



PRELIMINARY ROOST ASSESSMENT REPORT

At

Lodge Farm
Common Lane
High Catton
York
YO41 1EW

For

Mr S. Sey

Date: 12th June 2021

Reference no: CE0994

Curtis Ecology

Nova Scotia Farm, The Valley, Rimswell, Withernsea, East Yorkshire HU19 2BZ

T: 01964 614295

M: 07716260006

E: roger@curtisecology.co.uk

www.curtisecology.co.uk

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Project: Lodge Farm, common Lane, High Catton, YO41 1EW

Title: Preliminary Roost Assessment Report

REPORT CONTROL SHEET

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EXECUTIVE SUMMARY.

Curtis Ecology was instructed by the client, Mr S. Sey to undertake a Preliminary Roost Assessment on a detached dwelling and a range of outbuildings found within the curtilage of Lodge Farm, Common Lane, High Catton, York, YO41 1EW. 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 restoration and extension of the farmhouse, following the demolition of the outbuildings. Both verbal and electronic briefings were given, with a copies of the location plan, existing and proposed block plans being provided.

The Preliminary Roost Assessment was undertaken on the 17th May 2021, which is an appropriate time of the year for this type of survey.

As a result of the desk top study and observations made during the daytime buildings assessment, the study buildings have been assessed in the following order:-

Building 1 – Negligible – Low potential

Building 2 – Low potential

Building 3 – Low potential

Building 4 – Moderate potential

Building 5 - Moderate potential

It is recommended that nocturnal surveys are undertaken on the study buildings and 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 Council Planning Authority, prior to any of the proposed works being undertaken.

If any additional information gathered during the recommended nocturnal surveys 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

During the Preliminary Roost Assessment no evidence of historical nest sites were observed within either of the study buildings.

1.0 INTRODUCTION.

Curtis Ecology was instructed by the client, Mr S. Sey to undertake a Preliminary Roost Assessment on a detached dwelling and a range of outbuildings found within the curtilage of Lodge Farm, Common Lane, High Catton, York, YO41 1EW. 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 restoration and extension of the farmhouse, following the demolition of the outbuildings

1.1 Site Description.

Lodge Farm is located approximately 0.4km east of High Catton with the study area centred on Grid reference SE7223 5350.

The study site is comprised of the farmhouse and a series of outbuilding. The remainder of the farmstead is a mix of modern and traditional agricultural buildings in various states of repair.

The immediate surrounding habitat is predominantly grassland, with mature boundary hedgerows with trees. A small plantation stands to the immediate south east of the buildings. Beyond this, the habitat is dominated by intensively farmed arable land and further grass paddocks again with boundary hedgerows.

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



© Google Earth.

1.2 Proposed Works.

It is understood that the development proposal relates to the restoration and extension of the farmhouse, following the demolition of the outbuildings

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, North 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 SE7223 5350.

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 (3rd 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	17 th May 2021
Wind speed	5mph north west
Cloud cover	100%
Rainfall	None
Temperature	11°C
Humidity	89%

2.5 Survey Personnel

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.

Graham Johnson whom has several years field/survey work experience

3.0 SURVEY RESULTS.

3.1 Desk Top Study.

3.1.1 Figure 2. Pre-existing Site Designations.



Our Ref: E05560
Your Ref: CE0994
Date: 05/05/2021
Search area: 2km radius from SE722535

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*

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

<i>Designation</i>	<i>Name or location of site</i>	<i>Grid Reference</i>
Special Area of Conservation	River Derwent	SE703540; SE707523

Nationally designated sites:

The following sources were searched:

Sites of Special Scientific Interest *published September 2017 – revised May 2020*
National Parks *published August 2016 – revised February 2019*
Areas of Outstanding Natural Beauty *published May 2015*
National Nature Reserves *published March 2016 - revised May 2019*

The following nationally designated statutory sites are in or partly within the search area, and are shown on the accompanying map:

<i>Designation</i>	<i>Name or location of site</i>	<i>Grid Reference</i>
	River Derwent	SE703540; SE707523

We do not hold full details of Statutory sites. For further information please contact Natural England. Their website is at:

<https://www.gov.uk/topic/planning-development/protected-sites-species>

The Protected Areas Designations Directory and further information on Statutory sites can be found at: <http://jncc.defra.gov.uk/page-1527>

Locally designated and non-Statutory sites:

The following sources were searched:

Local Nature Reserves *published March 2016 - revised May 2020*

There are no Local Nature Reserves within the search area.



Our Ref: E05560
 Your Ref: CE0994
 Date: 05/05/2021
 Search area: 2km radius from SE722535

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
SE7050-07	Town End Plantation	SE710528	Historic LWS
SE7050-09	High Catton	SE712519-SE711514	Designated LWS
SE7050-03	High Catton, Grange Meadow	SE729543	Candidate LWS
SE7050-02	High Catton Brick Ponds	SE727546	Historic LWS
SE7050-04	High Catton, Railway Cutting	SE728542-SE736536	Historic LWS
SE7050-05	Black Plantation	SE736533	Deleted LWS
SE7050-01	Low Catton Road, Stamford Bridge	SE710546-SE708543	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 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.

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



Our Ref: E05560
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 Search area: 2km radius from SE722535

build on the existing ecological interest. Citations are available at an additional cost of £25 per site.

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 published July 2013 – revised January 2020

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

Priority Habitat Inventory

Version: Priority Habitats Inventory August 2017

Habitat type	Location or comments
Deciduous woodland	Several parcels throughout search area
Traditional orchard	High Catton Grange

The relevant 2km Designation and Priority Habitats Maps are illustrated in Appendices 1, 2, 3 & 4 of this report.

3.1.2 Bat Records.

Bat records were obtained from North & East Yorkshire Ecological Data Centre (NEYEDC) and East Yorkshire Bat Group.

There is a total of 37 historical bat records within the 2km search area returned from the third party repositories. Eighteen of the records relate to one site in Low Catton located approximately 1.8 km west of the site, with the remaining records scattered throughout the search area. The nearest confirmed historical roost record is approximately 1.6km to the west of the study site, for Day roosts for 9 Common pipistrelle *Pipistrellus pipistrellus* and 1 Natterer’s *Myotis nattereri* in 2014.

3.2 Daytime Building Survey.

Figure 3. Site layout with the individual buildings numbered.



The study site consists of five buildings for the assessment, Buildings 1 and 5 are detached, whereas Buildings 2, 3 and 4 are connected by a central open fronted carport.

Building 1.

Building 1 is a former Nissen Hut which is in a poor state of repair, with the asbestos roof sheeting collapsing in on the building. The gables are constructed with a single skin brick construction. The western gable houses a rotten timber door frame and window with missing glass, offering gaps above the timber lintel. The verges between the asbestos sheeting and brick walls are not pointed and there are several cracks within each end wall, although the majority went right through the wall.

Plate 1 - Building 1 Western Gable.



Plates 2a to c – Building 1 eastern gable with gap above the door frame, and the interior of the building.





From the observations made Building 1 was assessed as having Negligible to Low potential for bat habitation.

Building 2.

Building 2 is constructed with 225mm hollow breeze block walls, which are generally in reasonable condition. It has an apex roof with an external covering of concrete tiles and is under felted, the roof and ridge are in reasonable condition, with no obvious lifted or slipped tiles noted. However there are one of two areas of missing bedding mortar on the south elevation of the ridgeline. The windows and doors are of timber construction with a modicum of rot of the timber frames and superficial gaps between the frames and surrounding blockwork. Internally there are two rooms each with its own independent external access door.

Plate 3 – Building 2 Eastern & north elevations showing broken glazing in the window allowing access into the interior.



Plate 4 – Internal view on Building 2 showing the interior of the eastern room.



Plate 5 – Roof void which runs through over both rooms in Building 2.



Plate 6 – Building 2 pipe hole allows access into the block wall cavity



Photo 7 – Building 2 western room storage area showing the plasterboard ceiling.



Plate 8 – Building 2 Western gable, the pointing on the verge is generally in good condition, apart from one area of missing pointing towards the ridgeline on the gable wall. The fascia boards are in good condition and well fitted to the blockwork, with no gaps noted. Also in the picture is the connecting carport that links Building 2, 3 and 4.



Photo 9 - The adjoining cladding for the carport is not pointed (screw fixed) with gaps to the under and connecting sides.



Plate 10. The south elevation of Buildings 2.



There was no historical evidence of bat habitation at the time of the assessment and from the observations made Building 2 at this stage has been assessed as having Low potential for bat habitation.

Building 3.

Building 3 is constructed with a mix of solid brick walls and 225mm hollow breeze block walls, and having an insulated metal box profiled roof covering. The interior is split into two rooms with access between them, one side being a garage and the other is a kitchen area.

Plates 11a and b – Building 3 North Elevation showing the insulated metal box profiled roofing sheets which forms the flat roof, which runs over the carport and the full length of Building 3. Front of the garage and side pedestrian access doors which are both well fitted to the surrounding brickwork.



The flat insulated box profile roofing sheets are sat on top of a timber joist, it is underdrawn in the kitchen room with plasterboard ceiling creating a void.

Plate 12. The interior of the kitchen area.



Plate 13. The interior of the garage showing the roof construction.



Plate 14a and b – Building 3 Eastern gable, showing the missing pointing to the flat box profile insulated roof sheets. Also a hole for a pipe that has been removed but not covered. The window unit is UPVC and double glazed, with no gaps between the wall and window frame.



Photo 15a and b – Building 3 South elevation, has the remains of an old green house that was unstable to access, viewing from the outside it can be seen a rotten joist that has come out of the wall leaving a gap to access the block cavity. Also, the extract fan behind the old plant material has a slipped cover. The clear roofing sheet is missing allowing unhindered access for bats to these points.



There was no historical evidence of bat habitation at the time of the assessment, however from the observations made Building 3 at this stage has been assessed as having Low potential for bat habitation.

Building 4.

Building 4 is attached to Building 3, however it is of an earlier and similar construction to the farmhouse opposite (Building 5). The external walls are solid brick with a timber frame door and smaller window/access hatch. The building has several vent slots in the walls at gutter level allowing access to the interior. The roof covering is pantile with under felt, but additionally has a layer of hardboard fitted below. The external brick walls have occasional superficial decay along with the occasional deeper holes noted.

Plates 16a and b – Building 4 north elevation showing wall slots, pan tiled roof with a number of lifted or missing tiles allowing access between the tiles and felt/hardboard under drawing.



Plates 17a to d – Building 4 Interior views, illustrating the hardboard lining, daylight through the broken felt/tiles, small access hatch does not fit well with gaps around the frame.



Plates 18a and b – Western gable of Building 4, verge pointing does not meet the tiles allowing access, missing mortar on the south west corner.



Plates 19a and b – Building 4 southern elevation, the ridge tiles are lifted/ replaced and not pointed, the vent slots within the wall are partly filled, however gaps are still present. There is a cracked pantile on the verge, along with several slipped pan tiles. Where Building 4 joins to Building 3, the joint has missing flashing, and the fascia board of Building 3 finishes short resulting in a gap with access to the rear.



There was no historical evidence of bat habitation at the time of the assessment, however from the observations made Building 4 has been assessed as having Moderate potential for bat habitation.

Building 5.

Building 5 is the Farm house which is constructed with solid brick walls and having a pantile roof covering. The house was occupied at the time of the assessment resulting in no access to the roof void by ourselves. However the client supplied photographs of the roof void whilst we were on site.

Plate 22 – South elevation of the house, all windows in the main house on this elevation are UPVC and the fitment was good, the roof is covered in a pan tile and the client confirmed this under felted.



Plates 23a and b - Show both gables on the main house, the pointing and tile fitment appeared in good order and no visible gaps could be noticed.



Plates 24a and b – Looking at the south elevation pantile covering, the ridge is well pointed, the tiles look to be well fitted and none appear to have slipped/broken or missing. The lead work on both chimney stacks has lifted, and mortar appears to be missing. The pantiles along the eaves levels are not pointed allowing access between the tile and roofing felt.



Plate 25 – Typical view on the mortar condition on the eastern gable, the property has had repointing work completed in the past, but in areas this has failed leaving a number of gaps.



Plates 26a to c – North Elevation, due to the house being built tight up next to the barn (not part of the survey) the view was obstructed of the roof covering. It is noted on this elevation all windows are timber framed and single glazed, a number have missing or broken panes, which are boarded over internally. The eaves on the pan tiles are not pointed as the felt can be seen overhanging.



Plates 27a and b – Attached to the north gable of the house is a small extension with a pan tiled roof covering, the windows are timber framed and single glazed. Several tile are lifted or poorly fitting although the ridge tile appear to be well pointed up. The lead work to the main house has lifted with no pointing up.



Plate 27. The interior of the roof void, with the photograph supplied by the client.



From the observations made at this stage Building 5 has been assessed as having Moderate potential for bat habitation.

4.0 ASSESSMENT OF SURVEY RESULTS

4.1 Constraints on Survey Information

- The study buildings were fully accessible during the daytime assessment, apart from the roof void over the farmhouse.
- 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 is one Internationally Designated sites found within the 2km search area. The River Derwent a Special Area of Conservation is found at its nearest point approximately 1.9km to the west of the study site.

There is one Nationally Designated Site found within the 2km search area The River Derwent a Site of Special Scientific Interest is located at its nearest point approximately 1.9km to the west of the study site.

There are no Local Nature Reserves found within the search area.

There are seven Local Wildlife Sites (LWS) found within the search area, the nearest of which is High Catton Railway Cutting, and Historical LWS.

Given the small scale of the proposed development and its location, it is not anticipated that any negative impacts would be likely to occur upon any of the Designated Sites found within the 2km search radius, as illustrated in Section 3.1.1 and Appendix 1, 2 & 3 of this report.

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 have been assessed in the following order:-

Building 1 – Negligible – Low potential

Building 2 – Low potential

Building 3 – Low potential

Building 4 – Moderate potential

Building 5 - Moderate potential

There is a total of 37 historical bat records within the 2km search area returned from the third party repositories. Eighteen of the records relate to one site in Low Catton located approximately 1.8 km west of the site, with the remainder records scattered throughout the search area. The nearest confirmed historical roost record is approximately 1.6km to the west of the site, for Day roosts for 9 Common pipistrelle *Pipistrellus pipistrellus* and 1 Natterer's *Myotis nattereri* in 2014.

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 are undertaken during the bat activity survey season, generally taken to be between May and mid-September, prior to any construction works been undertaken.

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 within the immediate surrounding area are at this stage considered to offer Moderate foraging capacity.

4.3.4 Nesting birds

No historical nests sites were observed in any of the buildings during the daytime 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 1st March to 31st 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 17th May 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 mid-September ,prior to any conversion/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 East Riding of Yorkshire Council prior to any conversion work on the study buildings 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 buildings 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 work on the proposed conversion can only commence once such a licence has been approved by and obtained from Natural England.

7.2 Nesting Birds.

No historical nests sites were observed during the daytime survey, therefore no further survey work or mitigation is require at this stage.

8.0 REFERENCES AND BIBLIOGRAPHY

Bat Conservation Trust – Species data sheet (2012)

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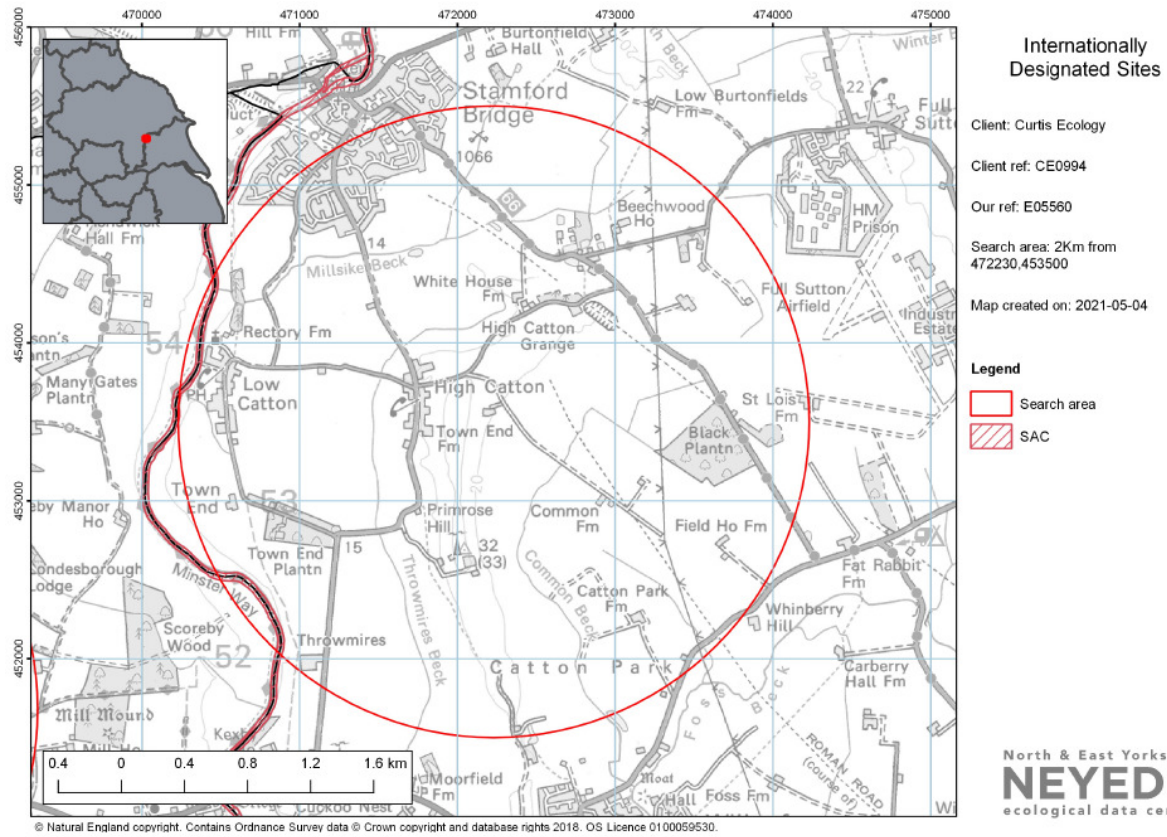
North Yorkshire Bat Group

ODMP Circular 06/2005 Biodiversity and Geological Conservation

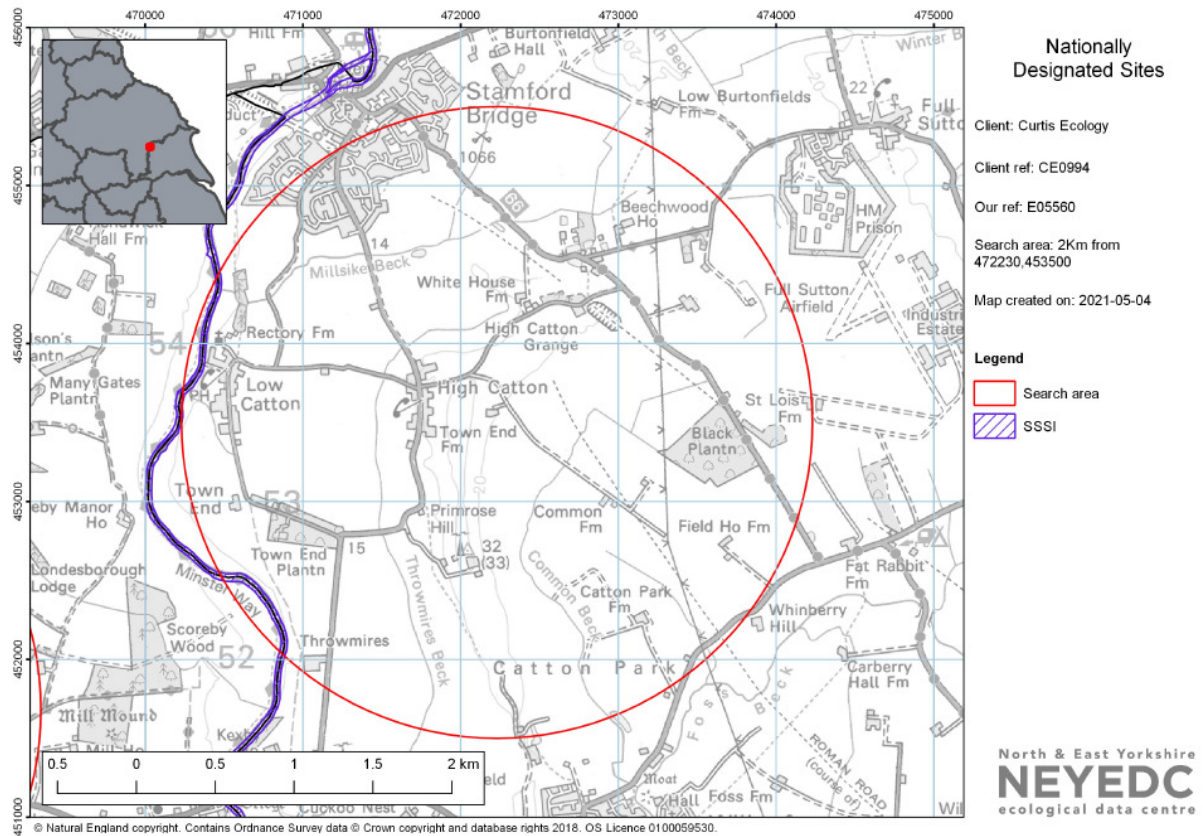
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9.0 APPENDICES

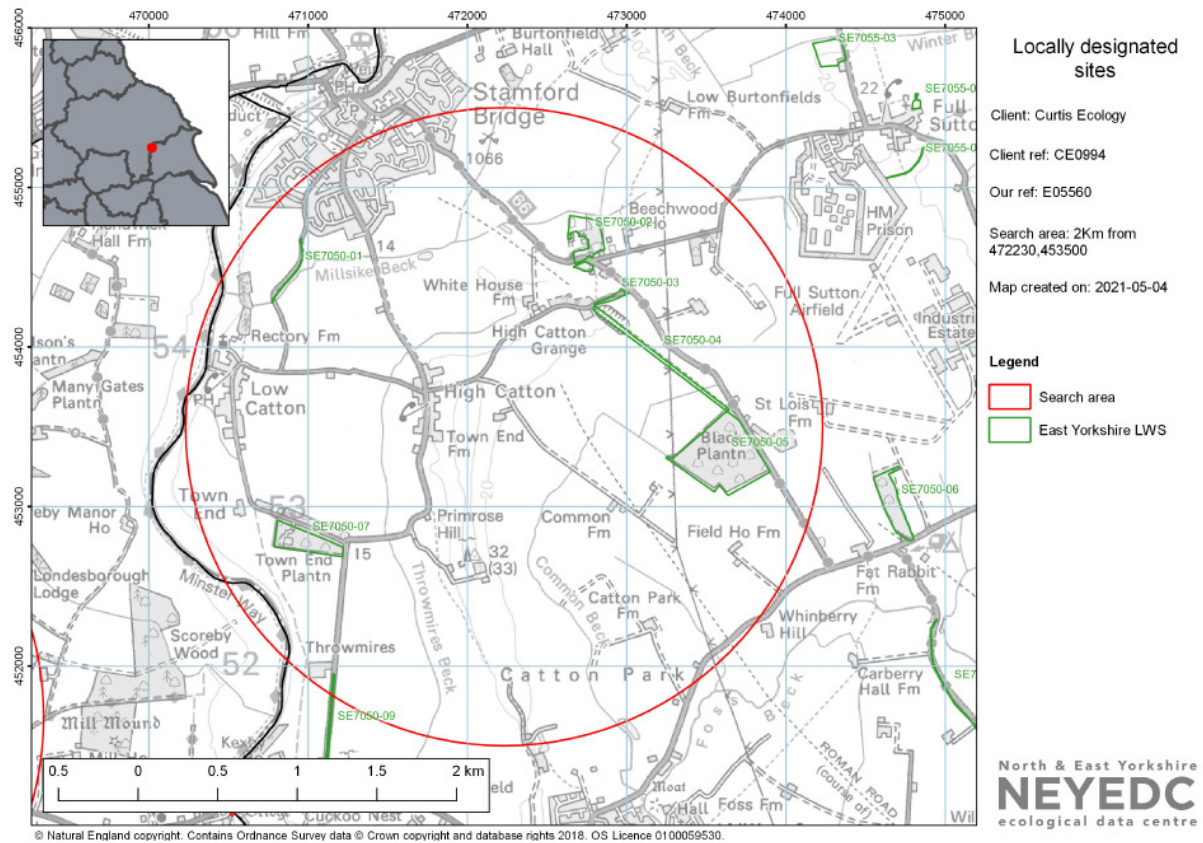
Appendix 1. Internationally Designated Sites Map 2km.



Appendix 2. Nationally Designated Sites Map 2km.



Appendix 3. Locally Designated Sites Map 2km.



Appendix 4. Priority Habitats Map 2km.

