	

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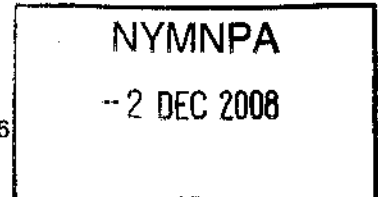
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6 LEGAL AND PLANNING POLICY ISSUES

6.1.1 The content of the legislation and planning policy section is the legislation and planning policy issues that we know are relevant based on this bat survey.

6.1.2 As set out in Appendix 1, bats and their roosts are strictly protected by a range of legislation and policy, including the following:

- Conservation (Habitats &c) Regulations 1994
- Wildlife and Countryside Act 1981, as amended
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006
- Planning Policy Statement 9



6.1.3 In addition, bats are protected through the following local planning policy:

- Policy NE4 of the North York Moors Local Plan
- Policy ENV8 of the Yorkshire and Humber Plan

6.1.4 Furthermore, development affecting bats is governed by a licensing procedure administered by Natural England.

6.1.5 Without mitigation and licensing, the building development would contravene the legislation and policy set out above with respect to bats. This is because the building development affects bat roosts. However, using established techniques it should be possible to:

- Avoid intentionally or deliberately killing, or intentionally injuring a bat;
- Avoid deliberately disturbing a bat or intentionally or recklessly disturbing them in a place used for shelter or protection;
- Avoid illegally damaging or destroying a breeding site resting place of a bat; and
- Avoid illegally intentionally or recklessly damaging, destroying or obstructing access to any structure or place used for shelter or protection by a bat.

6.1.6 To comply with planning policy, the mitigation measures outlined in Section 6 should be adopted as part of the development proposal. Once planning permission has been granted, a European Protected Species Licence (EPSL) will need to be obtained from Natural England in order for the

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 Bat Survey

mitigation measures to be legally implemented and the development to proceed.

Ecological Enhancement

- 6.1.7 Central and local government policy now points towards ecological enhancement on development sites. For example, PPS9 states that *"planning policies should promote opportunities for the incorporation of beneficial biodiversity ... within the design of development"*. In addition, bats are protected and their conservation promoted through the Yorkshire and Humber regional plan Policy ENV8. As stated in Policy ENV8 of the Yorkshire and Humber regional plan, *'The Region will safeguard and enhance biodiversity'*. By undertaking some of the suggestions given in section 7.2 the development should be able to enhance the biodiversity of the site, and therefore be in line with the above planning policy regarding the development and biodiversity enhancement.

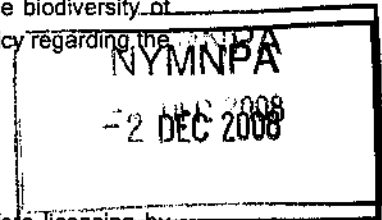
7 RECOMMENDATIONS

7.1 MITIGATION

- 7.1.1 Building B3 has been confirmed as a bat roost and therefore licensing by Natural England is required before works can commence on this building or the linked building to the south.

- 7.1.2 An EPSP application is required before work can commence on B3 or the link building, after recommended further surveys on B2, work on this building may also need to be completed under licence. This application requires the input of an ecologist and the production of a detailed method statement. This will likely include the following mitigation measures:

- Additional surveys as required outlined
- Timing constraints on works to buildings confirmed as bat roosts (i.e work completed in autumn/winter);
- Watching briefs by a licensed bat worker during destructive work on sections of the buildings where bats could be affected;
- Supplementary visits by a licensed bat worker during the programme of works;
- A programme of monitoring at the roost sites for up to two years after the works; and
- There should be no net loss of roost sites, therefore suitable roosting sites and access for bats to these sites should be incorporated into the new building.



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7.1.3 In addition to the above measures the following recommendation should be observed:

- The removal of trees and hedges in the locality of the bat roosts should be avoided in order to maintain linear features which constitutes suitable commuting habitat.

7.1.4 Building B1 has been classified as having negligible potential to support bats, however, due to its proximity to building B2 and B3, works to this building should be timed to minimise potential disturbance to roosting bats. The following is recommended:

- No work should occur on the structure of B2 or B3, for example if building B1 is anchored into the structural walls of B2 or B3;
- If the building is to be demolished this should be undertaken during the months November to March inclusive; If this is not possible then works should be put on hold until the results of the further bat surveys which should inform the whereabouts of bats within buildings B2 and B3 and thus the likely impact of works to building B1.
- To avoid accidental damage to the structures of other buildings, B1 must be taken down by hand and in sections.

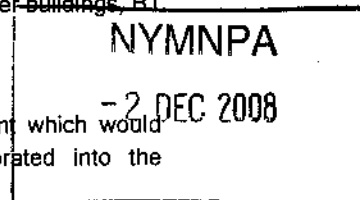
7.2 OPPORTUNITIES FOR ENHANCEMENT

7.2.1 There are several opportunities for ecological enhancement which would increase the suitability for bats, and could be incorporated into the development. These include:

- Bat boxes could be placed within the vicinity of the buildings once the development has been completed.
- Further planting of hedgerows or trees within the development is likely to benefit commuting and foraging bats.
- The creation of a wildlife pond on the site would increase the foraging potential of the surrounding environment.

7.3 SUMMARY OF FURTHER SURVEYS

7.3.1 In order to provide adequate information for the licence application process it is recommended to undertake further surveys on Building B3 (including the small link building). These should consist of two further emergence (dusk and dawn) surveys in the period May to August 2009 and be approximately one month apart.



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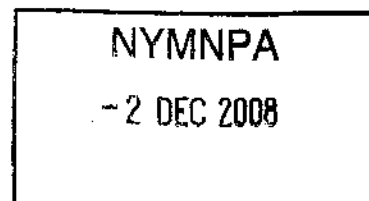
- 7.3.2 As building B2 has been given a medium potential to support roosting bats it is recommended that this building is also surveyed during the survey of building B3 using the methods outlined above.
- 7.4 DATA SEARCH
- 7.4.1 A data search of records held by local bat groups and data record centres is recommended to inform bat species and numbers within 1km of the site.

8 CONCLUSION

- 8.1.1 Building B3 has been confirmed as a bat roost. All bats are strictly protected by British and European law. Any works carried out on building B3 will therefore require an EPSL in order to proceed lawfully.
- 8.1.2 In order to proceed lawfully a method statement detailing mitigation measures to include at least two further emergence and return surveys should be produced as part of the EPSL application process.
- 8.1.3 Once an EPSL has been obtained mitigation measures can be put into place to ensure that the development is compliant with the relevant legislation and policy.
- 8.1.4 Further surveys are needed on building B2 to confirm presence or likely absence of bats.
- 8.1.5 Building B1 has negligible potential to support roosting bats, however, due to its close proximity to buildings B2 and B3, works to this building should either occur during the winter months, or await the results of the further surveys on building B2 and B3. Safe demolition of the building is recommended by hand.

9 REFERENCES

- 9.1.1 Bat Conservation Trust (2007). Bat Surveys, Good Practice Guidelines. BCT, London.
- 9.1.2 North York Moors National Park Authority Local Plan (May 2003)
- 9.1.3 Yorkshire and Humber Regional Plan - Regional Spatial Strategy to 2026 (May 2008)



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 Bat Survey

10 APPENDIX 1 BRITISH BATS

10.2 INTRODUCTION

10.2.1 A summary of the biology of British bats, the legislation that protects them and other mechanisms of highlighting species of conservation concern is provided below. For further information, the relevant source documents should be consulted.

10.3 BIOLOGY

10.3.1 There are seventeen British species of bats of two families, the horseshoe bats (*Rhinolophidae*) and vesper bats (*Vespertilionidae*). In Britain, there are two species of horseshoe bat both of which belong to the genus *Rhinolophus*, and the fifteen species of vesper belonging to six genera (*Myotis*, *Eptesicus*, *Nyctalus*, *Pipistrellus*, *Plecotus* and *Barbastella*). Whilst there are many differences in the biology of the different species, all share certain characteristics and these are described below.

Roosting

10.3.2 Bat species utilise roost sites of varying character; some preferring tree roosts whilst others are thought to be almost entirely dependent on built structures. Most bats will have a range of available roosting sites within their range which they move between throughout the year. They are generally faithful to their roosts and a colony of bats may use the same roost site(s) year after year.

10.3.3 In winter bats hibernate, often animals gather to hibernate communally remaining in the same hibernation roost from November to February/March. Hibernation roost sites typically have a constant low temperature and high humidity levels, sites include caves, mines, thick walled buildings and hollow trees. As the temperature and day length increase in spring bats leave their hibernation roosts, either moving immediately to summer roost sites or utilising occasional, transitional roosts.

10.3.4 By June breeding females congregate in maternity roost sites where they will give birth to, and nurture young. Male bats are also occasionally found roosting in maternity roosts but during this period they mostly roost alone. Maternity roost sites include hollowed out trees, buildings and bridges. Male bats may use similar sites but also cracks and crevices in trees, under loose tiles or even amongst dense ivy growth during the summer period. Similar sites may be used by bats for brief periods during the night when they are resting or eating recently caught prey. In autumn, male bats establish mating roosts and are visited by females and then a variety of roost sites may be used until the bats return to their hibernation roosts.

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Foraging

- 10.3.5 All British bat species feed on invertebrates, with flies, beetles, moths and other insects making up much of their diet. Areas rich in insects are therefore favoured foraging sites for bats, with woodlands, scrub, wetlands, river corridors and flower rich grasslands being favoured foraging habitats. Habitats such as intensively farmed arable land, and amenity grassland support a much lower invertebrate diversity and is therefore unfavourable foraging habitat for bats.

Commuting

- 10.3.6 Bats favour roost sites in close proximity to suitable foraging habitat, however given variation in prey availability, land-use change, and competition with other bats, for at least part of the year bats must commute between their roosts and foraging habitat.
- 10.3.7 Commuting routes tend to follow linear features in the landscape such as hedgerows, woodland edges, rivers and other watercourses, particularly when crossing areas of less favourable habitat. The distance that bats commute between roost sites and foraging areas is dependent on local geography and also the species of bat. Some species will travel up to 18km, though shorter distances are more typical.

10.4 SITE DESIGNATION

- 10.4.1 All bat roosts in the UK receive protection under the following legislation:

- Conservation (Habitats etc.) Regulations 1994 (as amended 2007);
- Wildlife and Countryside Act 1981, as amended;
- The Countryside and Rights of Way Act 2000; and
- Natural Environment and Rural Communities (NERC) Act 2006.

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- 10.4.2 This is described in more detail under 'Species Protection' below. In addition, the most important sites for certain bat species in the UK receive further statutory protection by being designated as Special Areas of Conservation (SACs) and or Sites of Special Scientific Interest (SSSIs).
- 10.4.3 Four bat species, greater and lesser horseshoe, barbastelle and Bechstein's bats, in the UK are included on Annex II of the European Community Directive of the Conservation of Natural Habitats and of Wild Fauna and Flora, referred to as the Habitats Directive. The Habitats Directive was transposed into UK law by the Conservation (Natural Habitats etc.) Regulations 1994 (as amended 2007). This legislation requires that areas are designated as Special Areas of Conservation (SACs) to protect

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populations of these bat species. To date, 22 SACs have been designated specifically to protect these species, with a further 12 SACs where their presence is a qualifying feature but not the primary reason that the site was designated.

10.4.4 Sites designated under the Wildlife and Countryside Act 1981 (WCA) are known as Sites of Special Scientific Interest (SSSIs). SSSIs received further protection under the Countryside and Rights of Way Act 2000 (CRoW).

10.4.5 Some SSSIs are designated for the population(s) of bats that they support. The criteria for selecting SSSIs on the basis of their bat populations are provided in Guidelines for the Selection of Biological SSSIs (NCC, 1989):

- Greater horseshoe bat - all main breeding roosts and all winter roosts with 50 or more adult bats;
- Lesser horseshoe bat - all main breeding roosts containing 100 or more adult bats and all winter roosts containing 50 or more bats;
- Barbastelle, Bechstein's and grey long-eared bats - any traditional breeding roosts;
- Natterer's, Daubenton's whiskered, Brandt's, serotine, noctule and Leisler's bats - only exceptionally large breeding roosts or those with a long history of use.
- Mixed Roost sites - all hibernacula containing 4 or more species and more than 50 individuals or 3 species and 100 or more individuals or 2 species and 150 or more individuals, though these criteria may be lower in some parts of the UK.

10.4.6 Sites that qualify as SSSIs for the bat populations they support are considered to be of at least national importance for the bats they support.

10.4.7 Sites designated for nature conservation at the county level may also include bat populations as part of the site qualifying criteria, although the criteria used may vary from county to county. Such sites are protected through the planning system and there is generally a presumption against development that affects such sites in local authority development plans.

10.5 SPECIES PROTECTION

Legislation

10.5.1 Both within and outside designated sites, all bat species are fully protected under the Conservation Regulations 1994 (as amended 2007), the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000 as amended. Taken together, these make it an offence to:

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- Deliberately capture, injure or kill a bat;
- Damage or destroy a breeding site or resting place of a bat;
- Intentionally, deliberately or recklessly damage, destroy, disturb, or obstruct access to any structure or place used for shelter or protection by a bat;
- Possess or control any live or dead specimen or anything derived from a bat, unless acquired lawfully; and
- Sell, barter, exchange or transport or offer for sale bats or part of them.

10.5.2 A roost is any structure or place used by bats for shelter or protection. As bats tend to re-use the same roosts year after year, the roost is protected whether bats are present or not at the time.

10.5.3 In this context, 'damage' would include such operations as treatment of wood with toxic preservatives or use of rodenticides near roosting bats while 'disturbance' includes any work in or affecting a bat roost.

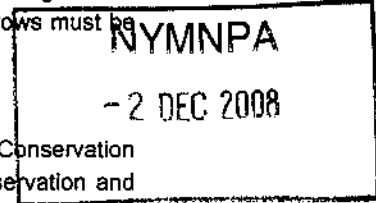
10.5.4 If proposed actions, such as redevelopment of an existing building may lead to an offence under the above legislation, appropriate mitigation which seeks to avoid these impacts should be devised and implemented under licence from Natural England to allow the activity to proceed legally.

10.5.5 In addition to the above legislation, all bats are protected under the Bonn Convention, within which the Agreement on the Conservation of Bats in Europe (1991) or EUROBAT, establishes a mechanism for international collaboration to conserve bats and their habitats, including foraging habitats. All European bat species are covered under Appendix II of the Conservation of Migratory Species of Wild Animals (CMS).

10.5.6 The Hedgerow Regulations 1997 provide for the conservation of 'important' hedgerows and their constituent trees. The presence of a protected species such as bats is included in the assessment of whether a hedgerow is considered 'important' and applications to remove such hedgerows must be made to the planning authority.

Planning Policy

10.5.7 Planning Policy Statement 9 Biodiversity and Geological Conservation (PPS9) gives further direction with respect to biodiversity conservation and land use change / development. PPS9 states that not only should existing biodiversity, including bat species, be conserved but importantly that habitats supporting such species should be enhanced or restored where possible.



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The policies contained within PPS9 may be material to decisions on individual planning applications.

- 10.6 UK BIODIVERSITY ACTION PLAN AND SPECIES OF PRINCIPAL IMPORTANCE**
- 10.6.1** Seven species of bats (Barbastelle, Bechstein's, greater and lesser horseshoe, brown long-eared, noctule and soprano pipistrelle) are listed as Priority species in the UK Biodiversity Action Plan (HM Government 1994 et seq.). The UK Biodiversity Action Plan was published in response to the 1992 International Convention on Biological Diversity.
- 10.6.2** As a Priority Species in the UK Biodiversity Action Plan, these species are also listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the NERC Act 2006. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species.
- 10.7 REFERENCES**
- 10.7.1** Altringham, J. (2003) British Bats. New Naturalist Series No. 93.
- 10.7.2** Bat Conservation Trust (2007). Bat Surveys, Good Practice Guidelines. BCT, London.
- 10.7.3** Entwistle, A. C., Harris, S., Hutson, A., Racey, P., Walsh, A., Gibson, S., Hepburn, I., and Johnston, J. (2002) Habitat management for bats: A guide for land managers, land owners and their advisors. JNCC, Peterborough.
- 10.7.4** Highways Agency (1996 et seq) Design Manual for Roads and Bridges, Volume 10 Environmental Design and Management, Section 4 The Good Roads Guide- Nature Conservation, Part 6 Nature Conservation Management Advice in Relation to Bats.
- 10.7.5** HM Government (1995) Biodiversity: The UK Steering Group Volume 2: Action Plans. JNCC, Peterborough.
- 10.7.6** HM Government (1998) Tranche 2 Action Plans: Volumes I and II. English Nature, Peterborough.
- 10.7.7** Mitchell-Jones, A.J. & McLeish, A.P. (1999). Bat Workers' Manual (2nd Edition). Joint Nature Conservancy Committee, Peterborough
- 10.7.8** NCC (1989) Guidelines for Selection of Biological SSSIs. Nature Conservancy Council, Peterborough
- 10.7.9** Office of the Deputy Prime Minister (2005) Planning Policy Statement 9; Biodiversity and Geological Conservation.
- 10.7.10** Russ, J. (1999). The Bats of Britain and Ireland. Alana Ecology, Shropshire.

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North York Moors National Park Authority



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 Fax: 01439 770691 www.moors.uk.net

Andy Wilson
 Chief Executive (National Park Officer)

Mr & Mrs Swiers
 Broxa Farms
 Broxa
 Hackness
 Scarborough
 North Yorkshire
 YO13 0BP

Your ref:
 Our ref: NYM/ENQ/2008/4565
 Date: 22 September 2008

Dear Mr & Mrs Swiers

Proposed Change of Use of Barn to Permanent Residential Accommodation at Barns at Broxa Farm, Broxa, Hackness

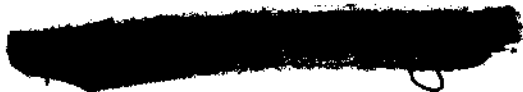
Thank you for your letter received on 4 September 2008 regarding the above.

I would advise you that, as you are aware, the above proposal would be considered under Policy BE14 of the adopted North York Moors Local Plan which only allows for the conversion of traditional rural buildings to permanent residential use in small settlements such as Broxa, subject to a number of criteria, including it being demonstrated that the building is unsuitable for business use; through appropriate marketing of the building for a period of at least 18 months. Having assessed the marketing information that you have now submitted, it would appear that such marketing has been satisfactorily undertaken, and the results illustrate that there is no demand for this building for business purposes. Consequently, subject to satisfactory details of design, amenity space etc, it is likely that an application to change the use of this building to a permanent dwelling, would be given favourable consideration.

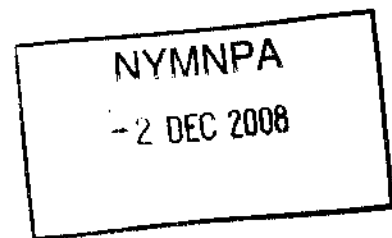
Furthermore, this Authority is currently in the process of developing the Local Development Framework (LDF) for this National Park and it is likely that this Plan, which will supersede the current Local Plan, will allow such conversions to "local occupancy housing" for rent. It is likely that this replacement Plan will be adopted late 2008 or early 2009.

I trust that the above advice is of assistance, but if you have any further queries, and then please do not hesitate to contact me again at the above address.

Yours sincerely



Mrs Hilary Saunders
 Senior Area Planning Officer



39HS506V

Proposed Barn Conversion
 Broxa Farm
 Broxa
 Scarborough



Broxa Farms

Assessment of Root Protection Area based on the individual tree data collected and Table 2 of BS5837:2005 – Trees in Relation to Construction

Tree No.	Stem diameter (in mm) taken 1.5m from ground	Species	Condition	Height (in meters)	Root Protection Area (m ²)	Root Protection Distance (Radius m)
1	400	Sycamore	Good	10	72.4	4.8
2	300	Sycamore	Poor	9	40.7	3.6
3	650	Sycamore	Good	16	191.2	7.8
4	300	Sycamore	Poor	6	40.7	3.6
5	550	Larch	Average	14	136.9	6.6
6	450	Sycamore	Poor	13	91.6	5.4
7	600	Sycamore	Good	13	162.9	7.2
8	1050	Sycamore	Good	13	498	12.6
9	470	Sycamore	Good	12	99.9	5.6
10	530	Sycamore	Average	13	127.1	6.4
11	1110	Sycamore	Good	11	557.5	13.3
12	430	Larch	Poor	11	83.7	5.2
13	1060	Sycamore	Average	13	508.4	12.7
14	520	Larch	Good	11	122.3	6.2

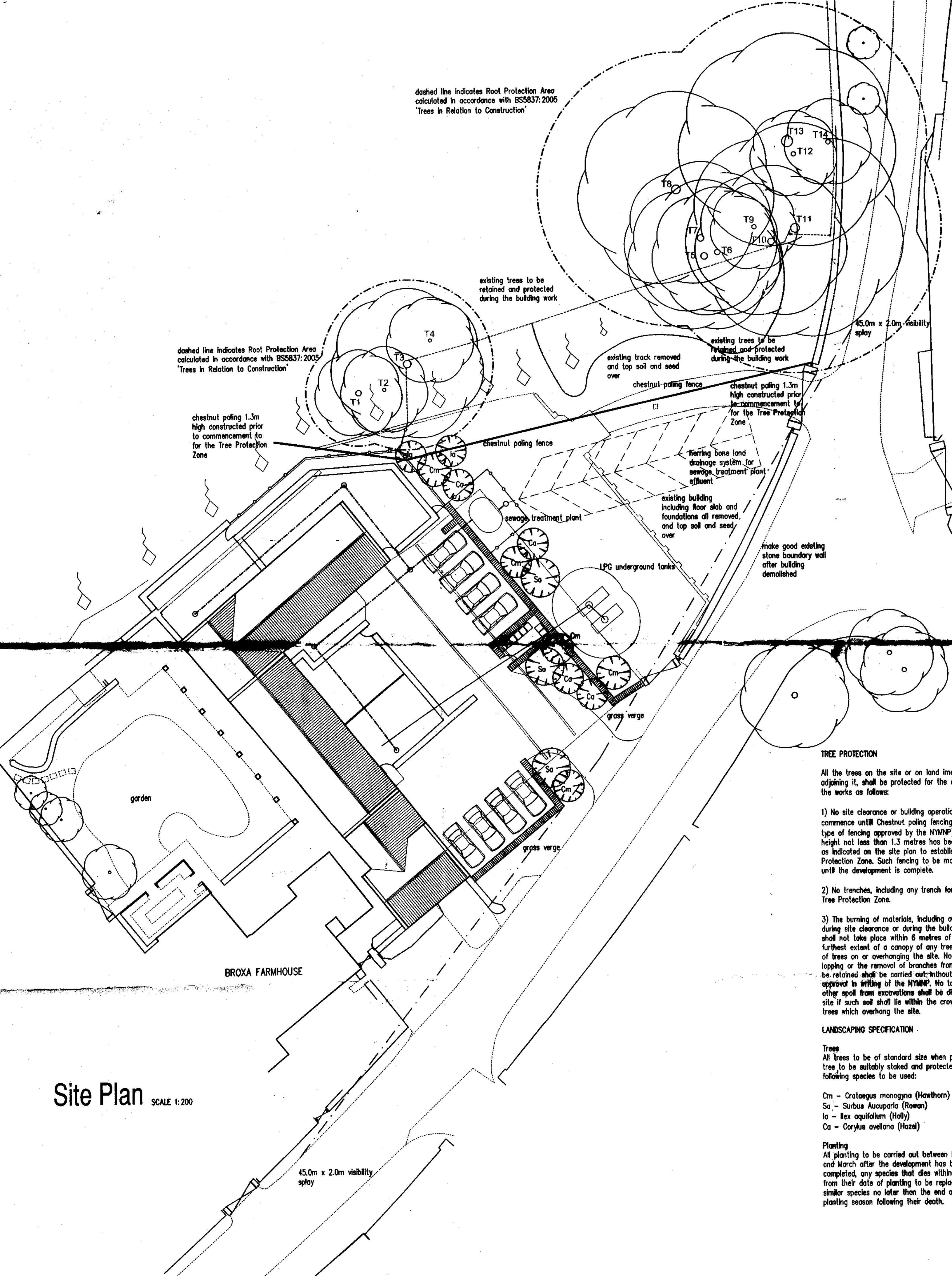
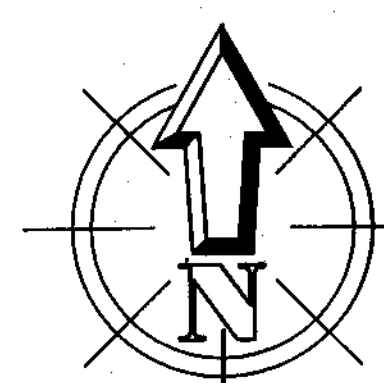
All the above trees are to be retained as part of the proposed planning application with root protection areas provided during the construction works. Details of the protection area, method of protection and the tree references are shown on drawing number 35/2007/03/A

Stephen Craven Building Design Ltd
 Tipperthwaite Barn
 Paley Green Lane
 Giggleswick
 Settle
 BD24 0DZ

January 2009

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 Measurements should not be used. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.

NYM / 2008 / 0884 / FL 1



Site Plan SCALE 1:200



Location Plan SCALE 1:1250

TREE PROTECTION
 All the trees on the site or on land immediately adjoining it, shall be protected for the duration of the works as follows:

- 1) No site clearance or building operations shall commence until Chestnut paling fencing (or other type of fencing approved by the NYMNP) of a height not less than 1.3 metres has been erected as indicated on the site plan to establish the Tree Protection Zone. Such fencing to be maintained until the development is complete.
- 2) No trenches, including any trench for service to the Tree Protection Zone.
- 3) The burning of materials, including any obtained during site clearance or during the building works shall not take place within 6 metres of the furthest extent of a canopy of any tree or group of trees on or overhanging the site. No tree felling, lopping or the removal of branches from trees to be retained shall be carried out without the approval in writing of the NYMNP. No top soil or other spoil from excavations shall be disposed on site if such soil shall lie within the crown spread of trees which overhang the site.

LANDSCAPING SPECIFICATION
Trees
 All trees to be of standard size when planted, each tree to be suitably staked and protected; the following species to be used:
 Cm - Crataegus monogyna (Hawthorn)
 Sa - Sorbus Aucuparia (Rowan)
 Ia - Ilex aquifolium (Holly)
 Ca - Corylus avellana (Hazel)

Planting
 All planting to be carried out between November and March after the development has been completed, any species that dies within 5 years from their date of planting to be replaced by a similar species no later than the end of the planting season following their death.

Stephen Craven Building Design

Chartered Architectural Technologist and Building Design Consultant

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job: Proposed Conversion Broxa Farm Broxa Scarborough client: Broxa Farms		
drawing: Proposed Site Plan		
scale: 1:200	date: 11/08	drawn: smc
job no: 35/2007	drawing no: 03	rev: A