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Bat Building Assessment

Hearn Head House Farm,
Troutsdale
North Yorkshire

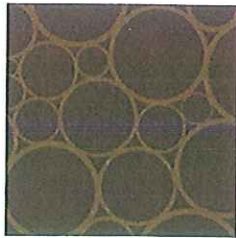
Mr and Mrs S Barrett

Report Reference: CL611/005/001

Prepared by
Clear Environmental Consultants Limited
June 2010



ENVIRONMENTAL



DRAINAGE



FLOOD RISK



ECOLOGY

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Status	Date	Approved by
Draft 1	01.06.10	PW
Draft 2		
Final		
Revision		

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1 Summary

This report was commissioned by Mr and Mrs S Barrett to assess potential constraints from the presence of bat species to re-development on buildings at Hearn Head House Farm, Troutdale, North Yorkshire.

The development footprint comprised nine buildings, a mixture of residential, out buildings and hardstanding.

Current development proposals include the removal of a portal framed building, and conversion of a number of redundant farm buildings.

During the survey bat evidence in the form of droppings and feeding remains were found in association with buildings 2a and 9. Building 2a contained a number of butterfly wings and approximately 10 droppings were recorded within building 9 indicating the possible presence of a small bat roost.

A number of the buildings on site provided potential bat roosting sites and access points in the form of gaps in mortar and brickwork and missing tiles.

It is recommended that two emergence (dusk) surveys and one roost (dawn) survey, are undertaken on the buildings to assess the levels of activity.

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2 Introduction

2.1 Background

Clear Environmental Consultants Ltd. were commissioned by Mr and Mrs S Barrett to undertake bat building assessments on the farm buildings at Hearn Head House Farm, Troutdale, North Yorkshire.

The survey findings are presented in this report, together with any required mitigation to minimise impacts of the development on protected species.

2.2 Scope of this report

This report is based on survey methodologies set out by the Bat Conservation Trust within the Bat Conservation Trust Good Practice Guidelines (2007).

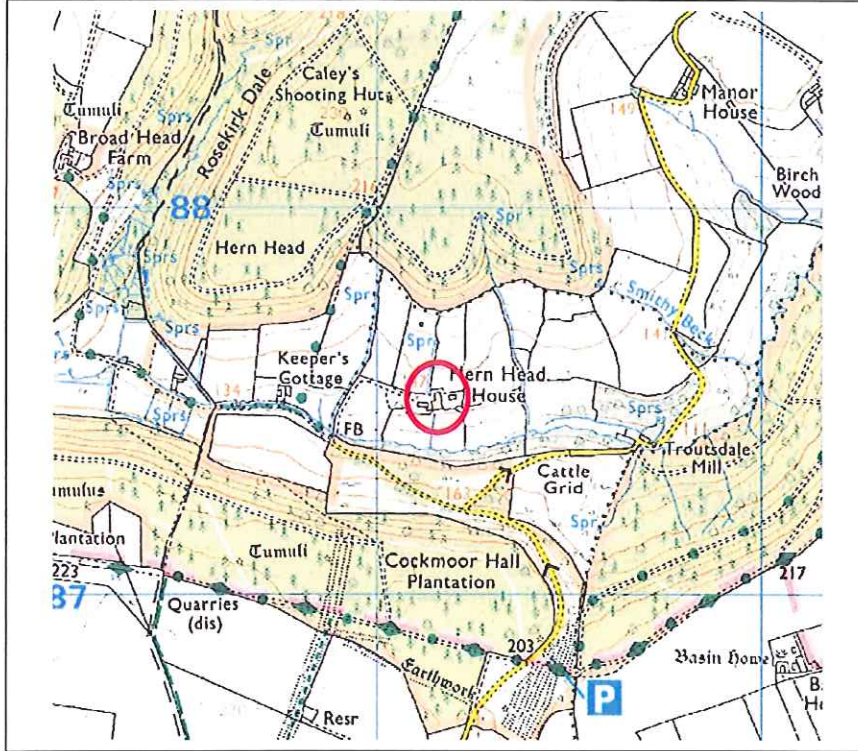
2.3 Site context and status

The site was situated in Troutdale, North Yorkshire (Central Grid reference SE 911 874).

The location of the site is shown in Figure 2.1 overleaf, with the site highlighted by a red line.

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Figure 2.1: OS map view of Hearn Head House Farm, North Yorkshire.



As shown in Figure 2.1, the site was surrounded by agricultural farmland and woodland plantations.

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3 Regulatory and Policy Framework

All species of bat are fully protected under The Conservation (Natural Habitats &c.) Regulations 2010. This prohibits;

- the deliberate killing, injuring or taking of animals
- the deliberate disturbance of any species in such a way as to be likely significantly to affect:
 - (i) the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or
 - (ii) the local distribution or abundance of that species
- damage or destruction of a breeding site or resting place
- The possession or transport of these species or any other part of.

Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. Under the Act, they are protected from;

- intentional or reckless disturbance (at any level)
- obstruction of access to any place of shelter, breeding or rest
- selling, bartering or exchange of these species, or parts of.

If a bat roost is to be affected by development activities, a licence from Natural England will need to be obtained to mitigate any detrimental effects.

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4 Methodology

4.1 Bat Building Assessment

An assessment of the building on site was undertaken in June 2010 by Clear Environmental Consultants Ltd. to determine the potential for bats to use the site for roosting, foraging, commuting.

Buildings were assessed internally and externally following standard methodology set out by the Bat Conservation Trust (2007). Bat field signs, such as bat droppings, feeding remains such as moth wings, urine and fur oil stains were searched for and potential bat access points and roosting opportunities relating to the buildings were identified. The surrounding area was considered for potential bat commuting and foraging routes.

Buildings offer typical characteristics of a potential bat roost. In accordance with the *Bat Conservation Trust (2007)* guidelines, sites with increased likelihood of bats being present are;

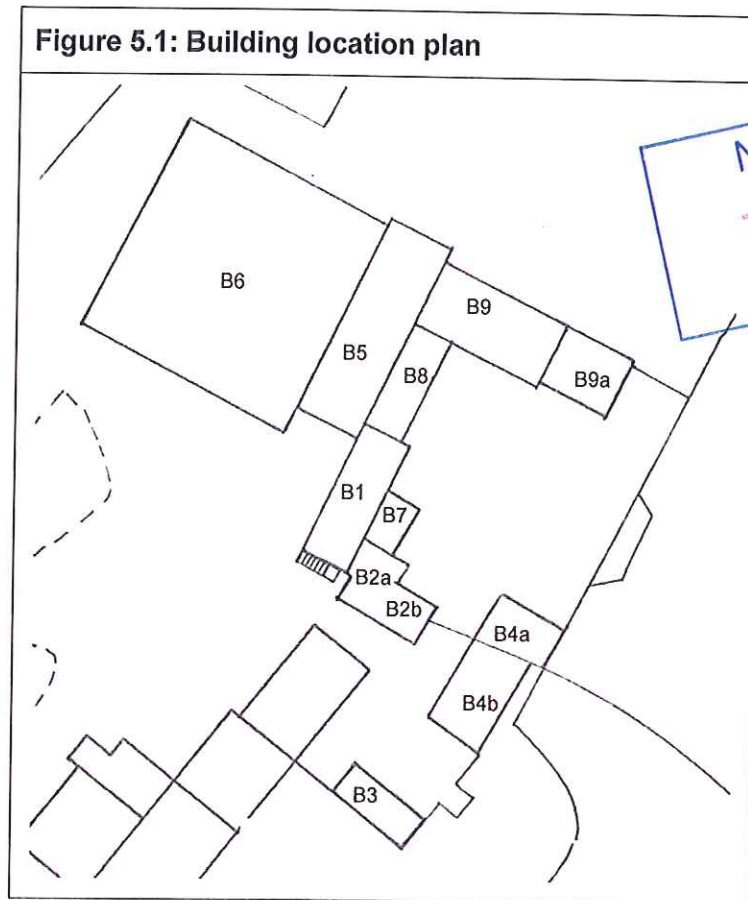
- Pre 20th Century detached constructions
- Agricultural buildings of traditional brick, stone or timber
- Large 20cms roof timbers with mortise joins, cracks and holes
- Entrances for bats to fly through
- Hanging tiles with gaps
- Buildings or built structures close to good foraging habitat, in particular mature trees, parkland and woodland or wetland, especially in rural settings.

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5 Results

5.1 Bat Building Assessment

A total of twelve separate building compartments were present on site. See figure 5.1 for details of the building layout on site and appendix 1 for internal and external photos of the buildings.



Building 1

B1 was a two storey, stone built building. It had a pitched clay tiled roof with gable ends. The lower floor was open along the north western side, with no wall present. A hole was present in the ceiling of the lower floor to the floor of the upper storey. Internally the upper storey was approximately 4m high from floor to ceiling. The roof was underfelted and had wooden beams. The windows had wooden frames, a number of which had broken glass. Potential bat access points were present in the

form of slipped roof tiles, missing mortar in the brickwork, and open doors and windows. No evidence of bat occupation was recorded during the survey.

Building 2a

B2a was a single storey, stone built building with a pitched clay tiled roof with roof lights, gable ends and lead flashing. Internally, there was no roof void, and the wooden beams were exposed. Degraded timber sarking was present underneath the tiles. A window with broken glass was present. Potential bat access points were present in the form of missing roof tiles and missing mortar. Although the central beam was cobwebbed in places, a number of butterfly wings were recorded in line with the beam.

Building 2b

B2b was a single storey, stone built building with a pitched clay tiled roof with roof lights and gable ends. A small roof void and chipboard underboarding was present. No access was available into the roof void. Potential bat access points were present in the form of slipped roof tiles and missing mortar. No evidence of bat occupation was recorded during the survey. Swallows were recorded nesting within B2b.

Building 3

B3 was a single storey, stone built building with a flat corrugated asbestos roof with roof lights. No roof void was present and the wooden beams were exposed. Potential bat access points included the open doors. No evidence of bats was observed in association with the building and bat roosting potential was considered to be low.

Building 4a

B4a was a single storey, stone built building with a pitched clay tiled roof and gable ends. No roof void was present. Wooden sarking was recorded between the roof tiles and wooden beams. Partially boarded windows with no glass were present. Potential access points consisted of gaps between the tiles and through the boarded window. No evidence of bats using this building was recorded. Swallows were recorded nesting within the building.

Building 4b

B4b was a single storey flat roofed building of breeze block, wood and corrugated metal construction with a single pitched corrugated asbestos roof. Large gaps were present within the walls, with the front wall largely open. Bat roosting potential was considered to be low and no evidence of bat occupation was recorded.

Building 5

B5 was a single storey stone built barn used as a gym and motorcycle storage room with a pitched clay tiled roof and gable ends. Lead flashing was present where B1 joined with B5. Internally the building was open to the roof with no roof void present. Underfelting was present. Potential access points were present through open windows, and missing ridge tiles. No evidence of bats using this building was recorded although the building was considered to have moderate bat roosting potential.

Building 6

B6 comprised a large corrugated asbestos and metal barn, with a pitched asbestos roof. Metal beams were present internally. Two walls were open. No evidence was found in association with B6. This building is considered highly unlikely to support roosting bats.

Building 7

B7 was a single storey, stone built building with a single pitched clay tiled roof. Lead flashing was present where the ridge adjoined the rear of B1. Internally, wooden sarking was present, with a roof void absent. Heavy cobwebbing was present. Potential bat access points included gaps under the tiles and in the sarking, holes in the mortar and holes in the walls with pipes. No evidence of bat occupation was recorded and the building was considered to have low-moderate bat roosting potential.

Building 8

B8 was a single storey stone built building with a single pitch clay tiled roof with very small roof lights which adjoins B5. Lead flashing was present. No roof void was present and the tiles had underfelting. Potential bat access points were present through the open doors and gaps in the mortar. No evidence of bat occupation was recorded and the building was considered to have low-moderate bat roosting potential.

Building 9

B9 was a single storey stone built building with a pitched clay tiled roof with one gable end and lead flashing. No roof void was present although the tiles had underfelting which was peeling away in places. Wooden beams were present. Potential bat access points comprised missing tiles, gaps around the door lintel and holes in the underfelt. Approximately 10 bat droppings were recorded on a wall. The building was considered to have high bat roosting potential.

Building 9a

B9a was a single storey stone built building with a pitched clay tiled roof with gable ends. No roof void was present and the tiles had wooden sarking. Potential access points were present in the form of open windows, holes from old roof beams, slipped tiles, holes in the mortar, open doors and holes in the wall formed by a former pigeon coop. No

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evidence of bat occupation was recorded and the building was considered to have moderate bat roosting potential.

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6 Conclusions and Recommendations

6.1 Conclusions

Detailed assessments of the buildings on site, indicate they are being used by pipistrelle *Pipistrellus* spp. bats and long eared bat *Plecotus* spp. species (suspected to be brown long eared bats) for roosting and feeding. Droppings and feeding remains were observed in association with B2a and B9.

6.2 Recommendations

Buildings 1 – 5 and buildings 7 – 9a are to be converted to housing or holiday lets comprising three cottages. Building 6 is to be removed.

The external and internal features of the buildings were surveyed and evidence of roosting bats found. Due to the nature and condition of the buildings, it was considered that there were suitable roosting opportunities for bats. It is recommended that two emergence (dusk) surveys and one roost (dawn) survey, are undertaken on the buildings to assess the levels of activity.

Given that bats are highly mobile animals and frequently change their roosting locations, it may be possible that bats could enter the structural features of the buildings before the development process takes place. Therefore, best practice recommends that as a precautionary measure, the work on the buildings should be undertaken at a time of year to avoid disturbance to bat during their breeding and hibernation seasons (e.g. September). If this is not possible then a European Protected Species license will be required if works are to affect an active bat roost.

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7 References

Bat Conservation Trust (2007). *Bat surveys – Good Practice Guidelines*.
Bat Conservation Trust, London.

National Biodiversity Network Gateway (2010) *NBN Gateway*
<http://www.nbn.org.uk/>

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Appendix 1 - Building Photographs

<p>Photo 1: B1 exterior</p> 	<p>Photo 2: B1 interior – hole in roof and ceiling</p> 
<p>Photo 3: B2a exterior</p> 	<p>Photo 4: B2a interior</p> 
<p>Photo 5: B2a interior showing butterfly wings</p> 	<p>Photo 6: B2b exterior</p> 

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Photo 7: B2b interior showing underboarding



Photo 8: B3 exterior



Photo 9: B3 interior



Photo 10: B4a exterior



Photo 11: B4a interior

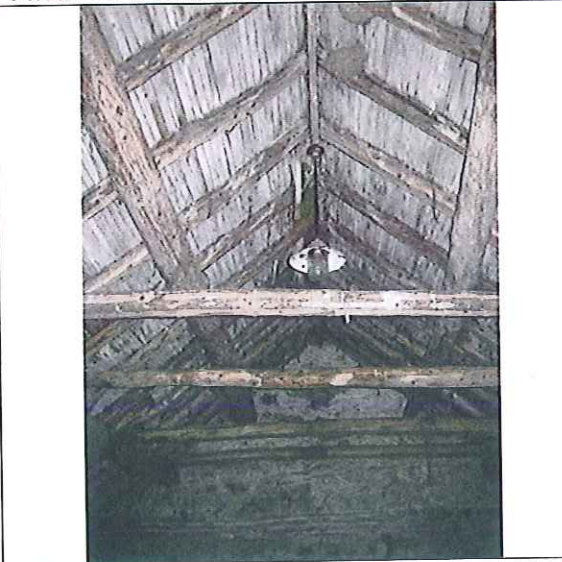
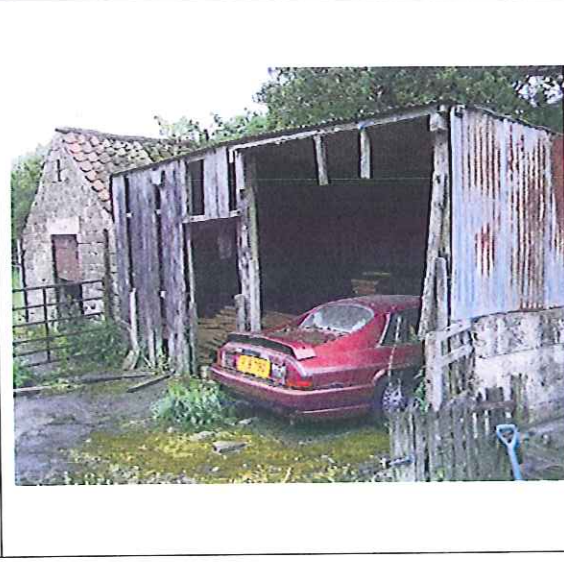


Photo 12: B4b



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Photo 13: B5 exterior



Photo 14: B5 interior



Photo 15: B6



Photo 16: B7 exterior



Photo 17: B7 interior



Photo 18: B8 exterior



Photo 19: B8 interior

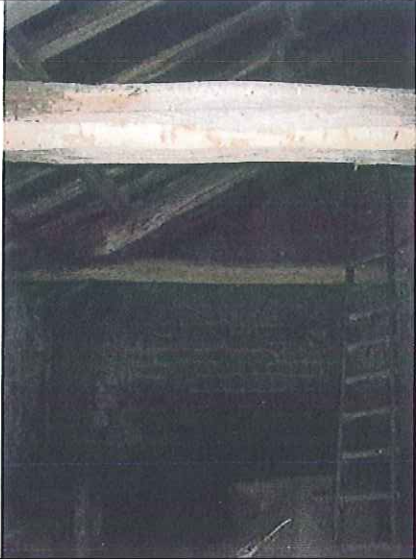


Photo 20: B9 interior



Photo 21: B9 exterior



Photo 22: B9a exterior



Photo 23: B9a interior



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