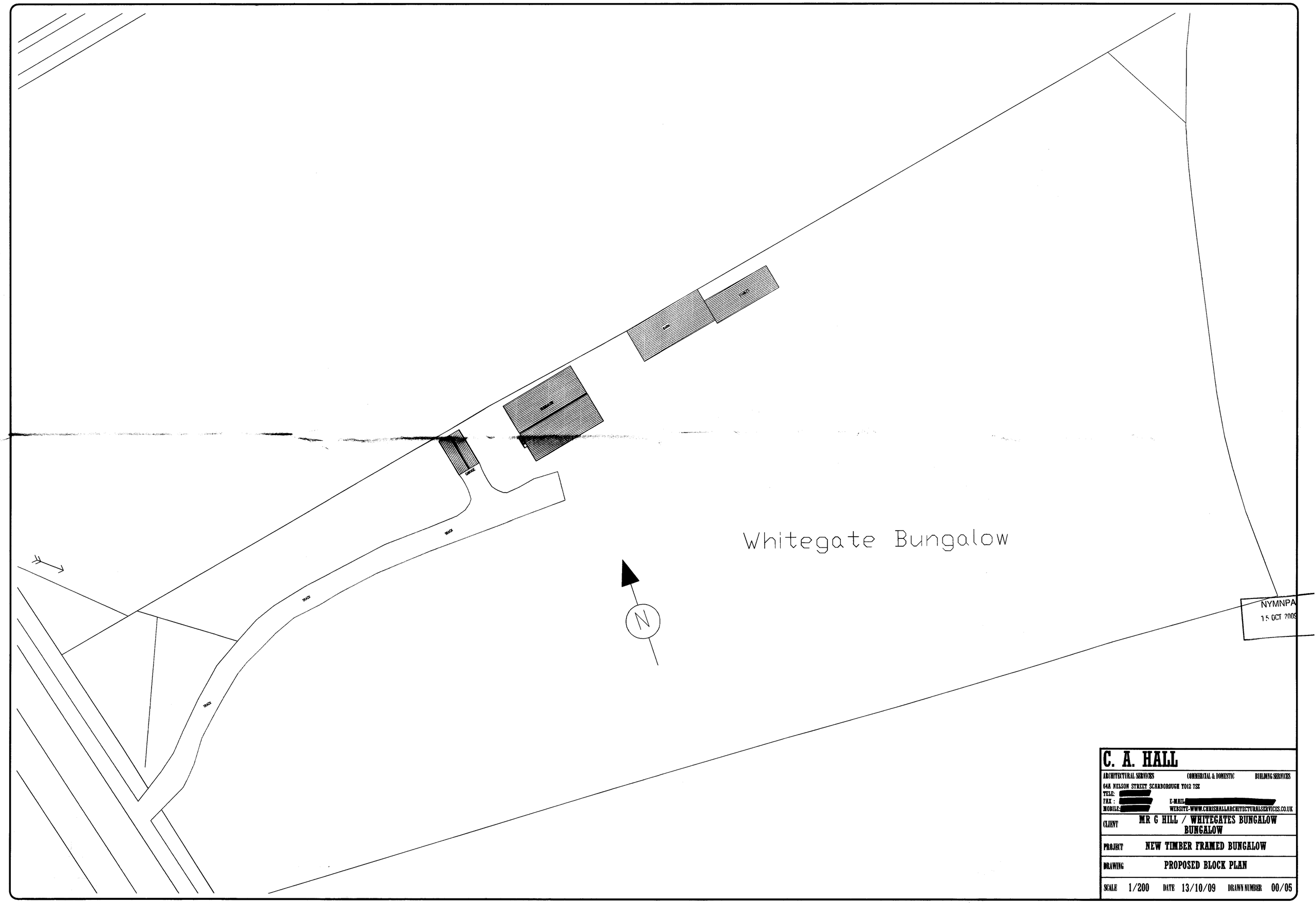

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C. A. HALL

ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES

64A NELSON STREET SCARBOROUGH YO12 7SX

TELE: [redacted]

FAX : [redacted] E-MAIL: [redacted]

MOBILE: [redacted] WEBSITE-WWW.CHRISHALLARCHITECTURALSERVICES.CO.UK

CLIENT	MR G HILL / WHITEGATES BUNGALOW BUNGALOW
PROJECT	NEW TIMBER FRAMED BUNGALOW
DRAWING	PROPOSED BLOCK PLAN
SCALE 1/200	DATE 13/10/09 DRAWN NUMBER 00/05

Hunt Cottage

161.2m

St John The Baptist's Church

Issues

Whitegate Bungalow

N

156.4m

Church

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C. A. HALL
ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES
68A NELSON STREET SCARBOROUGH YO12 7SZ
TEL: [redacted]
FAX: [redacted] E-MAIL: [redacted]
MOBILE: [redacted] WEBSITE-WWW.CHRISHALLARCHITECTURALSERVICES.CO.UK

CLIENT	MR G HILL / WHITEGATES BUNGALOW BUNGALOW
PROJECT	NEW TIMBER FRAMED BUNGALOW
DRAWING	PROPOSED BLOCK PLAN
SCALE 1/500	DATE 13/10/09 DRAWN NUMBER 00/04

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C. A. HALL ARCHITECTURAL SERVICES

ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES

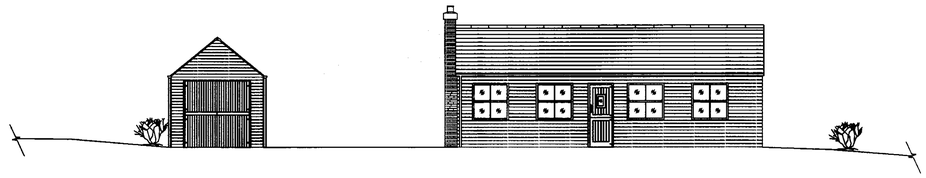
64A NELSON STREET SCARBOROUGH YO12 7S2

TELE: [redacted]

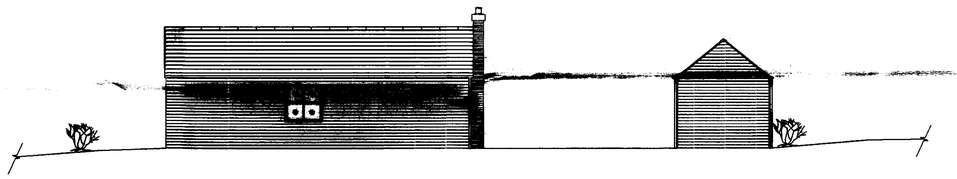
FAX : [redacted] E-MAIL [redacted]

MOBILE [redacted] WEBSITE-WWW.CHRISHALLARCHITECTURALSERVICES.CO.UK

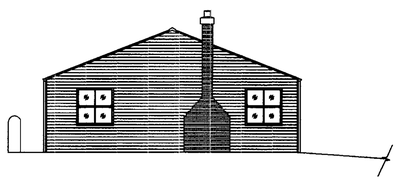
CLIENT	MR G HILL / WHITEGATES BUNGALOW STAINTONDALE
PROJECT	NEW TIMBER FRAMED BUNGALOW
DRAWING	PROPOSED FLOOR LAYOUTS
SCALE 1/50	DATE 13/10/09 DRAWN NUMBER 00/03



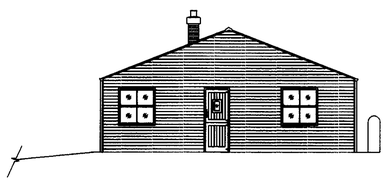
PROPOSED NORTHERN ELEVATION



PROPOSED SOUTHERN ELEVATION



PROPOSED WESTERN ELEVATION



PROPOSED EASTERN ELEVATION

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C. A. HALL ARCHITECTURAL SERVICES

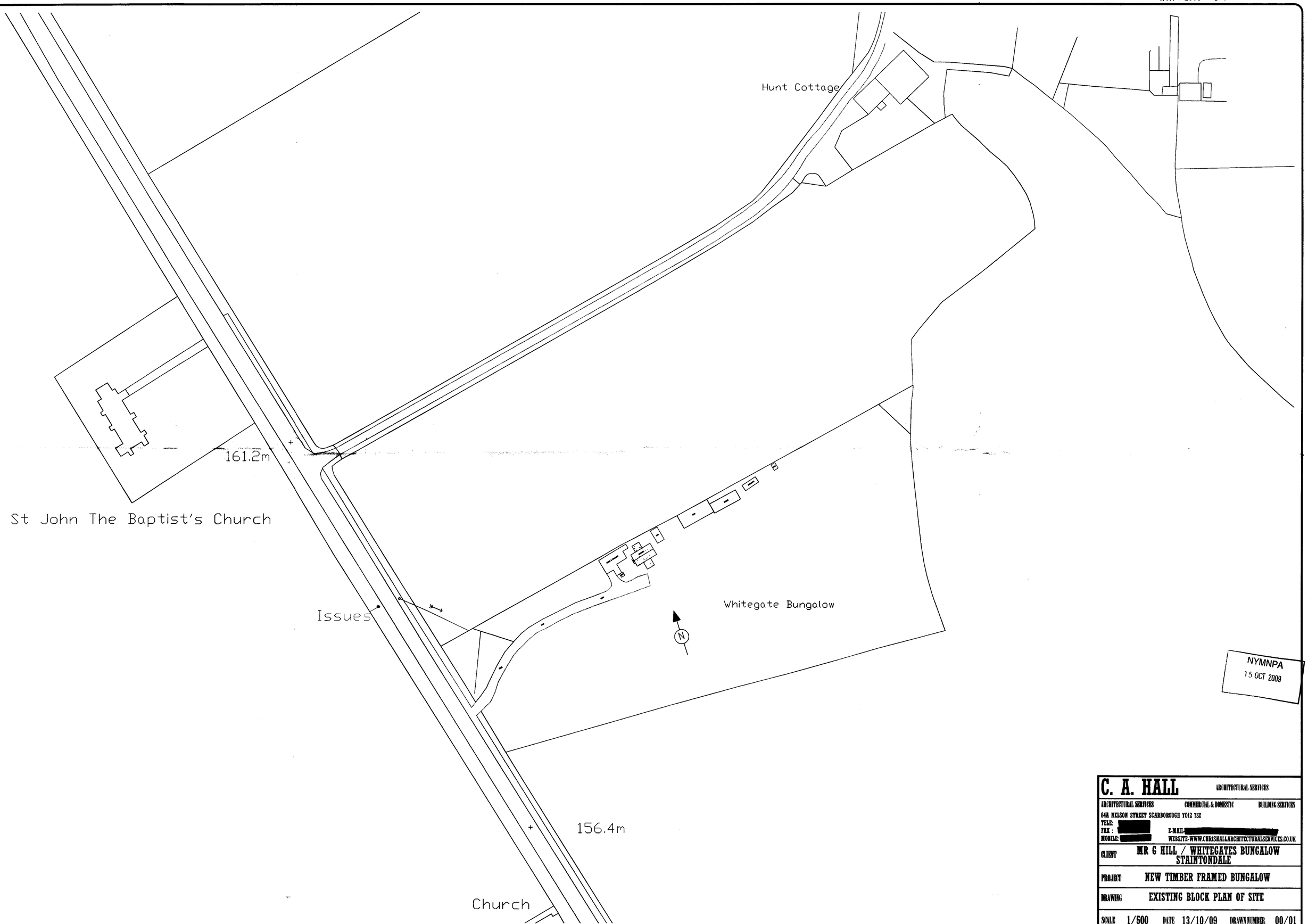
ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES

64A NELSON STREET SCARBOROUGH YO12 7SZ

[redacted] E-MAIL [redacted]

MOBILE [redacted] WEBSITE-WWW.CHRISHALLARCHITECTURALSERVICES.CO.UK

CLIENT	MR G HILL / WHITEGATES BUNGALOW STAINTONDALE
PROJECT	NEW TIMBER FRAMED BUNGALOW
DRAWING	PROPOSED ELEVATIONS
SCALE 1/100	DATE 14/10/09 DRAWN NUMBER 00/06



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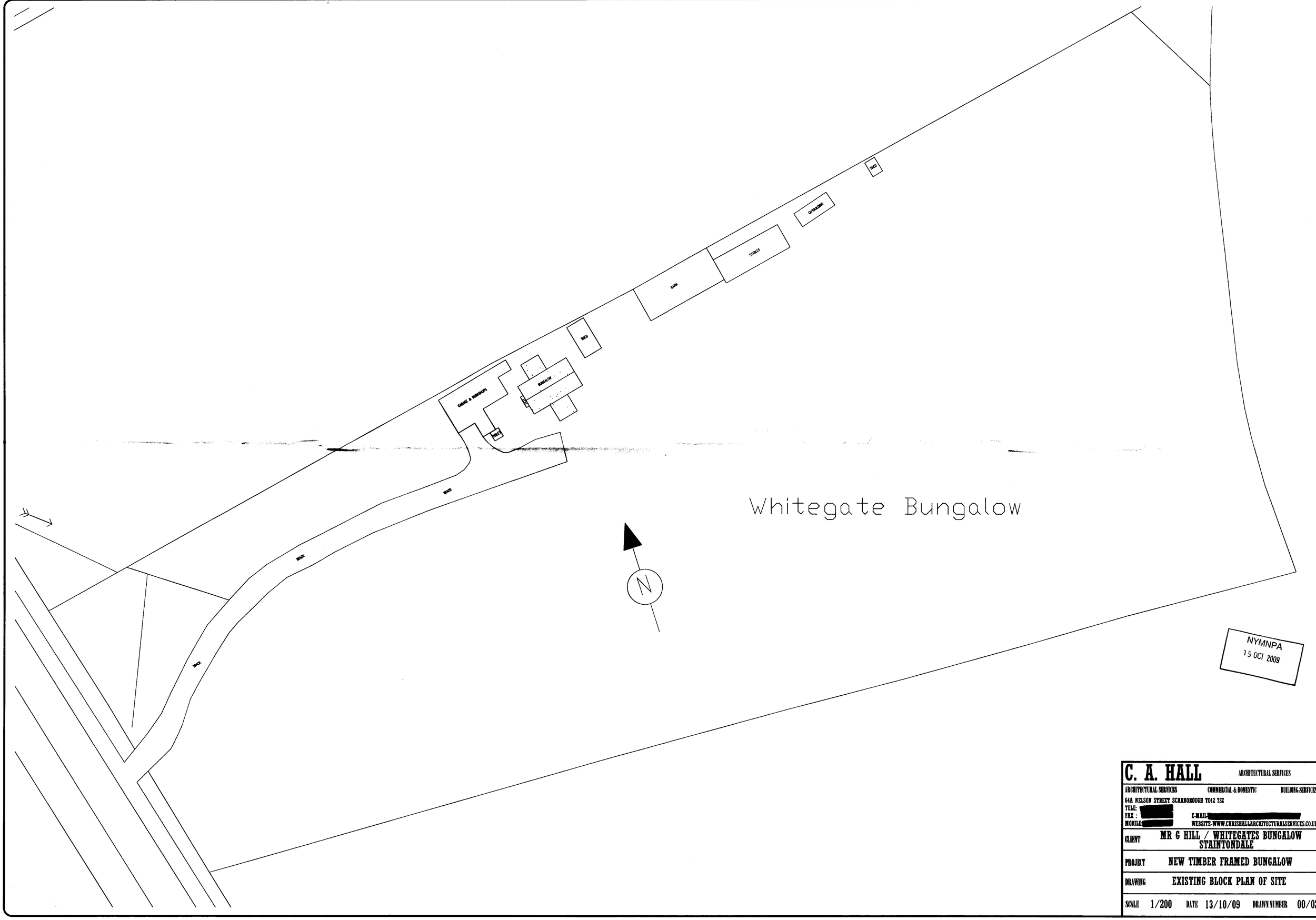
C. A. HALL ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES
64A NELSON STREET SCARBOROUGH YO12 7SZ
TELE: [redacted]
FAX : [redacted] E-MAIL: [redacted]
MOBILE: [redacted] WEBSITE-WWW.CHRISHALLARCHITECTURALSERVICES.CO.UK

CLIENT	MR G HILL / WHITEGATES BUNGALOW STAINTONDALE
PROJECT	NEW TIMBER FRAMED BUNGALOW
DRAWING	EXISTING BLOCK PLAN OF SITE
SCALE 1/500	DATE 13/10/09 DRAWN NUMBER 00/01



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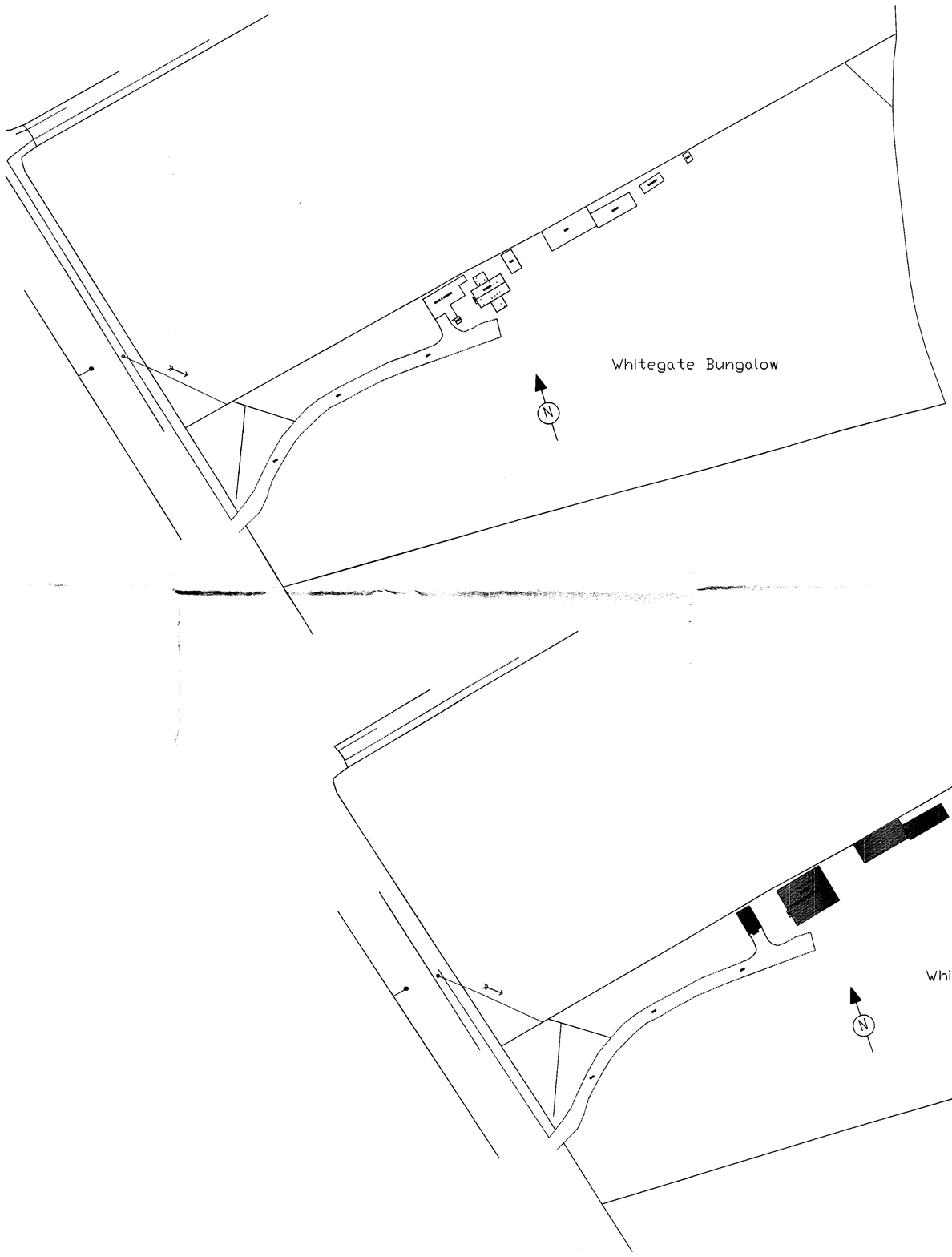
C. A. HALL ARCHITECTURAL SERVICES

ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES
64A NELSON STREET SCARBOROUGH YO12 7SZ
TELE: [redacted]
FAX : [redacted] E-MAIL-[redacted]
MOBILE-[redacted] WEBSITE-WWW.CHRISHALLARCHITECTURALSERVICES.CO.UK

CLIENT	MR G HILL / WHITEGATES BUNGALOW STAINTONDALE
PROJET	NEW TIMBER FRAMED BUNGALOW
DRAWING	EXISTING BLOCK PLAN OF SITE
SCALE 1/200	DATE 13/10/09 DRAWN NUMBER 00/02



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C. A. HALL ARCHITECTURAL SERVICES

ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES

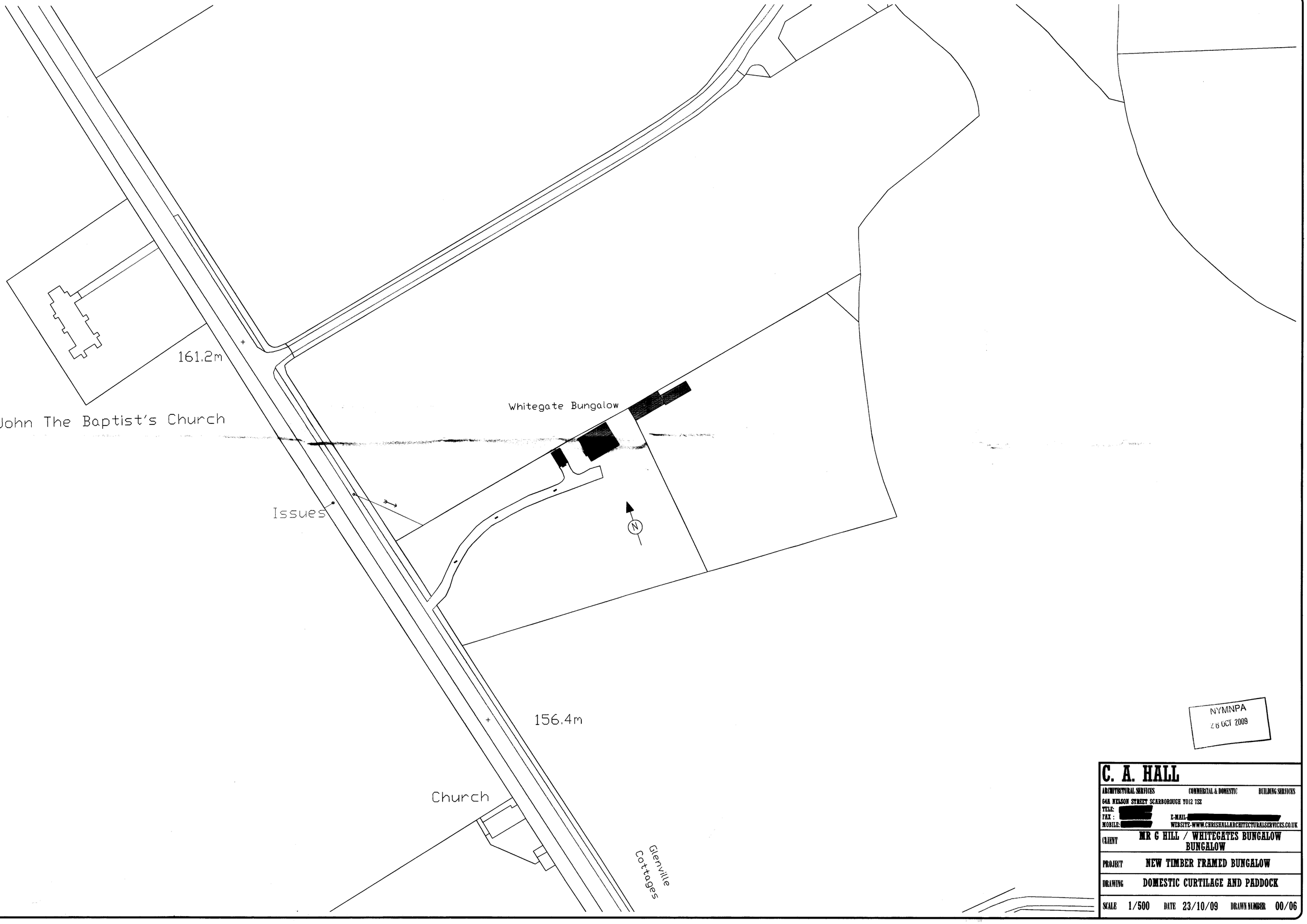
64A NELSON STREET SCARBOROUGH YO12 7SZ

TELE: [redacted]

FAX : [redacted] E-MAIL [redacted]

MOBILE [redacted] WEBSITE-WWW.CHRISHALLARCHITECTURALSERVICES.CO.UK

CLIENT	MR G HILL / WHITEGATES BUNGALOW STAINTONDALE
PROJET	NEW TIMBER FRAMED BUNGALOW
DRAWING	EXISTING / PROPOSED BLOCK PLAN
SCALE 1/500	DATE 14/10/09 DRAWN NUMBER 00/07



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C. A. HALL
ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES
64A NELSON STREET SCARBOROUGH YO12 7SZ
TELE: [redacted]
FAX : [redacted] E-MAIL-[redacted]
MOBILE: [redacted] WEBSITE-WWW.CHRISHALLARCHITECTURALSERVICES.CO.UK

CLIENT	MR G HILL / WHITEGATES BUNGALOW BUNGALOW
PROJECT	NEW TIMBER FRAMED BUNGALOW
DRAWING	DOMESTIC CURTILAGE AND PADDOCK
SCALE 1/500	DATE 23/10/09 DRAWN NUMBER 00/06

The Proposed Site
Whitegate Bungalow
Scale 1/2500

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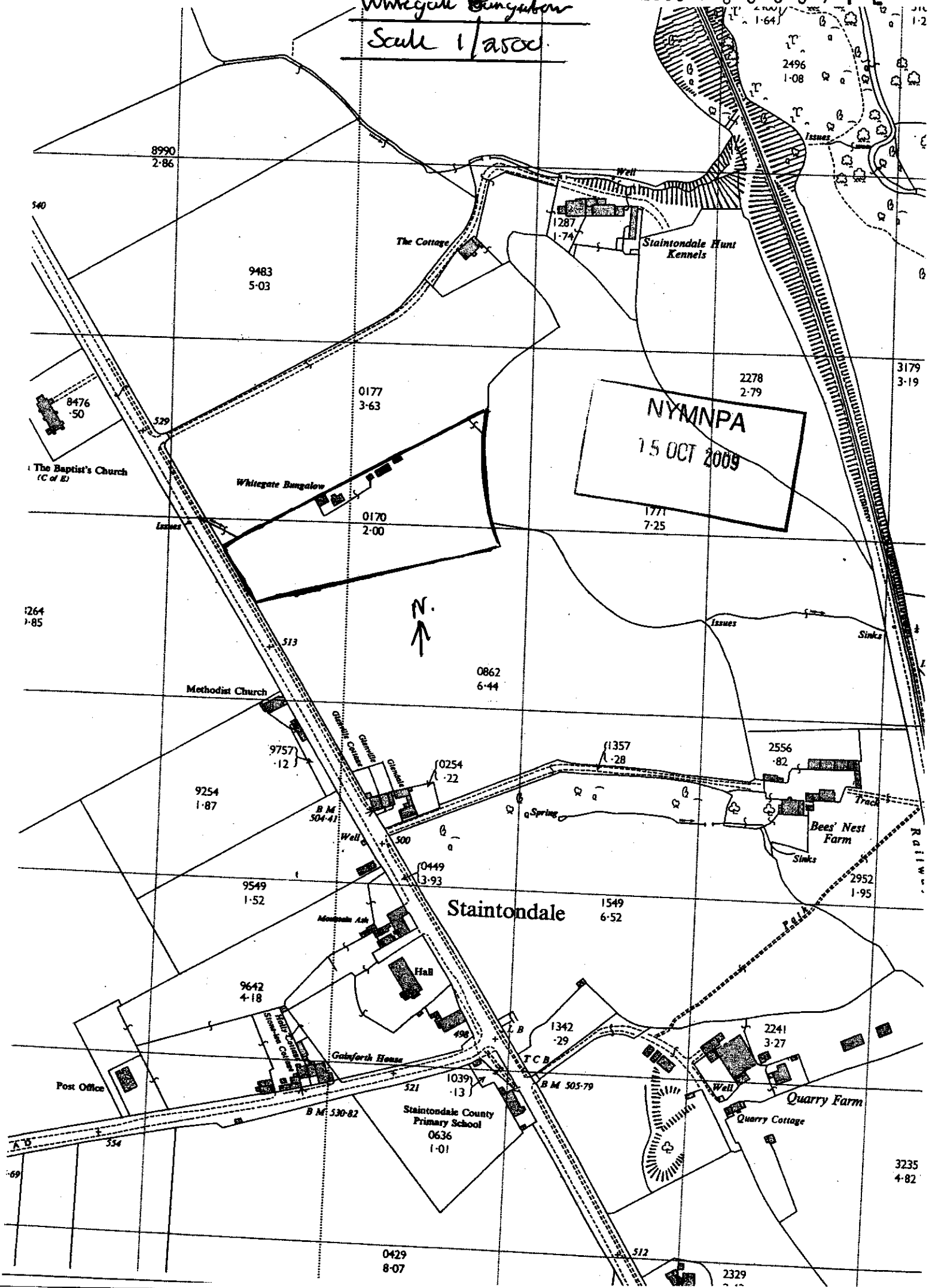

SE99016, 98676

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091699

DTS

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Telephone: 01439 770657
Email: dc@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	GARY.
Last name:	HILL.
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	MILL STONE COTTAGE.
Address 1:	PRIORWATH ROAD.
Address 2:	
Address 3:	
Town:	STAINTONDALE.
County:	NORTH YORKSHIRE
Country:	ENGLAND.
Postcode:	YO13 0AZ.

2. Agent Name and Address

Title:	MR
First name:	CHRISTOPHER.
Last name:	HALL.
Company (optional):	C.A. HALLS ARCHITECTURAL SERVICES.
Unit:	
House number:	64.
House suffix:	
House name:	
Address 1:	NELSON STREET
Address 2:	
Address 3:	
Town:	SCARBOROUGH
County:	NORTH YORKSHIRE
Country:	ENGLAND.
Postcode:	YO12 7SZ.

3. Description of Proposed Works

Please describe the proposed works:

The Demolition of The Existing derelict one Bedroomed Bungalow and The to be Replaced with a New Two Bedroomed Bungalow and new Single Garage.

Has building or works already been carried out or use of land already started? ☐ Yes ☑ No

If Yes, please state the date when building works or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Have the works been completed or change of use already occurred? ☐ Yes ☐ No

If Yes, please state when the works were completed or use occurred (DD/MM/YYYY): _____ (date must be pre-application submission)

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4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: Whitegate Bungalow.

Address 1: Ravenscar Road.

Address 2:

Address 3:

Town: Stainforth, Scarborough.

County: North Yorkshire

Postcode (optional):

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

Easting: | Northing:

Description:

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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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: Mrs H Saunders.

Reference:

Date (DD/MM/YYYY): September 09.
(must be pre-application submission)

Details of pre-application advice received?

Meeting at Helmsley and on The Site

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 ☐ Unknown

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

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

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

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

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)

7. Waste Storage and Collection

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

If Yes, please provide details:

As Previous.

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

If Yes, please provide details:

As Previous.

8. Neighbour and Community Consultation

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

If Yes please provide details:

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:

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10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Timber.	Timber.	☐	☐	
Roof	Felt	Metro Slate.	☐	☐	
Windows	Timber.	uPVC. Timber Effect.	☐	☐	
Doors	Timber.	uPVC. Timber Effect.	☐	☐	
Boundary treatments (e.g. fences, walls)	Stone.	Stone.	☐	☐	
Vehicle access and hard-standing	GRASS / Scrub	GRASS / Scrub.	☑	☐	
Lighting			☑	☐	
Others (please specify)			☑	☐	

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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:

Please see Samples Provided of Proposed Materials

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Cess pit
- [x] Septic tank
- [ ] Other
- [ ] Package treatment plant
- [ ] Unknown

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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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 [x] No

If Yes, you will need to submit a 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 [ ] Unknown

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer
- [ ] Unknown

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
- [x] 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
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

Small holding / Farm.

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

Small holding / Farm.

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

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

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

If you have answered 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 [x] 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 [x] 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 [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐		✓				1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(A+B+C+D)=$

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	✓					1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

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Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(E+F+G+H)=$

Total net gain / loss of residential units NO GAIN NO LOSS

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19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

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In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 2 Acres.

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 a waste management development? ☐ Yes ☑ No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Please provide the maximum annual operational throughput of the following waste streams:
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

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Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) ☐ Ethylene oxide (tonnes) ☐ Phosgene (tonnes) ☐

Ammonia (tonnes) ☐ Hydrogen cyanide (tonnes) ☐ Sulphur dioxide (tonnes) ☐

Bromine (tonnes) ☐ Liquid oxygen (tonnes) ☐ Flour (tonnes) ☐

Chlorine (tonnes) ☐ Liquid petroleum gas (tonnes) ☐ Refined white sugar (tonnes) ☐

Other: ☐ Other: ☐

Amount (kilograms): ☐ Amount (kilograms): ☐

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	[redacted]	

Country code: | Mobile number (optional): [redacted]

Country code: | Fax number (optional): [redacted]

Email address (optional): [redacted]

30. 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)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

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Design & Access Statement

Whitegate Bungalow, Staintondale

1. The existing site at Whitegate comprises of a run down detached bungalow and several dilapidated barns, stables and sheds. The dwelling and buildings were used as a smallholding which had varying types of livestock on the land over the years.

2. All of the buildings are now in urgent need of repair and some require demolition altogether. Visually they are very detrimental to the surrounding landscape.

3. The applicants submit that the site and the two acres it sits in would benefit a new bungalow and refurbishment of the barn and stables to bring it back to life as a working smallholding in a picturesque area.

4. The dwelling would be of the same materials as the existing one which has stood for over 60 years. The height would be the same, thought the footprint would have to increase to comply with current regulations and also modern day living.

5. The proposed dwelling would have sash windows and stable doors to maintain the country aspect of the dwelling.

6. The dwelling would sit in the same location as it is presently. The overall footprint of the buildings on the site has been reduced, even with the increase on the bungalow. We do not propose to use any concrete for the new bungalow construction at all and the original chimney stack will be retained.

7. The barn and stables would be totally refurbished to bring them back to an excellent standard and will match the bungalow in all aspects of external appearance i.e. the same timber cladding exterior and roof tiles.

8. The applicants have had two meetings with Hilary Saunders, one at her office and one on site. They have taken on board her advice about how to re-develop this property and maintain the natural beauty of this site and its surroundings. This has been reflected in the scheme put forward.

9. The applicants currently live in rented accommodation in Staintondale and are very keen to become a part of the community. Hence there commitment in buying a very run down property to bring it back to its former glory and enhance the area. The applicants also employ the services of a local gardener, Martin Slater of Church Farm, Staintondale and intend to purchase the logs and other materials locally too.

10. The applicant Mrs Hill (Nee Douglas) has links with Staintondale as her father Richard and his family lived at the Shire Horse Farm in the 1930's.

Access

Access to the bungalow is off Ravenscar Road through a farm gate and down the existing track with a turning area at the end. The track has been there for over half a century with the same exit onto Ravenscar Road. It causes no traffic problems as the view in either direction extends to at least half a mile.

Conclusion

The applicants feel they have demonstrated their commitment to living in Staintondale with their passion and will to take on this project and to live here and look after the land and buildings forever.

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MR G. & MRS K. HILL

Millstone Cottage, Prior Wath Road, Staintondale, Scarborough, North Yorkshire, YO13 0AZ [redacted]

26th October 2009

Dear Sirs

Ref: Whitegate Bungalow Application No: NYM/2009/0699/NEW

Further to your letter requesting further information regarding the above application.

Mrs Hill's father and family resided in Staintondale for approximately seven years, they lived on the farm which has now become the Shire Horse Farm. Through varying family stories Mrs Hill has always had the desire to live in the village and start her own smallholding.

We began our first search for a property in the area approximately six years ago when we enquired about a derelict barn close to the Shire Horse Farm but after six months or so an agreement could not be reached by the three parties involved.

We became aware of another home for sale approximately one year ago, but it was out of our price range at the time. We have struggled ever since to find the right home, which is in our budget and that has some land for the animals.

We sold our own home at the beginning of this year, but it sold much quicker than anticipated and thus left us with nowhere to go at the time. We therefore, moved into the property which we are in now as guests of our friend who owns the house. Once again we began a search in the local area which was when Whitegate Bungalow came up for sale. The guide price was within our budget and the land suited our needs, although we realised that it would take a lot of work to bring the house, smallholding and stables up to standard as most part of it lies derelict.

It is intended that Mrs Hill will work the smallholding full time whilst Mr Hill will restore it and work there in conjunction with his job as a builder in the Scarborough and Whitby areas.

We successfully purchased the land and house which we believe to be an affordable house in this location. Also, in particular, once we vacate the property which we occupy now then that becomes an affordable home for another villager to rent, as these are also in short supply.

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We fully understand the property at present has no local occupancy clause attached to it but we are aware of the policies of the National Park and believe that we have demonstrated our previous history and current work commitments to the area. We also have no issue with occupancy clause, as we are aware that it will be attached to the property in the future and we have no desire to ever leave the land or the village.

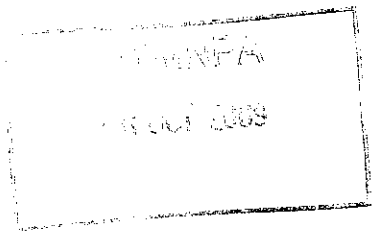
If you require any further information then please do not hesitate to contact us.

Yours sincerely

[redacted]

Mr & Mrs Hill

[redacted]



Consulting Structural Engineers

Kirklees House Victoria Avenue Knaresborough North Yorkshire HG5 9EU

ROBERT T HORNE
& PARTNERS

Your ref.

Our ref. NCW/094219

Date 26th October 2009

Gary Hill Esq.
Millstone Cottage
Prior Wath Road
Staintondale
Scarborough
N. Yorkshire YO13 0AZ

Dear Gary,

Whitegate Bungalow, Staintondale: structural condition

Further to my visit to your property on Friday morning, I write to report on the structural condition of the bungalow. I do not intend to comment on the detached w.c. or other outbuildings. This report is based on a single visual inspection without the benefit of opening up of the structure except for creating a hole in the ceiling to view the roof space.

The bungalow is old and in a very dilapidated condition. It consists of a small entrance porch leading into a kitchen. From the kitchen are doors into a scullery at the rear and a bedroom to the right hand side. There are no bathroom or toilet facilities in the bungalow.

Construction is of double pitched roof with felt on timber boards that span between small timber purlins spanning between two end frames and one centre frame. The timbers are of minimal dimensions and would not be of sufficient size to comply with current Building Regulations.

The walls are generally of timber framing with shiplap board cladding of the type commonly used for sheds and other outbuildings. The internal lining is of cement-based boards within the main dwelling, with no internal boarding in the entrance porch. In some locations the shiplap board cladding has been replaced by corrugated steel or ply sheets. In other areas some of the shiplap boards have been replaced by straight edged boards. There appears to be no insulation in the walls.

Within the kitchen there is a brick built chimney stack that serviced the original oven. There is also a rendered masonry wall approximately 1m high on two sides of the scullery.

Continued.....

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Consulting Structural Engineers

Kirklees House Victoria Avenue Knaresborough North Yorkshire HG5 9EU

ROBERT T HORNE
& PARTNERS

Your ref.

Our ref. NCW/094219

Date 26th October 2009

continuation sheet 2

Gary Hill Esq.

The floor appears to be a ground bearing concrete slab with, it is assumed, no insulation and no damp proof membrane.

The bungalow is currently considered to be in an unstable condition and in need of bracing and strengthening. In addition, the property is not in a habitable state and requires extensive modernisation. This would involve several alterations that affect the structure, such as:

- Replacing the existing ground bearing slab with a concrete slab on insulation on a damp proof membrane.
- In replacing the slab, it is high likely that the foundations (if any) will be undermined. These would then require underpinning or replacing.
- The walls require insulating. This will involve removing the internal lining and fitting insulation between the timber studs. It is highly likely that some, possibly many, of the studs are rotten and will need replacing. Those studs that are currently exposed are rotten at the base and should be replaced.
- The roof space will require insulation to be added. This will add to the load in the roof and will result in larger timbers being required.
- The roof will need to be re-covered. The existing roof timbers are not of adequate size to carry a proper roof covering and will need to be replaced.
- The external boarding will need to be painted or coated to make it waterproof. Any shiplap that has been replaced by flat boards or corrugated sheeting will need to have new shiplap boarding and any rotten boards will need to be replaced.

In view of the above, it is considered that the process of bringing the building up to habitable standard will require replacing the vast majority of the existing structure. It is therefore concluded that the existing building is not structurally sound and should be replaced by a new construction that complies with the current Building Regulation requirements.

Continued.....

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Consulting Structural Engineers

Kirklees House Victoria Avenue Knaresborough North Yorkshire HG5 9EU

ROBERT T HORNE
& PARTNERS

Your ref.

Our ref. NCW/094219

Date 26th October 2009

continuation sheet 3

Gary Hill Esq.

We hope that this report is sufficient for your purposes at this time. We would remind you of the limitations to the inspection outlined in the opening paragraph.

Please do not hesitate to contact us if you require any clarification of the points raised in this report or any further information relating to the structural condition.

Yours sincerely
ROBERT T HORNE & PARTNERS

Nick Wheeler
BSc(Hons) C.Eng. M.I.Struct.E. M.I.C.E.

26 OCT 2009

NYM / 2009 / 0 6 9 9 / F L

WOLD ECOLOGY LTD

Chris Toohie
4 Mill Street, Driffield,
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East Riding of Yorkshire. YO15 1AW
[redacted]

[redacted]

Whitegate Bungalow

Bat Survey, October 2009.

NYMNPA
26 OCT 2009

	Staff Member	Position
Surveyor.	Chris Toohie M Sc., MIEEM	Ecologist.
Report prepared by.	Chris Toohie M Sc., MIEEM	Ecologist.
Authorised by.	Chris Toohie M Sc., MIEEM	Project Manager.
Notes.	**This report contains sensitive information concerning protected species and caution should be exercised when copying and distributing to third parties.**	

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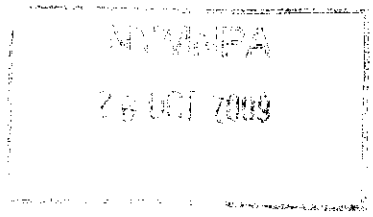


1.0 INTRODUCTION

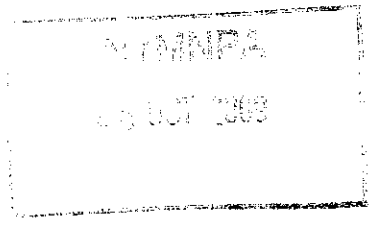
1.1 Background Information

1.1.1 In October 2009, Wold Ecology was commissioned by Gary Hill to undertake a bat survey at Whitegate Bungalow, Staintondale (approximate National Grid Reference SE 98993 98710) in North Yorkshire (see 2.9.1: Site Location Plan and 2.10).

1.1.2 The survey focused on a bungalow that is currently unoccupied. The proposed work will involve the development of the building into. A bat survey is required as part of the planning application process (ODPM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System).

1.1.3 The survey involved :

- Daytime assessment.



2.0 SURVEY AND SITE ASSESSMENT

2.1 Pre-existing information on bats at the survey site.

2.1.1 Currently there is no pre-existing information on bats on the site. Data for the 10km grid square SE 99 and TA 09 shows records of long-eared *Plecotus spp*, and Pipistrelle *Pipistrellus spp*. (NBN Gateway 2009).

2.1.2 Consultation with the North Yorkshire Bat Group revealed the following bat records within 2 km of Staintondale.

Table 2.1 Bat records within 2km.

Species	Site	Grid ref.	Date	Comment
Common Pipistrelle	SE989985	SE989985	29 Jul 2008	In flight
Brown Long-eared Bat	Hayburn Beck Farm, Cloughton	SE998973	08 Sep 1999	
Whiskered/Brandt's Bat	Station House, Staintondale	SE999977	Sep 2007	Roost
Soprano Pipistrelle	Station House, Staintondale	SE999977	Sep 2007	In flight
Brown Long-eared Bat	Station House, Staintondale	SE999977	Sep 2007	Roost
Common Pipistrelle	Station House, Staintondale	SE999977	Sep 2007	Roost

2.2 Status of species present in Yorkshire.

Table 2.2 highlights the regional and national status of bat species present in Yorkshire.

Table 2.2 Status of Bat species in Yorkshire

Bats	UK Distribution	Yorkshire Distribution
Common Pipistrelle	Common & widespread	Common & widespread.
Soprano pipistrelle	Common & widespread	Less common than common pipistrelle but fairly widespread.
Brown long-eared	Widespread	Widespread.
Noctule	Widespread (except in Ireland)	Widespread.
Daubentons	Widespread	Widespread.
Natterer's	Widespread (except N & W Scotland)	Present
Brandts	England and Wales	Few confirmed records.

Bats	UK Distribution	Yorkshire Distribution
Whiskered	England, Wales, Ireland & S Scotland.	Present.
Leisler	Widespread throughout the British Isles, except N Scotland.	Rare (locally common in West Yorkshire).
Barbastelle	England, rare.	No records since 1950's.

Source - http://www.nyorkbats.freeserve.co.uk/bats.htm

2.3 Objective of survey

In order to fulfil the brief, the site was visited and assessed on 22nd October 2009. This was to determine whether the building on site is occupied by bats. The work involved the following elements:

- An on site daytime inspection survey for actual and potential bat roosts.
- An assessment of the on-site potential for bats and the likelihood of their presence.
- Produce a non-technical summary of the legal implications behind bat presence.
- Report the findings of the field survey work and identify recommendations for a potential mitigation strategy.

2.4 Survey area

2.4.1 The survey area targeted a timber, residential property that is no longer used (see 2.9).

2.5 Habitat description

2.5.1 Whitegate bungalow lies approximately 1 km north of Staintondale village, in a rural location. The property is also located within the boundary of the North York Moors National Park. The bungalow is located on an exposed hillside and is surrounded by arable and grazed pasture with mixed broadleaf woodland providing habitat connectivity to the wider countryside. There is no high quality foraging habitat (woodland/hedgerow/ponds) within 100 metres of the bungalow. Harwood Dale forest and the North Sea lie within 2 km of the study; the forest lies to the west and sea to the east.

2.5.2 A summary of the surrounding habitat is as follows (radius of < 2km from the site):

- Buildings – old/modern farm buildings and residential properties.
- Hedgerow – fragmented.
- Mature trees and woodland.
- Arable.
- Church and graveyard.
- Grazed pasture.

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2.6 Field survey

2.6.1 Daytime Survey

2.6.1.1 The daytime assessment identified whether the area had any signs of residency and/or bat usage. This took the form of a methodical search, both internally and externally, for actual roosting bats and their signs. Specifically, the visual survey involved:

- Assessment for droppings on walls, windowsills and in roof spaces;
- Scratch marks and staining on beams, other internal structures and potential entrance and exit holes;
- Wing fragments of butterfly and moth species underneath beams and other internal structures;
- The presence of dense spider webs at a potential roost can often indicate their absence and;
- Assessment of crevices and cracks in the buildings to assess their importance for roosting bats.

Equipment used and at hand included:

- Binoculars;
- Cluson 1 million candle power lamp and;
- Dart Endoscope.

2.6.1.2 Timing
The daytime assessment survey was conducted at 1130. The duration of the survey was 45 minutes.

2.6.1.3 Personnel
The daytime survey was conducted by Chris Toohie, Project Manager of Wold Ecology with 3 years field experience of surveying bats and holds a Natural England scientific licence (20091183).

2.6.1.4 Weather conditions

Table 2.6.1 Weather Conditions

Climate	Survey Duration	
	Start	Finish
Time	1130	1215
Wind speed	8mph	No change
Wind direction	SE	No change
Rainfall	None	None
Cloud cover	100%	No change
Temperature	12°C	12°C

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2.7 Results

2.7.1 Daytime Survey

2.7.1.1 The single storey wooden structure is approximately 80 years old, it has recently been vacated and left unused for at least two years. The pitched roof is in good condition and has been painted with a thick coat of tar, there is no ridge piece present. The timber clad walls are also in good condition. Gaps present are <20mm wide and thick with cobwebs and debris. The wooden eaves are also tight fitting with no gaps >20mm being present. The timber window frames are rotten with open, wet cavities present. The red brick chimney has some gaps in the brickwork but they are not deep enough to support roosting bats. The lead flashing is tight fitting and painted with tar. The porch has a sheet metal roof that has no gaps beneath. Internally, the walls and ceiling comprise plywood with no gaps present, the loft space was sealed. The wall cavity is open and without insulation. There were no signs of roosting bats or bat activity observed and consequently, the building has a LOW probability of bat interest (see 2.9. and 2.10 figures 1 - 3).

2.8 Interpretation and evaluation

2.8.1 Presence/absence

2.8.1.1 The information collected to date is based on the findings of one visit to the property in October 2009. No bats or signs of bat activity were observed during the survey.

2.8.1.2 Currently, from the data collected during one visit, the likelihood that bats are present within the building to be demolished is negligible. This is supported by the fact that the building is in good condition with no roosting opportunities for bats, the building comprises heavily tarred roof, tight fitting components and the bungalow is located on an exposed hillside. The daytime assessment detected no signs of bat usage or activity and very little potential to support roosting bats. Consequently, the impact to bats from the demolition of this building is considered to be **negligible.**

2.8.2 Site Status Assessment

2.8.2.1 The survey is based on one daytime survey conducted in October. During this time of year, bats are usually using entering transitional roosts or hibernation. Consequently, it is not possible to fully determine whether bats are actually roosting in the building. However, due to the absence of suitable features likely to support bats, the building has been assessed as having a LOW probability of bat interest (see section 7.2.4.1).

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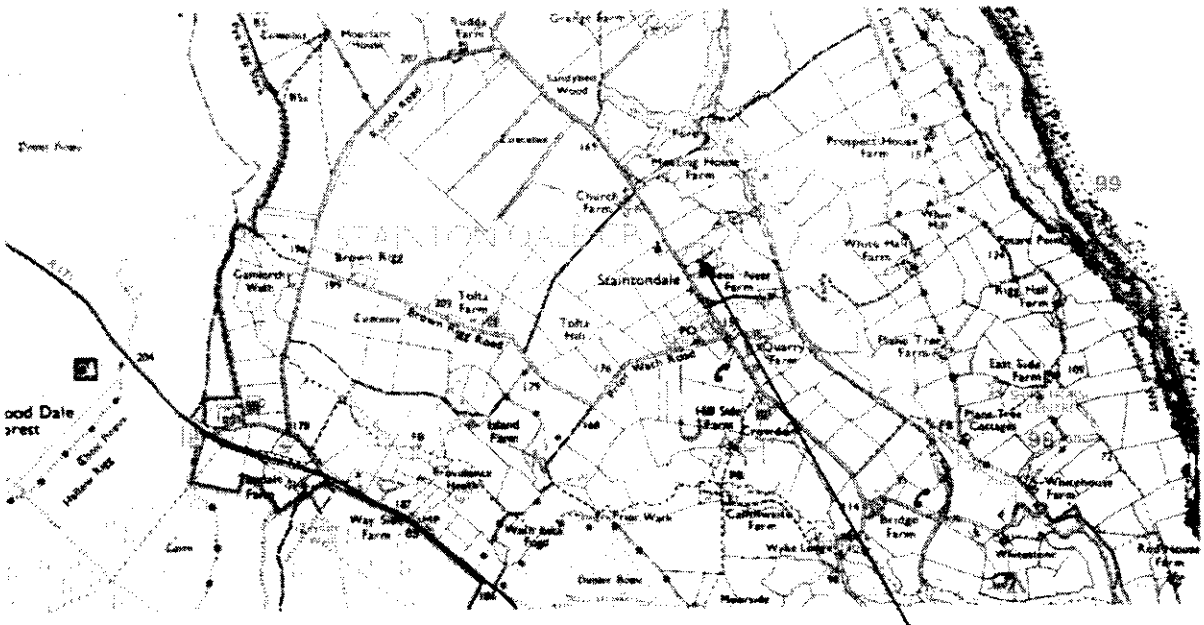
2.8.3 Constraints

2.8.3.1 Evidence of bats may have been removed by autumn weather conditions.

2.8.3.3 A detailed internal inspection of the roof void was not undertaken as there was no access.

2.9 Maps of the survey area

2.9.1 Location Map



2.9.2 Aerial Photograph

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2.10 Photographs of key features

Figure 1 – South elevation.

Figure 2 – North elevation.

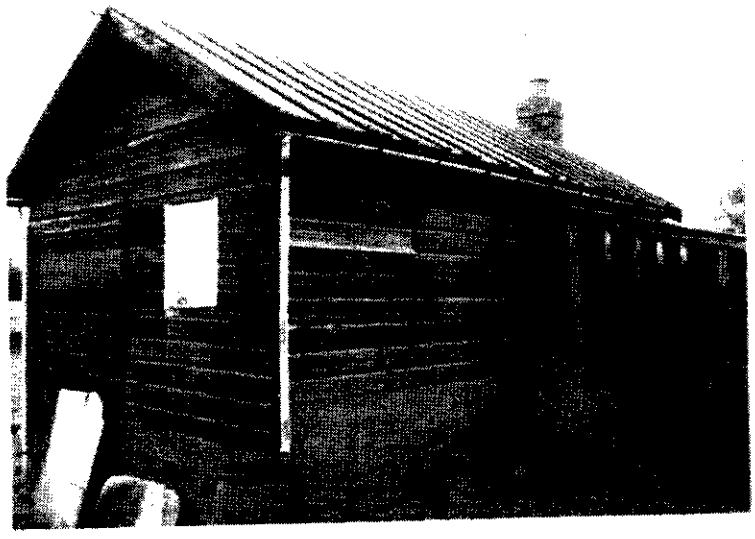
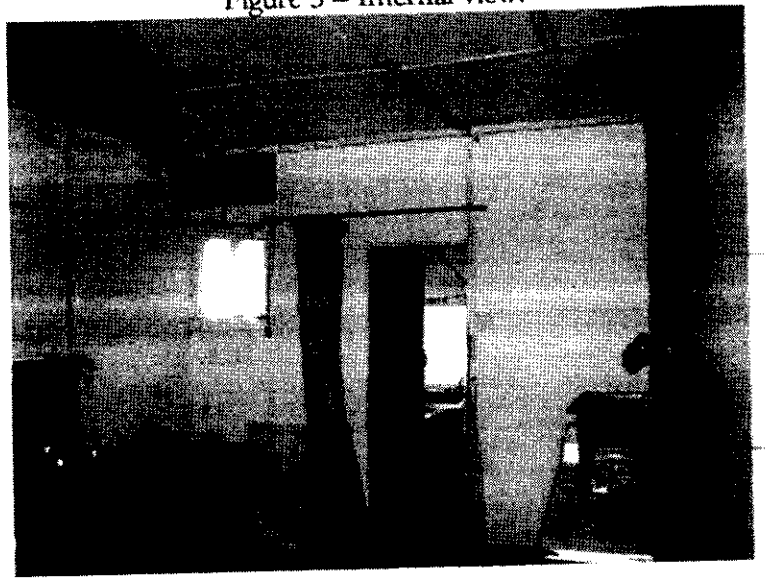


Figure 3 – Internal view.



3.0 IMPACT ASSESSMENT

3.1 Whitegate bungalow has been assessed as having a low probability of bat interest (see 7.2.4.2). This has been determined by the absence of signs of bat activity, absence of bat usage and the absence of features likely to support a number of roosting bats in both hibernacula and summer roosts (see section 2.8). These include:

- Tarred roof with no gaps present.
- Tight fitting timber cladding.
- Tight fitting eaves.
- Gaps less than 20mm.
- Wet cavities in the timber window frames that are unsuitable for bats.

3.2 It is not possible to predict the full pre-, mid-development and long term impacts on bat populations based on a single daytime survey conducted in October. Based on the current information, Whitegate bungalow does not support a bat roost. However, bats are by nature highly mobile and secretive mammals and there is always a possibility that bats may turn up at a site at any time. Therefore, taking into consideration all the information collected to date, it has been determined that the demolition would pose none/negligible impacts to local bat populations.

4.0 MITIGATION & COMPENSATION

4.1 Legal Protection

4.1.1 Legal obligations towards bats are generally concerned with roost protection. All developments, known to contain bat roosts, require a licence from Natural England (see 7.1.10 – 7.1.15). Under Section 9 of the Wildlife and Countryside Act (1981), it is an offence for anyone without a licence to kill, injure, disturb, catch, handle, possess or exchange a bat intentionally. It is also illegal for anyone without a licence to intentionally damage or obstruct access to any place that a bat uses for shelter or protection.

4.1.2 As Whitegate bungalow has a LOW probability of bat interest and as no bat roosts or signs of bat activity were detected during the daytime inspection, a Natural England derogation license is not required. The demolition work can commence with adherence to the following Method Statement (see 4.2 below).

4.2 Method Statement

4.2.1 **This statement should be copied to contractors and all those involved with demolition, timber treatment, roofing and building works, whose work may affect bats and their roosts on site. These are the recommendations for demolition, even though bats have not been found, demolition should occur as though bats could be present. The initial demolition process and removal of external components should be completed under the watching brief of a licensed bat ecologist.**

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4.2.2 Locating Bats

Bats are by nature highly secretive, mobile mammals, therefore bats and their roosts can be very difficult to detect. A pipistrelle bat is capable of roosting in a crack measuring 20mm. In order to reduce any unnecessary disturbance, injury or death of any late discoveries of individual bats roosting in the buildings the following procedures should be implemented. Common roosts locations must be checked. These include:

- Underneath roof coverings;
- Crevices in brickwork and gaps in mortar;
- Around window frames;
- Behind the eaves.
- Roof timbers including ridge beams and rafters.

4.2.3 Working Approach

Careful removal by hand of all fittings and fixtures as describe in 4.2.2. Wall cavities should be checked prior to demolition.

4.2.4 Remove roof coverings by hand and under the watching brief of licensed bat ecologist. Only half of the roof should be removed on the first day and the second half 24 hours later. This will create unfavourable conditions for any bats still roosting within the roof structure and encourage the bats to leave on their own accord.

4.2.5 If demolition of the bungalow is programmed for the winter months, the **initial start of the work** should avoid late October – early April. This will ensure that bats are not disturbed at a vulnerable time of year (see 7.1.7). A hibernation survey must be conducted if the planned start date of the development falls into the winter period.

4.2.6 Late discoveries

4.2.6.1 In the event that bats are discovered in any buildings, Natural England's Regional North and East Yorkshire Team should be contacted on 0300 060 2356. Alternatively, the Bat Conservation Trust National Bat Helpline number is 0845 1300 228.

4.2.6.2 If it is necessary to remove a bat from the premises to avoid it being harmed, ensure that gloves are worn. It should be placed carefully in a cardboard box and placed in a dark quiet place until it can be released at dusk near to where it was found. Alternatively, it can be moved to an undisturbed part of the building with access to the outside. It is important to ensure that the bat is kept safe from predators. Bats should only be removed as a last option and if the bat is in immediate danger.

4.2.7 The data collected to support the output of this report is valid for 6 months. This report is valid until **May 2010**. After this time, additional surveys need to be undertaken to confirm that the status of the building, as a bat roost, has not changed.

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4.2.8 Habitat Enhancements

4.2.8.1 Freshwater, woodland, grassland, urban gardens, trees and amenity green space

are suitable foraging habitats for bats whilst linear habitats such as hedgerows and streams are particularly important commuting routes between roosts and foraging ground. Management of these habitats should aim to maintain a favourable status of local populations by encouraging bat usage through the provision of additional roosting opportunities, habitat enhancement and maintaining commuting routes.

4.2.8.2 Lighting has a detrimental effect on bat activity; many bats will actually avoid areas that are well lit. Lighting can cause habitat fragmentation by preventing bats from commuting between roosts and foraging grounds (A.J Mitchell-Jones 2004). All on site lighting will be fitted with downward facing cowls or hoods to prevent light contamination to the woodland. Security lighting should be on a short timer and motion sensitive to large objects only.

4.2.8.3 Urban gardens and recreation areas can provide good foraging grounds for bats. Green areas can be improved by growing night-scented flowers and other flowers favoured by insects. Suitable species include:

- Tobacco plant, *Nicotiana alata.*
- Cherry pie, *Heliotropium arborescens.*
- Evening primrose, *Oenothera biennis.*
- Night-scented catchfly, *Silene noctiflora.*
- White jasmine, *Jasminum officinale.*
- Honeysuckle, *Lonicera periclymenum.*
- Sweet rocket *Hesperis matronalis.*
- Soapwort *Spanoria officinalis.*

More information on suitable planting to encourage bats obtained from The Bat Conservation Trust (www.bats.org).

4.2.8.4 Leaving areas of uncut grass and providing open water will attract insects. Trees and shrubs in gardens will provide cover and additional feeding grounds

4.2.8.5 Specially designed bat boxes can be located on site. Schwegler Bat Boxes are recommended and well tested boxes:

4.2.8.6 The following bat boxes provide additional roost habitats and are available from Wold Ecology:

- The **2F** is the most popular general purpose box, particularly attractive to the smaller British bats such as Pipistrelle. It comprises a simple design with a narrow entrance slit on the front and is ideal for trees.
- The **1FD** is a larger version of the 2F. A general purpose bat box with two internal rough wood panels which simulate crevices.
- The **2FN** is a larger box with both a wide access slit at the base and an access hole on the underside. Particularly successful in attracting Noctule and Bechstein's bats. It is ideally suited for trees.
- The rectangular shape makes the **1FF** ideal for attaching to the sides of buildings and trees or in sites such as bridges. It has a narrow crevice-like internal space to attract Pipistrelle and Noctule bats.

2 8 OCT 2009

- The **1FS** is a larger capacity general purpose bat box with more insulation than most boxes for a more stable temperature in the winter.

- The **1FW** is a hibernation box that is designed to provide a protected environment, particularly through the cold winter months when bats hibernate. It has three internal wooden panels, imitating crevices.

- The **1FQ** is an attractive box designed specifically to be fitted on the external wall of a house, barn or other building. Equally appealing to bats as a roost or a nursery, it features a special porous coating to help maintain the ideal temperature inside along with a rough sawn front panel to enable the bats to land securely.

- Bat Tube (**1FR** and **2FR**) system. The tube is designed to meet behavioural requirements of the types of bats that roost in buildings i.e. Pipistrelle spp. This design can be installed flush to external walls and beneath a rendered surface.

- Brick Box. This design has been used for over 40 years to encourage bats to roost around buildings and bridges. It can be installed flush with the out side wall and rendered over so that only the entrance hole is visible.

The majority of these boxes are self-cleaning as they are designed so that the droppings fall out of the entrance. This reduces the possibility of smell during the summer months.

4.2.8.7 For more information on designs and installation of bat boxes see: www.schwegler-natur.de and www.bct.org.uk.

4.2.8.8 Wold ecology recommends that a 1FF box is sited on the east elevation of the new building.

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7.0 APPENDICES

7.1 Background to Bats - Bat Biology.

7.1.1 There are currently 17 species of bat native to the United Kingdom. Bats roost in a variety places such as caves, mines, trees and buildings. Woodlands, pasture, ponds and slow flowing rivers or canals provide suitable feeding areas for bats as they support an abundance of suitable insect forage. Bats tend to feed during the first two to three hours after sunset and again before dawn, when insect activity is at its most intense (JNCC 2004).

7.1.2 Bat activity over the course of a year reflects the seasonal climate and the availability of food as follows (The Bat Conservation Trust, undated):

January - March - insect prey is scarce and bats will hibernate alone or in small groups.

April - May - insects are more plentiful and bats will become active. They may become torpid (cool and inactive) in bad weather. Females will start to form groups and will roost in several sites.

June - July - females gather in maternity roosts and give birth to young, which are suckled for several weeks. Males roost alone nearby.

August - September – mothers leave the roost before the young. Bats mate and build up fat for the winter.

October - December – Bats search for potential hibernacula. They become torpid for longer periods and then hibernate.

7.1.3 Bats do not stay in the same roost throughout the year. They have different requirements of roosts at different times of the year. During late April/May the bats leave their winter roosts and the females come together to form 'nursery roosts', these usually consists of pregnant females along with a few non-breeding and immature females. At this time the males roost either singly or in small numbers.
The single offspring is born during late June early July and can fly within 3-5 weeks.

7.1.4 Typical roost site are cracks and crevices in buildings and other structures but more typically under hanging tiles, slates, soffits and cavity walls of fairly modern buildings or holes and splits in trees.

7.1.5 The conditions needed by bats for hibernation require the maintenance of a relatively stable low temperature (2 – 6°). Suitable sites include; old trees, caves, cellars, tunnels, and icehouses.

7.1.6 Whilst the summer roosts consist of single species (although 2 – 3 species can be found within one large structure but occupying separate roost sites), winter sites often consist of 4 – 6 different species of bat, although there is often niche separation.

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7.1.7 Bats have a complex social structure based on 'meta populations' and also utilise other transitional or intermediate roost sites.

The several different types of roost, which bats occupy throughout the year, are as follows:

Daytime summer roosts are usually cool and secluded and are where bats wait for their next feeding opportunity.

Nursery/maternity roosts where young are born and are usually quite warm. Young spend their first few weeks here before they become independent.

Temporary night roosts are used for shelter nearer to feeding areas if the weather is bad. They are also used for short periods between dusk and dawn to save returning to the main roost.

Mating roosts are set up by the males, where they attempt to attract females for mating.

Hibernacula are those roosts in which bats hibernate over winter. These have to be cold and free from any temperature fluctuation. The coldness enables bats to lower their body temperature and become torpid. This saves a lot of energy, enabling them to survive on the fat stores within their bodies that they have built up throughout the summer.

7.1.8 The main threats to bats include:

- Habitat loss (e.g. deforestation)
- Loss of feeding areas as a result of modern forestry and farming practices.
- Use of toxic agrochemicals and remedial timber treatment chemicals.
- Disturbance and damage to bat roosts.

7.1.9 Bats have been in decline both nationally and internationally during the latter part of the 20th Century. Bats require a variety of specific habitats in order to meet the basic needs of feeding, breeding and hibernating and are therefore extremely vulnerable to change such as the loss of flight lines through the removal of hedgerows.

It is thought that even the two most common and widespread bats, the common pipistrelle and the soprano pipistrelle, have declined by an estimated 70% (1978-1993 figures). There are a number of bat species, which are now considered seriously threatened with one species, the greater mouse-eared bat being classed as extinct as it is no longer breeding in the U.K.

7.1.10 All European bats are listed in Annex IV of the EC Directive 92/94/EEC 'The Conservation of Natural Habitats and of Wild Fauna and Flora' as being in need of "strict protection". This is translated into British Law under Statutory Instrument No. 2716 Conservation (Natural Habitats & c.) Regulations 1994. British bats are included under Schedule 5 of the Wildlife & Countryside Act 1981. They can therefore be described as a 'fully protected' or 'protected' species.

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7.1.11 Under Section 9 of the Wildlife and Countryside Act (1981) it is an offence for anyone without a licence to kill, injure, disturb, catch, handle, possess or exchange

a bat intentionally. It is also illegal for anyone without a licence intentionally to damage or obstruct access to any place that a bat uses for shelter or protection (i.e. a roost). This holds true even for sites that are not currently occupied, as bats can return to roosts year after year. The Bat Conservation Trust recognises bat roosts for up to 5 years after being vacant (Anon 2004).

7.1.12 Under the Regulations it is an offence to:

- Deliberately capture or kill any wild animal of a European Protected species.
- Deliberately disturb any such animal.
- Damage or destroy a breeding site or resting place of such a wild animal.
- Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead wild animal (or plant) of a European protected species, or any part of, or anything derived from such a wild animal.

7.1.13 The species is also listed in Appendix II of the Bonn Convention (and its Agreement on the Conservation of Bats in Europe) and Appendix II of the Bern Convention (and Recommendation 36 on the Conservation of Underground Habitats). Although these are recommendations and not statutory instruments.

7.1.14 Natural England is the Government body responsible for nature conservation. Local planning authorities must consult them before granting planning permission for any work that would be likely to result in harm to the species or its habitat. Natural England issue "survey" licenses for survey work that requires the disturbance or capture of a species for scientific purposes. They also issue "conservation" licenses that are required for actions that are intended to improve the natural habitat of a European protected species or to halt the natural degradation of its habitat.

7.1.15 "Development" licences are issued by Natural England for any actions that may compromise the protection of a European protected species, including bats, under the Conservation (Natural Habitats, &c.) Regulations 1994. This includes all developments and engineering schemes, regardless of whether or not they require planning permission.

7.1.16 The UK Biodiversity Action Plan states that although the pipistrelle is one of the most abundant and widespread bat species in the UK, it is still thought to have undergone a significant decline in the latter part of this century. The main factors cited for causing loss and decline include;

- A 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 the use of toxic timber treatment chemicals.

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The main action plan aims and objectives include;

- Maintain the existing population size of *Pipistrellus pipistrellus* and *Pipistrellus pygmaeus*

- Maintain the existing geographical range of *Pipistrellus pipistrellus* and *Pipistrellus pygmaeus*
  Restore population size of *Pipistrellus pipistrellus* and *Pipistrellus pygmaeus* to pre-1970 numbers.

7.2 Significance of bat roosts, appraising the nature conservation value;

7.2.1 The significance of bat roosts should be appraised against the following table. Where the extent of the bat roost is unclear a precautionary approach should be taken in evaluating the significance of the roost and the highest potential category should be selected.

Table 7.2.1 Appraisal of significance of bat roosts.

Scale	Summary	Examples
International	Any significant roosting sites for European Annex 2 species	Barbastelle bat roosts are only known applicable feature in East Anglia.
National	Any roosts qualifying as SSSI under the EN criteria.	Details of criteria are given in 9.1.2 Site Selection Guidelines for Biological SSSI's.
Regional	Any significant bat roosts and features, equivalent in interest to qualifying a site as a Country Wildlife Site.	Breeding and hibernation roosts of most species.
Local	All other sites supporting feeding bats as Wildlife and Countryside Act protected species.	Bats foraging within a structure, night roosts and minor transition roosts.

7.2.2 Site Selection Guidelines for Biological SSSIs

7.2.2.1 The following statements are made in respect of selecting SSSIs for bats in JNCC (1989) and JNCC (1998) in Section 13;

Sub-section 1.9 Reason for notification
"The bats have become a major focus of conservation concern in Britain, and all 15 species are protected through Schedule 5 of the 1981 Act.
The mouse-eared bat is now virtually extinct in Britain and other species, most notably the two horseshoe bats, are threatened.
Some species, for example the barbastelle, are so rare that little is known about their conservation status, but other species appear to be declining in numbers.
All bats are vulnerable, through their use of a relatively small number of sites for communal roosting and breeding, often in buildings; so legal protection against disturbance and taking has been an effective conservation measure.
Enhancing the protection of key sites through the SSSI mechanism can be helpful, but the notification of sites in buildings, particularly domestic dwellings, needs to be considered carefully if it is to have the desired effect."

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Sub-section 3.3 basis of selection
"The selection of bat roosts is on a national basis except for certain mixed hibernacula in AOSs where large roosts are unknown."

Sub-section 3.3.4 Barbastelle, Bechstein's and grey long-eared bats
"All of these are rare species with no or very few breeding roosts known. Any traditional breeding roosts should be considered for selection if found."

Sub-section 3.3.5 Natterer's, Daubenton's, Whiskered, Brandt's, Serotine, Noctule and Leisler's bats
"These species are reasonably widespread and it would be difficult to justify the notification of breeding roosts except in the most exceptional circumstances. These might include exceptionally large colonies with a long history of usage of a particular site. In general, protection of roosts of these species should come under section 9 of the 1981 Act."

Sub-section 3.3.6 Pipistrelle and brown long-eared bat
"These two species are widespread and more common than the above. Protection should rely on section 9 of the 1981 Act."

Sub-section 3.3.7 All bat species – mixed assemblages
"Large hibernacula of mixed species are very important and sometimes spectacular, but perhaps number only 20 sites in total. On a national basis, all hibernacula containing (a) four or more species and 50 or more individuals, (b) three species and 100 or more individuals or (c) two species and 150 or more individuals should be selected. In some parts of Britain such large sites are unknown, so alternatively in these areas one hibernaculum site per AOS containing 30 or more bats of two or more species may be considered for selection."
"Because of the complications associated with the notification of sites in buildings, the appropriate CSD mammal's specialist should be consulted over the selection of all such sites."

7.2.3 Current status of bats in the UK.

7.2.3.1 The current known status of bats as given by the Bat Conservation Trust is shown in Table 6.

Table 7.2.3 Status of bats.

Species	Status of Population Nationally
Whiskered/Brandt's	Endangered
Natterer's	Not Threatened
Daubenton's	Not Threatened
Noctule	Not Threatened
Serotine	Vulnerable
Pipistrelle 45	Not Threatened
Pipistrelle 55	Not Threatened

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7.2.4 Definitions of probabilities of bat interest.

7.2.4.1 Low probability of bat interest.
Buildings in this category fall into two main types:

- Generally well maintained without cracks and crevices, no gaps between bargeboard or soffit and wall or without an attic space.

- Contain some or all of the above features but are both draughty and thick in cobwebs or contain strong odours such as solvents, diesel, etc.

It must be borne in mind that a building from this latter group can become suitable for bats due to refurbishment. This often happens to houses once the attic space has been cleaned and under felted prior to timber treatment.

In a non-residential property no licence is required for development to a building classified as **Low probability of bat interest.**

7.2.4.2 Medium probability of bat interest

- The buildings here contain many sites suitable for roosting bats although no obvious signs were recorded during the survey. In exposed conditions on large buildings the signs of bat usage such as droppings and urine marks can be obliterated by heavy rain.

- Occasionally a light scattering of droppings will be recorded in an attic or a semi-derelict building, which is considered by the surveyor unsuitable for use as a bat roost or may be used occasionally as a night perch or feeding post. The medium probability of bat interest can be used based on the surveyor's experience

- Whilst no licence is required for development to a non- residential building classified as **Medium probability of bat interest,** it is often best practice to conduct sensitive roof stripping or architectural salvaging to minimise any possible disturbance and to employ mitigation techniques.

7.2.4.3 High probability of bat interest

- This group includes buildings with known roosts or signs of bat occupancy such as droppings and staining at a roost entrance. The description of high probability buildings will also contain an indication as to the time of the year when it will be occupied by bats i.e. summer – nursery roost. Winter – hibernation.

- If the building/buildings fall into the high probability group then the area of bat interest should be identified on site with the contractors to ensure that work does not affect the bats roost.

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- If it is thought the work will have a direct effect on the bat roost and is unavoidable then advice must be sought from the Species Office for Natural England and derogation licence obtained prior to any of the work proceeding.

7.2.5 Further information on Bats

7.2.5.1 Review of Bat Legislation

Bats are fully protected under the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats &c) Regulations 1994. The Act and Regulations include provisions making it illegal to intentionally or deliberately kill, injure or

capture (take) bats or deliberately or recklessly disturb bats (whether in a roost or not) or damage, destroy or obstruct access to bat roosts.

7.2.5.2 Review of Bat Ecology

All British bats have two main types of roost (a) A summer or nursery roost and (b) A winter or hibernation roost.

a. Summer Nursery or Breeding Roost.

During late April/May the bats leave their winter roosts and the females come together to form 'nursery roosts', these usually consists of pregnant females along with a few non-breeding and immature females. At this time the males roost either singly or in small numbers.

The single offspring is born during late June early July and can fly within 3-5 weeks.

Typical roost site are cracks and crevices in buildings and other structures but more typically under hanging tiles, slates, soffits and cavity walls of fairly modern buildings or holes and splits in trees.

b. Winter or Hibernation Roost

The conditions required by bats for hibernation are the opposite of the warm dry summer roost, often being cold and wet, and where a relatively stable low temperature (2 – 6°) can be maintained. Suitable sites include; old trees, caves, cellars, tunnels, and ice houses.

Whilst the summer roosts consist of single species (although 2 – 3 species can be found within one large structure but occupying separate roost sites), winter sites often consist of 4 – 6 different species of bat, although again there is often niche separation.

c. Bats have a complex social structure based on 'meta populations' and also utilise other transitional or intermediate roost sites.

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