

## **PRELIMINARY ROOST ASSESSMENT REPORT**

At

1 New Cottages,  
Belby  
Howden  
DN14 7XA

For

Mr S. Goldsbrough

Date: 28<sup>th</sup> August 2021

Reference no: CE1088

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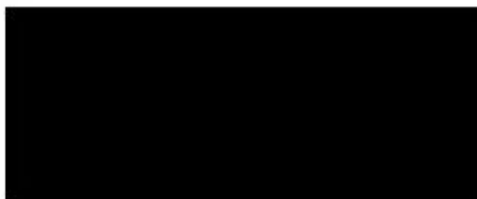
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## Document Control Sheet

Client: Mr S. Goldsbrough  
Project: 1 New Cottage, Belby, Howden, DN14 7XA  
Title: Preliminary Roost Assessment Report

## REPORT CONTROL SHEET

<b>General Report Information</b>	
Date of site risk assessment	19 <sup>th</sup> August 2021
Lead ecologist signature	
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Report approved by	Roger Curtis FdSc

## Report Version Control

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## EXECUTIVE SUMMARY

Curtis Ecology was instructed by the client, Mr S. Goldsbrough to undertake a Preliminary Roost Assessment on a series of stables located within the curtilage of 1 New Cottage, Belby, Howden, DN14 7XA. The survey is required to inform a proposed planning application, which is to be lodged with the local planning authority, in this case East Riding Council, for the erection of replacement stables following the demolition of the existing stable blocks. Both verbal and electronic instructions were given, with no block, or locations plans provided.

The Preliminary Roost Assessment was undertaken on the 19<sup>th</sup> August 2021, which is an appropriate time of the year for this type of survey. During the Preliminary Roost Assessment, there were no features identified within the study building, which would 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 of the desk top study and observations made during the Preliminary Roost Assessment, the study buildings were assessed in the following order:-

Building 1 - Negligible potential  
Building 2 - Negligible potential  
Building 3 – Negligible potential

It is recommended that no further nocturnal surveys are required on the study buildings.

During the Preliminary Roost Assessment, seven Barn swallow *Hirundo rustica* nests of various ages were noted within the study buildings.

As the proposed demolition work would result in the loss/destruction of these existing nesting sites a Mitigation Strategy has been drawn up in Section 7.2 of this report which should allow for the Continued Ecological Functionality and to maintain the Favourable Conservation Status for these bird species.



## 1.0 INTRODUCTION

Curtis Ecology was instructed by the client, Mr S. Goldsbrough to undertake a Preliminary Roost Assessment on a series of stables located within the curtilage of 1 New Cottage, Belby, Howden, DN14 7XA. The survey is required to inform a proposed planning application, which is to be lodged with the local planning authority, in this case East Riding Council, for the erection of replacement stables following the demolition of the existing stable blocks.

### 1.1 Site Description

The application site is found in an isolated rural location approximate 1.5km east of Howden. The study site is centred on Grid reference SE774 286 The site is comprised of a dwelling, the study buildings, a ménage, grass paddocks and a scattering of mature deciduous trees.

The immediate surrounding habitat is comprised of intensively farmed arable land with boundary hedgerows and scattered trees.

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 relates to the erection of replacement stables following the demolition of the existing stable blocks.

## **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 SE774 286.

### **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. 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 ladders
- FinePix S5600 digital camera
- Thermohygrometer

### **2.4. Weather Conditions.**

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

Survey date	19 <sup>th</sup> July 2021
Wind speed	15 mph WSW
Cloud cover	100%
Rainfall	None
Temperature	15°C
Humidity	79%

### **2.5 Survey Personnel**

The buildings assessment was undertaken by the following personnel:-

Elisabeth Bell FdBm who has over 4 years survey experience and holds the following Natural England Licence:-  
Bats-WML-A34- Level 2 (Class Licence), survey Licence 2021-53846-CLS-CLS



## 3.0 SURVEY RESULTS

### 3.1 Desk Top Study

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



Our Ref: E05828  
Your Ref: CE1089  
On behalf of: Curtis Ecology  
Date: 12/08/2021  
Search area: 2km from SE774286

## NEYEDC Site Data Search

### Internationally Designated Sites

The following internationally designated site boundaries were searched:

- Ramsar sites published May 2017, revised October 2020
- Special Areas of Conservation published July 2017, revised May 2021
- Special Protection Areas published March 2016, revised July 2019

There are no internationally designated sites in or partly within the search area.

### Nationally Designated Sites

The following nationally designated site boundaries were searched:

- Areas of Outstanding Natural Beauty published January 2017, revised August 2020
- National Nature Reserves published April 2017, revised June 2021
- National Parks published August 2016, revised February 2019
- Sites of Special Scientific Interest published January 2019, revised June 2021

There are no nationally designated sites in or partly within the search area.

### Locally Designated Sites

The following locally designated site boundaries were searched:

#### Local Nature Reserves

published April 2017, revised June 2021

The following Local Nature Reserves are in or partly within the search area, and are shown on the accompanying map.

Name or location of site	Grid reference
Eastrington Ponds	SE783300

#### East Yorkshire LWS (Local Wildlife Site)

Version: East Yorkshire LWS v8.1, November 2018

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

Site Name	Site Ref	Grid Reference	Status
Long's Corner, Howden	SE7525-04	SE758287	Deleted LWS
Balkholme Common	SE7525-05	SE783280- SE777271	Deleted LWS





Our Ref: E05828  
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 On behalf of: Curtis Ecology  
 Date: 12/08/2021  
 Search area: 2km from SE774286

Site Name	Site Ref	Grid Reference	Status
Eastrington Green Lane	SE7525-03	SE781297	Deleted LWS
Eastrington Ponds	SE7525-01	SE783300	Designated LWS
Eastrington Tip	SE7525-02	SE786298	Deleted LWS

### Candidate LWS

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 evidence to support the site having substantive ecological 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 position within an ecological unit.

### Historic LWS

Historic LWS have not been surveyed under the current local wildlife sites system (i.e. since 2007), but unlike a Candidate LWS these sites lack evidence that the site is of any substantive value, but equally lack compelling evidence to support their deletion. These sites will stay at this status until such a time that a survey can be completed.

### Deleted LWS

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;
- 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; or
- 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 added value for wildlife. The LWS assessment is usually based on a botanical survey of the habitat and does rarely includes surveys for other taxa, including protected species, which the site may support. It may also be important for connectivity or as part of a wider habitat network. It may be possible to enhance the value of the site for wildlife with certain types of management, which could bring the site up to the standard required for designation as a LWS.

### Citations

Citations, where available, are at an additional cost of £25 per site and include a habitat map, site description, botanical species list and scores/evaluation against the LWS criteria. The additional cost for citations is passed back to and used by the East Riding of Yorkshire LWS Panel to maintain the LWS system, including the survey and re-survey of sites. If citations are required, please email [info@neyedc.co.uk](mailto:info@neyedc.co.uk) and list the sites using the reference and name listed above.





Our Ref: E05828  
Your Ref: CE1089  
On behalf of: Curtis Ecology  
Date: 12/08/2021  
Search area: 2km from SE774286

### **Yorkshire Wildlife Trust Reserves** published January 2019

There are no Yorkshire Wildlife Trust Reserves in or partly within the search area.

### **Priority Habitats**

The following site-based habitat boundaries were searched:

#### **Ancient Woodland Inventory** published July 2013, revised January 2020

There are no woodlands identified on the Ancient Woodland Inventory in or partly within the search area.

#### **Priority Habitat Inventory** published August 2017

The following areas of priority habitat are in or partly within the search area and are shown on the accompanying map

Habitat type	Location description
Coastal and floodplain grazing marsh	A group of polygons located at SE768296, Newfields Farm.
Deciduous woodland	Several polygons throughout the search area.
Traditional orchard	Three small polygons located at Howden.
Reedbeds	Small polygons at

The relevant 2km Designation and Priority Habitats 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 is a total of 4 historical bat records within the 2km search area returned from the third party repositories. The nearest confirmed historical roost record is approximately 1.9km to the south of the site, for a roost of 44 Common pipistrelle *Pipistrellus Pipistrellus*.



### 3.2 Daytime Building Survey.

#### Buildings 1 & 2.

Plate 1. Shows the south elevation of Building 1



Buildings 1 & 2 are single storey timber framed stable blocks with timber clad walls and pitched roofs the roofs are covered with a mix of bitumastic felt lining and corrugated Onduline roofing sheets.

The external timber walls of both buildings are in good condition with no gaps noted. Five timber framed stable doors were situated on the south elevation of Building 1 and the north elevation of Building 2, which were all well fitted to the surrounding timber cladding.

Internally the stables are divided by plywood boarded and wire mesh walls which are well fitted with no holes/gaps noted.

Light weight timber trusses with purlins with OSB boarding above support the roof covering of a mix of Bitumastic roofing felt and corrugated Onduline sheets which are both attached directly to OSB sheets with no underdrawing present throughout the roof structure.

There was no historical evidence of bat habitation at the time of the assessment and from the observations made Buildings 1 & 2 have been assessed as having Negligible potential for bat habitation.



Plate 2. Shows the internal structure of Building 1



Plate 3. Shows the internal structure of Building 2





Plate 4. Shows the north elevation and west gable of Building 2.



### **Building 3.**

Building 3 is a timber framed lean to with a Corrugated tin sheet roof covering and timber boarded walls, that is attached directly to the north elevation of Building 1. The external timber boarded walls are single skin and were in good condition. Double timber framed doors were found on the east gable which were well fitted to the surrounding timber walls. Timber framed part boarded window frames were found on the south elevation, the frames were well fitted to the external timber frame. There is no internal lining of the walls .

Timber beams with timber purlins supported the Corrugated tin roofing sheets, there was no under drawing present throughout the roof structure.

There was no historical evidence of bat habitation at the time of the assessment and from the observations made Building 3 has been assessed as having Negligible potential for bat habitation.



Plate 5. Shows the south elevation and east gable of building three



Plate 6. Shows the internal structure of building three





## **4.0 ASSESSMENT OF SURVEY RESULTS**

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

- There were no constraints during the Preliminary Roost Assessment
- 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 Preliminary Roost 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 three Non-Statutory Sites found within the 2km search area, the nearest of which is Eastington Ponds, a Designated Local Wildlife Site, located approximately 1.4km at its nearest point to the north east of the study site.

Therefore, due to the distances between the application site and the nearest Non-Statutory Site and taken it to account the size of the 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 is a total of 4 historical bat records within the 2km search area returned from the third party repositories. The nearest confirmed historical roost record is approximately 1.9km to the south of the site, for a roost of 44 Common pipistrelle *Pipistrellus Pipistrellus* .

Following the Preliminary Roost Assessment the onsite buildings were assessed in the following order:-

Building 1 - Negligible potential

Building 2 - Negligible potential

Building 3 – Negligible potential

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 considered to offer Low - Moderate foraging capacity for several bat species. The study site is not located within or in close proximity to any Priority Habitats



#### **4.3.4 Nesting birds**

During the Preliminary Roost Assessment, seven Barn swallow *Hirundo rustica* nests of various ages were noted within the study buildings. Mitigation and enhancement measures are proposed in Section 7.2 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.



## 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**

- No further survey work or mitigation required.
- External lighting can have an adverse effect on bat foraging activity. Therefore any new external lighting will 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 high or low pressure sodium lamps should be considered. All lamps should be fitted with a time adjustable motion sensor to reduce the period any lighting is on for.
- To meet obligations under the NPPF 2019 relating to biodiversity enhancement 1 x Chillon Woodstone bat box is to be installed in suitable location within the curtilage of 1 New Cottage upon completion of the proposed development. This type of box can be obtained from NHBS [www.nhbs.com](http://www.nhbs.com) or any other reputable habitat supplier.

### **7.2 Nesting Birds Mitigation Strategy.**

If demolition works are to be undertaken during the nesting bird season 1<sup>st</sup> March - 31<sup>st</sup> August, then the study buildings will require checking by a suitably qualified ecologist prior to work commencing. If any active nesting birds are found then the work must stop within the immediate nest location until the young have fledged or the nest is naturally abandoned.

If demolition works are to be undertaken during the bird nesting season the nesting bowls for Barn swallows are to be installed within suitable locations within the curtilage of 1 New Cottage, prior the demolition work taking place. However if demolition works and the erection of the new stable accommodation is undertaken and can be completed outside the main bird nesting season, then the new provision of nesting bowls can be made within the new stable accommodation. This is to provide suitable nesting features for the species to continue nesting prior to, during and/or after the proposed works have been undertaken. Advise upon the exact location for the new nesting bowls can be given by ourselves upon request.

The following nest boxes are to be installed within a suitable alternative building:

8 x Woodstone Swallow Nesting Bowls or woodcrete equivalents.

All the Woodstone or equivalent woodcrete nest boxes can be obtained from NHBS at [www.nhbs.com](http://www.nhbs.com) or similar conservation/ecology suppliers.



## 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

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

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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

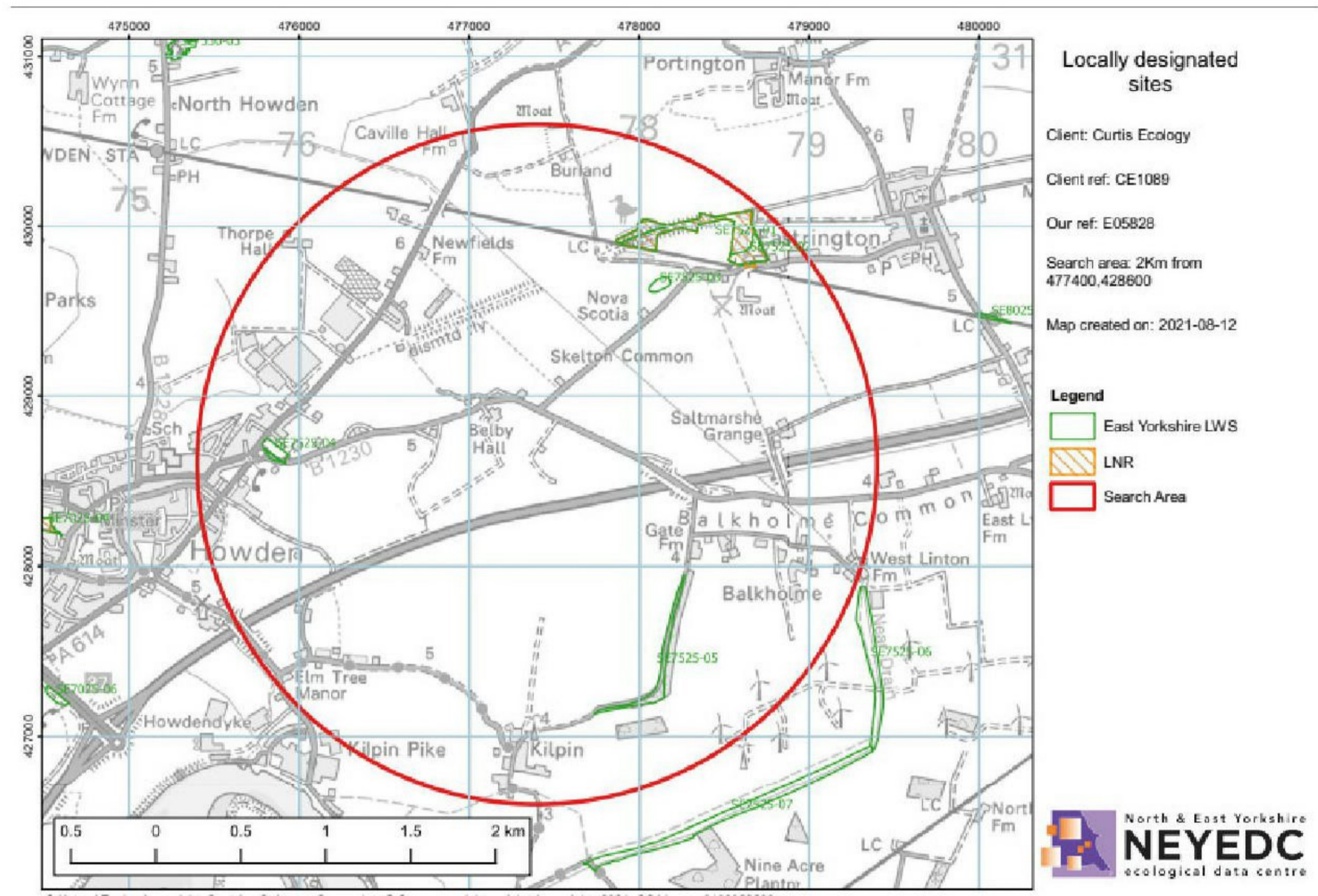
ODMP Circular 06/2005 Biodiversity and Geological Conservation

Wildlife and Countryside Act 1981 -HMSO



## 9.0 APPENDICES

### Appendix 1. Locally Designated Sites Map 2km.





Appendix 2. Priority Habitats Sites Map 2km.

