



## **PRELIMINARY ROOST ASSESSMENT REPORT**

At

Breeze Farm  
Kilham Road  
Rudston  
East Riding of Yorkshire  
YO25 4UU

For

Mr & Mrs M. Proctor

Date: 23<sup>rd</sup> January 2021

Reference no: CE0932

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## Document Control Sheet

Client: Mr & Mrs M. Proctor

Project: Breeze Farm, Kilham Road, Rudston, YO25 4UU

Title: Preliminary Roost Assessment

## REPORT CONTROL SHEET

<b>General Report Information</b>	
Date of site risk assessment	22 <sup>nd</sup> January 2021
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## Report Version Control

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## **Contents**

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
1.1 Site Description	2
1.2 Proposed Works	2
1.3 Survey Objectives	3
2.0 SURVEY METHODOLOGY	3
2.1 Desk Study	3
2.2 Building Assessment for Bats	3
2.3 Survey Equipment	4
2.4 Weather Conditions	4
2.5 Survey Personnel	4
3.0 SURVEY RESULTS	5
3.1 Desk Study	5
3.2 Daytime Building Survey	7
4.0 ASSESSMENT OF SURVEY RESULTS	11
4.1 Constraints on Survey Information	11
4.2 Constraints on Survey Equipment Used	11
4.3 Potential Impacts of Development	11
5.0 LEGISLATION	13
5.1 Bats	13
5.2 Nesting Birds	13
6.0 PLANNING POLICY	14
7.0 RECOMMENDATIONS	16
7.1 Bats	16
7.2 Nesting Birds	16
8.0 REFERENCES AND BIBLIOGRAPHY	17
9.0 APPENDICES	18
Appendix 1. Locally Designated Sites	18
Appendix 1. Priority Habitats Map 2km.	19

## **EXECUTIVE SUMMARY**

Curtis Ecology was instructed by the clients Mr & Mrs M. Proctor to undertake a Preliminary Roost Assessment on a farmhouse located within the curtilage of Breeze Farm, Kilham Road, Rudston, East Riding of Yorkshire, YO25 4UU. The survey is required to inform a proposed planning application which is to be lodged with the local planning authority, in this case the East Riding of Yorkshire Council, for the erection of a detached dwelling following the demolition of the existing farmhouse. Both verbal and electronic briefings were given with a copy of the Site Location Plan provided.

The Preliminary Roost Assessment was undertaken on the 22<sup>nd</sup> January 2021 which is an appropriate time of the year for this type of survey. There were a number of features identified within the roof structure, which have the potential to provide roosting opportunities, especially for crevice dwelling bat species, bearing in mind that a Pipistrelle bat species can quite easily squeeze into a 15 – 20mm gap. As a result all these findings the study building at this stage, has been assessed as having Moderate potential for bat habitation.

It is recommended that a nocturnal survey is undertaken on the study buildings during the bat activity survey season May – August 2021, to enable an appropriate scale of a mitigation plan to be prepared, which will require approval by the East Riding of Yorkshire Planning Authority prior to any of the proposed works being undertaken.

If any additional information gathered during the recommended nocturnal survey indicates the requirement for a European Protected Species Mitigation Licence, then this can only be applied for from Natural England, once planning permission for the proposed development has been obtained from the local planning authority

It should, however, be remembered that bats are a highly mobile and secretive species, their absence during a survey of this type undertaken at this time of the year does not preclude them from being present at other times of the year

## 1.0 INTRODUCTION

Curtis Ecology was instructed by the clients Mr & Mrs M. Proctor to undertake a Preliminary Roost Assessment on a farmhouse located within the curtilage of Breeze Farm, Kilham Road, Rudston, East Riding of Yorkshire, YO25 4UU. The survey is required to inform a proposed planning application which is to be lodged with the local planning authority, in this case the East Riding of Yorkshire Council, for the erection of a detached dwelling following the demolition of the existing farmhouse.

### 1.1 Site Description

The study site is centred on Grid Reference TA0935 6702 which is located in a rural location, approximately 0.2km south west of Rudston village. Breeze Farm is comprised of the detached farmhouse, a mix of agricultural buildings, along with several mature deciduous and coniferous trees. The immediate surrounding habitat this is dominated by intensively farmed arable land, with managed boundary hedgerows, and scattered mature deciduous trees along Kilham Road.

Figure 1. Aerial view of the study site location within the wider landscape.



© Google Earth.

### 1.2 Proposed Works.

It is understood that the development proposal is for the erection of a new dwelling following the demolition of the existing farmhouse.

### **1.3 Survey Objectives**

The aim of the Preliminary Roost Assessment are as follows:-

- Perform a desk top study and data/record search for pre-existing records and data from third party repositories prior to the site survey.
- Determine the potential for bats and to search for evidence of their occupancy and signs of usage using a number of survey methods.
- Assess the survey results and evaluate any potential impact of the proposed work upon any bats which might be occupying any of the study buildings and immediate surrounding habitat.
- To produce a report detailing findings, the likely approach to mitigation and any recommendations for the proposed work.

## **2.0 SURVEY METHODOLOGY**

### **2.1 Desk Study**

A desk study was undertaken with records being obtained from the following third party repositories, the North & East Yorkshire Ecological Data Centre with reference to the East Yorkshire Bat Group and a review of the Multi-Agency Geographical Information of Conservation (MAGIC) and Google Earth. The search area is a 2km radius from the centre of the application site located at Grid reference TA0935 6702.

### **2.2 Buildings Assessment**

The building was subject to a visual daytime inspection for evidence of and potential for bat species. The survey methodology will be undertaken as recommended by the Bat Conservation Trust - Bat Surveys for Professional Ecologists: *Good Practice Guidelines (3<sup>rd</sup> Edition 2016* and Natural England Standing Advice Sheet - *Bats (April 2012)*.

The visual survey involves assessment for: -

- An assessment of holes/crevices in the building structure.
- Slipped, lifted and or badly fitted tiles
- The presence of roofing felt or any form of internal roof lining.
- Signs of droppings on walls, windowsills, floors, roof spaces and below any suitable roosting features.
- Wing fragments of butterflies and moths on the floor/walls below beams and other internal structure.
- Scratch marks on beams, potential entrance and exits holes and any other internal structures.
- Dead bats
- Oil staining – the bat fur may leave an oily residue on surfaces
- Tracks in any dust

- Odour – certain bat species can have a distinctive odour, species such as soprano pipistrelle and noctule can have a pungent odour from urine and oily fur.
- Suitable foraging and or commuting habitat within close proximity to the study site, which would include woodland, shelter belts, hedgerows, ponds, watercourses and domestic gardens connected to one another.

### 2.3. Survey Equipment.

2.3.1 The following equipment when required was used during the building survey assessment:

- Clulite CB2 one million candle power torch
- Close focusing binoculars
- Dart Ridged See-Snake Endoscope
- Petsl Tikka Plus 2 head torch
- 3.6 m telescopic ladder
- FinePix S5600 digital camera
- Thermohygrometer

### 2.4. Weather Conditions.

Table 1-Weather conditions at the time of the Preliminary Roost Assessment.

Survey date	22 <sup>nd</sup> January 2021
Wind speed	10 mph west
Cloud cover	10%
Rainfall	None
Temperature	5°C
Humidity	76%

### 2.5 Survey Personnel

#### 2.5.1 Daytime Building Assessment

The buildings assessment was undertaken by the following personnel:

Roger Curtis FdSc who has 12 years survey experience and holds the follow Natural England licences; -

Bats – WML-CL18 class licence 2015-12148-CLS-CLS

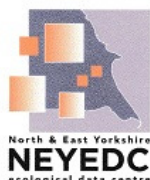
Great crested newts – WML-CL08 class licence, 2015-17362-CLS-CLS

Roger is also a committee member of the East Yorkshire Bat Group and County Bat Recorder

## 3.0 SURVEY RESULTS

### 3.1 Desk Top Study

#### 3.1.1 Figure 2. Pre-existing Site Designations



Our Ref: E05317  
Your Ref: CE0932  
Date: 15/01/2021  
Search area: 2km radius from TA093670

#### Site Data Search

##### **Internationally designated sites:**

The following sources were searched:

Special Areas of Conservation *published March 2016 - revised July 2019*  
Special Protection Areas *published March 2016 - revised June 2019*  
Ramsar sites *published March 2016 - revised June 2019*

There are no internationally designated sites within the search area.

##### **Nationally designated sites:**

The following sources were searched:

Sites of Special Scientific Interest *published 14/09/2017 - revised June 2019*  
National Parks *published 01/08/2016 - revised February 2019*  
Areas of Outstanding Natural Beauty *published 11/05/2015*  
National Nature Reserves *published March 2016 - revised May 2019*

There are no nationally designated sites within the search area.

##### **Locally designated and non-Statutory sites**

The following sources were searched:

**Local Nature Reserves** *published 01/03/2016 - revised June 2019*

There are no Local Nature Reserves within the search area.

##### **East Yorkshire LWS [Local Wildlife Sites]**

Version: *ERY\_LWS V8.1* *November 2018*

The following LWS are in or partly within the search area, and are shown on the accompanying map:

Site Id	Site Name	Grid Reference	LWS Status
TA0565-04	Rudston South	TA099667-TA100658	Designated LWS
TA1065-08	Thorpe Hall Grassland	TA108673	Designated LWS
TA1065-09	Zigzag Plantation	TA105670	Deleted LWS
TA1065-10	The Belt	TA110671	Deleted LWS
TA1065-15	Gypsey Race	TA024728-TA178668	Candidate LWS
TA1065-07	Thorpe Estate	TA113674	Designated LWS

##### Candidate Local Wildlife Sites

These sites have either not been surveyed, or no East Riding of Yorkshire LWS Panel decision has been reached on their status. This designation is only be applied where there is compelling evidence to support the site having substantive value and includes, but is not





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limited to anecdotal species records, aerial photography, historic maps and application of the Radcliff criteria, especially with regard to size and a sites' position in an ecological unit.

Historic Local Wildlife Sites

Historic LWS have not been surveyed under the current LWS system (since 2007), but unlike a Candidate LWS these sites lack compelling evidence of any substantive value, but equally lack compelling evidence to support their deletion.

Deleted Local Wildlife Sites

The decision to delete LWS by the East Riding of Yorkshire LWS Panel is made based on one of the following situations;

- The site overlaps with a statutory designated site e.g. SSSI
- The site overlaps with another LWS or has been merged with another
- The site no longer exists e.g. through changes in land use or management
- The site has been surveyed and does not meet the robust LWS Guidelines for designation on habitat grounds.

In many cases just because a site has not met the high criteria for designation as a LWS it does not mean that it has no value for wildlife. The assessment is based on a botanical survey of the habitat and does not include surveys for animals including protected species, which the site may support. It may also be important as a local habitat as part of wider habitat network(s). It may be possible to enhance the value of the site for wildlife with certain types of management, which could even bring the site up to the standard required for designation as a LWS. If the site has been surveyed the citation for the deleted site will provide a description, botanical species list and scores against the LWS criteria.

**Yorkshire Wildlife Trust Reserves**

Version: YWT Reserves January 2019

There are no YWT reserves within the search area.

**Site-based Habitat data:**

Areas of habitats in or partly within the search area occurring in the Natural England Ancient Woodland Inventories and/or Priority Habitats are shown on the accompanying map, and are listed below:

**Ancient Woodland Inventory**

Version: Ancient Woodlands July 2019

Habitat type	Location or comments
Ancient and Semi-Natural Woodland	None within the search area
Planted Ancient Woodland Sites	

**Priority Habitat Inventory**

Version: Priority Habitats Inventory August 2017

Habitat type	Location or comments
Deciduous woodland	Numerous parcels throughout search area

3.1.2 Bat records

Bat Species records were obtained from the North & East Yorkshire Ecological Data Centre and East Yorkshire Bat Group

There are 14 historical bat records found within the 2km search area, the nearest of which are located approximately 0.5 km to the north of the study site, for a Common pipistrelle *Pipistrellus pipistrellus* nursery roost of 86, recorded in 2009.

### 3.2 Daytime Building Survey.

The study building is a two storey farmhouse with an extended roof line to the north elevation. Single storey flat roof extensions are attached to the north and east elevation, along with a conservatory to the north elevation and a mono pitched outbuilding attached to the west gable of the house. An L shaped single storey extension is found running from the south east section of the farmhouse , however it is understood that this building does not form part of the proposed planning application.

Plate 1. Looking towards the north elevation of the farmhouse



The external walls are solid brick, with a cement render covering the south elevation as well as the upper floor of the east elevation, which where all in good condition with no obvious deep holes or cracks noted. All the UPVC windows and doors are in good condition with no gaps noted between the frames and surrounding brickwork, apart from a hole in the mortar above the top of the eastern first floor window in the south elevation. The UPVC conservatory was again in good condition with the lead flashing adjoining the house in good order.

The concrete roof tiles covering the house were generally in reasonable condition, with only several poorly fitting tiles observed, predominantly noted to the south roof aspect. The concrete ridge tiles are again in good order with no obvious deep holes or gaps noted. The three chimney stacks are generally in reasonable condition, with occasional superficial decay of the brickwork noted. There were however several gaps noted on the lead flashings around the eastern and central chimney stacks, along with several poorly fitting concrete tiles along the tops of the flashings and either side of the stakes. Several holes are present in the eastern verge of the house whilst the western verge was in good condition.

The Velux window to the north roof aspect appeared to be a good fit with no obvious gaps noted between the flashings and roof tiles. The fascia and soffit boards are UPVC and were a good fit to the walls with no obvious holes or gaps noted

Both the single storey flat roof extensions are covered with heavy duty bitumastic roofing felt which was in good condition. The UPVC fascia boards were a good fit to the walls with no holes and only narrow gaps noted

The mono-pitched outbuilding roof is supported by a central timber purlin and timber rafters which in turn support the roof covering of pantiles, with several tiles seen to be either lifted or slipped. Traditional Type 1 roofing felt is present throughout the interior of the structure. The walls are constructed with brick externally and blockwork internally. Both the exterior and interior walls were in good condition with no deep holes or gaps noted. The double doors in the west elevation were in poor condition with part of the right hand door missing, although the timber frame was a good fit to the surrounding brickwork. Gaps were present in several places on the northern verges of this building, where the pantiles did not meet the top of the wall correctly and the fascia board to the west elevation had gaps in several places.

The interior of the roof void over the house could not be accessed due to the National Coronavirus Lockdown measure in place at the time of this assessment. Although it may be possible to access this area during the recommended dusk and dawn bat survey periods if the current lockdown measures have been relaxed.

From the observation made at the time of this assessment the study building has been assessed as having Moderate potential for bat habitation for the following reasons:-

- Slipped and lifted pantiles on the attached outbuilding.
- Type 1 bitumastic roofing felt lining to the roof structure of the attached outbuilding.
- Several holes in the eastern verge of the farmhouse
- Several poorly fitting concrete tiles on the farmhouse
- Gaps in the lead flashings and poorly fitting concrete tiles to the eastern and central chimney stacks
- Hole in mortar above the east window to the south elevation of the farmhouse.
- Roof void over farmhouse not accessed



Plate 2. Looking towards the south elevation of the farmhouse.



Plate 3. Looking at the eastern elevation of the farmhouse.



Plate 4. The western elevation of the farmhouse and mono pitched outbuilding.



Plate5. The interior of the mono pitched outbuilding



## **4.0 ASSESSMENT OF SURVEY RESULTS**

### **4.1 Constraints on Survey Information**

- The interior of the roof void over the farmhouse could not be accessed due to the National Coronavirus Lockdown measure in place at the time of this assessment. Although it may be possible to access this area during the recommended dusk and dawn bat survey periods if the current lockdown measures had been relaxed.
- There were no constraints on the third party data searches.

### **4.2 Constraints on Equipment Used**

- There were no constraints on the equipment used during the building assessment.

### **4.3 Potential Impacts of Development.**

#### 4.3.1 Designated sites

There are no International, Nationally Designated sites within the 2km search area.

There are six Locally Designated Sites found within the 2 km search area, the nearest of which is Gypsy Race, a Candidate Local Wildlife Site located at its nearest point approximately 0.5km to the north east of the study site.

Therefore due to the distances between the application site and the nearest Local Wildlife Site, together with the size of development and its location, it is reasonable to consider that any short or long term impacts are unlikely to occur upon any of the site designations by the proposed development if it were to proceed

#### 4.3.2 Roosts.

There are 14 historical bat records found within the 2km search area, the nearest of which are located approximately 0.5 km to the north of the study site, for a Common pipistrelle *Pipistrellus pipistrellus* nursery roost of 86, recorded in 2009.

There were features identified within the structure of the study building to varying degrees, which have the potential to provide roosting opportunities, especially for crevice dwelling bat species, bearing in mind that a Pipistrelle bat species can squeeze into a 15 – 20mm gap. Therefore, as a result of these observations made during the daytime buildings assessment, the study building has been assessed as having Moderate potential for bat habitation.

Any potential impacts on bat species, which could result from the proposed development cannot be fully assessed from the findings of this Preliminary Roost Assessment alone. Therefore to assess any possible impacts and to determine the level of mitigation which may be required, along with any requirements for a European Protected Species Mitigation Licence, it is recommended that nocturnal surveys in the form of dusk /emergence and dawn/re-entry survey is undertaken during the bat activity survey season, generally taken to be between May and August .

It should be remembered that bats are highly mobile and secretive species, their absence during surveys of this type undertaken at this time of the year does not preclude them from being present at other times of the year.

#### 4.3.3 Habitats

The habitats both within the study site and the immediate surrounding area are considered at this stage to offer limited foraging capacity for a large number of bats. The study site is not located within, or in close proximity to any Priority Habitats

#### 4.3.4 Nesting birds.

There was no historical evidence of nesting birds during the assessment

## 5.0 LEGISLATION

### 5.1 Bats

All species of UK bats are statutorily protected under the Conservation of Habitats and Species Regulations 2017 (formerly The Conservation (Natural Habitats, Etc.) Regulations 1994 (as amended), which implements the requirements of the EC Habitats Directive, plus under UK legislation through Schedule 5 (Section 9) of the Wildlife and Countryside Act 1981. This combined legislation makes it an offence to:

- Deliberately kill, injure or capture bats
- Deliberately disturb bats in such a way as to significantly effect:
  - a) the ability of that species to survive, breed, rear or nurture their young
  - b) the local distribution on the species
- Intentionally or recklessly disturb or obstruct access to the resting place of bats
- Damage or destroy breeding sites and resting places of bats even if bats are not occupying the roost at the time.
- Possess, transport, sell, barter or exchange any part of, or derived from a bat whether dead or alive.

### 5.2 Nesting birds

All wild birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), it is an offence to:-

- Deliberately kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird whilst in use or being built
- Take or destroy an egg or eggs of any such wild bird.

The breeding bird season runs from 1<sup>st</sup> March to 31<sup>st</sup> August.



## 6.0 PLANNING POLICY

6.1 The National Planning Policy Framework (2019) states:

174 .To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity

175. When determining planning applications, local authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.
- Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments, should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of specific scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.
- Development resulting in the loss or deterioration of irreplaceable habitats ( such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can be secured measurable net gains for biodiversity.

176. The following should be given the same protection as habitat sites:

- Potential Special Protection Areas and possible Special Sites of Conservation;
- listed or proposed Ramsar sites; and

- Sites identified, or required, as compensatory measures for adverse effects on habitat sites, potential Special Protected Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plan or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

## 6.2 ODMP Circular 06/2005 Biodiversity and Geological Conservation

- The presence of a protected species is a ‘material consideration’ when a local planning authority is considering a development proposal. (*Paragraph 98 Circular 06/2005*), when a planning authority is considering a development proposal and as such where impacts upon a protected species are likely to occur from a proposed development, surveys must be undertaken and provided to support a planning application.
- Paragraph 99 Circular 06/2005 states;  
*‘It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted’.*
- Where there is a reasonable likelihood of protected species being present and affected by a development the surveys should be completed and any necessary measure put in place, through conditions and / or planning obligations, before the permission is granted.

## 6.3 The Natural Environment and Rural Communities Act 2006 (NERC)

The Natural Environment and Rural Communities Act 2006 (NERC) also lists the Bat as a species of principal importance under Section 41 and Section 40 requires every public body in the exercising of its functions (in relation to Section 41 species) to ‘have regard, so far as is consistent with the proper exercise of those functions, to the propose of conserving biodiversity’; therefore making the Bat a material consideration in the planning process and requiring a detailed survey before planning permission can be granted.

## **7.0 RECOMMENDATIONS**

### **7.1 Bats**

Subject to observations made from the results of this Preliminary Roost Assessment undertaken on the 22<sup>nd</sup> January 2021, it is recommended that nocturnal surveys in the form of dusk/emergence and dawn/re-entry surveys will be required during the bat activity survey season, between May and August, prior to any demolition works being undertaken.

The results from any additional nocturnal surveys, along with existing information obtained during the Desk Top Study and Preliminary Roost Assessment will confirm any requirements for a Bat Mitigation Plan, which will require approval from the East Riding of Yorkshire Planning Authority, prior to any demolition work on the farmhouse and attached outbuilding being undertaken.

The additional survey work will also be required if the combined results from all the survey periods indicate that bat roosts are in fact present within the building, and if so, then a European Protected Species Mitigation Licence will be required from Natural England. This type of licence can only be applied for once planning approval has been obtained from the LPA, and demolition work on the study building can only commence once such a licence has been approved by and obtained from Natural England.

The above report and recommendations within it are provided to ensure that obligations are met concerning wildlife on the site which are given legal protection under both UK and European Legislation.

### **7.2 Nesting Birds.**

There was no historical evidence of nesting birds at the time of this assessment.

## 8.0 REFERENCES AND BIBLIOGRAPHY

Bat Conservation Trust – Species data sheet (2012)

Collins, J. (ed) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3<sup>rd</sup> edn). The Bat Conservation Trust, London

Countryside and Rights of Way Act 2000 – HMSO

Conservation (Natural Habitats etc) Regulations 1994 as amended 2017

East Yorkshire Bat Group

English Nature (2002). *Bats in roofs: a guide for surveyors*. English Nature, Peterborough, UK

Google Earth

NHBS – [www.nhbs.com](http://www.nhbs.com)

Michell-Jones, A.J. and McLeish A.P. (Eds). (2004). *Bat Worker's Manual* (3<sup>rd</sup> Edition). Joint Nature Conservation Committee, Peterborough, UK

Michell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough, UK

National Planning Policy Framework 2019 Department of Communities and Local Government

Natural England Standing Advice Sheet: *Bats* (April 2012)

Natural England Standing Advice – Planning and Development

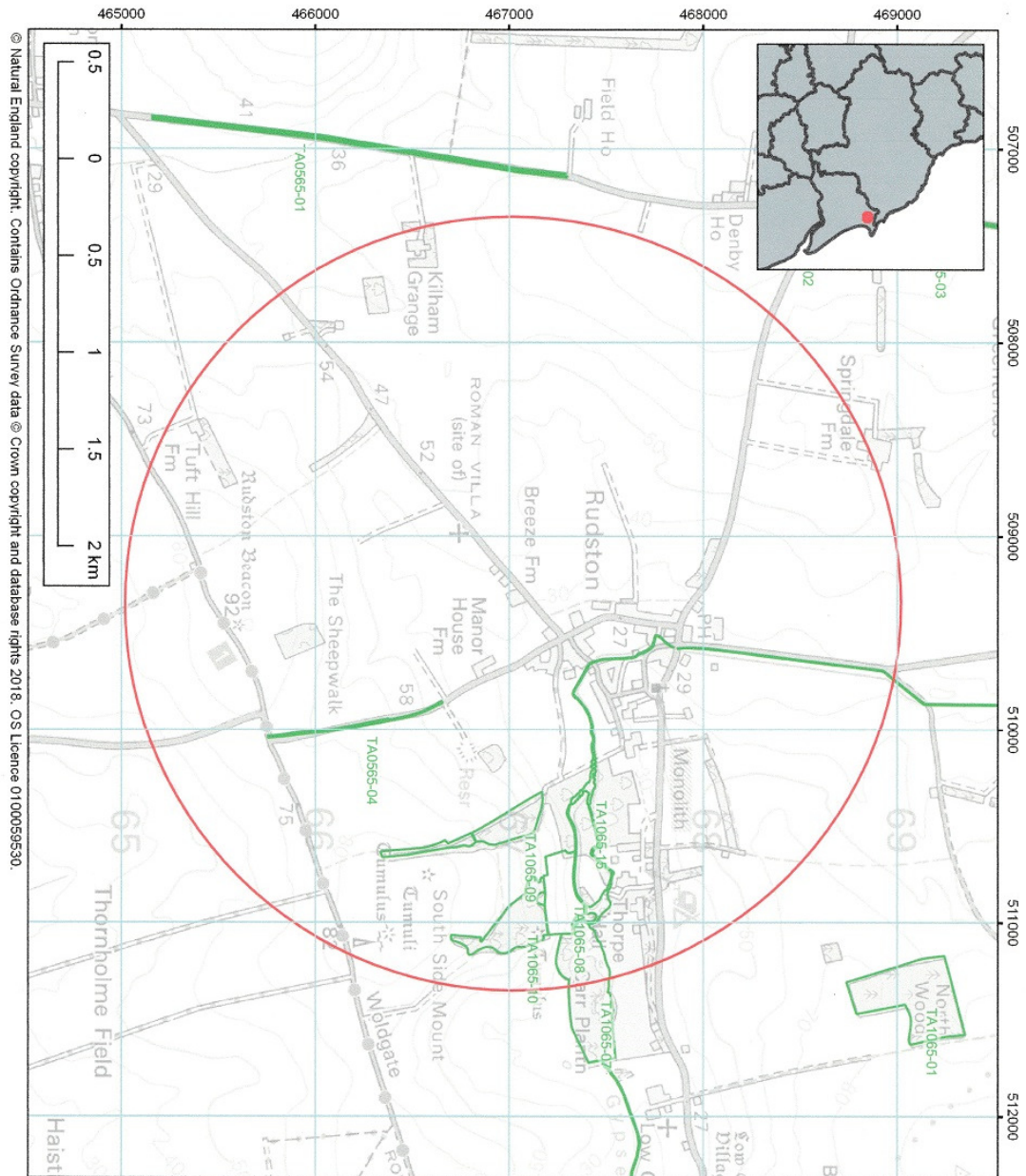
North & East Yorkshire Ecological Data Centre

ODMP Circular 06/2005 Biodiversity and Geological Conservation

Wildlife and Countryside Act 1981 -HMSO

# 9.0 APPENDICES

## Appendix 1. Locally Designated Sites found within 2km search area.



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### Locally designated sites

Client: Curtis Ecology

Client ref: CE0932

Our ref: E05317

Search area: 2Km from 509350,467020

Map created on: 2021-01-15

- Legend**
- Search area
  - East Yorkshire LWS

North & East Yorkshire  
**NEYEDC**  
ecological data centre

Appendix 2. Priority Habitats found within 2km search area.

