



## **BAT SURVEY REPORT**

At

Bilton Kennels  
138 Main Road,  
Bilton  
East Riding of Yorkshire  
HU11 4AA

For

J M Gutherie 1965 Settlement

Date: 7<sup>th</sup> October 2020

Reference no: CE0836 & CE0837

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## Document Control Sheet

Client: J M Gutherie 1965 Settlement

Project: Bilton Kennels, 138 Main Street, Bilton, East Riding of Yorkshire, HU11 4AA

Title: Bat Survey Report

## REPORT CONTROL SHEET

<b>General Report Information</b>	
Date of site risk assessment	28 <sup>th</sup> July 2020
Lead ecologist signature	
Date report issued	7 <sup>th</sup> October 2020
Report approved by	Roger Curtis FdSc

## Report Version Control

Version	Date	Author	Description
1.0	7 <sup>th</sup> October 2020	Roger Curtis	Original Version

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## EXECUTIVE SUMMARY

Curtis Ecology was instructed by Graham Binnington Architects, on behalf the client, J M Gutherie 1965 Settlement, to undertake a series of updated Preliminary Roost Assessment and Nocturnal surveys on the range of redundant agricultural buildings located within the curtilage of Bilton Kennels, 138 Main Street, Bilton, HU11 4AA. It is understood that the range of buildings have been the subject of an approved planning application, reference no16/00174/PLF, with the Local Planning Authority in this case the East Riding of Yorkshire Council, for the Conversion, alteration and extension of former agricultural barns to 7 dwellings, including the demolition of a Dutch barn. Both verbal and electronic briefings were given, with block plans and drawing provided.

Estrada Ecology undertook the original surveys on the study buildings, at Bilton Kennels, 138 Main Street Bilton during 2013 and produced a report on the survey findings. Results from the nocturnal surveys undertaken on the 16<sup>th</sup> July, 7<sup>th</sup> August, 20<sup>th</sup> August & 16<sup>th</sup> September 2013 indicated the presence of 3 x Common pipistrelle *Pipistrellus pipistrellus* day roosts, in Building 2 in and 1 x day roost for a Natterer's bat *Myotis nattereri* in Building 4.

Due to a delay in the proposed development being implemented, the original survey report had become out of date with regard to an application to Natural England for a Protected Species Mitigation Licence (Bats). Therefore as there had been a lengthy delay from the original Preliminary Roost Assessment and Nocturnal surveys in 2013, it was necessary to undertake an updated Preliminary Roost Assessment on the buildings, followed by three separate nocturnal surveys, to determine the current level of bat activity and roosting potential with the same buildings.

Following the updated Preliminary Roost Assessment undertaken on the 28<sup>th</sup> July 2020 the study buildings were reassessed in the following order:-

- Building 1: Moderate potential
- Building 2: Moderate potential
- Building 3: Moderate potential
- Building 4: Negligible potential
- Building 5: Low potential
- Building 6: Low potential
- Building 7: Negligible potential

Results from the nocturnal surveys undertaken on 3<sup>rd</sup> August, 19<sup>th</sup> August & 3<sup>rd</sup> September 2020 indicated the presence of day roosts for three Common pipistrelle, being present in Building 1.

The day roosts will be disturbed/destroyed as part of conversion/demolition phases to the study building, therefore a European Protected Species Mitigation Licence approved by Natural England will be required before any conversion or demolition works can be undertaken on any of the study buildings.

## 1.0 INTRODUCTION

Curtis Ecology was instructed by Graham Binnington Architects, on behalf the client, J M Gutherie 1965 Settlement, to undertake a series of updated Preliminary Roost Assessment and Nocturnal surveys on the range of redundant agricultural buildings located within the curtilage of Bilton Kennels, 138 Main Street, Bilton, HU11 4AA. It is understood that the range of buildings have been the subject of an approved planning application, reference no16/00174/PLF, with the Local Planning Authority in this case the East Riding of Yorkshire Council, for the Conversion, alteration and extension of former agricultural barns to 7 dwellings, including the demolition of a Dutch barn.

### 1.1 Site Description

The application site is centred on Grid reference TA1549 3274, which is located to the west of Bilton village. The study site is comprised of a range of Dog kennels, a mixed range of agricultural building in various states of repair a small area of poor semi-improved grassland and tall ruderal vegetation.

The immediate surrounding area is comprised of residential properties some with mature gardens, grass paddocks and a large ASDA store to the immediate west of the site.

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



© Google Earth 2020

## **1.2 Proposed Works.**

It is understood that the development proposal is for the Conversion, alteration and extension of former agricultural barns to 7 dwellings, including the demolition of a Dutch barn.

## **1.3 Survey Objectives**

The aim of the Preliminary Roost Assessment and Nocturnal Surveys 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 several 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 TA1549 3274.

### **2.2 Buildings Assessment**

The buildings were 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 Nocturnal Surveys**

Nocturnal bat surveys 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 English Nature *Bat Mitigation Guidelines (2004)*. The surveys are comprised of dusk emergence survey and dawn/ re-entry survey to assess any bat activity associated with the buildings and surrounding habitat of the site using equipment set out in 2.4.2 below.

The dusk/emergence surveys will commence approximately fifteen minutes before sunset and cease approximately one and a half to two hours after sunset.

The dawn surveys will commence approximately one and a half to two hours before sunrise and finished approximately fifteen minutes after sunrise.

Bats seen or heard during the nocturnal surveys will be recorded, noting the time of observation, estimated number of bats, direction of flight and type of activity. These observations will be presented in the form of an observation table and activity plan for each respective survey.

## 2.4 Survey Equipment.

2.4.1 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 ladders
- FinePix S5600 digital camera
- Thermohygrometer

2.4.2 The following equipment when required was used during the emergence and return bat activity surveys: -

- Bat Duet Frequency Division Bat detectors
- Edirol R-09HR Wave/MP3 recorder
- Echo Meter Touch Full Spectrum bat detector
- Anabat Walkabout Bat Detectors
- Thermohygrometer
- Petsl Tikka Plus 2 head torches

## 2.5. Weather Conditions.

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

Survey date	28 <sup>th</sup> July 2020
Wind speed	11mph W
Cloud cover	70%
Rainfall	None
Temperature	14°C
Humidity	66%



Table 2 - Weather conditions at the time of the nocturnal surveys.

Survey date	3 <sup>rd</sup> August 2020	19 <sup>th</sup> August 2020	3 <sup>rd</sup> September 2020
Sunset / sunrise times	20.53hrs	05.47hrs	19.50hrs
Survey time	20.35 – 22.35 hrs	04.00 – 06.10 hrs	19.30 – 21.45hrs
Wind speed	Calm	6 mph W	6 mph SSW
Cloud cover	80%	40%	20%
Rainfall	None	None	None
Temperature	16°C	16°C	18°C
Humidity	57%	93%	75%

## 2.6 Survey Personnel

### 2.6.1 Daytime Building Assessment

The buildings assessment was undertaken in suitable weather conditions and at an appropriate time of year on the 28<sup>th</sup> July 2020 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.

With assistance from Beth Bell FdBa who has undertaken numerous dusk & dawn surveys over the past three years, as well as assisting with building and trees assessments. Beth is currently in the final stage of assessment for a Natural England level 2 class bat licence.

### 2.6.2 Nocturnal Surveys

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

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

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

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

Beth Bell FdBa who has undertaken numerous dusk & dawn surveys over the past three years, as well as assisting with building and trees assessments. Beth is currently in the final stage of assessment for a Natural England level 2 class bat licence.

Helen Norford Natural England WML-CL18 Bat Class licence registration no 2015-10170-CLS-CLS with 6 years survey/fieldwork experience. Helen is employed by the Yorkshire Wildlife Trust as the Outer Humber Grazing Officer. Helen is also a committee member of the East Yorkshire Bat Group.

Steve Norford Natural England Bat Class licence registration no 2016-20944-CLS-CLS with 5 years survey/field work experience. Steven is also a member of the East Yorkshire Bat Group.

Tracy Allen has attended numerous dusk/ dawn surveys and is a member of the East Yorkshire Bat Group

## 3.0 SURVEY RESULTS

### 3.1 Desk Top Study

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



Our Ref: E04959  
Your Ref: CE0836  
Date: 24/07/2020  
Search area: 2km radius from TA154327

#### 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]**

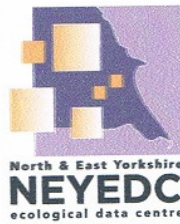
Version: ERY\_LWS V8.1 *November 2018*

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
TA1530-01	Bilton	TA155338	Deleted 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 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.



Our Ref: E04959  
 Your Ref: CE0836  
 Date: 24/07/2020  
 Search area: 2km radius from TA154327

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.

If proposed development directly impacts on a deleted LWS we would recommend evaluating the reasons for deletion and considering impacts on the site using this information and any other surveys required. Enhancements for biodiversity on site through development should build on the existing ecological interest. Citations are available at an additional cost of £25 per site.

**Hull SNCI [Sites of Nature Conservation Importance]**

Version: HULL\_SNCI\_V2.2

June 2007

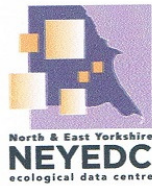
The following SNCI is in or partly within the search area, and is shown on the accompanying map:

Site Code	Site Name	Easting	Northing
316	Holderness Drain	513538	430927
334	Strip of land to east of Oldfleet Primary School	515382	430944
348	Alderman Kneeshaw, recreation ground	514860	431685
349	Andrew Marvell School	514981	431963
313	Land to rear of Princess Royal Hospital	513480	432723
312	Sutton Park Golf Course, Saltshouse Road	513316	433082
355	Wansbeck Road allotments	514497	433204

NEYEDC does not currently have an agreement with Hull City Council and only holds information on the SNCI site boundaries. For further information on these sites, including citations, species lists and habitat maps please contact the Hull City Council Planning Policy Team in the first instance.

E04959 details.docx

July 20



Our Ref: E04959  
Your Ref: CE0836  
Date: 24/07/2020  
Search area: 2km radius from TA154327

Tel: (01482) 300300. Email: [planning\\_policy@hullcc.gov.uk](mailto:planning_policy@hullcc.gov.uk)

**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
Coastal and floodplain grazing marsh	N and W of Froghall Farm
Deciduous woodland	Several parcels throughout search area

The relevant 2km Designation & Habitat Maps are illustrated in Appendices 1 & 2 of this report.

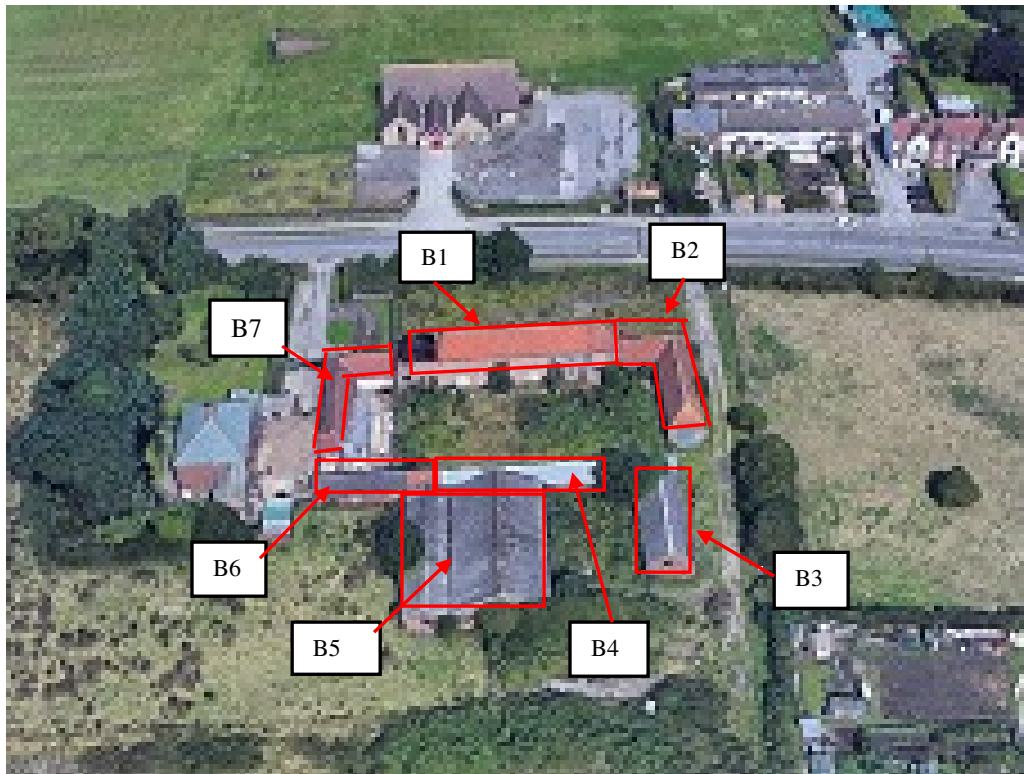
### 3.1.2 Bat records

Bat records were obtained from North & East Yorkshire Ecological Data Centre (NEYEDC) with reference to the East Yorkshire Bat Group.

There were a total of 22 historical bat records returned from the third party repositories. The nearest historical roost record is approximately 210m to the north east of the site, for an established Common Pipistrelle *pipistrellus pipistrellus*, roost, however no date, or colony size was recorded.

### 3.2 Daytime Building Survey.

Figure 3. Existing site layout with the individual buildings identified.



## Building 1.

Plate 1. Looking towards the south elevation of Building 1.



Building 1 is a two-storey solid brick barn with a pantile roof covering. The external walls appeared to be in mostly good condition, with only the occasional hole seen within the mortar lines. Gaps were also noted between several the header bricks on the south elevation. Two traditional style brick air vents were built in at eaves level on both the north and south elevations. Timber framed windows were seen on both the north and south elevations all of which had been boarded or bricked up, with no gaps noted.

Internally the brick walls looked to be in good condition with no significant holes or gaps seen. There was a large hole in the eastern wall which gave direct access to Building 2. Mezzanine floors were noted at both ends of the building; access could not be gained to either of the floor levels. The floor to the western most end had been re-built recently.

King post timber trusses with rafters and purlins supported the pantile roof covering, several tiles were noted to have lifted/slipped on the south elevation and the east gable. A small number of gaps were also seen under the ridge tiles where the bedding mortar had come away over time. A mix of bitumastic roofing felt and breathable roof membrane was found throughout the roof structure.

From the observations made Building 1 has been assessed as having Moderate potential for bat habitation for the following reasons:

- Gaps in header bricks
- Lifted/slipped tiles
- Gaps under ridge tiles.

Plate 2. The north elevation of Building 1.



Plate 3. Shows the interior roof structure above the mezzanine floor





## Building 2.

Plate 4. Shows the north and east elevations of Building 2.



Building 2 is a single storey 'L' Shaped building, the external walls all have varying degrees of age-related disintegration with some gaps noted between the bricks where the mortar had come away in places. Windows on the east and west elevation has been boarded up with plywood sheets which were well fitted with no gaps. Double doors on the south gable has also been boarded with ply sheets which had warped over time leaving some small gaps between the brickwork and ply sheets. Access could not be gained inside the building.

Several pantiles had lifted/slipped leaving gaps with a small number of tiles had come away completely, leaving several holes. The ridge line appeared to be in good condition with no gaps noted on the day of the building's assessment.

Building 2 has been assessed as having Moderate potential for bat habitation, for the following reasons:

- Lifted, Slipped & Missing tiles
- Gaps between bricks
- No access inside the building.

Plate 5. Looking towards the west elevation of Building 2.



### **Building 3.**

Plate 6. Shows east elevation of Building 3.



Building 3 is an open fronted brick barn with corrugated asbestos sheet roof covering. The east elevation is open with the roof structure supported by 4 steel posts. The external brickwork on south elevation had varying degrees of age-related decay of both the mortar lines and brickwork itself, along with several deeper holes on the mortar lines, whilst the north and west external walls were both covered by dense vegetation.

Internally the walls had a moderate number of deep holes and cracks of varying proportions with several larger cracks noted on the north wall.

King post timber trusses with purlins and rafters supported the corrugated asbestos roof covering, there was no form of under drawing present.

From the observations made, Building 3 has been assessed as having Moderate potential for bat habitation, for the following reasons:

- Moderate number of deep holes and cracks in both external and internal walls

Plate 7. Shows the timber trusses within Building 3



Plate 8. Example of holes in internal wall of Building 3



## Building 4.

Plate 9. Looking towards the north elevation of Building 4.

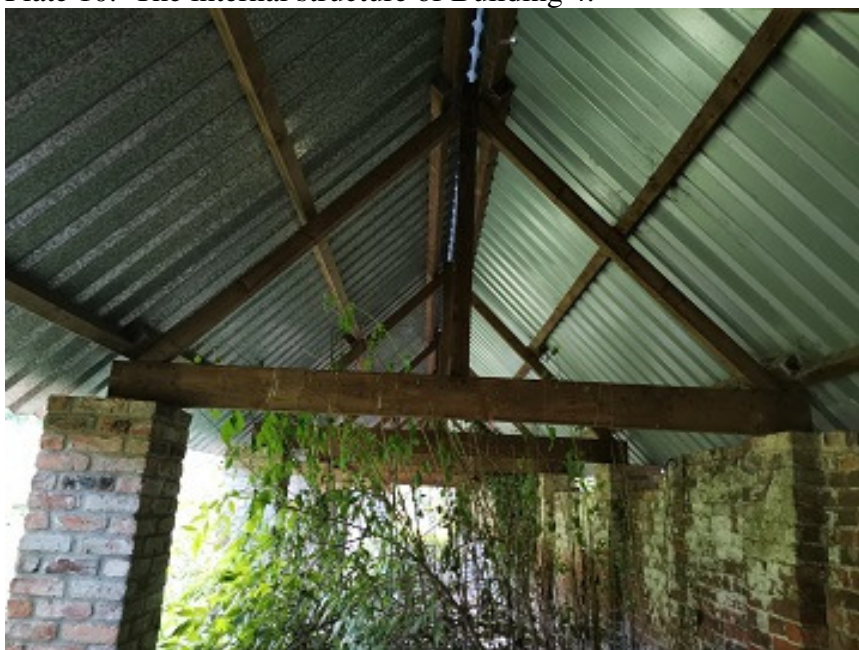


Building 4 is an open fronted building with a box profile steel roof covering. The north elevation is supported by eight brick pillars which look to be in good condition with no holes or cracks noted. The south elevation has timber batons attached directly to the external wall of Building 5, the east gable is fully open.

King post trusses with purlins and a central ridge board support the box profile metal roof covering. There was no lining present throughout the building.

Building 4 has been assessed as having Negligible potential for bat habitation.

Plate 10. The internal structure of Building 4.



## Building 5

Buildings 5 is a twin apex barn, with a small outbuilding to the southwest corner. The east elevation is supported by steel stantions, which look to be in good condition the north elevation is constructed from an approximately 2m high solid brick wall with corrugated asbestos above up to eaves level, there was a 0.5m gap between the top of the wall and the bottom of the corrugated asbestos sheets. Both the south and west elevations are a solid brick walls with varying degrees of age-related decay.

Internally the building has a small room to the south west corner which is currently been used to bed horses. The walls internally were noted to have occasional holes within the mortar lines

The steel frame with angle iron lattice trusses and purlins supported a roof covering of approximately 50% corrugated asbestos sheeting to the northern most aspect of the roof, with the other 50% covered with corrugated steel sheets.

From the observation made Building 5 has been assessed as having Low potential for bat habitation for the following reasons:

- Occasional holes in both the internal and external brick walls

Plate 11. Shows internal framework of Building 5.



Plate 12. The south gable of the small outbuilding.



A Barn owl box is located in the small outbuilding with pellets noted on the floor, which were all observed from the open doorway in the south gable. This building was not entered due to the possible presence of Barn owl

During the nocturnal surveys a pair of Barn owl were seen on several occasions flying within the study site and immediate surrounding area. It is understood from a neighbour that the pair have been breeding in the past and that a licenced member of the local Barn Owl Group visits the site annually to check on the box.

## Building 6.

Plate 13. Shows south elevation of Building 6



Building 6 is a single storey solid brick walled outbuilding with a concrete interlocking tile roof covering.

The external walls all appeared to be in good condition with only superficial decay of the brickwork and mortar lines. UPVC windows were noted on both the north and south elevations and a timber framed door on the west gable, all appeared to be in good condition with no holes or gaps noted. Access could not be gained inside the building due to Covid-19 restrictions.

The concrete interlocking tiles were all well fitted with no gaps noted on the day of the survey. Sections of bedding mortar had come away from under the ridge tiles leaving occasional holes.

Building 6 has been assessed as having Low potential for bat habitation for the following reasons:

- Gaps under ridge tiles
- No access internally



Plate 14. Shows gaps under ridge tiles on Building 6



### **Building 7.**

Building 7 is a range of working dog kennels located to the west of the site. Constructed with solid brick walls with a roof covering to the west roof aspect of concrete Marley tiles and Roman concrete tiles to the eastern aspect. The walls were in good condition with only occasional superficial decay noted on the eastern elevation. The UPVC windows and doors are all in good condition with no gaps noted between the frames and surrounding brickwork. The ridge tiles are all well bedded with no holes or gaps noted and the verges were all well pointed up. External security lighting is present along the western elevation. Overall this range of buildings were in good condition and well maintained, there was no historical evidence of bat habitation and from the observations made Building 7 has been assessed as having Negligible potential for bat habitation.

Plate 15. Looking towards the west elevation of Building 7.



Plate 16. The eastern elevation of Building 7.



### 3.3 Nocturnal Surveys.

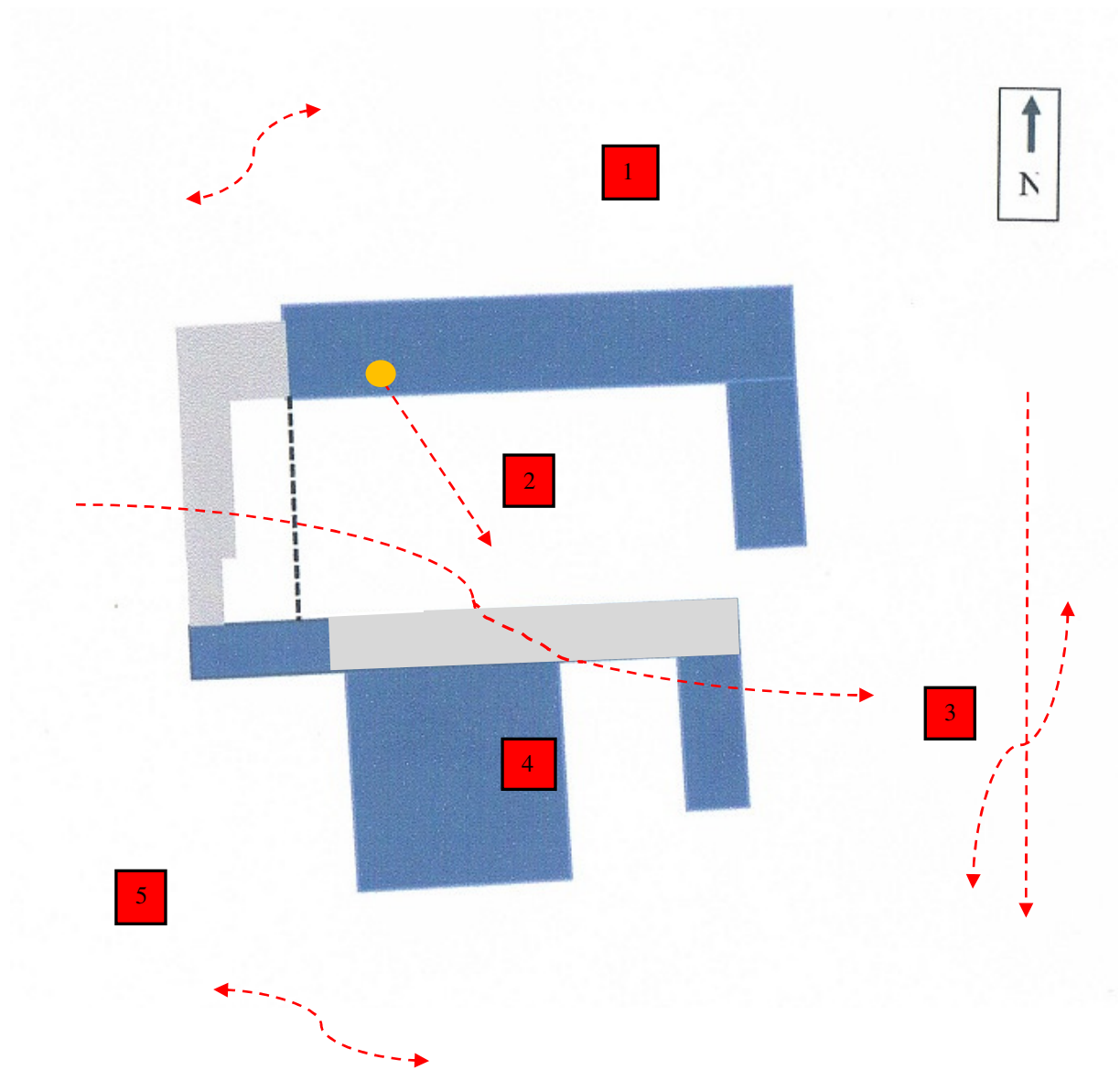
Survey data results are presented below along with the relevant survey activity plan

#### *Dusk Activity Survey for 3<sup>rd</sup> August 2020*






Table 3. Results of the dusk emergence bat survey

<b>Location</b>	<b>Time</b>	<b>Observations made</b>
	20.35	Survey start
1	21.19	1 Common pipistrelle heard briefly; direction not ascertained
3	21.20	1 Common pipistrelle commuting north to south
2	21.29	1 Common pipistrelle emerged from under a tile on the south elevation of building 1 before foraging around yard
4	21.33	1 Common pipistrelle heard foraging; direction not ascertained.
1	21.24	1 Common pipistrelle foraging to the north of the study site.
5	21.38	1 Common pipistrelle foraging to the south west of the study site.
1, 3 & 4	21.46	1 Common pipistrelle foraging west to east
3	21.52	1 Common pipistrelle foraging to the east of the site
1	22.08 – 22.10	1 Common pipistrelle foraging along the north elevation of building 1
	22.35	Survey End

Dusk bat activity plan 3<sup>rd</sup> August 2020



Legend

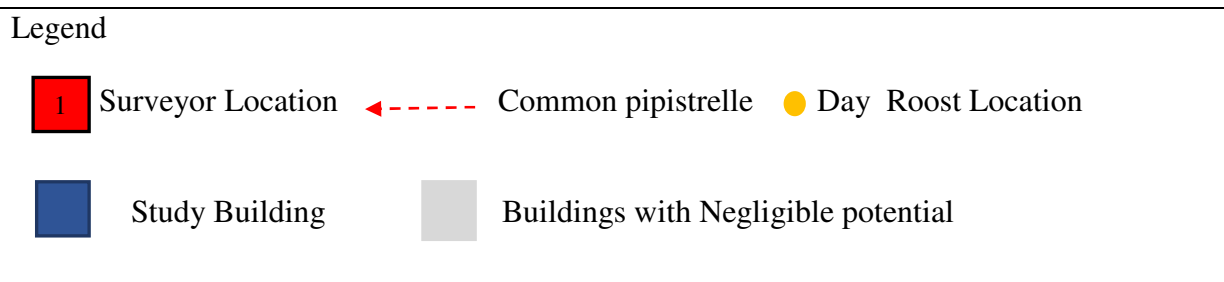
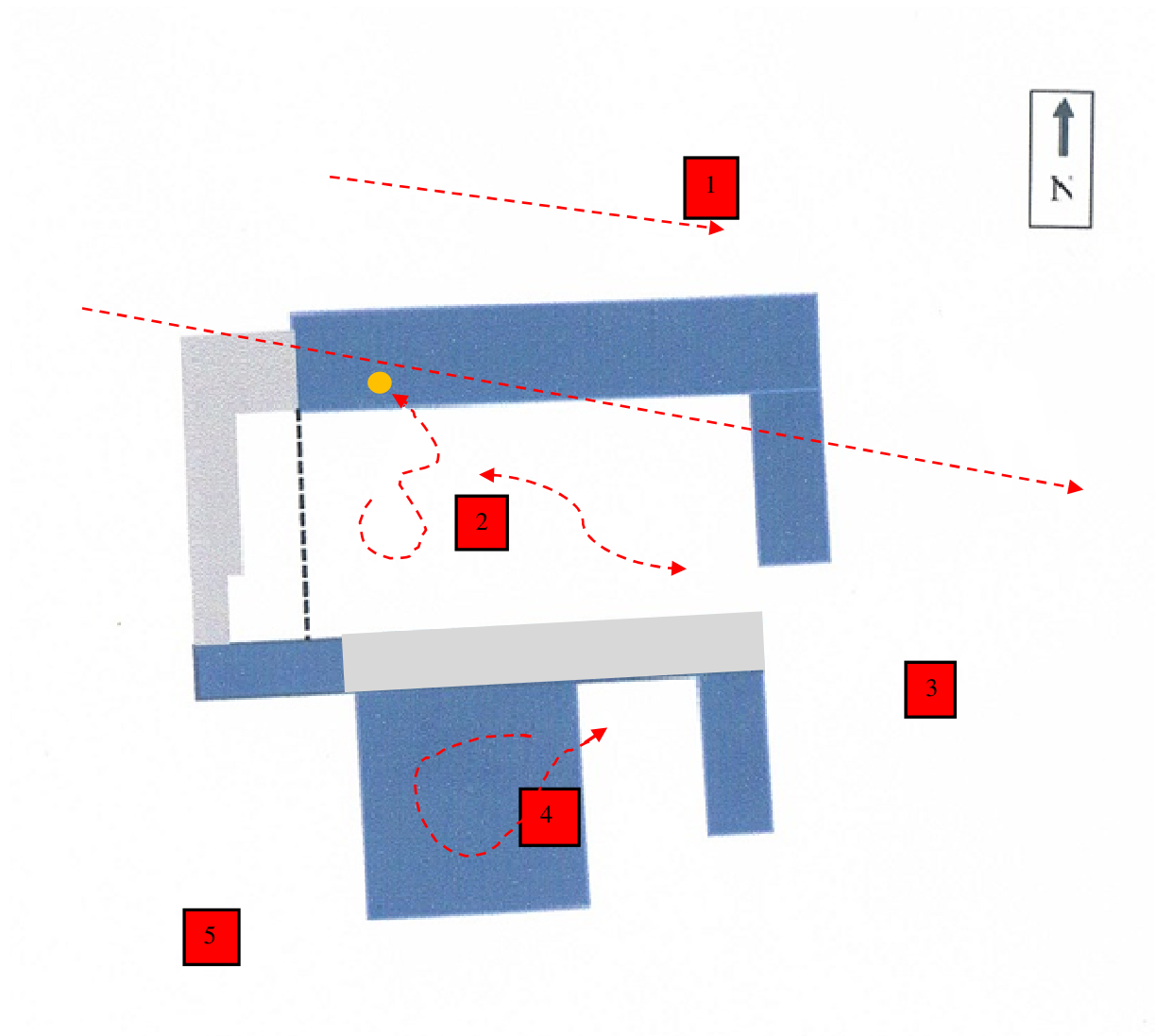
 Surveyor Location	 Common Pipistrelle	 Day Roost Location
 Study Building	 Buildings with Negligible potential	

*Dawn Activity Survey for 19<sup>th</sup> August 2020*

Table 4. Results of the dawn re-entry bat survey

<b>Location</b>	<b>Time</b>	<b>Observations made</b>
	04.00	Survey Start
1 & 2	04. 13	1 Common pipistrelle heard commuting; direction not ascertained
1& 2	04.16	1 Common pipistrelle heard social calling; direction not ascertained
2	04.22	1 Common pipistrelle foraging to the south of Building 1
4	04.25	1 Common pipistrelle heard foraging inside Building 5
5	04.25	1 Common pipistrelle heard foraging; direction not ascertained
1 & 2,3	04. 26	1 Common pipistrelle commuting west to east
2	04.32 – 04.53	1 Common pipistrelle foraging in yard to south of building 1
3	04.35	1 Common pipistrelle heard faintly; direction not ascertained
4	04.37	1 Common pipistrelle heard foraging; direction not ascertained
1	04.49	1 Commuting pipistrelle commuting west to east
2	05.00 – 05.11	1 Common pipistrelle foraging in yard before swarming south elevation of Building 1 and entering a day roost under a tile.
	06.10	Survey End

Dawn bat activity plan 19<sup>th</sup> August 2020

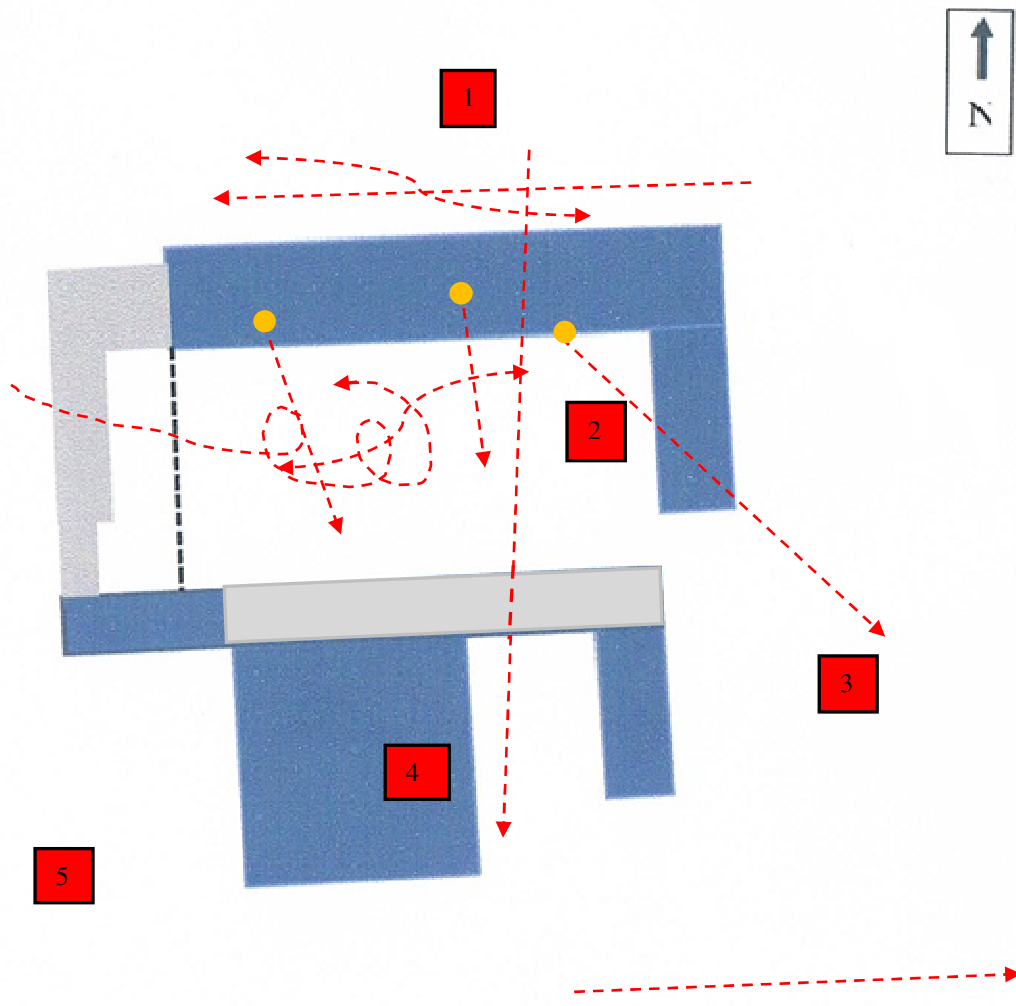


### *Dusk Activity Survey for 3<sup>rd</sup> September 2020*






Table 5. Results of the Dusk re-entry bat survey

Location	Time	Observations made.
	19.30	Survey Start
2	20.01	1 Common pipistrelle emerged from under a tile on the south elevation of Building 1
1	20.08	1 Common pipistrelle commuting east to west
2	20.09	1 Common pipistrelle emerged from in between the header bricks on the south elevation of Building 1
2	20.11	1 Common pipistrelle out from under a tile on the south elevation of Building 1
3	20.13	1 Common pipistrelle commuting west to east
1, 2 & 4	20.16	1 Common pipistrelle commuting north to south
2	20.18 – 20.25	1 or 2 Common pipistrelle foraging in yard
1	20.17 – 20.23	1 Common pipistrelle foraging along north elevation of Building 1
2	20.43 – 20.56	1 Common pipistrelle flew in from the west before foraging in yard
2	21.12 – 21.15	1 Common pipistrelle briefly foraged in yard before flying off east
	21.45	Survey End

Dusk bat activity plan 3<sup>rd</sup> September 2020



**Legend**

	Surveyor Location		Common Pipistrelle		Day Roost location
	Study Building		Building with Negligible potential		



## 4.0 ASSESSMENT OF SURVEY RESULTS

### 4.1 Constraints on Survey Information

- The internal space of Buildings 6 was not accessible during the daytime assessment due to Covid-19 restrictions.
- 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 or Nationally Designated Sites found within the 2km search area.

There are no Locally Designated Sites found within the 2 km search area.

There is one Non-Statutory sites within the search area, Bilton, a Deleted Local Wildlife Site, which is located at its nearest point approximately 1.1km to the north of the study site.

Therefore due to the distances between the application site and the nearest Nationally and Non -Statutory sites, 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 were several features identified within the study buildings 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 quite easily. Therefore, as a result of these all the observations made during the daytime buildings assessment, the study buildings has been assessed as follows:-

Building 1: Moderate potential

Building 2: Moderate potential

Building 3: Moderate potential

Building 4: Negligible potential

Building 5: Low potential

Building 6: Low potential

Building 7: Negligible potential

There were a total of 22 historical bat records returned from the third party repositories. The nearest historical roost record is approximately 210m to the north east of the site, for an established Common Pipistrelle *pipistrellus pipistrellus*, roost, however no date, or colony size was recorded.

During the dusk activity survey undertaken on the 3<sup>rd</sup> August 2020, one Common Pipistrelle *pipistrellus pipistrellus* was seen to emerge from under a tile on the south elevation of Building 1 @ 21.29 hrs( Roost 1, Plate 17)

During the dawn activity survey undertaken on the 19<sup>th</sup> August 2020, one Common Pipistrelle *pipistrellus pipistrellus* was seen to enter a day roost under a tile on the south elevation of Building 1 @ 05.11hrs ( Roost 1, Plate 17)

During the dusk activity survey undertaken on the 3<sup>rd</sup> September 2020, one Common Pipistrelle *pipistrellus pipistrellus* under a tile on the south elevation of Building 1 @ 20.01hrs ( Roost 1, Plate 13) A second Common pipistrelle *pipistrellus pipistrellus* emerged from a day between two header bricks on the south elevation of Building 1 @ 20.14 hrs (Roost 2, Plate 18.) At 20.11hrs one Common pipistrelle *pipistrellus pipistrellus* emerged from under a tile in the centre of the south elevation of Building 1. (Roost 3, Plate 19)

Plate 17. Shows position of Day Roost 1.



Plate 18. Shows position of Day Roost 2.



Plate 19. Shows position of Day Roost 3



#### 4.3.3 Habitats

The habitats within the immediate surrounding area are considered at this stage to offer Low - Moderate foraging capacity for several bat species.

#### 4.3.4 Foraging and commuting

Foraging activity both within and around the study site was moderate, with only a several recordings of foraging activity by 2 or 3 Common pipistrelle *Pipistrellus pipistrellus* during all the survey periods.

Commuting activity was generally randomly spread over the site and immediate surrounding area.

From the observation made during the nocturnal survey period it is apparent that the study site and the immediate surrounding habitat only supports a small number of individual bats of a common species, possibly only two to three individuals.

Therefore from the nocturnal survey findings as discussed above it can be anticipated that it would be highly unlikely for any adverse short or long term impacts, upon either the foraging or commuting activity of the local bat population, if the proposed development were to proceed.

#### 4.3.5 Nesting birds

Evidence of use by Barn Owl *Typo alba* was found within the small outbuilding in Building 5 in the form of a Barn Owl box, also during the nocturnal survey periods Barn owls were seen flying around the site and immediate surrounding area. It is understood from a neighbour that the pair have been breeding in the past and that a licenced member of the local Barn Owl Group visits the site annually to check on the box.

Therefore to address these findings and to enable both the Continued Ecological Functionality and to maintain the Favourable Conservation Status of this bird species a Mitigation Strategy has been proposed in section 7.3 of this report.

## 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.

Certain bird species which are listed under Schedule 1 of the Wildlife and Countryside Act which includes the Barn owl *Typo alba*, receive special protection and it is an offence to intentionally or recklessly disturb them when nesting or rearing young.

## 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 ODMF 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

Mitigation is required to avoid or limit the impact of the proposed conversion / demolition of the study buildings on both roosting and foraging bats. Any mitigation is designed to meet the needs of the bat species present within the roost, in this case, three Common pipistrelle *Pipistrellus pipistrellus*. Therefore as the day roosts that are present at the time of the nocturnal surveys within the Building 1 are of a common bat species, which are found widespread throughout Yorkshire, then replacement roosts can be incorporated into the new dwellings to provide compensation. The loss of the existing day roosts is unlikely have a significant impact on this one common bat species at a local, regional or national level. Compensation should ensure that the Favourable Conservation Status and Continued Ecological Functionality of the identified bat population within the buildings is not adversely affected by the development proposals.

The licence application is comprised of the following sections;

1. Application Form
2. Method Statement
3. Reasoned Statement

### 7.1 Bat Mitigation Strategy.

- 7.1.1. The contractors should be given a toolbox talk prior to work commencing by a suitably qualified bat worker. A copy of the report containing this mitigation strategy should be on site at all times for the contractors to use as a reference.
- 7.1.2. Bats are small and can squeeze into a small gap of 15-20 mm. As the potential for hibernation within all the study buildings cannot be determined from nocturnal surveys at this time of the year, it is recommended that no conversion/ demolition works, repointing of the brickwork or roofing works will be undertaken on any of the study buildings during the bat hibernation period, generally taken to be between November and March inclusive.
- 7.1.3. The removal of any of the existing roof materials on Building 1 will be supervised by a Suitably Qualified Ecologist (SQE) at all times, and will take place by the "Soft Demolition" approach. Soft Demolition means the removal of any roofing materials by hand, working in a slow and methodical manner, by starting at the ridge and working downwards to the eaves.
- 7.1.4. Once the Soft Demolition phase has been completed to the satisfaction of the SQE then the remainder of the conversion/demolition works can be undertaken unsupervised.
- 7.1.5. Once the study buildings are watertight then any internal works can be undertaken at any time of the year.
- 7.1.6. External lighting can have an adverse effect on bat foraging activity. Therefore any new lighting should be fitted with a downward facing hood at an angle of less than 70 degrees to reduce light spillage. Light sources should also be fitted with a ultra-violet filter or the use of low pressure sodium lamps should be considered.



- 7.1.7. All external lamps on the new residential units should be fitted with a time adjustable motion sensor to reduce the period any lighting is on for.
- 7.1.8. Three Schweglar Bat Brick 27 boxes or build in equivalents are to be installed in during the conversion works, with advice on the exact positioning to be agreed with ourselves. These bat boxes can be obtained from NHBS [www.nhbs.com](http://www.nhbs.com) or any other suitable wildlife habitat supplier.
- 7.1.9. 2 x Vivaro Pro Low profile Woodstone bat box or woodcrete equivalents are to be installed in a suitable locations found with the application site. Advice on the exact positioning to be agreed with ourselves. These bat boxes can be obtained from NHBS [www.nhbs.com](http://www.nhbs.com) or any other reputable wildlife habitat supplier.
- 7.1.10. The 2 x Vivaro Pro Low profile Woodstone or equivalents are to be installed prior to any conversion/demolition work being undertaken, to provide a temporary roosting location, as well as to accommodate any unexpected finds of bats, during the proposed construction works. These boxes will also be retained post development, to provide additional roosting features within the site.
- 7.1.11. During work to be carried out, in the unlikely event that bats are encountered by an unlicensed person then they **MUST** withdraw immediately and work must stop and a licensed bat ecologist/worker called in to enable further investigation and before any work recommences.
- 7.1.12. As part of the soft landscaping scheme consideration should be given to the further planting of nectar rich flora, which will increase the insect and moth numbers and promote the foraging area available to the local bat population. A list of suitable plants can be provided by ourselves or from the Bat Conservation Trust [www.bats.org](http://www.bats.org)

## **7.2 Consideration of the ‘Tree Tests’ (The Conservation of Habitats and Species Regulations 2017)**

In the light of the judgement in recent high court cases, namely Woolley v Cheshire East Borough Council and Millennium Estates 5 June 2009 consideration should be given to the application of the ‘Three Tests’ of the Conservation of Habitats and Species Regulations 2017 to the proposed development at the proposed site in order to ensure that the development proposals comply with the Conservation of Habitats and Species Regulations 2017 and should help to clarify the role and responsibilities of the Local Planning Authorities (LPA) in respect of European Protected Species (EPS) when they are consideration development consent applications.

With respect to European Protected Species, recent guidance from Natural England clearly states ‘where it is likely that one of the prohibitions (under The Conservation of Habitat and Species Regulations 2017 – ‘The Regulations’ will be offered the LPA will be required to consider the likelihood of an EPS licence being granted by Natural England and in doing so, the ‘Three Tests’

*“Imperative Reasons of Overriding Public Interest including those of a Social or Economic nature”*

The application proposal is for the Conversion, alteration and extension of former agricultural barns to 7 dwellings, including the demolition of a Dutch barn. There is a shortage of this type of housing within the local area, therefore the proposed works would help with the requirements for suitable additional housing stock within the local area. Further benefits to the local economy would be gained through the use of local builders and tradesmen.

*“No Satisfactory Alternative”*

The current study buildings are generally in a poor condition and not suitable for modern day agriculture. Without the conversion/demolition of the existing buildings, they would fall into a greater state of repair to a point where it would be impractical for them to be converted into a residential units. Therefore there is no satisfactory alternative to the proposed development work.

*“The Authorised Action will not be Detrimental to the Maintenance of the Population of the Species Concerned at a Favourable Conservation Status in their Natural Range”*

The proposals set out within Section 7.0 of this report has outlined that an offence under The Regulations with regard to bats in the development footprint would be reasonably unlikely and the loss of the existing roost would not be considered detrimental to the Favourable Conservation Status of the local bat population.

### **7.3 Barn Owl**

Evidence of use by Barn Owl *Tyto alba* was found within the small outbuilding in Building 5 in the form of a Barn Owl box, Also during the nocturnal survey periods Barn owls were seen flying around the site. It is understood from a neighbour that the pair have been breeding in the past and that a licenced member of the local Barn Owl Group visits the site annually to check on the box.

Without suitable mitigation the conversion of the existing redundant agricultural barns would result in the destruction/loss of the existing roosting/nesting site found within Building 5. Therefore to address these findings and to enable both the Continued Ecological Functionality and to maintain the Favourable Conservation Status of this bird species the following Mitigation Strategy has been proposed.

#### **Barn Owl Mitigation Strategy.**

- The Barn Owl nesting season runs approximately from the 1<sup>st</sup> March – 31<sup>st</sup> August and if nesting is occurring during this period then no work can commence within the building the species is nesting in until all the young have fledged and breeding has ceased.
- The morning of and immediately prior to the commencement of any work on any of the buildings a suitably qualified and licenced Barn owl worker is to be present to check all the buildings to ensure no Barn owls are in occupation.

- Additional provision is to be made by the way of 1 x Barn Owl box to be installed preferably 3 months prior to any construction works commencing. However if this cannot be achieved then installation of a new box will be undertaken at least 30 days prior to any work commencing on the application buildings, (note 30 days is the absolute minimum period ).
- As the conversion of the existing buildings would result in possible high levels of human disturbance, it would therefore be appropriate to locate the new Barn Owl box at a suitable distance from the development footprint, on suitable mature trees or pole. Linear features such as hedge or tree lines are the types of habitat that would be used for foraging and commuting by the Barn Owl. Advice on the exact location for the installation of the Barn owl box can be agreed with ourselves.
- The new box should face a southerly direction and be installed at least 4 m above ground level to deter predation. .An information leaflet can be obtained from the Barn Owl Trust for design features of such a box at the following link:  
<http://www.barnowltrust.org.uk/barn-owl-nestbox/owl-boxes-for-trees/>

## 8.0 REFERENCES AND BIBLIOGRAPHY

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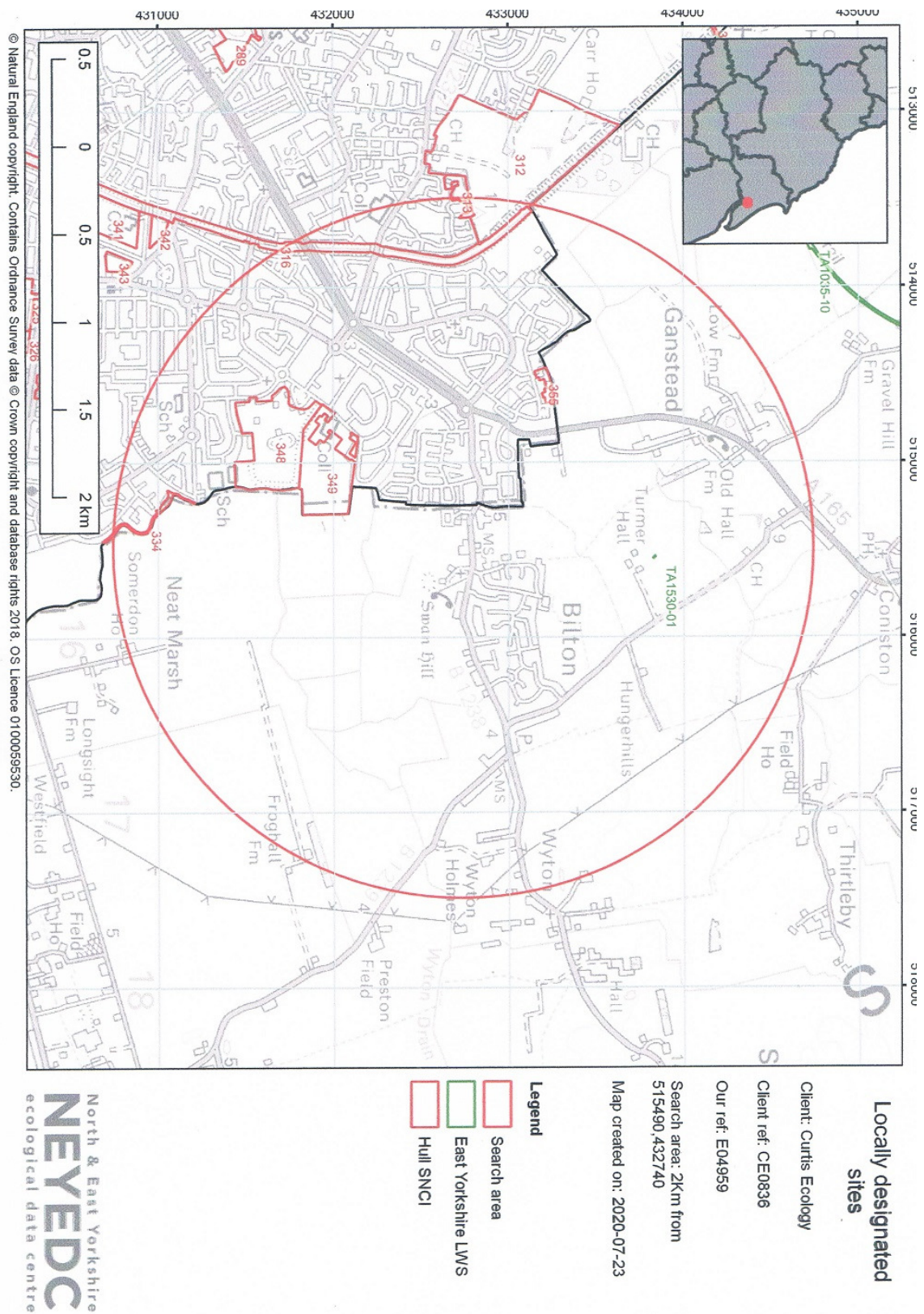
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# 9.0 APPENDICES

## Appendix 1. Locally Designated Sites Map 2km



## Appendix 2. Priority Habitats Map 2km.

